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REVISED PRELIMINARY PLAT

ITEM NO.10b

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**STAFF REPORT**

**ITEM:** CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR BROOKHAVEN  
NO. 41 ADDITION

**LOCATION:** Generally located southwest of the intersection of West Rock Creek Road and  
36<sup>th</sup> Avenue NW.

**INFORMATION:**

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

**HISTORY:**

1. September 18, 1962. Planning Commission, on a vote of 8-1, recommended to City Council that a portion of this property be placed in R-1, and removed from A-2, zoning classification.
2. October 23, 1962. City Council adopted Ordinance No. 1423, placing a portion of this property in R-1, and removing it from A-2 zoning classification.
3. March 6, 1980. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended park land for the revised preliminary plat for Brookhaven Addition.
4. March 13, 1980. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven Addition.
5. February 2, 1984. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended park land dedication for Brookhaven Addition.
6. March 8, 1984. Planning Commission, on a vote 8-0, recommended to City Council that a portion of this property be placed in R-1, RM-6, and C-1 and removed from A-2, zoning classification.

**HISTORY (Con't.)**

7. March 8, 1984. Planning Commission approved the preliminary plat for Brookhaven 22<sup>nd</sup> Addition.
8. April 3, 1984. City Council adopted Ordinance No. O-8384-90 placing a portion of this property in C-1, R-1, and RM-6 and removing it from A-2 zoning classification.
9. May 10, 1984. Planning Commission, on a vote 8-0, recommended to City Council that a portion of this property be placed in R-1, and removed from A-2, zoning classification.
10. May 10, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Brookhaven 22<sup>nd</sup> Addition.
11. June 5, 1984. City Council adopted Ordinance No. O-8384-117 placing a portion of this property in R-1, and removing it from A-2 zoning classification.
12. July 14, 1988. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven 22<sup>nd</sup> Addition.
13. May 13, 1993. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Brookhaven No. 26 Addition.
14. 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.
15. August 13, 2002. City Council approved the preliminary plat for Brookhaven No. 38 Addition with waiver in alley requirements for the commercial property.
16. August 13, 2007. The preliminary plat approval for Brookhaven No. 38 Addition became null and void.
17. 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.
18. February 26, 2008. City Council approved the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38).
19. 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.

20. November 22, 2011. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.
21. June 14, 2012. The applicant has made a request to place a portion of this property in R-1, Single Family Dwelling District and PUD, Planned Unit Development and remove it from RM-6, Medium Density Apartment District.

**IMPROVEMENT PROGRAM:**

1. Alley. An alley will be constructed for the proposed commercial lots.
2. Fencing and Screening. Fencing and screening will be required for residential lots backing up to West Rock Creek Road.
3. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
4. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
5. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
6. Sidewalks. Sidewalks will be located and constructed on each lot prior to occupancy. Also, sidewalks will be constructed adjacent to West Rock Creek Road.
7. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a proposed privately-maintained detention pond within the multi-family tracts. Stormwater will then be conveyed to the Brookhaven Creek located on the east side of 36<sup>th</sup> Avenue N.W.
8. 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 paving standards. There is a portion 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 the timing of development on the north side of Rock

Creek Road, the City may utilize the recoupment process in order to generate adequate financing for the street improvements on Rock Creek Road.

9. 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.

**PUBLIC DEDICATIONS:**

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

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan, and revised preliminary plat are included in the Agenda Book.

**STAFF RECOMMENDATION:** This revised preliminary plat consists of single family lots, Planned Unit Development, and commercial lots. City traffic engineers have performed an assessment of this property for any traffic impacts. With the recent completion of the traffic signal at 36<sup>th</sup> Avenue N.W. and Rock Creek Road, additional improvements are not required at this time. Staff recommends approval of the revised preliminary plat for Brookhaven No. 41 Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the revised preliminary plat for Brookhaven No. 41 Addition to City Council.

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