



34th Street Partners Petition for Detachment

City Council Meeting

October 27, 2020

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Map for Proposed Detachment

Aerial of Property

Property Characteristics

- **Shelley Acres**

- Owned by 34th Street Partners – owns more than 75% of property to be detached
- Has Norman COS, two tracts
- Combined 38 Acres MOL
- Zoned A-2 Rural Agricultural
- Purchased by Applicant March 25, 2020

- **I-2 Parcel**

- Zoned for heavy industrial use, owned since 1992
- Owner not applicant in detachment action
- State law requires publication notice
- 4+ Acres
- Undeveloped
- Necessarily added to satisfy boundary requirement – would have been an “island”

Reason for Request

- No utilities presently
- Service by Norman Utilities Authority not practical
- No service for foreseeable future

Applicable Law & Process / Staff Comments

- **No City Code or Policy Establishing Procedure**
 - PC has a duty to evaluate prior to City Council consideration
 - Follow state law (format, notice, etc.)
 - Similar, not identical, to other petition processes
 - Clerk verifies signature(s)
 - Legal department evaluates various other items addressed in state law
- **Considerations**
 - Platted in lots and blocks
 - Located on municipal boundary
 - Petition appear to have followed correct form
 - Notice provisions appear to have been followed
 - Legal evaluated ownership, etc.
 - Public Works evaluated boundary description and public infrastructure
 - Utilities evaluated service area and infrastructure

Timeline

Oct. 8: Planning Commission – **Unanimously Recommended Approval**

October 13: City Council 1st Reading of Ordinance

October 27: Final (State Required) Publication Notice by City

October 27: City Council 2nd and Final Reading of Ordinance

Upon an Approval: Provide copy of **O-2021-16** to County & OTC



Questions

FELLERS SNIDER