

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1617-14

DATE:
May 31, 2017

STAFF REPORT

ITEM: Consideration of a Final Plat for BROOKHAVEN NO. 44 ADDITION.

LOCATION: Generally located approximately one-quarter of a mile south of West Rock Creek Road on the east side of Brookhaven Boulevard.

INFORMATION:

1. Owner. Cies Properties, Inc.
2. Developer. Cies Properties, Inc.
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. March 6, 1980. The Norman Board of Park Commissioners, on a vote of 7-0, recommended park land for the revised preliminary plat for Brookhaven Addition.
2. March 13, 1980. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven Addition.
3. February 2, 1984. The Norman Board of Park Commissioners, on a vote of 6-0, recommended park land dedication for Brookhaven Addition.
4. March 8, 1984. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in RM-6, Medium Apartment District and removed from A-2, Rural Agricultural District.
5. March 8, 1984. Planning Commission approved the preliminary plat for Brookhaven 22nd Addition.
6. April 3, 1984. City Council adopted Ordinance No. O-8384-90 placing this property in RM-6, Medium Apartment District and removing it from A-2, Rural Agricultural District
7. May 10, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
8. July 14, 1988. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven 22nd Addition.

HISTORY (cont.):

9. May 13, 1993. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Brookhaven No. 26 Addition.
10. 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.
11. August 13, 2002. City Council approved the preliminary plat for Brookhaven No. 38 Addition.
12. August 13, 2007. The preliminary plat approval for Brookhaven No. 38 Addition became null and void.
13. 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) be approved.
14. February 26, 2008. City Council approved the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38).
15. 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.
16. November 22, 2011. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.
17. June 14, 2012. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in the R-1, Single Family Dwelling District and removed from RM-6, Medium Density Apartment District.
18. 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.
19. July 24, 2012. City Council adopted Ordinance No. O-1112-43 placing this property in the R-1, Single Family Dwelling District and removing it from RM-6, Medium Density Apartment District.
20. July 24, 2012. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.

IMPROVEMENT PROGRAM:

1. Fire Protection. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be located and constructed on each lot prior to occupancy.
5. 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 pond. Storm water will then be conveyed to the Brookhaven Creek located on the east side of 36th Avenue N.W.
6. Streets. Brookhaven Boulevard is existing. Brenton Circle will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. A water main will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, revised preliminary plat and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the developer has requested the Development Committee review the program of public improvements and final plat for Brookhaven No. 44 Addition and submit it to City Council for consideration.

The final plat consists of 2.2 acres and seven (7) single-family residential lots. There are approximately 26 residential lots remaining to be final platted in Brookhaven Addition.

Development Committee Staff Report 5-31-17

Final Plat For Brookhaven No. 44 Addition

Park land fee in the amount of \$573.75 will be required to be submitted prior to filing the final plat.

The final plat is consistent with the approved revised preliminary plat.