



Legislation Text

File #: O-1617-11, **Version:** 1

CONSIDERATION OF ORDINANCE O-1617-11 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF A PLATTED BUILDING LINE AND UTILITY EASEMENT WITHIN LOT 9, BLOCK 1, SUMMIT LAKE VILLAS, SECTION 1, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (117 BOULEVARD DU LAC)

BACKGROUND: This is a request for a closure of the west three feet of a platted twelve foot (12') building line and utility easement within Lot 9, Block 1, Summit Lake Villas, Section 1, a Planned Unit Development. The final plat for Summit Lake Villas, Section 1, a Planned Unit Development was filed of record with the Cleveland County Clerk on August 25, 1999.

DISCUSSION: The owner submitted application for building permit at 117 Boulevard du Lac on March 23, 2015. The building permit application went through the review process and was approved by staff on March 25, 2015. Since that time a survey has been conducted by the property owner and it has been determined the structure encroaches a platted twelve-foot width building line and utility easement by approximately three feet (3'). The error was made by the home builder.

All franchise utilities were notified to assess the impact on their facilities with the closure of easements; there were no objections. Planning Commission, at its meeting of November 10, 2016 meeting recommended adoption.

RECOMMENDATION: The platted building line and easement were specifically designed to serve the Summit Lake Villas, Section 1, a Planned Unit Development. However, this proposed change will have no significant impact on other parcels in Summit Lake Villas. Staff recommends approval of the request for the partial closure of a platted building line and utility easement and ultimately the vacation of that portion of building line and utility easement that is in conflict with the existing structure.