

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2122-11

DATE:
April 8, 2022

STAFF REPORT

ITEM: Consideration of a Final Plat for VILLAS AT ASHTON GROVE ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 490-feet north of West Rock Creek Road on the east of 48th Avenue N.W.

INFORMATION:

1. Owners. Ashton Grove Development Company, L.L.C.
2. Developer. Ashton Grove Development Company, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. November 6, 1997. The Norman Board of Park Commissioners, on a vote of 6-0, recommended approval of a private park to satisfy park land requirements.
4. November 13, 1997. Planning Commission, on a vote of 4-4, made no recommendation to City Council to place this property in the Planned Unit Development (PUD) and remove it from A-2, Rural Agricultural District.
5. November 13, 1997. Planning Commission, on a vote of 4-4, made no recommendation for the preliminary plat for Ashton Grove Addition.
6. January 13, 1998. City Council adopted Ordinance No. 0-9798-23, placing this property in the Planned Unit Development (PUD) and removing it from A-2, Rural Agricultural District and approved the preliminary plat/preliminary site development plan as part of the PUD proposal.
7. January 13, 2003. Approvals of the preliminary plat for Ashton Grove Addition became null and void.
8. September 8, 2005. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Ashton Grove Addition for one month.

9. October 13, 2005. Planning Commission, on a vote of 5-0-1, recommended to City Council that the preliminary plat for Ashton Grove Addition, a Planned Unit Development be approved.
10. December 13, 2005. City Council approved the preliminary plat for Ashton Grove Addition, a Planned Unit Development with amendments.
11. December 13, 2008. Approvals of the preliminary plat for Ashton Grove Addition, a Planned Unit Development became null and void.
12. July 11, 2013. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Ashton Grove Addition, a Planned Unit Development be approved.
13. August 13, 2013. City Council approved the preliminary plat for Ashton Grove Addition, a Planned Unit Development.
14. August 13, 2020. The Norman Development Committee approved the preliminary plat for Ashton Grove Addition, a Planned Unit Development

IMPROVEMENT PROGRAM:

1. Fire Hydrants. 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 acceptances of street improvements.
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 the residential lots. In addition, a sidewalk will be constructed within the open space property connecting the Villas with Ashton Grove Estate lots. A sidewalk adjacent to 48th Avenue N.W. is recommended to be deferred until such time as a paving project for 48th Avenue N.W. takes place.
5. Storm Sewers. This property will utilize an existing detention facility to convey storm water runoff.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. However, the streets are privately maintained by the Home Owners Association.
7. Water Mains. Water mains 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. Street rights-of-way are private and are to be maintained by the Home Owners Association.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS: The final plat is consistent with the approved preliminary plat. This final plat consists of 16.75 acres and thirty-six (36) single-family lots. The proposal is the construction of villa lots.

Based on the fact there are no sidewalks to connect to adjacent to 48th Avenue N.W., staff is recommending deferral of sidewalks until a 48th Avenue Paving Project comes to fruition. The of providing a certificate of deposit in the amount of \$44,543.40.