



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/26/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR THE VILLAS AT ASHTON GROVE ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT, SUBJECT TO RECEIPT OF \$44,543.40 FOR THE DEFERRAL OF SIDEWALK IMPROVEMENTS IN CONNECTION WITH 48TH AVENUE N.W. AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED 490 FEET NORTH OF WEST ROCK CREEK ROAD ON THE EAST SIDE OF 48TH AVENUE NW.)

BACKGROUND:

This item is a final plat for Villas at Ashton Grove Addition, Section 1, a Planned Unit Development and is generally located 490-feet north of West Rock Creek Road on the east side of 48th Avenue N.W.

City Council on January 13, 1998, adopted Ordinance O-9798-23, placing this property in the PUD, Planned Unit Development, and removing it from A-2, Rural Agricultural District. The property consist of 16.76 acres with 36 residential lots and 3 common areas.

The Norman Development Committee on August 13, 2020 approved the preliminary plat for Ashton Grove Addition for an additional five (5) years. The Norman Development Committee, at its meeting of April 7, 2022, reviewed and approved the program of improvements, final site development plan/final plat for Villas at Ashton Grove Addition, Section 1, a Planned Unit Development and recommended that the final site development plan and/final plat be submitted to City Council for consideration. The Development Committee recommended deferral of sidewalk improvements in connection with 48th Avenue N.W.

DISCUSSION:

Construction plans have been reviewed by staff for the required public improvements for this property. Approximately 1,588-feet of sidewalks in connection with 48th Avenue N.W. are required. Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where

construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit with the City in a special account to be used with a future paving and sidewalk project or at such time as development occurs adjacent to the property. This section of 48th Avenue NW is included in the 2019 Transportation Bond Program. These deferral funds will be applied to this project.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan/final plat and the filing of the plat subject to receipt of \$44,543.40 for the deferral of sidewalk improvements in connection with 48th Avenue N.W. and completion and acceptance of all required public improvements and authorize the Mayor to sign the final plat.