



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/12/2023

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR ASHTON GROVE ADDITION, SECTION 4, (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED ONE HALF MILE NORTH OF WEST ROCK CREEK ROAD AND ONE QUARTER MILE EAST OF 48TH AVENUE NW).

BACKGROUND:

This item is a final site development plan/final plat for Ashton Grove Addition, Section 4, a Planned Unit Development and is generally located ½ mile north of West Rock Creek Road and ¼ mile east of 48th Avenue N.W. Ashton Grove Addition, Section 4, a Planned Unit Development is a 30.03 acres subdivision consisting of 49 large estate single-family residential lots and an existing common open space property. This will complete the residential development.

City Council, at its meeting of January 13, 1998, adopted Ordinance No. O-9798-23, placing this property in the Planned Unit Development. The Norman Development Committee reapproved the preliminary plat for Ashton Grove Addition, a Planned Unit Development an additional five (5) years on August 13, 2020.

The Norman Development Committee, on August 24, 2023, approved the program of public improvements, final site development plan/final plat and recommended the final site development plan/final plat for the Ashton Grove Addition, Section 4, a Planned Unit Development be submitted to City Council for consideration.

DISCUSSION:

Construction plans have been approved for the required public improvements for this development. Some of the public improvements are under construction. These improvements consist of water mains with fire hydrants, sanitary sewer mains, storm drainage, street paving (private streets built to City standards) and sidewalks. Stormwater runoff will be conveyed to an existing privately maintained detention facility.

Park land requirements have been fulfilled.

STAFF RECOMMENDATION:

The final plat is consistent with the approved preliminary plat and completes the development. Based on the above information, staff recommends acceptance of the public dedications, approval of the final site development plan/final plat and filing of the final site development plan/final plat subject to completion of public improvements. The City Development Committee must accept all required public improvements or bonds/cash sureties securing public improvements. This action authorizes the Mayor to sign the final plat and bonds.