
FINAL PLAT
FP-1213-37

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Final Plat for BROOKHAVEN PLACE ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located one-quarter of a mile west of 36th Avenue N.W. and one-quarter of a mile south of West Rock Creek Road.

INFORMATION:

1. Owner. Cies Properties, Inc.
2. Developer. Cies Properties, Inc.
3. Engineer. Clour Planning & Engineering Services

HISTORY:

1. February 1, 1984. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended park land dedication for Brookhaven Addition.
2. March 8, 1984. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in RM-6, Medium Density Apartment District and removed from A-2 zoning classifications.
3. March 8, 1984. Planning Commission approved the preliminary plat for Brookhaven 22nd Addition.
4. April 3, 1984. City Council adopted Ordinance No. O-8384-90 placing this property in RM-6, Medium Density Apartment District and removing it from A-2 zoning classification.
5. May 10, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
6. July 14, 1988. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
7. May 13, 1993. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Brookhaven No. 26 Addition.

HISTORY (cont'):

8. 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.
9. August 13, 2002. City Council approved the preliminary plat for Brookhaven No. 38 Addition.
10. August 13, 2007. The preliminary plat approval for Brookhaven No. 38 Addition became null and void.
11. 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.
12. February 26, 2008. City Council approved the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38).
13. November 10, 2011. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Brookhaven No. 41 Addition, be approved.
14. November 22, 2011. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.
15. June 14, 2012. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District and PUD, a Planned Unit Development and removed from RM-6, Medium Density Apartment District.
16. 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.
17. July 24, 2012. City Council adopted Ordinance No. O-1112-43 placing a portion of this property in the R-1, Single Family Dwelling District and the remainder of this property in the Planned Unit Development and removing it from RM-6, Medium Density Apartment District.
18. July 24, 2012. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.

IMPROVEMENT PROGRAM:

1. Alleys. Alleys will be constructed in accordance with approved plans and paving standards. Rear loaded garages will utilize the public alleys.

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 filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Storm water will be conveyed to an existing privately-maintained detention pond located to the east within this plat. Storm water will then be conveyed to the Brookhaven Creek located on the east side of 36th Avenue N.W.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Within the development, a proposed twenty-foot (20') one-way street will be utilized. Within common open area of the looped street, overflow parking will be constructed. The Property Owners Association will be responsible for the maintenance of the parking and all common areas.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and 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, preliminary plat, final site development plan and final plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The final plat is consistent with the approved revised preliminary plat for Brookhaven No. 41 Addition. The final plat consist of one (1) single family residential lot and forty (40) PUD lots and four (4) Common Open Space Blocks. Staff recommends approval of Brookhaven Place Addition, a Planned Unit Development.

ACTION NEEDED: Approve or disapprove the final site development plan and approve or disapprove the final plat for Brookhaven Place Addition, a Planned Unit Development.

ACTION TAKEN: _____