



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1718-41

File ID: O-1718-41

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 30

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/16/2018

File Name: Grace Living Center-Norman Easements

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1718-41 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING PORTIONS OF UTILITY AND DRAINAGE EASEMENTS LOCATED IN SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-41 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-41 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 04/24/2018

Agenda Number: 30

Attachments: Text File, O-1718-41 with Exhibits, Location Map, Staff Report, Request to Close Public Easements w Exhibits, Letters of Non-Objection from Utilities, 3-8-18 PC Minutes

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:
1	Planning Commission	03/08/2018	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/10/2018		Pass

Action Text: A motion was made by Sherrer, seconded by Jan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 4/10/2018. The motion carried by the following vote:

1	City Council	04/10/2018	Introduced and adopted on First Reading by title only	Pass
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Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

Text of Legislative File O-1718-41

Body

BACKGROUND: The applicant has requested closure of the designated utility and drainage easements within the above stated development. Grace Addition, a Replat of Willowcrest Addition and a Replat of part of Lot 2, Arbor Plaza Addition was filed of record October 27, 2010. Planning Commission, at its meeting of March 8, 2018, recommended to City Council that the partial closure of utility and drainage easements be approved.

DISCUSSION: This applicant intends to replat the properties and continue to develop the property as a medical facility. The above utility and drainage easements are in conflict with the proposal.

All franchised utilities were notified to assess the impact on their facilities with the closure of easements; there were no objections. The owners propose expanding their facility to the north. At this time, existing utilities are in the way of that proposal. With the replatting of the property, the owners will be responsible for relocating a water line, shorting the length of a sanitary sewer main and relocating a drainage structure. Since the owners will submit a new final plat in the near future, Staff supports the proposal to close the easements and relocate the public improvements. Based on the fact the owners recognize the need to pick up off-plat stormwater from the west, a new construction and relocation of the drainage system will be utilized. It should be understood a portion of the new drainage system will be located under a breezeway of the proposed structure with a new platted drainage easement. Due to the expansion of the buildings, the structures must be inter-connected to provide accessibility for the patients and staff. The design team for the owner has reduced the width in this area as much as possible. In addition, the engineer for the owner has designed the permanent structure to accommodate any future maintenance of the drainage structure. With that being said, the owner will be responsible and obligated for the repair under the structure if needed. Within the final plat and final site development plan, a note of clarification on the final plat and covenant (agreement) with the final plat stating that the City Stormwater System has first priority and that any costs of repair or removal of the building related to maintenance of the stormwater structure is the responsibility of the property owner.

The applicant has submitted a new preliminary plat and site plan showing proposed utility and drainage easements with their respective improvements. Existing utilities within the proposed closures will be either relocated or abandoned at the cost of the applicant.

RECOMMENDATION: This request is running concurrently with the preliminary plat application for Grace Addition, a Planned Unit Development the proposed new development. Staff is not opposed to the request subject to a final plat covering the new or relocated utilities.