



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1718-44

File ID: O-1718-44

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 29

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 03/19/2018

File Name: Tanglewoods BL Closure

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1718-44 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A FIFTY FOOT (50') PLATTED BUILDING LINE LOCATED IN LOT EIGHT (8), BLOCK ONE (1) OF TANGLEWOODS ADDITION, A PLANNED UNIT DEVELOPMENT, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-44 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-44 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 05/22/2018

Agenda Number: 29

Attachments: Text File, Memo from Clerk, Letter of Request, Exhibit, O-1718-44, Location Map, Staff Report, 4-12-18 PC Minutes - Avalon Homes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/12/2018	Recommended for Adoption at a subsequent City Council Meeting	City Council	05/08/2018		Pass

Action Text: A motion was made by Sherrer, seconded by Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 5/8/2018. The motion carried by the following vote:

1	City Council	05/08/2018	Introduced and adopted on First Reading by title only	Pass
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Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

Text of Legislative File O-1718-44

Body

BACKGROUND: A request has been made by Avalon Homes, as agent for Michael and Sharla Cannon for the closure of a fifty-foot (50') platted front building line within Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development. The final plat for Tanglewoods Addition, a Planned Unit Development, was filed of record with the Cleveland County Clerk on July 17, 2013. Tanglewoods Addition is a rural residential subdivision located north of Rock Creek Road and west of 48th Avenue NE.

DISCUSSION: The owners are interested in applying for a building permit for one new residence. However, they have determined the existing 50' platted front building line will move their structure into a tree line and remove their opportunity to construct a swimming pool and any accessory buildings in the future. Upon review of the area, this lot is isolated from the remainder of the lots within the development. There are platted Common Areas "C" and "D" between this lot and the next closest residential lot. As a result, no one within the development should be impacted by the removal of the fifty-foot (50') platted front building line. With the amending of the Planned Unit Development (PUD) narrative with Ordinance No. O-1718-43 a twenty-foot (20') building line will be established.

Staff research has determined that the intent of the original developer was to provide a 50-foot setback for this lot because the City's Residential Estates (RE) Dwelling District and zoning requires the larger setback when abutting a roadway. However, in this case this property line does not abut a roadway and a lesser building line is acceptable.

Planning Commission, at its meeting of April 12, 2018, recommended to City Council the closing (removal) of a fifty-foot platted front building line for Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development.

RECOMMENDATION: Based on the above information, Staff recommends approval of the request closing of a fifty-foot platted front building line for Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development.