



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1920-23

File ID: O-1920-23

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 33

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/19/2019

File Name: 2224 W Main Build Line Closure

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1920-23 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, REMOVING A 210' PLATTED FRONT BUILDING LINE FOR LOT 2, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION, A REPLAT OF A PART OF BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2224-2300 AND 2290-2296 WEST MAIN STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-23 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-23 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 11/26/2019

Agenda Number: 33

Attachments: O-1920-23, Location Map, Clerk Memo, Request to Close, Staff Report, Site Plan, 10-10-19 PC Minutes - Item 4 - WH Normandy

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:
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1	Planning Commission	10/10/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/12/2019	Pass
	Action Text: A motion was made by Lewis, seconded by Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/12/2019. The motion carried by the following vote:					
1	City Council	11/12/2019	Introduced and adopted on First Reading by title only			Pass
	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-1920-23

Body

BACKGROUND: The applicants have requested removing a referenced platted two hundred and ten-foot (210') front building line specifically placed on the front boundary of Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition located at 2224-2300 (rear buildings in Normandy Creek Shopping Center) and 2290-2296 (front buildings along Main Street) West Main Street. The final plat for Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition was filed of record with the Cleveland County Clerk on December 20, 1973.

DISCUSSION: A 210' front building line was established with Ordinance No. 2020 adopted by City Council November 28, 1967 for the southern portion of this property and the adjacent property to the west. The original final plat for Jennings Estates No. 1 was filed of record July 18, 1968 without the 210' front building line shown. Ordinance No. 2020 legal description covered the southern portion of this property in Lot 2, Block 1, Jennings Estates Addition. A subsequent Replat of part of Block 1, Jennings Estates No. 1 Addition, included the 210' front building line and it was shown on the final plat. The front structure 2290-2296 West Main Street was constructed in 1983. Since the discovery of the platted 210' front building line within the plat, there could be a problem with clear title to the property without an approval process reflecting the encroachment of the building line. This lot is the only lot impacted by the 210' front building line. Structures to the east and west meet the C-2, General Commercial setback requirements. Planning Commission, at its meeting of October 10, 2019, recommended that Ordinance No. O-1920-23 be adopted.

RECOMMENDATION: Based upon the above information, staff supports the request for the closure/removal of a platted 210' front building line for Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition.