

ORDINANCE NO. O-1516-19

ITEM NO. 7b

STAFF REPORT

GENERAL INFORMATION

APPLICANT

Golden Twins, L.L.C.

REQUESTED ACTION

Remove and Vacate a Platted
25' Building Setback Line
From Lot 1, Block 1, Triad 8

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 access road 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 required 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).