



# City of Norman, OK

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

## Text File

File Number: PP-1112-19

**Introduced:** 5/15/2012

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Preliminary Plat

Title

CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR BROOKHAVEN NO. 41 ADDITION. (GENERALLY LOCATED SOUTH AND WEST OF THE INTERSECTION OF 36TH AVENUE N.W. AND WEST ROCK CREEK ROAD)

**ACTION NEEDED:** Motion to approve or reject the revised preliminary plat for Brookhaven No. 41 Addition.

**ACTION TAKEN:** \_\_\_\_\_

body

**BACKGROUND:** This item is a Revised Preliminary Plat for Brookhaven No. 41 Addition and is generally located south and west of the intersection of 36th Avenue NW and West Rock Creek Road.

City Council, at its meeting of April 13, 1984, adopted Ordinance No. O-8384-90 placing this property in R-1, Single Family Dwelling District, RM-6, Medium Density Apartment District and C-1, Local Commercial District zoning classifications.

Planning Commission, at its meeting of June 14, 2012, recommended to City Council that the RM-6, Medium Density Apartment District property be placed in R-1, Single Family Dwelling District and PUD, a Planned Unit Development. Also, Planning Commission at the same meeting recommended approval of the revised preliminary plat for Brookhaven No. 41 Addition.

The preliminary plat consists of 46.50 acres. The commercial property consists of 7 acres and 4 lots. The intent is to develop retail stores or offices similar to existing facilities. There are a total of 102 lots for single-family dwellings including the proposed Planned Unit Development.

**DISCUSSION:** The proposed 85,160-square foot gross floor area retail space, 40 single-family planned unit development lots and the 62 single-family residential lots in this addition are expected to generate approximately 7,176 trips per day. Traffic capacities on 36th Avenue NW and Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. See Attachment A.

When this development last went through the platting process in 2008, a traffic analysis was prepared and it was determined that a traffic impact fee of \$11,707.50 would be appropriate for the design and construction of a new traffic signal at the intersection of 36th Avenue NW and Rock Creek Road. That traffic signal installation was completed in February 2011. With the current submittal, additional traffic analyses were conducted to determine if signalization of the

future intersection of Rock Creek Road with Brookhaven Boulevard would be required. The analyses showed that a traffic signal will not be required with this plat. As such, no other traffic analyses were required and no other traffic impact fees are applicable. Limits of No Access should exist along Brookhaven Boulevard for the single-family lots with access to both Brookhaven Boulevard and a side street.

Public improvements for this property consist of the following:

Fire Hydrants. Fire hydrants will be installed at each intersection and spacing of 300-feet between intersections. There is a proposed looped water line with fire hydrants for the apartment project.

Sanitary Sewers. Eight inch (8") sanitary sewer mains (or larger are proposed for this development).

Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be constructed adjacent to West Rock Creek Road.

Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be utilized for the single family. Storm water will then be conveyed in an underground storm pipe system to Brookhaven Creek.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. West Rock Creek Road will be constructed in accordance with approved plans and City paving standards. There is apportion of Rock Creek Road located west of this development 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 this development with approximately 600 feet of total frontage will not contribute to the improvement costs for Rock Creek Road due to their zoning and platting status. Staff is recommending deferral of paving improvements with this development for Rock Creek Road. Depending on timing of development on the north side of Rock Creek Road, the City may wish to utilize the recoupment process in order to generate adequate financing for the street improvements on Rock Creek Road.

Water Mains. Interior 6-inch and 8-inch water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

Public Dedications: All rights-of-ways and easements will be dedicated to the City with final platting.

**STAFF RECOMMENDATION:** The purpose of the revision is to include all remaining undeveloped Brookhaven property in a proposed design concept. Previously, the remaining large RM-6 lots were not shown with any development design. With the request for rezoning, the applicant has completed the design for the preliminary plat. The street layout and public improvements are relatively the same except for the Planned Unit Development that utilizes a looped interior street and alley layout.

Based on the above information, Staff recommends approval of the revised preliminary plat for Brookhaven No. 41 Addition.