



City of Norman, OK

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

Text File

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In Control:

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Title

CONSIDERATION OF APPROVAL OF A LOT LINE ADJUSTMENT FOR PROPERTY LOCATED AT 2301 ROCKWOOD LANE ADJACENT TO THE GREENBELT AREA IN HALL PARK ADDITION.

ACTION NEEDED: Motion to approve or reject a Lot Line Adjustment for property located at 2301 Rockwood Lane; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Body

BACKGROUND: 2301 Rockwood Ln. is located in the Hall Park Addition two blocks north of Robinson St. and just west of 24th Ave. N.E. The residence is positioned at the end of a cul-de-sac and adjacent to the green belt located off of 24th Ave. N.E.

In the Fall of 2011, Public Works (through the direction of The Corps of Engineers) reconstructed the dam and spillway of the pond located at the end of the green belt located off of 24th Ave. N.E. During construction of the new dam, it was brought to the attention of Public Works, by the resident at 2301 Rockwood Ln., that the contractors were accessing the construction site by crossing over onto her private property. After further investigation, this was found to be true. The section of land which was being crossed is at the back corner of the lot and is adjacent to the green belt. (See map) This portion of property has been maintained by park maintenance staff since Hall Park was annexed. It is the only access rout for park maintenance staff and other city crews in this part of the green belt.

DISCUSSION: Parks and Recreation staff was informed of the issue and met with the resident. Working with the resident on an agreeable solution, the property was surveyed and it was suggested by the resident to do a lot line adjustment with a land swap. The resident was willing to adjust the back corner of her property, which would become part of the City green belt, if the City was willing to adjust the western property line by approximately 21 feet into the green belt. This would allow the resident to acquire a similar amount of land given by adjusting the back corner of the lot. In this lot line adjustment the City of Norman will be gaining approximately 1,545 square feet and will be giving up approximately 1,052 square feet. In doing so, there will no longer be the issue of maintenance crews crossing onto or over private property. City legal staff has also been consulted during this process. They believe this adjustment will be fair and mutually beneficial to the City of Norman and the resident at 2301 Rockwood Lane.

This item was also presented to the Park Board on September 6, 2012 for their review. The Park Board voted 7-0 to support this proposal.

RECOMMENDATION: It is recommended that City Council approve the lot line adjustment to property owned by the residents of 2301 Rockwood Lane and the City of Norman Greenbelt in Hall Park.