

FINAL PLAT
FP-1213-31

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a Final Plat for BROOKHAVEN NO. 43 ADDITION.

LOCATION: Generally located approximately one-quarter of a mile south of West Rock Creek Road on the east side of Brookhaven Boulevard.

INFORMATION:

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

HISTORY:

1. March 6, 1980. The Norman Board of Park Commissioners, on a vote of 7-0, recommended park land for the revised preliminary plat for Brookhaven Addition.
2. March 13, 1980. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven Addition.
3. February 2, 1984. The Norman Board of Park Commissioners, on a vote of 6-0, recommended park land dedication for Brookhaven Addition.
4. March 8, 1984. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District.
5. March 8, 1984. Planning Commission approved the preliminary plat for Brookhaven 22nd Addition.
6. April 3, 1984. City Council adopted Ordinance No. O-8384-90 placing this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.

HISTORY (cont.):

7. May 10, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
8. July 14, 1988. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
9. May 13, 1993. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Brookhaven No. 26 Addition.
10. 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.
11. August 13, 2002. City Council approved the preliminary plat for Brookhaven No. 38 Addition.
12. August 13, 2007. The preliminary plat approval for Brookhaven No. 38 Addition became null and void.
13. 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.
14. February 26, 2008. City Council approved the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38).
15. 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.
16. November 22, 2011. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.
17. 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.
18. July 24, 2012. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.

3. Sanitary Sewers. Sanitary sewer mains are existing.
4. Sidewalks. Sidewalks will be located and constructed on each lot prior to occupancy.
5. 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 an existing privately-maintained detention pond. Stormwater will then be conveyed to Brookhaven Creek located on the east side of 36th Avenue N.W.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Rosebrook Court will terminate as a cul-de-sac.
7. Water Mains. A water main will be installed in accordance with approved plans and City and Oklahoma 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, revised preliminary plat and final plat are included in the Agenda Book.

STAFF RECOMMENDATION: The owner/developer will pay a fee in lieu of park land dedication. There is no additional land contiguous to the existing park that can be dedicated. The final plat consists of 6 single family lots. With this final plat the existing street of Rosebrook will terminate as a cul-de-sac. The final plat is consistent with the approved preliminary plat. Staff recommends approval of the final plat for Brookhaven No. 43 Addition.

ACTION NEEDED: Approve or disapprove the final plat for Brookhaven No. 43 Addition.

ACTION TAKEN: _____