

ATTACHMENT B



Office memorandum

Date: December 12, 2012
To: Council Community Planning and Transportation Committee
Thru: Steve Lewis, City Manager
From: Shawn O'Leary, Director of Public Works
Scott Sturtz, City Engineer
Subject: Surplus Property-Robinson Street Underpass Project

Pursuant to your request, Public Works staff have collaborated with staff from the Planning and Legal Departments to research the captioned subject. Staff also consulted with the private land acquisition firm originally hired by the City, Smith Roberts LLC, to acquire the 53 parcels of property needed to complete the Robinson Street Underpass Project. Information regarding City and franchise utilities was readily available from project plans and City mapping records. Please find attached the following documents:

- Opinion from City Legal Department regarding three key questions
- Aerial photograph of the project area, illustrating Surplus Property Parcels A, B and C (Exhibit 1)
- Legal descriptions and drawings for Parcels A, B and C (Exhibits 2, 3 and 4)

Other information to consider is as follows:

PLANNING DEPARTMENT – ZONING ISSUES:

Parcel A

This parcel is zoned R-1 and the NORMAN 2025 Plan designates it as Low Density Residential. This property is bounded by Robinson Street to the south, Dale Street and single-family homes to the north, Faye Avenue and single-family homes to the east, and single-family homes to the west. This property will have access only from Dale Street.

Given the surrounding land use and the limited access, this property would be appropriate only for residential development. It would be appropriate to increase the density from single-family to townhomes or duplexes, but the limited access makes a higher density intrusive to the existing development.

Estimated property value derived from information provided by Cleveland County Assessor's Office: \$ 40,630

Parcel B

This parcel is zoned C-1 and C-2 and the NORMAN 2025 Plan designates it as Commercial. It is bounded on the north by Robinson Street, on the south by Hayes Street and single-family homes, on the east by Stubbeman Avenue, and on the west by undeveloped land zoned C-2 and the railroad tracks.

ATTACHMENT B

Memo – Surplus Property-Robinson Street Underpass Project
December 12, 2012
Page 2

This property is zoned commercially, but the size of the original lots was reduced by the Robinson Street project, so this property is now a narrow strip of land with access only onto Hayes Street. The properties to the south are single-family homes on larger lots. The size of the lot does not accommodate commercial development with building, parking and landscaping as required by the Code. A parking lot could be accommodated on this lot with appropriate landscaping to buffer it from the residences south of Hayes Street.

Estimated property value derived from information provided by Cleveland County Assessor's Office: \$ 34,675

Parcel C

This parcel is zoned R-1 and the NORMAN 2025 Plan designates it as Institutional. It is bounded on the north by undeveloped property owned by the City zoned C-2, but also designated Institutional on the NORMAN 2025 Plan, on the south by Hayes Street and single-family homes, on the east by James Garner Avenue, and on the west by single-family homes.

This property was designated Institutional with the adoption of the NORMAN 2025 Plan. The City of Norman owns the property. Legacy Trail is intended to run through the north and east portion of the property which leaves only a portion of the parcel for redevelopment for residential use. This land does not have good access for a more intense use. This land might be put to better use as a trailhead for the Legacy Trail with parking spaces. It is unlikely that someone would invest in a new single-family home on this property given the age of the homes surrounding it.

Estimated property value derived from information provided by Cleveland County Assessor's Office: \$ 6,230

PUBLIC WORKS DEPARTMENT – INFRASTRUCTURE/PLATTING ISSUES:

Parcel A

This parcel, which contains 0.93 acres, will likely need to be re-platted prior to any private development because the previously platted parcels have been modified by the Robinson Street Underpass Project. This parcel is adequately served by public water, sanitary sewer, streets and storm water systems. Storm water detention requirements could be waived for any residential development because the storm water improvements included in the Robinson Street Underpass Project accommodated that quantity of direct runoff.

Vehicular access to this parcel for private development will be limited to Dale Street. Robinson Street is not accessible due to the access separation distance requirements between Stubbeman Avenue and Fay Avenue as well as the vertical slope issues. A residential zoning

ATTACHMENT B

Memo – Surplus Property-Robinson Street Underpass Project
December 12, 2012
Page 3

classification would also prevent access to this parcel from Robinson Street. Neither Stubbeman Avenue nor Fay Avenue are accessible due to the access separation distance requirements between Dale Avenue and Robinson Street as well as the vertical slope issues. A significant underground telecommunications duct owned by AT&T bisects this parcel in a northwesterly to southeasterly direction. The City is obligated to provide a public utility easement or right-of-way to AT&T for this system as a function of the Robinson Street Project utility relocation agreement. Relocation of the underground fiber optics cable system will be costly for any private development; however, there appears to be space available for the system along the eastern and northern perimeters of this property.

Staff from Smith Roberts LLC recommends that the City dispose of this property as is. The buyer should be held responsible for any rezoning, replatting, relocation of utilities or other necessary public improvements.

Parcel B

This parcel, which contains 0.35 acres, will likely need to be re-platted prior any private development because the previously platted parcels have been modified by the Robinson Street Underpass Project. This parcel is adequately served by public water, sanitary sewer, streets and storm water systems. Storm water detention requirements could be waived for any commercial development because the storm water improvements included in the Robinson Street Underpass Project accommodated that quantity of direct runoff.

Vehicular access to this parcel for private development will be limited to Hayes Street. Robinson Street is not accessible due to the vertical slope issues between the BNSF Railroad bridge and Stubbeman Avenue. Stubbeman Avenue is not accessible due to the access separation distance requirements between Robinson Street and Hayes Street. Hayes Street is in poor condition and has never been upgraded to city public street standards. Any private development on this parcel will be required to contribute to the cost of street improvements for Hayes Street.

Staff from Smith Roberts recommends that the City dispose of this property as is. The buyer should be held responsible for any rezoning, replatting, relocation of utilities or other necessary public improvements.

Parcel C

This parcel, which contains 0.15 acres, will likely need to be re-platted prior to any private development because the previously platted parcel has been modified by the Robinson Street Underpass Project. This parcel is adequately served by public water, sanitary sewer, streets and storm water systems. Storm water detention requirements could be waived for any residential development because the storm water improvements included in the Robinson Street Underpass Project accommodated that quantity of direct runoff.

ATTACHMENT B

Memo – Surplus Property-Robinson Street Underpass Project
December 12, 2012
Page 4

Vehicular access to this parcel for private development will be limited to Hayes Street. This block of Hayes Street, between Flood Avenue and the BNSF railroad tracks, is included in the City's 2012 Street Maintenance Bond Program for total replacement at the City's cost. The Hayes Street improvement project will be constructed in 2013.

Staff from Smith Roberts recommends that the City dispose of this property as is. The buyer should be held responsible for any rezoning, replatting, relocation of utilities or other necessary public improvements.

I hope this information is helpful. If you have further questions or need additional information, please do not hesitate to ask. Thank you for your consideration.

cc: Honorable Mayor and Council Members
Jeff Bryant, City Attorney
Susan Connors, City Director of Planning and Community Development
Ken Komiske, City Director of Utilities