



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/13/2021

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-15: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, GRANTING A PARTIAL EXEMPTION FROM CURRENT SUBDIVISION STANDARDS FOR SIDEWALKS AND CURB/GUTTER/STREET WIDENING ALONG OKLAHOMA AVENUE IN THE CINNAMON CREEK ADDITION. (1811 OKLAHOMA AVENUE)

BACKGROUND:

The property is located at 1811 Oklahoma Avenue. It is being preliminary platted as Cinnamon Creek Addition with a future Short Form Plat to be submitted. The current zoning is R-1, Single Family-Dwelling District. Since there was more property involved in the ownership, a preliminary plat was required. The eastern portion of the property will remain as an open space area without the capability to develop at this time.

This is a companion item to PP-2021-4 Preliminary Plat for Cinnamon Creek Addition.

DISCUSSION:

This property was annexed and zoned into the City of Norman by City Council with Ordinance No. 938 on April 12, 1955. All the developed properties on the east side of Oklahoma Avenue except at the southeast corner of Brooks Street and Oklahoma Avenue were unplatted. The residential house was built in 1935. In 1955, Oklahoma Avenue was existing without curb and gutter and using side ditches for drainage. Sidewalks do not exist on either side of the street. The original lot is an overly large lot which is six to seven times larger than ordinary lots and the surrounding neighborhood.

The owner, Cinnamon Creek L.L.C. through their engineer, Mr. Russell Dutnell, P.E. with Riverman Engineering, requests a Partial Exemption from City of Norman Current Standards via Subdivision Regulation 19-604 so as to apply for a Short Form Plat to create a smaller single-family residential lot. Mr. Dutnell's attached report dated April 15, 2021, speaks directly to the statement in 19-604 "...request shall be accompanied by a report from a Registered Professional Engineer licensed to practice in the State of Oklahoma. Such report shall contain a complete accounting of the infrastructure that had been previously accepted and its ability to

service the lot that is proposed.” To summarize Mr. Dutnell’s report concerning Current Infrastructure IE: a.) Oklahoma Avenue currently functions as a two lane street without curb and gutter from Brooks Street to Enid Street. b.) there are no sidewalks along either side of Oklahoma Avenue. currently. c.) all public water and sewer are available for the property. Mr. Dutnell states “there will be no compromise to existing accepted public improvements” by creating the smaller lot and “If granted, will not compromise the health, safety, or welfare of any current or future occupant or neighbor.”

On the eastern boundary of the lot there is 100 year flood plain. There are some existing accessory buildings located in the flood plain. However, the existing residential house is located out of the flood plain. No construction is proposed in the floodplain.

RECOMMENDATION:

It is recommended that City Council adopt the following option:

1. Approve Resolution No. R-2122-15 with the exemptions of all public sidewalks and curb/gutter/street widening requirements along Oklahoma Avenue and subject to the submittal of a “Short Form Plat” for Cinnamon Creek Addition (proposed single-family residential lot) as requested.