



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Master

**File Number: PP-1314-1**

**File ID:** PP-1314-1

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 35

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 06/20/2013

**File Name:** ASHTON GROVE ADDITION PRELIMINARY PLAT

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR ASHTON GROVE ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF 48TH AVENUE N.W. AND WEST ROCK CREEK ROAD)

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Ashton Grove Addition, a Planned Unit Development.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 08/13/2013

**Agenda Number:** 35

**Attachments:** Attachment A.pdf, Location Map - Ashton Grove, Prelim Ashton Grove, Stf-rept. prelim-plat-Ashton.pdf, Transportation Impacts - Ashton Grove, Predevelopment Ashton Grove, Greenbelt Comments Ashton Grove, 7-11-13 PC Minutes - PP-1314-1

**Project Manager:** Ken Danner, Subdivision Manager

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/11/2013					

### Text of Legislative File PP-1314-1

body

**BACKGROUND:** This item is a preliminary plat for Ashton Grove Addition, a Planned Unit Development, and is generally located north of West Rock Creek Road and east of 48th Avenue N.W. The original preliminary plat for Ashton Grove Addition expired in December, 2008. This property consists of 125.30 acres including 23.82 acres of common open space. Ashton Grove Addition, Section 1, a PUD consisted of 42 single family residential lots. There are a remaining 168 single family residential lots to be filed of record in Ashton Grove Addition. Of the remaining 168 lots to be developed, 89 of the lots will be located in the Villas consisting of smaller lots located on the western portion of the property. The other seventy-nine (79) lots will be consistent with the larger lots platted with Section 1.

City Council, on January 13, 1998, adopted Ordinance No. O-9798-23 placing this property in the Planned Unit

Development zoning classification. Planning Commission, at its meeting of July 11, 2013, recommended to City Council that the preliminary plat for Ashton Grove Addition, a Planned Unit Development, be approved.

**DISCUSSION:** The 168 residential lots in this addition are expected to generate approximately 1,692 trips per day. The traffic capacities on the affected roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. See Attachment A.

Public improvements consist of the following:

1. Drainage. Stormwater runoff will be conveyed to privately-maintained detention facilities.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Streets. Streets will be constructed in accordance with approved plans and City paving standards. The interior streets will be private streets. The owner paved Rock Creek Road full width as part of the final plat for Ashton Grove Addition, Section 1. Forty Eighth Avenue N.W. will not be constructed to a full width arterial based on the inability to develop on the west side of 48th Avenue N.W. If 48th Avenue N.W. is constructed in the future, it will require a City project for that completion.
5. Sidewalks. Sidewalks will be required adjacent to 48th Avenue N.W. As part of the approval of the Planned Unit Development, sidewalks are not required adjacent to the interior private streets.
6. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be required adjacent to 48th Avenue N.W. There is an existing twelve inch (12") water main adjacent to West Rock Creek Road.

**STAFF RECOMMENDATION:** The owner desires to continue his project as originally proposed. Based on the above information, staff recommends approval of the preliminary plat for Ashton Grove Addition, a Planned Unit Development.