



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Text File

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**In Control:** City Council

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### Title

CONSIDERATION OF A FINAL PLAT FOR BROOKHAVEN NO. 41 ADDITION, ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND APPROVAL OF DEFERRED PAVING, DRAINAGE, AND SIDEWALK IMPROVEMENTS FOR WEST ROCK CREEK ROAD. (LOCATED ON THE SOUTH SIDE OF WEST ROCK CREEK ROAD APPROXIMATELY ONE-FOURTH MILE WEST OF 36TH AVENUE N.W.)

### body

**BACKGROUND:** This item is a final plat for Brookhaven No. 41 Addition and is generally located on the south side of West Rock Creek Road approximately one-quarter mile west of 36th Avenue N.W. The Norman Board of Parks Commission, at its meeting of February 2, 1984, recommended park land dedication for the Brookhaven Addition. Whenever there was no longer land available, fee in lieu of park land would be required. A fee in the amount of \$1,801.25 has been negotiated between City staff and the developer. The developer has paid the required fee in lieu of park land.

City Council, at its April 3, 1984 meeting, adopted Ordinance No. O-8384-90 placing a portion of this property in R-1, Single Family Dwelling District. City Council, at its meeting of July 24, 2012, adopted Ordinance No. O-1112-43, placing the remainder of this property in the R-1, Single Family Dwelling District. City Council, at its meeting of July 24, 2012, approved the revised preliminary plat for Brookhaven No. 41 Addition. Brookhaven No. 41 Addition consists of 22 single family residential lots on 8.5 acres.

Planning Commission, at its meeting of October 11, 2012, approved the final plat for Brookhaven No. 41 Addition and recommended deferral of street paving, drainage and sidewalk improvements in connection with Rock Creek Road.

**DISCUSSION:** Construction plans have been reviewed for the required public improvements for this property. These improvements consist of paving, sidewalks, sanitary sewer, water mains with fire hydrants, and drainage.

Approximately 955-feet of West 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 of 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 of this short length of pavement, staff is recommending deferral until future development occurs.

The City Council directed staff in 2012 to collaborate with developers on both sides of Rock Creek Road to begin design of the roadway, storm water and sidewalk improvements. Concept designs and estimates have been developed but adequate funding has not been secured. Approximately half mile of Rock Creek Road between Grand View Avenue and 36th Avenue N.W. remains a 2-lane rural road without public sidewalks. If approved, a portion of the deferral fees for this plat will be used to fund the

final design for Rock Creek Road Improvements and to provide seed capital for construction of the project.

**STAFF RECOMMENDATION:** The final plat is consistent with the revised preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and bonds and receipt of a Certificate of Deposit in the amount of \$158,289.50 for deferral of paving, drainage and sidewalks.