

# DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2324-5

DATE:  
August 24, 2023

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## STAFF REPORT

**ITEM:** Consideration of a Final Plat for ASHTON GROVE ADDITION, SECTION 4, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located one-half mile north of West Rock Creek Road and one-quarter of a mile east of 48<sup>th</sup> 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 City of Norman Development Committee approved the preliminary plat for Ashton Grove Addition, a Planned Unit for an additional five (5) years.

#### **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. Storm Sewers. This property will utilize detention facility to convey storm water runoff.
5. 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.
6. 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. Any public utilities within the private rights-of-way are covered with a public utility easement.
3. Park Land. Private park land has been fulfilled.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat and final site development plan/final plat are attached.

**DEVELOPMENT COMMITTEE COMMENTS:** The final plat is consistent with the approved preliminary plat. This final plat consists of 30.03 acres and forty-nine (49) single-family lots. The proposal is the construction of large estate lots consistent with Ashton Grove Addition, Sections 1, 2 and 3. There have been 93 large estates lots platted. This completes the large estates development.