



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/18/2022

REQUESTER: Mark Krittenbrink

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-86: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A PERMIT APPLICATION FOR THE CONSTRUCTION OF A TRIPLEX WITH A REAR PARKING AREA AT 719 DEANS ROW AVENUE.

BACKGROUND:

City Council adopted Resolution No. R-2122-76 on December 14, 2021, creating a six-month Temporary Administrative Delay for residential building, demolition, paving, platting or rezoning applications within the Central Norman Study Area. Further, R-2122-76 allows for an appeal process, which is the purpose for this resolution. Application for the construction of a triplex was submitted on January 7, 2022, and denied by staff due to the property being located within the Temporary Administrative Delay area.

DISCUSSION:

The subject property is located at 719 Deans Row Avenue, Lots 74, 75, and 76, of Block 3 in Larsh's University Addition as shown on the location map. This lot is designated as Neighborhood Middle Frontage within the Center City Form-Based Code.

Per the applicant's request submitted to the City Clerk, the application is to build a triplex. The lot is 10,500 square feet. The Center City Form-Based Code Certificate of Compliance application indicates that the triplex and paving meets the design requirements of the Neighborhood Middle Frontage area. A triplex is allowed on a lot such as 719 Deans Row Avenue with 75 feet of street frontage.

Per R-2122-76, the City Council shall consider the following in determining whether appeals of denied applications for COCs, demolition permit, or CCPUDs should be granted:

- The City's interest in protecting the public's health, safety and general welfare;
- The City's interest in avoiding the creation of uses or structures that may not be in harmony with the intent and purpose behind the Center City Form Based Code and vision;
- The extent to which the proposed use, if applicable, will negatively impact the values of the property and the neighboring property; and

- The economic impact and hardship of the delay upon the owner.

RECOMMENDATION:

This request is submitted to City Council for their consideration in accordance with the appeal process approved in R-2122-76.