



## Legislation Text

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**File #:** O-1718-44, **Version:** 1

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CONSIDERATION OF ORDINANCE O-1718-44 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A FIFTY FOOT (50') PLATTED BUILDING LINE LOCATED IN LOT EIGHT (8), BLOCK ONE (1) OF TANGLEWOODS ADDITION, A PLANNED UNIT DEVELOPMENT, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

**BACKGROUND:** A request has been made by Avalon Homes, as agent for Michael and Sharla Cannon for the closure of a fifty-foot (50') platted front building line within Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development. The final plat for Tanglewoods Addition, a Planned Unit Development, was filed of record with the Cleveland County Clerk on July 17, 2013. Tanglewoods Addition is a rural residential subdivision located north of Rock Creek Road and west of 48<sup>th</sup> Avenue NE.

**DISCUSSION:** The owners are interested in applying for a building permit for one new residence. However, they have determined the existing 50' platted front building line will move their structure into a tree line and remove their opportunity to construct a swimming pool and any accessory buildings in the future. Upon review of the area, this lot is isolated from the remainder of the lots within the development. There are platted Common Areas "C" and "D" between this lot and the next closest residential lot. As a result, no one within the development should be impacted by the removal of the fifty-foot (50') platted front building line. With the amending of the Planned Unit Development (PUD) narrative with Ordinance No. O-1718-43 a twenty-foot (20') building line will be established.

Staff research has determined that the intent of the original developer was to provide a 50-foot setback for this lot because the City's Residential Estates (RE) Dwelling District and zoning requires the larger setback when abutting a roadway. However, in this case this property line does not abut a roadway and a lesser building line is acceptable.

Planning Commission, at its meeting of April 12, 2018, recommended to City Council the closing (removal) of a fifty-foot platted front building line for Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development.

**RECOMMENDATION:** Based on the above information, Staff recommends approval of the request closing of a fifty-foot platted front building line for Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development.