
REVISED PRELIMINARY PLAT
PP-1415-21

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Revised Preliminary Plat for BROOKHAVEN OFFICE PARK ADDITION (Formerly known as a part of the preliminary plat of Brookhaven No. 41 Addition).

LOCATION: Generally located 500' west of 36th Avenue N.W. on the south side of West Rock Creek Road.

INFORMATION:

1. Owners. Aria Development, L.L.C.
2. Developer. Aria Development, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. March 8, 1984. Planning Commission, on a vote 8-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and removed from A-2, Rural Agricultural District.
2. March 8, 1984. Planning Commission approved the preliminary plat for Brookhaven 22nd Addition.
3. April 3, 1984. City Council adopted Ordinance No. O-8384-90 placing this property in C-1, Local Commercial District and removing it from A-2, Rural Agricultural District.
4. May 10, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
5. July 14, 1988. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
6. May 13, 1993. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Brookhaven No. 26 Addition.

HISTORY (Con't.):

7. 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 with an alley waiver for the commercial property.
8. August 13, 2002. City Council approved the preliminary plat for Brookhaven No. 38 Addition with waiver in alley requirements for the commercial property.
9. August 13, 2007. The preliminary plat approval for Brookhaven No. 38 Addition became null and void.
10. 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 Addition) be approved.
11. February 26, 2008. City Council approved the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38).
12. 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.
13. November 22, 2011. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.
14. 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.
15. July 24, 2012. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.

IMPROVEMENT PROGRAM:

1. Alley. An alley is not proposed. All of the proposed lots are above one acre. Adequate circulation has been provided for delivery vehicles and sanitation vehicles.
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.

IMPROVEMENT PROGRAM: (Con't.):

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 constructed adjacent to West Rock Creek Road. City staff will recommend deferral with a final plat.
6. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to an existing privately-maintained detention facility located south and west of the property. Storm water will then be conveyed to the Brookhaven Creek located on the east side of 36th Avenue N.W.
7. Streets. West Rock Creek Road will be constructed in accordance with approved plans and paving standards. There is a portion of Rock Creek Road located west of Brookhaven No. 41 Addition that will present a problem regarding gap paving. Gap paving refers to the scenario in which street widening occurs in "gaps" of development, leaving unimproved gaps along the street where development has not occurred. Two (2) parcels of land located west of Brookhaven No. 41 with approximately 600 feet of total frontage to Grandview Avenue will not contribute to the improvement costs for Rock Creek Road due to their zoning and platting status. Staff will recommend deferral of paving improvements with this development for Rock Creek Road with a final plat. Depending on the timing of development on the north side of Rock Creek Road, the City may utilize the recoupment process in order to generate adequate financing for the street improvements on 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 twelve-inch (12") water main adjacent to Rock Creek Road.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: This revised preliminary plat consists of commercial property. The commercial property consists of 6.84 acres and three (3) lots. The lots will contain local retail or professional office use. Proposed Lots 1 and 2 can be final platted at any time. However, Lot 3 has an existing oil well on this portion of the property. At this time there are no plans to plug the oil well and remove the appurtenances. The engineer for the developer has shown how the development functions with the oil well and without the oil well on the site plan. A new access road concurrent with the commercial paving aisle will be utilized by the oil operator. Also, the existing gate will be relocated to provide direct access from Rock Creek Road to the oil well site. The oil well road has previously accessed Rock Creek Road but further to the west (adjacent to the apartments). No other modification is proposed for the oil well site. A fence around the oil well site is existing and will remain. Staff recommends approval of the revised preliminary plat for Brookhaven Office Park Addition.

ACTION TAKEN: _____