

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-21

December 23, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for BROOKHAVEN OFFICE PARK ADDITION SECTION 1

LOCATION: Generally located 500' west of 36th Avenue N.W. on the south side of West Rock Creek Road.

INFORMATION:

1. Owners. Aria Development, L.L.C.
2. Developer. Aria Development, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. March 8, 1984. Planning Commission, on a vote 8-0, recommended to City Council that this property be placed in C-1, Local Commercial District and removed from A-2, Rural Agricultural District.
2. March 8, 1984. Planning Commission approved the preliminary plat for Brookhaven 22nd Addition.
3. April 3, 1984. City Council adopted Ordinance No. O-8384-90 placing this property in C-1, Local Commercial District and removing it from A-2, Rural Agricultural District.
4. May 10, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
5. July 14, 1988. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
6. May 13, 1993. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Brookhaven No. 26 Addition.

HISTORY (Con't.):

7. 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 with an alley waiver for the commercial property.
8. August 13, 2002. City Council approved the preliminary plat for Brookhaven No. 38 Addition with waiver in alley requirements for the commercial property.
9. August 13, 2007. The preliminary plat approval for Brookhaven No. 38 Addition became null and void.
10. 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 Addition) be approved.
11. February 26, 2008. City Council approved the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38).
12. 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.
13. November 22, 2011. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.
14. 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.
15. July 24, 2012. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.
16. May 14, 2015. Planning Commission, on a vote of 7-0, recommended to City Council that the revised preliminary plat for Brookhaven Office Park Addition be approved.
17. June 9, 2015. City Council approved the revised preliminary plat for Brookhaven Office Park Addition.

IMPROVEMENT PROGRAM:

1. Alley. An alley is not proposed. The proposed lot is above one acre. Adequate circulation has been provided for delivery vehicles and sanitation vehicles.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

IMPROVEMENT PROGRAM: (Con't.):

3. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to West Rock Creek Road. City staff will recommend deferral with the final plat. Sidewalks are existing adjacent to 36th Avenue N.W.
6. 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 facility located south and west of the property. Storm water will then be conveyed to the Brookhaven Creek located on the east side of 36th Avenue N.W.
7. Streets. West Rock Creek Road will be constructed in accordance with approved plans and paving standards. Staff is recommending deferral of the paving improvements based on a future project. Thirty-sixth Avenue N.W. is existing.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is an existing twelve-inch (12") water main adjacent to Rock Creek Road and an existing sixteen-inch (16") water main adjacent to 36th Avenue N.W.

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, site plan, preliminary plat, final plat and an engineer's estimate for deferral are attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the final site development plan and final plat for Brookhaven Office Park Addition Section 1.

The final plat consists of 6.84 acres and one (1) lot. The lot will contain local retail or professional office use. The remaining lot within the preliminary plat has an existing oil well on the property. At this time, there are no plans to plug the oil well and remove the appurtenances.

Based on the fact the City is pursuing a Paving Project for this section of street and there are no connecting improvements to the west. Staff is recommending deferral of the street paving and sidewalks in connection with West Rock Creek Road. The engineer has submitted an estimate in the amount of \$42,077.00.

The owner requested concurrent construction and the Development Committee, on November 9, 2015 accepted Subdivision Bond No. B-1516-30 and Certificate of Deposit No. 26591 securing the public improvements.