



City of Norman, OK

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

Master

File Number: O-1314-1

File ID: O-1314-1

Type: Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 31

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 06/20/2013

File Name: RED CANYON RANCH UE CLOsure

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1314-1 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF A UTILITY EASEMENT LOCATED IN RED CANYON RANCH ADDITION SECTION 3, A PLANNED UNIT DEVELOPMENT, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (LOTS 5 AND 15, BLOCK 2, RED CANYON RANCH, SECTION 3)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-1 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1214-1 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 08/27/2013

Agenda Number: 31

Attachments: Text File O-1314-1, O-1314-1, Location Map, Clerk Memo Utility Vacation, Petition for vacation, Radius Map Red Canyon Ranch, Staff Report - Red Canyon Ranch UE, 7-11-13 PC Minutes - O-1314-1

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|--|---------------------|------------|---|--------------|------------|-----------------|---------|
| 1 | Planning Commission | 07/11/2013 | Recommended for Adoption at a subsequent City Council Meeting | City Council | 08/13/2013 | | Pass |
| Action Text: A motion was made by Commissioner Sherrer, seconded by Commissioner Gordon, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 8/13/2013. The motion carried by the following vote: | | | | | | | |

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|--|--------------|------------|---|------|
| 1 | City Council | 08/13/2013 | Introduced and adopted on First Reading by title only | Pass |
| Action Text: That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call | | | | |

Text of Legislative File O-1314-1

body

BACKGROUND: The final plat for Red Canyon Ranch Addition, Section 3, a Planned Unit Development, was filed of record November 29, 2012. Red Canyon Ranch Addition is a residential subdivision located north of Tecumseh Road (U.S. Hwy 77) and west of 12th Avenue East (U.S. Hwy 77H).

Within the final plat, a seven and one-half foot (7.5') utility easement was dedicated along the southwest property line of Lots 5 and 15, Block 2. The requirement of the City of Norman Standard Specifications, Drawing UL01C, requires a minimum five-foot (5') utility easement whenever sanitary sewer mains and Oklahoma Natural Gas mains are located in front of the property. As a result, with this closure and eventual vacation, the owners of the lots can utilize the additional two and one-half feet of land to increase the size of the single-family residential structures. Side yard building setback requirements for this development are five-feet (5').

DISCUSSION: All franchise utilities were notified to assess the impact on their facilities with the closure of the easement; there were no objections. Currently, there are no City-owned utilities located within the easement.

RECOMMENDATION: Staff recommends approval of the request to close the east two and one-half feet (2.5') of the seven and one-half foot platted utility easement located along the southwest property line of Lots 5 and 15, Block 2, Red Canyon Ranch Addition, Section 3, a Planned Unit Development.