



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1213-37

File ID: FP-1213-37 **Type:** Final Plat **Status:** Consent Item

Version: 1 **Reference:** Item No. 15 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 04/10/2013

File Name: Final Site Development Plan and Final Plat for Brookhaven Place, A PUD **Final Action:**

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR BROOKHAVEN PLACE, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED WEST OF 36TH AVENUE N.W. AND SOUTH OF WEST ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Brookhaven Place, a Planned Unit Development; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvement and receipt of a fee in the amount of \$2,295 in lieu of park land dedication requirements.

ACTION TAKEN: _____

Agenda Date: 06/24/2014

Agenda Number: 15

Attachments: Text File Brookhaven Place Final Plat, Location Map, Final Plat, Staff Report, Site Plan, Revised Preliminary Plat, 5-9-13 PC Minutes

Project Manager: Ken Danner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/09/2013					

Text of Legislative File FP-1213-37

Body

BACKGROUND: This item is a final plat for Brookhaven Place Addition, a Planned Unit Development, and is 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.

The Norman Board of Parks Commission, at its meeting of February 2, 1984, recommended park land dedication for the remaining Brookhaven Addition. It was agreed that once all existing park land at Brookhaven

Park had been allocated that fee in lieu of park land would be required for remaining sections. Since all park land has been allocated, fee in the amount of \$2,295 has been negotiated between City staff and the owner. The owner has paid the required park land fee.

City Council, at its meeting of July 24, 2012, adopted Ordinance No. O-1112-43, placing this property in the Planned Unit Development zoning district, excluding one (1) single family dwelling lot, and removing it from RM-6, Medium Density Apartment District. Also, City Council, at its meeting of July 24, 2012 approved the revised preliminary plat for Brookhaven No. 41 Addition (this property was included in the preliminary plat). Planning Commission, at its meeting of May 9, 2013, approved the final plat for Brookhaven Place Addition, a Planned Unit Development excluding Lot 1, Block 3.

This property consists of 10.87 acres of a Planned Unit Development consisting of forty (40) lots and one (1) single family residential lot (Lot 1, Block 3).

Privately maintained open space areas will be utilized within the development. Existing platted lots in Brookhaven are participants in the use and maintenance of the detention facility. A Mandatory Property Owners Association will be established for the maintenance of the common areas. The City Legal staff has reviewed the covenants for this development.

DISCUSSION: Staff has reviewed the required construction plans. Improvements for this property consist of street paving, alley paving, water with fire hydrants, sanitary sewer, storm drainage and sidewalks.

STAFF RECOMMENDATION: The final plat is consistent with the approved revised preliminary plat. Based upon the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements and/or bonds and will recommend that the Mayor sign the final plat and bonds upon receipt of park land fee in the amount of \$2,295.