



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-20

File ID: O-1415-20

Type: Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 53

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 10/17/2014

File Name: Fritzlan Road ROW Closure

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1415-20 UPON SECOND AND FINAL READING:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,
CLOSING THE RIGHT-OF-WAY KNOWN AS FRITZLAN ROAD RUNNING EAST AND
WEST BETWEEN 24TH AVENUE S.W. AND I-35, NORMAN, CLEVELAND COUNTY,
OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-20 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-20 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 05/12/2015

Agenda Number: 53

Attachments: O-1415-20, Location Map, Memo from Clerk,
Request Fritzlan Road, Staff Report, Utility Company
Responses, 2-12-15 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	11/13/2014	Postponed		12/11/2014		Pass
	Action Text: A motion was made by McCarty, seconded by Gasaway, that this Ordinance be Postponed . The motion carried by the following vote:						
1	Planning Commission	12/11/2014	Postponed		01/08/2015		Pass
	Action Text: A motion was made by Lewis, seconded by Knotts, that this Ordinance be Postponed . The motion carried by the following vote:						
1	Planning Commission	01/08/2015	Postponed				Pass

Action Text: A motion was made by Lewis, seconded by Gasaway, that this Ordinance be Postponed . The motion carried by the following vote:

1	Planning Commission	02/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	Pass
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Action Text: A motion was made by Sherrer, seconded by Lewis, that this Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council,. The motion carried by the following vote:

1	City Council	04/28/2015	Introduced and adopted on First Reading by title only		Pass
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Action Text: That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

Text of Legislative File O-1415-20

Body

BACKGROUND: Fritzlan Acres Addition was filed of record May 29, 1947 with forty-five feet (45') of public street right-of-way to be known as Fritzlan Road. Fritzlan Road is located on the west side of 24th Avenue S.W. and 450' north of State Highway No. 9. The property was annexed into the City of Norman on July 9, 1963. The property is currently zoned R-1, Single Family Dwelling District. There are seven (7) parcels abutting Fritzlan Road. However, the applicant is requesting closure of a portion of Fritzlan Road that impacts three (3) parcels that are under her ownership. This item was postponed by Planning Commission, at its meetings of December 11, 2014 and January 8, 2015, at the request of the attorney for the applicant.

DISCUSSION: City staff and the applicant entered into negotiations for the City's purchase or obtaining an easement on a portion of property owned by the applicant. The property was needed for drainage in connection with the West Lindsey Street Paving Project in the spring of 2014. The applicant, during discussions, requested the closure of a portion of Fritzlan Road. Although the timeline for the closure did not coincide with the timeline for the property acquisition for the drainage portion of the West Lindsey Street Project, City staff preliminarily reviewed the applicant's request and agreed that, barring unforeseen circumstances, City staff could support such a request.

With the closure request, public access and frontage owned by the applicant will be eliminated. As a result, City Legal Department has submitted Contract No. K-1415-87 for approval. This contract will specify the applicant understands that she is waiving frontage to a public street for the impacted properties. The applicant will provide private access easements and utility easements for each of the impacted properties to ensure both current and future owners and residents will have access to the impacted properties.

The Staff report for Planning Commission made reference to the need for a turnaround at the new terminus of Fritzlan Road. This would provide sanitation vehicles and other vehicles the capability to turn around without pulling into a private driveway. However, it has been determined the practice for City Sanitation in the past has been to turn around in private drive approaches. The addition of a turnaround would require residents to bring their solid waste and recycling polycarts to the proposed turnaround. It would not be in the City's interest for the residential occupants to be required to place their solid waste polycart and recycling polycart at the proposed turnaround. As a result, staff has determined to continue the current practice for Sanitation and not recommend the turnaround. The Fritzlan Road Closure Contract No. K-1415-87 specifies that Sanitation vehicles will be allowed to use the newly private portion of the road to continue to provide solid waste and recycling pickup services.

Staff has received a response from OG&E for the need of a utility easement for their existing lines. The required easements have been provided by the applicant and are being considered for acceptance as a companion agenda item. Ample time has been provided for the remainder of the franchise utility companies to provide input. The only other response has been from OEC who does not oppose the closure.

RECOMMENDATION: Staff recommends adoption of Ordinance No. O-1415-20.