

FINAL PLAT

ITEM NO. 7

STAFF REPORT

ITEM: Consideration of a Final Plat for BROOKHAVEN NO. 41 ADDITION.

LOCATION: Generally located on the south side of West Rock Creek Road approximately one-quarter of a mile west of 36th Avenue N.W.

INFORMATION:

1. Owner. Cies Properties, Inc.
2. Developer. Cies Properties, Inc.
3. Engineer. Clour Planning & Engineering Services

HISTORY:

1. September 18, 1962. Planning Commission, on a vote of 8-1, recommended to City Council that a portion of this property be placed in R-1 and removed from A-2 zoning classification.
2. October 23, 1962. City Council adopted Ordinance No. 1423 placing a portion of this property in R-1 and removing it from A-2 zoning classification.
3. March 6, 1980. The Norman Board of Park Commissioners, on a vote of 7-0, recommended park land for the revised preliminary plat for Brookhaven Addition.
4. March 13, 1980. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven Addition.
5. February 2, 1984. The Norman Board of Park Commissioners, on a vote of 6-0, recommended park land dedication for Brookhaven Addition.
6. March 8, 1984. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1 and RM-6 and removed from A-2, zoning classification.
7. March 8, 1984. Planning Commission approved the preliminary plat for Brookhaven 22nd Addition.

HISTORY (con't):

8. April 3, 1984. City Council adopted Ordinance No. O-8384-90 placing this property in R-1 and RM-6 and removing it from A-2 zoning classification.
9. May 10, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
10. July 14, 1988. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
11. May 13, 1993. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Brookhaven No. 26 Addition.
12. June 13, 2002. Planning Commission, on a vote of 7-0, recommended to City Council the preliminary plat for Brookhaven No. 38 Addition be approved.
13. August 13, 2002. City Council approved the preliminary plat for Brookhaven No. 38 Addition.
14. August 13, 2007. The preliminary plat approval for Brookhaven No. 38 Addition became null and void.
15. January 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38) be approved.
16. February 26, 2008. City Council approved the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38).
17. November 10, 2011. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Brookhaven 41 Addition be approved.
18. November 22, 2011. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.
19. June 14, 2012. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District and removed from RM-6, Medium Density Apartment District.
20. June 14, 2012. Planning Commission, on a vote of 9-0, recommended to City Council that the revised preliminary plat for Brookhaven No. 41 Addition be approved.

21. July 24, 2012. City Council adopted Ordinance No. O-1112-43 placing a portion of this property in R-1, Single Family Dwelling District and removing it from RM-6, Medium Density Apartment District.
22. July 24, 2012. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.

IMPROVEMENT PROGRAM:

1. Fencing and Screening. Fencing and screening will be required for residential lots backing up to West Rock Creek Road.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be located and constructed on each lot prior to occupancy. The sidewalk adjacent to West Rock Creek Road will be recommended to be deferred.
6. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a proposed privately-maintained detention pond within the multi-family tracts. Stormwater will then be conveyed to the Brookhaven Creek located on the east side of 36th Avenue N.W.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. The collector street of Brookhaven Boulevard will connect to Rock Creek Road providing an additional outlet for Brookhaven Additions. West Rock Creek Road will be constructed in accordance with approved plans and paving standards. Staff is recommending deferral of paving improvements with this development for Rock Creek Road.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is an existing 12-inch (12") water main adjacent to Rock Creek Road.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All required street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, revised preliminary plat and final plat are included in the Agenda Book.

STAFF RECOMMENDATION: The owner/developer will pay a fee in lieu of park land dedication. There is no additional land contiguous to the existing park that can be dedicated. The final plat consists of 22 single family lots and 4 common areas. Staff recommends approval of the final plat for Brookhaven No. 41 Addition.

ACTION NEEDED: Approve or disapprove the final plat for Brookhaven No. 41 Addition.

ACTION TAKEN: _____