

CITY COUNCIL OVERSIGHT COMMITTEE MEETING

**MUNICIPAL BUILDING CONFERENCE ROOM
201 WEST GRAY**

THURSDAY, FEBRUARY 18, 2016

5:00 P.M.

**UPDATE OF CLOSED SECTION LINE ROADS NOT ELIGIBLE
FOR BUILDING PERMITS.**



DATE: February 11, 2016
TO: Council Oversight Committee Members
FROM: Susan Connors, Director, Planning and Community Development
SUBJECT: Update of Closed Section Line Roads Resolution R-0405-64

BACKGROUND: In September of 1985, City Council adopted Resolution R-8485-53, as recommended by the Rural Area Plan Committee. The Plan Committee was concerned about the issuance of building permits on section line roads that had never been properly constructed and had not been accepted by City Council. That resolution officially designated numerous section line roads throughout Norman as “closed” due to the fact they had never been properly constructed and accepted by the City. Properties adjacent to those section line roads designated by that resolution as closed were not eligible for issuance of a building permit without specific exceptions.

Since the adoption of Resolution R-8485-53, Council adopted the NORMAN 2025 Plan and with that adoption staff updated the requirements to qualify for a building permit with Resolution R-0405-64 to include a minimum requirement of 40 acres to qualify for building permit as well as updating the roads now open.

DISCUSSION: Since the adoption of Resolution R-0405-53 several of the previously closed roads have opened. In addition, staff recognizes that since the minimum requirement for acreage in the A-2, Rural Agricultural District is 10 acres, or smaller if the tract is a legally filed of record tract of land, that the previous requirement of 40 acres to qualify for building permit is not appropriate and prohibits land owners from building on legally subdivided lots if they cannot meet the 40-acre minimum.

Language in Resolution R-0405-64 stated “whether a public road has been adequately constructed to public road standards on said section lines and whether said public roads have been accepted by the City.” There are several roads now open that are not constructed to public road standards and staff cannot determine that they have been accepted by the City. Therefore, staff has amended the language in the Resolution to allow for the fact that existing section line roads may exist that are not built to a City standards but are an acceptable access to properties.

RECOMMENDATION: Staff recommends adoption of the updated Resolution, removing the open roads from the previous list, declaring certain section line roads as closed and allow for development on legal lots of record.

office memorandum

A RESOLUTION OF THE COUNCIL OF THE CITY OF
NORMAN, OKLAHOMA, DECLARING CERTAIN
SPECIFIED SECTION LINES AS NOT ELIGIBLE FOR
BUILDING PERMITS EXCEPT AS PROVIDED HEREIN.

- § 1. WHEREAS, the statutory section line was established for the purpose of providing public road access to individual tracts of land; and
- § 2. WHEREAS, the granting of building permits for properties abutting section lines are dependent upon whether a public road has been adequately constructed to public road standards on said section lines; and
- § 3. WHEREAS, concern has been expressed regarding which section line roads are open and available for safe travel; and
- § 4. WHEREAS, the section lines described in Attachment A are not open and available for safe travel.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 5. That said section lines described in Attachment A shall not qualify as public road frontage as required by City Code for land subdivision or for the issuance of building permits; and
- § 6. That tracts abutting said section lines shall not be issued building permits unless the section line road is constructed to acceptable standards or served by an alternate street or roadway as prescribed by Chapter 19 of the Code of the City of Norman; and
- § 7. That said section line rights-of-way are not abandoned by this action; and
- § 8. That the City Council of the City of Norman maintains its authority to revise this policy; and

§ 9. That the City Council of the City of Norman, in protecting and promoting the health, safety, and welfare of the citizens of the City, reserves its prerogative to exempt the policy advanced herein for any application for a building permit by a majority vote of the Council based upon review of a written statement by the applicant showing that the proposed use of the structure is only for an allowed use under the zoning on the property, and that it is in the best public interest for the City to grant such an exemption.

PASSED AND ADOPTED this _____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

NORTH-SOUTH SECTION LINES

- 72nd Avenue West: Beginning at a point 2,640 feet north of Robinson Street West, thence south to the Norman City limits line.
- Between Indian Hills Road West and Franklin Road West.
- 60th Avenue West: Beginning on Robinson Street West, thence south to the Norman City limits line.
- 48th Avenue West: Beginning at Willow Grove Drive, thence south to the Norman City limits line.
- 36th Avenue West: Beginning at Shadow Ridge Drive, thence south to the Norman City limits line.
- 24th Avenue West: Beginning at Robinson north to Tecumseh, less the north 3200 and 3500 blocks.
- South from Robinson a distance of 1,650 feet.
- Beginning at a point 800 feet south of Rivercross, thence south to the Norman City limits line.
- Berry Road: Beginning at Rock Creek Road, thence south to Westheimer Drive.
- Beginning on Imhoff Road West, thence south to the Norman City limits line.
- Porter/Jenkins Avenue: Beginning at Acres Street, thence south to Front Street.
- 12th Avenue East: Beginning 345 feet south of Eagle Cliff Drive, thence south to Post Oak Road East.
- 24th Avenue East: From Cedar Lane north to St. James Park Addition.
- 36th Avenue East: ~~Beginning at Wood Valley Road north to Grand Canyon Drive Beginning on Highway 9, north to Grand Canyon Road.~~
- 72nd Avenue East: Beginning at a point 2,112 feet north of Tecumseh Road East, thence north to Franklin Road East.
- 84th Avenue East: Beginning on Rock Creek Road East, thence south 3,600 feet.
- Beginning on Tecumseh Road East, thence south 3,200 feet.
- 96th Avenue East: Beginning on Vermillion, thence south to Post Oak Road.
- Beginning on Highway 9, thence north to Lindsey Street.
- Beginning at the intersection of 96th Avenue East and Arrow Head Drive, thence south to Boyd Street.
- Beginning on Tecumseh Road East, thence north to Dare Lane.

