



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1819-116

File ID: R-1819-116 **Type:** Resolution **Status:** Consent Item

Version: 1 **Reference:** Item 24 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 06/04/2019

File Name: Resolution to Grant an Exemption for Imhoff Road **Final Action:**

Title: RESOLUTION R-1819-116: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, GRANTING AN EXEMPTION TO RESOLUTION R-1516-94 TO ALLOW FOR BUILDING PERMITS TO BE ISSUED FOR PROPERTY LOCATED 2,555 FEET WEST OF 156TH AVENUE S.E. ON THE SOUTH SIDE OF IMHOFF ROAD.

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1819-116.

ACTION TAKEN: _____

Agenda Date: 06/25/2019

Agenda Number: 24

Attachments: R-1819-116, Location Map, Aerial Map, Certificate of Survey, Exemption Letter, Resolution

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:

Text of Legislative File R-1819-116

Body

BACKGROUND: The property is located 2555-feet west of 156th Avenue S.E. on the south side of Imhoff Road. The current zoning is A-2, Rural Agricultural District.

DISCUSSION: This property was annexed into the City limits on October 18, 1961. City Council, at its meeting of April 24, 2007, adopted Ordinance No. O-0607-33 correcting the zoning from R-1, Single-family Dwelling District to A-2, Rural Agricultural District.

The co-owner of a twenty-acre tract met with staff and discovered Imhoff Road was declared as a closed section per previous resolutions, with the latest Resolution No. R-1516-94 adopted by

City Council at its meeting of March 8, 2016. As a result, staff is unable to issue building permits for the property until Imhoff Road is built to City standards. The owners of the property, a brother and sister, are interested in dividing the twenty acres into two ten acre tracts. There is an existing single-family house on the western portion of the property and served by a drive going west and connecting to 144th Avenue S.E. The new eastern ten-acre tract is unable to access to the west because of the terrain and drainage way crossing the property and Imhoff Road. Staff has reviewed the request and is able to support the request. The proposed use of the structure is an allowed use in A-2. Also, provided the applicant will continue the construction of a gravel driveway within the right-of-way similar to the existing driveway located to the east of this property as it connects to 156th Avenue S.E., and will participate with existing owners and be responsible for the maintenance of the private driveway, an exemption would serve the public interest.

RECOMMENDATION: With the above-mentioned information, it is recommended the City Council adopt the Resolution R-1819-116 with the stipulation the private driveway will be constructed and maintained by the applicant.