



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1516-19**

**File ID:** O-1516-19

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 23

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 09/17/2015

**File Name:** Golden Twins Building Line Closure

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1516-19 UPON SECOND AND FINAL READING:  
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,  
ELIMINATING A 25 FOOT PLATTED BUILDING LINE LOCATED AT LOT 1, BLOCK 1,  
TRIAD ADDITION SECTION 8, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND  
PROVIDING FOR THE SEVERABILITY THEREOF. (1305 TRIAD VILLAGE DRIVE)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-19 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1516-19 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 12/22/2015

**Agenda Number:** 23

**Attachments:** O-1516-19, Location Map, Clerk Memo, Letter of  
Request, PUD Triad Village, Radius Map, Staff  
Report, Final Plat, 11-12-15 PC Minutes

**Project Manager:** Jane Hudson, Principal Planner

**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	10/08/2015					
1	Planning Commission	10/08/2015	Postponed				Pass
<b>Action Text:</b> A motion was made by Knotts, seconded by Gasaway, that this Zoning Ordinance be Postponed . The motion carried by the following vote:							

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1	Planning Commission	11/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/08/2015	Pass
	<b>Action Text:</b> Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 12/8/2015					
1	Planning Commission	11/12/2015				
1	City Council	12/08/2015	Introduced and adopted on First Reading by title only			Pass
	<b>Action Text:</b> That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call					

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### Text of Legislative File O-1516-19

Body

**BACKGROUND:** This is a request to remove and ultimately vacate a platted 25-foot Building Setback specifically placed on Lot 1, Block 1, Triad Addition Section 8, (Replat of the East 149.83' of Block 4, Triad 3). The final plat for Triad Addition Section 8 was filed of record with the Cleveland County Clerk on August 20, 2007.

**DISCUSSION:** During the review of the final plat for Triad Addition Section 8, staff imposed a 25-foot building setback on this lot. As you can see on the attached plat, this lot is located on the curve of Triad Village Drive. At the time of platting the use and/or design of the future building or buildings was unknown; therefore, staff required a wide building setback. The previous zoning on this lot was C-2, General Commercial District; in the C-2 District a 10-foot building setback is required. The C-1, Local Commercial District is the only commercial zoning district that requires a 25-foot building setback.

With the new proposal for the Senior Living Community - Triad Village - a PUD, staff now knows what the use and design of the lot will be for this site. Clearly the original concern was ingress/egress for this lot due to its location on a curve, limiting sight distance for traffic. In this current proposal the applicant has agreed to designate the internal drive for this site as one-way, entering from the south and exiting on the northeast side. Section 4005.2 of the City of Norman's Engineering Design Criteria states that "Streets shall not be designed with intersections on the inside of horizontal curves or at any location in general where sight distance will be inadequate for drivers to tell if they can safely enter the traffic flow or cross the street." Based on a 25 mph posted speed limit along Triad Village Drive, the proposed exit from the Golden Twins Addition will require 280-feet of sight distance in either direction along Triad Village Drive in order for its residents to safely enter the traffic stream on Triad Village Drive. "Sight distance" is the distance that must be available to drivers as they attempt to safely enter any roadway.

The site plan has been designed such that the buildings are set back far enough to allow the drivers exiting the site or entering the flow of traffic on Triad Village Drive the required 280-feet of sight distance in either direction along Triad Village Drive. With this sight distance in place staff supports the removal of the previously platted 25-foot building setback.

**RECOMMENDATION:** Based upon the above information, staff is able to support the elimination of the platted 25-foot building setback on Lot 1, Block 1, Triad Addition Section 8 (Replat of the East 149.83' of Block 4, Triad 3).

Planning Commission, at their meeting of November 12, 2015, recommended adoption of this ordinance by a vote of 8-0.