



Legislation Details (With Text)

File #: O-1718-41 **Version:** 1 **Name:** Grace Living Center-Norman Easements
Type: Zoning Ordinance **Status:** Passed
File created: 2/16/2018 **In control:** City Council
On agenda: 4/24/2018 **Final action:** 4/24/2018
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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Text File, 2. O-1718-41 with Exhibits, 3. Location Map, 4. Staff Report, 5. Request to Close Public Easements w Exhibits, 6. Letters of Non-Objection from Utilities, 7. 3-8-18 PC Minutes

Date	Ver.	Action By	Action	Result
4/24/2018	1	City Council		
4/24/2018	1	City Council		
4/10/2018	1	City Council		
3/8/2018	1	Planning Commission		

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.

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.