



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-21

File ID: PP-1415-21

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference:

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/13/2015

File Name: Preliminary Plat Revision for Brookhaven Office Park

Final Action:

Title: CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR BROOKHAVEN OFFICE PARK ADDITION FORMERLY INCLUDED WITH BROOKHAVEN NO. 41 ADDITION. (GENERALLY LOCATED ON THE SOUTH SIDE OF WEST ROCK CREEK ROAD APPROXIMATELY 500' WEST OF 36TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the revised preliminary plat for Brookhaven Office Park formerly included with Brookhaven No. 41 Addition.

ACTION TAKEN: _____

Agenda Date: 06/09/2015

Agenda Number:

Attachments: Brookhaven-Table, Location Map, Preliminary Plat, Preliminary Site Plan, Well Site Plan, Staff Report, Transportation Impacts, Pre-Development Summary, Greenbelt Commission Comments, 5-14-15 PC Minutes - Brookhaven Office Park

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/14/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
Action Text: That this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call							

Text of Legislative File PP-1415-21

body

BACKGROUND: This item is a revised preliminary plat for Brookhaven Office Park Addition and is generally located on the south side of West Rock Creek Road and 500' west of 36th Avenue NW.

City Council, at its meeting of April 13, 1984, adopted Ordinance No. O-8384-90 placing this property in C-1, Local Commercial District.

Planning Commission, at its meeting of May 14, 2015, recommended to City Council that the revised preliminary plat for Brookhaven Office Park Addition be approved.

This revised preliminary plat consists of commercial property. The commercial property consists of 6.84 acres and three (3) lots. The lots will contain local retail or professional office use. Proposed Lots 1 and 2 can be final platted at any time. However, Lot 3 has an existing oil well on this portion of the property. At this time there are no plans to plug the oil well and remove the appurtenances. The engineer for the developer has shown how the development functions with the oil well and without the oil well on the site plan. A new access road concurrent with the commercial paving aisle will be utilized by the oil well operator. Also, the existing gate will be relocated to provide direct access from Rock Creek Road to the oil well site. An existing oil well road has previously accessed Rock Creek Road further to the west (adjacent to the apartments). No other modification is proposed for the oil well site. A fence around the oil well site is existing and will remain.

DISCUSSION: The proposed 96,000-square foot gross floor area of office space in this addition is expected to generate approximately 1,272 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.

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. As such, no other traffic analyses were required and no other traffic impact fees are applicable.

Public improvements for this property consist of the following:

1. **Alley.** An alley is not proposed. All of the proposed lots are above one acre. Adequate circulation has been provided for delivery vehicles and sanitation vehicles.
2. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. **Sanitary Sewers.** Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. **Sidewalks.** Sidewalks will be constructed adjacent to West Rock Creek Road. City staff will recommend deferral with final platting.
5. **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 commercial property. Storm water will then be conveyed in an underground storm pipe system to Brookhaven Creek.
6. **Streets.** West Rock Creek Road will be constructed in accordance with approved plans and City paving standards. There is a portion of Rock Creek Road located further 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 just east of Grandview Avenue 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 with final platting. There is a current project in design to widen Rock Creek Road from 36th Avenue N.W. to Grandview Avenue. Funding of this project is currently being explored. These deferral funds would go towards this future project. 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.
7. **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.

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

STAFF RECOMMENDATION: Based on the above information, Staff recommends approval of the revised preliminary plat for Brookhaven Office Park Addition.