

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1314-2

DATE:
August 19, 2013

STAFF REPORT

ITEM: Consideration of a Final Plat for ASHTON GROVE ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located eight hundred feet (800') north of West Rock Creek Road and eight hundred fifty (850') east of 48th Avenue N.W.

INFORMATION:

1. Owners. Ashton Grove LC; Ashton Grove Master Association, Inc.
2. Developer. