



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: O-1314-10

File ID: O-1314-10

Type: Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 38

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/20/2013

File Name: Red Canyon Ranch 3 UE

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-10 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF A UTILITY EASEMENT LOCATED IN LOT 4, BLOCK 4, RED CANYON RANCH SECTION 3, A PLANNED UNIT DEVELOPMENT, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTH OF TECUMSEH ROAD AND WEST OF 12TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-10 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-10 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 10/22/2013

Agenda Number: 28

Attachments: Text File O-1314-10 First Reading, O-1314-10, Location Map, Memo Lot 4 Block 4 Red Canyon, Petition to close Red Canyon Ranch, Radius Map Red Canyon, Staff Report, 9-12-13 PC Minutes - O-1314-10

Project Manager: Ken Danner, Subdivision 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	09/12/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/08/2013		Pass
Action Text:		That this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting. to the City Council due back on 10/8/2013 by consent roll call					

1	City Council	10/08/2013	Introduced and adopted on First Reading by title only	Pass
Action Text: That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call				

Text of Legislative File O-1314-10

body

BACKGROUND: The final plat for Red Canyon Ranch Addition, Section 3, a Planned Unit Development, was filed of record November 29, 2012. Red Canyon Ranch Addition is a residential subdivision located north of Tecumseh Road and west of 12th Avenue N.E. (U.S. Hwy 77).

DISCUSSION: Within the final plat, a seven and one-half foot (7.5') utility easement was dedicated along the northwest property line of Lot 4, Block 4. The requirement of the City of Norman Standard Specifications, Drawing UL01C, requires a minimum five-foot (5') utility easement whenever sanitary sewer mains and Oklahoma Natural Gas mains are located in front of the property. As a result, with this closure and eventual vacation, the owner of the lot can utilize the additional two and one-half feet of land to increase the size of the single family residential structure. Side yard building setback requirements for this development are five-feet (5').

All franchise utilities were notified to assess the impact on their facilities with the closure of the easement; there were no objections. Currently, there are no City-owned utilities located within the easement.

RECOMMENDATION: Staff recommends approval of the request to close the south two and one-half feet (2.5') of the seven and one-half foot (7.5') platted utility easement located on the west 148.55 feet of the northwest property line of Lot 4, Block 4, Red Canyon Ranch Addition, Section 3, a Planned Unit Development. Planning Commission, at its meeting of September 12, 2013, recommended approval.