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*Civil Engineering
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January 10, 2018

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

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

RE: Request for Partial Exemption from Current Standards
Preliminary Plat
Golden Tribe
SMC #6159.00

Dear Ms. Hall,

This letter is being submitted as a formal Request for Partial Exemption from Current Standards in association with the Preliminary Plat of Golden-Park Avenue. This request is consistent with the allowance of Section 19-604 of the Subdivision Regulations.

In essence, the submittal of the Preliminary Plat along with this request will now be one lot instead of ten for an existing 0.70 acre lot. Please reference the attached Preliminary Plat. The address is 410, 414, and 416 Park Avenue.

The Property is currently 2025 Planned as Low Density Residential over the addresses of 416 N. Park Avenue; Planned as Low Density Residential and a small area of Floodplain over 414 N. Park Avenue; and Planned Low Density Residential, Floodplain and Floodway over varying portions of 410 N. Park Avenue. The Property is currently zoned as R-1, Single Family residential over all of the parcels.

The site is currently vacant unimproved. The Property had been previously subdivided in some manner. Surrounding the Property are the Willows Apartments to the north, with the historic Andrews Park to the east across an open City parcel. To the west and south are single family uses.

There are two existing residential houses on the south of this tract that are served by Park Avenue. Both are being rented as of this writing. If the structures are substantially damaged or substantially improved, they would have to rebuild within the current building footprint and be in compliance with the City floodplain ordinance.

The property to the north is the Willows Apartments. This tract was rezoned and constructed without any requirements to improve Park Avenue. However, the project did construct a sidewalk along Park Avenue. The Golden-Park Avenue Preliminary Plat will connect to the existing sidewalk and construct new sidewalk southerly along the entire frontage of the 0.70 acre tract.

The new Age Friendly Universal Design Housing will be constructed with new construction, landscaping, and building materials per current city codes. The impact will be positive. There will be NO impact to any additional use of the accepted public improvements along Park Avenue including roadways, water, or sewer. Therefore, there will be no compromise to the existing accepted public improvements.

The additional demand on the existing accepted public improvements will be insignificant.

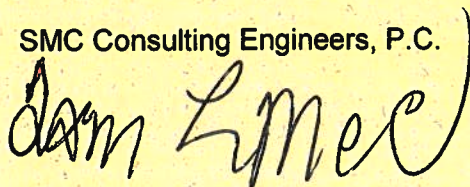
- **Roadway** – Park Avenue is already an accepted public roadway with storm sewer and no curb and gutter. Although it is narrower than the current standard, this roadway is functional and is in good condition. The street met City of Norman standards when constructed. The existing, accepted public improvements are more than adequate to serve the single additional lot without compromise to the roadway or neighbors.
- **Sidewalk** – There is an existing sidewalk along Park Avenue north and adjacent to the application. This application will connect to the existing sidewalk and construct a new sidewalk along the entire frontage of the 0.70 acre tract.
- **Water & Sewer** – The demand for water and the load of wastewater for this apartment project is insignificant to the existing accepted public water and sewer system. There is an existing 8 inch sewer line on Park Avenue. There is an existing, accepted 6 inch water main that is located east of Park Avenue then runs through the City of Norman Park that serves this site. Sanitary sewer already serves this site.

On behalf of the Applicant, SMC Consulting Engineers, P.C. specifically requests the granting of Partial Exemption from Current Standards. This request is based on the above positive evaluation of the suitability of the existing public improvements and the lack of negative impact to those accepted public improvements from the creation of this single additional lot. Consistent with Section 19-604, this request of exemption, if granted, will not compromise the health, safety or welfare of any current or future occupant or neighbor. We ask for your prompt approval of this request so that we may move to the next available agenda.

Thank you for your consideration of this request and we look forward to a positive response. A current survey is attached.

Sincerely,

SMC Consulting Engineers, P.C.



Tom McCaleb, P.E.

cc: Sean Rieger
Andrew Golden
Dave Boeck
Ken Danner