



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: CIES, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CIES, LLC FOR BROOKHAVEN NO. 45 ADDITION, (PREVIOUSLY KNOWN AS BROOKHAVEN NO. 41 ADDITION) FOR APPROXIMATELY 7.96 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER OF A MILE SOUTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF BROOKHAVEN BOULEVARD.

ITEM: Consideration of a Preliminary Plat for **BROOKHAVEN NO. 45 ADDITION, (PREVIOUSLY KNOWN AS BROOKHAVEN NO. 41 ADDITION).**

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

INFORMATION:

1. Owner. Cies, LLC.
2. Developer. Cies, LLC.
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing and placing this property in the A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
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 the 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
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 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 will be approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
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. Storm water will be conveyed to an existing privately-maintained detention pond located southeast of this proposed development.
6. Streets. Brookhaven Boulevard is existing. Brenton Court and Wyckham Place will be constructed in accordance with approved plans and City paving standards.
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 will be dedicated to the City with a final plat.
2. Rights-of-Way. All required street rights-of-way will be dedicated to the City with a final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 7.96 acres and 22 single-family lots. This will complete the Brookhaven development. Staff recommends approval of the preliminary plat for Brookhaven 45 Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Brookhaven No. 45 Addition to City Council.

ACTION TAKEN: _____