



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/9/2024

REQUESTER: Campbell Investments, L.L.C.

PRESENTER: Scott Sturtz, City Engineer, Interim Public Works Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-25 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF A PLATTED ALLEY IN LOTS 4 AND 5 (AKA LOT 5A), BLOCK 1, PRAIRIE CREEK ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND: This is a request for closing a certain 30-foot alley easement located on the eastern side of Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5. The final plat for Prairie Creek Addition, Section 5 was filed of record with the Cleveland County Clerk on August 24, 1984.

Planning Commission, on November 9, 2023, at the request of the applicant postponed a request to close and vacate a 30-foot alley easement serving Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5.

At their December 14, 2023 meeting, Planning Commission recommended adoption of Ordinance No. O-2324-25 to City Council by a vote of 6-2.

DISCUSSION: The physical alley paving has deteriorated over the years. The developer is proposing a residential project and as part of the project. The proposed site plan requires additional parking and the best alternative for the parking is to place it along the drainage easement on the east side of the property where the current alley is located. To facilitate this parking and site layout the developer is proposing to relocate the alley to the west and connect it to the north on the adjacent property. The developer will be responsible for constructing the new alley and connect to the existing alley to the north. This will require the existing alley to be closed and a new alley easement or right of way be provided by the developer. The utility companies were not notified since the existing utility easement is not being requested to be closed and will remain in place for the existing utilities.

RECOMMENDATIONS: Staff recommends approval of Ordinance No. O-2324-25 to close and vacate a 30-foot alley easement serving Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5.