Between Bethel Road and Franklin Road.

120th Avenue East: Beginning at Lindsey Street East, thence south to the boundary of the LRSP.

Beginning at a point 1,320 feet north of Lindsey Street East, thence north to Alameda Drive.

Indian Meridian:
(132nd Avenue East) Beginning on Deer Creek Road, thence north to Roka Circle Road.

Beginning on Stella Road, thence south to a point 660 feet north of Tecumseh Road East.

Beginning on Tecumseh Road East, thence south to State Highway 9.

144th Avenue East: Beginning on Etowah Road East, thence north 3 miles to Imhoff Road East.

Beginning on Lindsey Street, thence north to a point 2,600 feet south of Tecumseh Road East.

Beginning on Tecumseh Road East, north to a point 660 feet south of Franklin Road East.

Beginning on Indian Hills Road East, thence south 2,640 feet.

~~Beginning on Bethel Road East, thence south 3,960 feet.~~

Beginning at Deer Creek Road East, thence south for a distance of 1 mile to Stella Road East.

156th Avenue East: Beginning at Alameda Street, thence north to American Legion Road.

168th Avenue East: Beginning at Alameda Street, thence south to Imhoff. ~~the Norman City limits line.~~

180th Avenue East: Beginning at Indian Hills Road, thence south 2,640 feet.

EAST-WEST SECTION LINES

- Post Oak Road East: Between Indian Meridian (132nd Avenue East) and 144th Avenue East.
- Post Oak Road West: Beginning at a point 4,000 feet west of 24th Avenue Southeast, thence west to the Norman City limits line.
- Cedar Lane Road East: Between 84th Avenue East and 120th Avenue East.
Beginning at a point 3,030 feet west of 12th Avenue East, thence west to the Norman City limits line.
- Imhoff Road East: Beginning at a point 2,640 feet west of the Indian Meridian (132nd Avenue East), thence west to the boundary of the LRSP.
Between 144th Avenue East and 156th Avenue East.
From 168th Avenue East to .4 miles west of 180th Avenue East.
- Imhoff Road West: Beginning at McGee Drive, thence west to the Norman City limits line.
- Lindsey Street East: Beginning 1,500 feet west of Blue Sky Tajana Drive, thence west to 80th Avenue East.
Beginning at Blue Sky Tajana Drive, thence east to 96th Avenue East.
Beginning at Red Rock Road, thence east to 180th Avenue East.
- Lindsey Street West: Beginning at a point 3,300 feet west of 24th Avenue West, thence west to the Norman City limits line.
- Alameda Street East: Beginning at a point 3,280 feet east of 84th Avenue Southeast, thence east to a point 400 feet west of 156th Avenue East.
Between 156th Avenue East and 168th Avenue East.
- Robinson Street East: Beginning on 84th Avenue East, thence east to Mohawk Road.
- Robinson Street West: Beginning at a point 3,960 feet west of 60th Avenue West, thence west 1,320 feet to 72nd Avenue West.
- Main Street West: Beginning at a point 3,168 feet west of 48th Avenue West, thence west to the Norman City limits line.
- Rock Creek Road East: Between 84th Avenue East and 108th Avenue East.
Beginning on 120th Avenue East, thence east to a point 2,640 feet west of 156th Avenue East.
- Rock Creek Road West: Between State Highway No. 77 and 24th Avenue NW. ~~Interstate 35.~~

Tecumseh Road East: ~~Between Porter Avenue and 12th Avenue East.~~

Between 72nd Avenue East and 84th Avenue East.

Between 132nd Avenue East and 144th Avenue East.

Indian Hills Road East: Between 84th Avenue East and 98th Avenue East.

Beginning on 108th Avenue East, thence east 3,960 feet.

Beginning at a point 2,640 feet west of 144th Avenue East, thence west to a point 4,000 feet east of 120th Avenue East.

Bethel Road East: Beginning on 72nd Avenue East, thence east 1,320 feet.

Between 84th Avenue East and 96th Avenue East.

Beginning at a point 2,640 feet west of 120th Avenue East, thence east to 144th Avenue East.

Friendship Road East: Beginning on 144th Avenue East, thence west 3,960 feet.

Little River State Park: All section lines within the Little River State Park are closed with respect to obtaining building permits from the City of Norman.