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October 30, 2018

Ms. Brenda Hall  
City of Norman – City Clerk  
201 West Gray  
Norman, Oklahoma 73069

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11-1-18

RE: Request for Partial Exemption from Current Standards  
Short Form Plat  
800 West Lindsey Street  
Norman, Oklahoma  
SMC #6051.00

Dear Ms. Hall,

This letter is being submitted as a formal Request for Partial Exemption from Current Standards in association with the Short Form Plat – the northerly 120 feet of Lots 1 & 2, Block 1 of Oakridge Addition in Norman, Cleveland County, Oklahoma. This request is consistent with the allowance of Section 19-604 of the Subdivision Regulations.

In essence, the submittal of the Short Form Plat will formally establish the Lot 1 dimensions of 73.00' by 120.00' and Lot 2 dimensions of 55.00' by 120.00'. The Short Form Plat shall also establish the following new building set-back lines in conformity to the adopted Planned Unit Development Site Plan as approved By City Council under Ordinance O-1617-17: 15-feet along the east lot line of Lot 1, 15-feet along the north lot lines of Lots 1 and 2; 25-feet along the west lot line of Lot 2; and, 25 feet along the south lot lines of Lots 1 and 2. Please reference the attached Short Form Plat. The address is 800 West Lindsey Street.

It is important in this review to understand that, pursuant to the already adopted rezoning that City Council approved in March 2017, the existing, aging building at this location will be replaced with a vibrant neighborhood market that will be a tremendous benefit to the neighborhood and nearby university community. The demised site will be replaced with an updated building, landscaping and surfaced parking lot designed and constructed to current City codes.

Most of the traffic to and from the grocery store is anticipated to be local pedestrian and bicycle. There will be NO impact to any additional use of the accepted public improvements along Lindsey Street including roadways, water, or sewer. Therefore, there will be no compromise to the existing accepted public improvements.

On behalf of the Applicant, SMC Consulting Engineers, P.C. specifically requests the granting of Partial Exemption of the following item from current standard requirements:

**1. Construction of a public sidewalk along Lahoma Avenue.**

This request is based on a positive evaluation of the suitability of the existing public improvements and the lack of negative impact to those accepted public improvements from the establishment of the two (2) lots. This request of Exemption, if granted, will be consistent with the adopted zoning and will not compromise the health, safety or welfare of any current or future occupant or neighbor and is consistent with Section 19-604. We ask for your prompt approval of this request so that we may move to the next available agenda.

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**Proposed Roadway and Sidewalk Improvements:** The applicate proposes to construct concrete curb / gutter and a public sidewalk with accessible ramps along Lindsey Street adjacent to this application. The proposed improvements along Lindsey Street by the Applicant will meet the intent of the future design of Lindsey Street in this area. The proposed sidewalk will not connect to existing sidewalks, however will be constructed per City standards for future sidewalk connections.

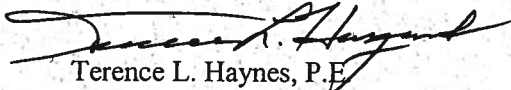
**Water & Sewer** – The demand for water and the load of wastewater for a single new neighborhood grocery store is insignificant to the existing accepted public water and sewer system. There is an existing 12-inch sewer line on Lindsey Street. There is an existing, accepted 24-inch water main along south side of Lindsey Street. Both water and sanitary sewer already serve the existing liquor store.

No additional public water or sanitary sewer is required with this application.

Thank you for your consideration of this request and we look forward to a positive response. A current survey and the proposed Short Form Plat are attached.

Sincerely,

SMC Consulting Engineers, P.C.



Terence L. Haynes, P.E.  
President

cc: Sean Rieger  
Hunter Miller  
Shelby Aughtry  
Ken Danner