



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: O-1213-26

Agenda Date: 2/12/2013

Version: 1

Status: Non-Consent Items

In Control: City Council

File Type: Ordinance

Agenda Number: 7

Title

ORDINANCE NO. O-1213-26 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING AND RELOCATING A DRAINAGE EASEMENT LOCATED IN BLOCK 7 OF NORTHRIDGE INDUSTRIAL PARK, SECTION 3, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3501 THROUGH 3525 WELLSITE DRIVE)

body

BACKGROUND: The final plat for the subject addition was filed of record on June 29, 1984. This 12-lot industrial subdivision is located south of Tecumseh Road, east of Flood Avenue and west of the BNSF railroad corridor. Within the final plat, public drainage easements were dedicated for a storm water drainage flume to drain Wellsite Drive onto the BNSF railroad right-of-way. The drainage easements in question are located on the north 10' of Lot 8 and the south 10' of Lot 9. The location is 3501 through 3525 Wellsite Drive.

DISCUSSION: Since the final plat was filed of record, new development opportunities for the property with a different design for Lot 7, 8 and 9, Block 7 are being proposed at this time. Until now, these lots have remained undeveloped. Lot Line Adjustment No. 1462 has been submitted to staff for review and approval. It reflects the new proposal the owner desires to construct within the new lot lines. In laying out the proposed office/warehouse buildings, it was determined the existing drainage easement is in conflict with the proposed buildings. The owners hired a professional engineer to design and submit construction plans for relocation of the storm water drainage system. The construction plans have been reviewed along with the final drainage report submitted by the applicant for the relocation of the storm water through an underground eighteen-inch (18") reinforced concrete pipe (RCP). The franchise utility companies were not notified of this easement closure since it is strictly a drainage easement and no franchise utilities are located within the easement. Planning Commission, at its meeting of January 10, 2013, recommended closure of the drainage easement.

RECOMMENDATION: The platted easement was specifically designed to convey storm water from Wellsite Drive through Lots 8 and 9, Block 7, Northridge Industrial Park, Section 3 to the BNSF right-of-way. With the proposed relocation of the storm drainage system, staff recommends approval of the request for closure of the drainage easement. Legal descriptions that will cover the proposed drainage structure have been submitted by the engineer. The new public drainage easement (Easement No. E-1213-15) will be provided to City Council at the February 12, 2013 meeting. The separate instrument for the new public drainage easement will replace the closed public drainage easement. Staff does not object to the potential vacation of the requested easement.