

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-2

DATE:
August 22, 2014

STAFF REPORT

ITEM: Consideration of a final plat for HALLBROOKE ADDITION, SECTION 5, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 1,150 feet west of 24th Avenue N.E. on the south side of East Rock Creek Road.

INFORMATION:

1. Owner. Hallbrooke Development Group, LLC
2. Developer. Hallbrooke Development Group, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. September 23, 2003. City Council adopted Ordinance No. O-0304-17 placing this property in R-1, zoning classification.
2. February 5, 2004. The Norman Board of Park Commissioners, on a vote of 9-0 recommended private park land for Hallbrooke Addition.
3. February 12, 2004. Planning Commission, on a vote of 9-0, recommended that this property be placed in the PUD, Planned Unit Development and removed from R-1 zoning classification.
4. February 12, 2004. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.
5. March 23, 2004. City Council adopted Ordinance No. O-0304-50 placing this property in the PUD, Planned Unit Development and removing it from R-1 zoning classification.
6. March 23, 2004. City Council approved the preliminary plat for Hallbrooke Addition.
7. March 23, 2009. The approval of the preliminary plat for Hallbrooke Addition became null and void.
8. March 11, 2010. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.
9. April 27, 2010. City Council approved the preliminary plat for Hallbrooke Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat with the County Clerk.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Staff is recommending deferral of sidewalk improvements adjacent to East Rock Creek Road.
5. Storm Sewers. Stormwater drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained off plat detention facility will be utilized. A mandatory Property Owners Association is required for maintenance of the detention facility.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Staff is recommending deferral of street paving improvements in connection with East Rock Creek Road.
7. Water Mains. Water mains are existing. There is an existing 16" water main adjacent to East Rock Creek Road.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan and final plat are included as attachments.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the developer has requested the Development Committee review the final plat for Hallbrooke Addition, Section 5, a Planned Unit Development and submit it to City Council for consideration.

The property consist 5.54 acres and twenty-three (23) single family lots and one (1) open space within the Planned Unit Development. This completes the development of the PUD property.

As stated above due to the lack of existing paving improvements to East Rock Creek Road, staff is recommending deferral of these improvements.

The developer will be required to deed private park land to the Property Owners Association prior to the final plat being filed of record with the Cleveland County Clerk.

The final plat is consistent with the approved preliminary plat.