



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8/27/2024

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-2425-32: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, GRANTING A PARTIAL EXEMPTION FROM CURRENT SUBDIVISION STANDARDS RELATING TO LOT 18A, BLOCK 6, A REPLAT OF VALLEY VIEW ADDITION WITH ADVANCEMENT OF THE SHORT FORM PLAT PROCESS. (LOCATED AT 1711 SOUTH PICKARD AVENUE).

BACKGROUND:

The property is located at 1711 South Pickard Avenue. City Council, on January 14, 1948, annexed this property into the Corporate City Limits with the adoption of Ordinance No. 728. City Council, at its meeting of July 13, 1954, approved the Replat for Valley View Addition. City Council, on July 13, 1954, placed this property in the R-1, Single-Family Dwelling District with the adoption of Ordinance No. 884.

The Replat of Valley View Addition was filed of record with the Cleveland County Clerk on July 14, 1954.

DISCUSSION:

The owner is requesting the property be subdivided into two (2) lots through the Short Form Plat process. The improvements that would be required are sidewalks adjacent to South Pickard Avenue and Hardin Drive.

The owner, Ms. Elizabeth Bevel of Bevel, Gardner & Associates, Inc. through her engineer, Mr. John Jackson, Jackson & Jackson Engineering. requests a partial exemption from City of Norman Current Standards via Subdivision Regulation 30-604 so as to apply for a Short Form Plat to create two lots. Mr. Jackson's attached report dated July 9, 2024, 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

Timberdell Road to West Lindsey Street and on the south side of Hardin Drive from Pickard Avenue to Chautauqua Avenue 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:

Approve Resolution No. R-2425-32 with the exemptions of public sidewalks in connection with South Pickard Avenue and Hardin Drive and subject to the submittal of a “Short Form Plat (proposed two single-family residential lots) as requested.