



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/12/2024

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Interim Director of Public Works

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-62 AND APPROVAL OF THE RELEASE OF CASH SURETY BOND B-2223-33: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, GRANTING A PARTIAL EXEMPTION FROM CURRENT SUBDIVISION STANDARDS RELATING TO 911, 913 AND 915 WILSON STREET (LOCATED AT NORTHEAST CORNER OF THE INTERSECTION OF SOUTH PICKARD AVENUE AND WILSON STREET)

BACKGROUND:

The property is located at the northeast corner of the intersection of South Pickard Avenue and Wilson Street. A large platted lot was short form platted into three lots with the approval of Planning Commission at its meeting of May 12, 2022. The previous owner had posted a subdivision bond and cash surety to secure sidewalks in order for the short form plat to be filed with the Cleveland County Clerk. Short Form Plat No.SFP-2122-7 was filed of record with the Cleveland County Clerk on June 22, 2022. The owner of 907 Wilson objected to the three lots and purchased the property with the intent to leave the property vacant.

DISCUSSION:

The current owner, Ms. Jamie Belknap through her engineer, Mr. John Jackson, Jackson & Jackson Engineering, Inc.. requests a partial exemption from City of Norman Current Standards via Subdivision Regulation 30-604 so as to a Short Form Plat. Mr. Jackson's attached report dated speaks directly to the statement in 30-604 "...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 lots that are proposed." To summarize Mr. Jackson's report concerning Current Infrastructure IE: a.) there are no sidewalks adjacent to Pickard Avenue on the east side from West Lindsey Street to Timberdell Road. There are no sidewalks on either side of Wilson Street; and b.) all public street paving, water and sanitary sewer improvements are available for the property. Mr. Jackson states "there will be no compromise to existing accepted public improvements" by creating two lots and "If granted, will not compromise the health, safety, or welfare of any current or future occupant or neighbor."

RECOMMENDATION:

It is recommended that City Council adopt the following option:

1. Approve Resolution No. R-2425-62 with the exemptions of public sidewalks in connection with South Pickard Avenue and Wilson Street and direct the Development Committee release the obligation with Subdivision Bond No. B-2223-33 and direct the return of cash surety in the amount of \$9,975 to the owner, Ms. Jamie Belknap.