



## Legislation Text

---

**File #:** R-1718-43, **Version:** 1

---

**RESOLUTION R-1718-43:** A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, GRANTING A PARTIAL EXEMPTION OF CURB AND GUTTER AND PUBLIC SIDEWALKS FROM CURRENT STANDARDS FOR LOT 2, BLOCK 7, MARLATT ADDITION, LOCATED AT 3714 NW PIONEER STREET IN ASSOCIATION WITH ADVANCEMENT OF THE SHORT FORM PLAT PROCESS. (3714 N.W. PIONEER STREET)

**BACKGROUND:** The property is located at 3714 NW Pioneer Street. It was platted as Lot 2, Block 7, in Marlatt Subdivision.

**DISCUSSION:** The final plat for Blocks 2, 3, 4, 5, 6 & 7 in Marlatt Subdivision was filed of record with the Cleveland County Clerk on November 4, 1959.

City Council, at its meeting of December 12, 1961 adopted Ordinance No. 1320 annexing this property into the City of Norman. At its same meeting, City Council adopted Ordinance No. 1322 placing this property in the R-1, Single Family Dwelling District.

The owner, Mr. Beddo through his engineer, Mr. James Gendill, P.E., requests a partial exemption from City of Norman Subdivision Regulation 19-604, so as to apply for a short form plat to split the lot into two lots. Mr. Gendill's attached letter dated June 26, 2017 speaks directly to the statement in 19-604 "...request shall be accompanied by a report from a Registered Professional Engineer licensed to practice in the State of Oklahoma. Such report shall contain a complete accounting of the infrastructure that had been previously accepted and its ability to service the additional lot that is proposed". However, essentially, all new plats in residential neighborhoods require the construction of public streets and sidewalks meeting the City's current Engineering Design Criteria (EDC). The EDC requires curbs and gutters. However, the existing public street system for Marlatt Subdivision consists of asphaltic pavement with side drainage swales carrying stormwater. There are no public sidewalks located within the development. Mr. Gendill states "the neighborhood would not be benefitted by the installation of the infrastructure along the two hundred feet of subject property". Also, it was stated if the improvements were installed they "would further detract from the character and aesthetics of the neighborhood".

On the southern boundary of the lot there is 100-year floodplain and Water Quality Protection Zone (WQPZ); however, there is enough buildable area for single family homes to be constructed. If Lot 2 is divided into two (2) lots, there is sufficient area for utilizing privately maintained sanitary sewer systems without encroaching into the WQPZ. The proposal is to remove all of the existing structures and construct new houses on each lot. No construction is proposed in either the floodplain or WQPZ.

**RECOMMENDATION:** It is recommended that City Council approve Resolution No. R-1718-43 exempting the requirements of curb and gutter adjacent to the street paving and the exemption of public sidewalks.