



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1920-26

File ID: O-1920-26

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 30

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/19/2019

File Name: Chick-fil-A front building line closure

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1920-26 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF A PLATTED FIFTY-FOOT (50') BUILDING LINE LOCATED ON THE FRONT BOUNDARY OF LOT ONE (1), BLOCK ONE (1), NORMAN CENTER NORTH ADDITION, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-26 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-26 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 01/28/2020

Agenda Number: 30

Attachments: Location Map, O-1920-26, Request for Vacation of Building Line, Staff Report, 12-12-19 PC Minutes - Item 7 - Chick-fil-A Build Line

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	12/12/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	01/14/2020		Pass

Action Text: A motion was made by McDaniel, seconded by Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 1/14/2020. The motion carried by the following vote:

1	City Council	01/14/2020	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-1920-26

Body

BACKGROUND: The applicants have requested partially removing a referenced platted fifty-foot (50') front building line specifically placed on the front boundary of Lot 1, Block 1, Norman Center North Addition, 2437 West Main Street. The final plat for Lot 1, Block 1, Norman Center North Addition was filed of record with the Cleveland County Clerk on August 4, 2008.

Planning Commission, at its meeting of December 12, 2019, recommended to City Council the approval of Ordinance No. O-1920-26.

DISCUSSION: The fifty-foot (50') building line setback was placed on the final plat during the preparation of the final plat. In researching the files, staff was unable to determine why the 50' building setback was placed on the final plat. However, in the Zoning Ordinance Chapter 22:424.1.4 Area Regulations (a) C-2, General Commercial District states "Front Yard: All buildings shall be setback from any abutting street right-of-way at least ten (10) feet". The attorney for the applicants is requesting the partial closure of the front building line setback from fifty-feet (50') to ten-feet (10'). It is the intent of the applicants to construct a canopy for the drive-thru lanes providing protection for their employees during inclement weather.

RECOMMENDATION: Based upon the above information, staff supports the request for the partial closure of a platted front building line setback from 50' to 10' for Lot 1, Block 1, Norman Center North Addition.