



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1415-2

File ID: FP-1415-2

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 19

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/20/2014

File Name: Final Plat for Hallbrooke Addition, Section 5, a
Planned Unit Development.

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR HALLBROOKE ADDITION, SECTION 5, A PLANNED UNIT DEVELOPMENT, AND DEFERRAL OF STREET PAVING AND SIDEWALK IMPROVEMENTS FOR EAST ROCK CREEK ROAD, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED WEST OF 24TH AVENUE N.E. ON THE SOUTH SIDE OF EAST ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Hallbrooke Addition, Section 5, a Planned Unit Development; 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 \$125,684.05 for the deferral of street paving and sidewalk improvements in connection with East Rock Creek Road and a copy of a warranty deed for private park land, and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 09/09/2014

Agenda Number: 19

Attachments: Location Map, Final Plat, Final Site Development
plan, Preliminary Plat, Staff Report, Dev Comm App,
Deferral Estimate

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: mallory.scott@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

Text of Legislative File FP-1415-2

Body

BACKGROUND: This item is a final plat for Hallbrooke Addition, Section 5, a Planned Unit Development, and is generally located 1,150 feet west of 24th Avenue NE and south side of East Rock Creek Road. This property consists of 5.54 acres and 23 residential single-family lots and one (1) open space area. This will complete the area of the PUD, Planned Unit Development.

City Council, at its meeting of March 23, 2004, adopted Ordinance No. 0-0304-50 placing this property in the PUD, Planned Unit Development. City Council at its meeting of April 27, 2010, approved the preliminary plat for Hallbrooke Addition, Section 5, a Planned Unit Development.

The Development Committee, at its meeting of August 22, 2014, reviewed the program of public improvements, final plat for Hallbrooke Addition, Section 5, a Planned Unit Development, final site development plan and deferral of street paving and sidewalk improvements in connection with East Rock Creek Road and recommends approval.

DISCUSSION: Construction plans have been reviewed by Staff for the required public improvements for this property. These improvements consist of sidewalks, water mains with fire hydrants, street paving, drainage and sanitary sewer improvements. The improvements are under construction.

Approximately 780-feet of East 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 a 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 on East Rock Creek Road, staff is recommending deferral until future development occurs or until the City initiates improvements to East Rock Creek Road.

A warranty deed will be required for private park land requirements prior to filing the final plat.

RECOMMENDATION: Based upon the above information and that the final plat is consistent with the preliminary plat, Staff recommends approval of the final plat and final site development plan acceptance of the public dedication and authorizing the Mayor to sign the final plat, subdivision bonds/cash sureties, maintenance bonds for Hallbrooke Addition, Section 5, subject to completion and the Development Committee's acceptance of the public improvements, receipt of \$125,684.05 for the deferral of street paving and sidewalks in connection with East Rock Creek Road and receipt of a warranty deed for private park land.