



Legislation Text

File #: O-1920-26, **Version:** 1

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.

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.