



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1516-20

File ID: FP-1516-20

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 9

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 12/21/2015

File Name: Final Plat for Brookhaven Office Park Addition

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR BROOKHAVEN OFFICE PARK ADDITION, SECTION 1, DEFERRAL OF STREET AND SIDEWALK IMPROVEMENTS FOR WEST ROCK CREEK ROAD, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED 500 FEET WEST OF 36TH AVENUE N.W. ON THE SOUTH SIDE OF WEST ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Brookhaven Office Park Addition and deferral of street and sidewalk improvements for West Rock Creek Road; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of a certificate of deposit in the amount of \$42,077 for deferral of street and sidewalk improvements for West Rock Creek Road within ten days after approval; and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 01/12/2016

Agenda Number: 9

Attachments: Location Map, Final Plat, Final Site Plan, Preliminary Plat, Staff Report, Deferral Letter, Application

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File FP-1516-20

body

BACKGROUND: This item is a final plat for Brookhaven Office Park Addition Section 1 and is generally located 500' west of 36th Avenue N.W. on the south side of West Rock Creek Road.

City Council, at its meeting of April 3, 1984 adopted Ordinance No. O-8384-90 placing this property in C-1, Local Commercial District. City Council, at its meeting of June 9, 2015, approved the revised preliminary plat for Brookhaven Office Park Addition.

The City Development Committee, at its meeting of December 23, 2015 reviewed and approved the program of public improvements, site plan and final plat for Brookhaven Office Park Addition Section 1 and recommended that the final plat be submitted to City Council for consideration.

The final plat consists of 6.84 acres and one (1) commercial lot for offices or retail shops.

DISCUSSION: Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of water improvements with fire hydrants, sanitary sewer and street paving.

Approximately 175 feet of Rock Creek Road will be required to be constructed to City standards as a half width arterial street. Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit with the City in a special account to be used with a future paving project or at such time as development occurs adjacent to the property. Staff has observed over the years that gap paving or "piecemeal" paving has been a detriment to arterial streets. There have been times over the years paving improvements have been constructed and then replaced because they did not fit in the overall design of the arterial street. Because this final plat includes a short length of pavement, staff is recommending deferral until the proposed City Paving Project for Rock Creek Road is accomplished. The deferral amount is determined based on the engineer of record's cost estimate. This estimate is attached and the total cost is \$42,077.

STAFF RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign the final plat subject to the submittal of a certificate of deposit in the amount of \$42,077.