



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10-13-26

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-48: ALLOWING AN EXEMPTION TO RESOLUTION R-1516-94 WITH CONDITIONS AND REQUIREMENTS, TO ALLOW ACCESS VIA A 20-FOOT GRAVEL DRIVEWAY AND GATE CONSTRUCTED AND MAINTAINED BY PROPERTY OWNERS. LOCATED ONE-HALF MILE NORTH OF EAST TECUMSEH ROAD ON THE WEST SIDE OF 72ND AVENUE N.E. (WARD 5).

BACKGROUND:

This property is located ½ mile north of East Tecumseh Road on the west side of 72nd Avenue N.E. The current zoning is A-2, Rural Agricultural District.

DISCUSSION:

City Council annexed this property into the Norman City Limits with the adoption of Ordinance No. 1312 at its meeting of October 18, 1961. City Council, at its meeting of December 12, 1961, adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District. City Council, at its meeting of March 8, 2016, approved Resolution No. R-1516-94 declaring 72nd Avenue N.E. fronting this property as a closed road. As a result, staff is unable to issue building permits until 72nd Avenue N.E. is built to City paving standards. The property consists of fifteen acres and one tract. 72nd Avenue N.E. is currently constructed going north from Tecumseh Road and terminates in a cul-de-sac approximately 280 feet south of the subject tract's southern property boundary.

The owners are seeking relief to gain access to their property pursuant to paragraph 9 of R-1516-94, which allows a majority City Council vote to grant an exemption based on:

. . . [R]eview of a written statement by the applicant showing that the proposed use of the structure is only for an allowed use under the zoning on the property, and that it is in the best interests for the City to grant such an exemption. Granting the exemption pursuant to R-1516-94 requires a simple majority vote of City Council.

The applicants provided a letter dated August 23, 2026 in which they set forth their intention to only utilize the property for residential use (a permitted use) and provide access via a 20-foot gravel driveway including a gate for safety where the driveway meets the current cul-de-sac, in order to prevent loitering and/or dumping. This exemption, if granted would allow the owners a future building permit without incurring the considerable cost of constructing approximately 280 feet of 72nd Avenue N.E. to City standards.

The owners' proposal is also to assume responsibility for maintaining the driveway and the gate. The owners acknowledge that future subdivision is not possible and that they are responsible to ensure the drive and gate do not interfere with any operations by the City.

City staff have reviewed the owners' request and can support the gravel driveway and gate with the stated conditions and requirements in lieu of the roadway extension at this location since there are no plans for the City to open 72nd Avenue N.E. to Franklin Road due to the cost of building a bridge over Little River. This action is not intended to open this portion of 72nd Ave N.E. for general use by the public, and is allowed only as set forth in R-2627-48 for use by the record owners of this property.

RECOMMENDATION:

Staff can support Resolution No. R-2627-48, a request for exemption to Resolution No. R-1516-94 with the installation of a gravel driveway including the allowance of a gate to keep out unwanted dumping and use of the driveway by others.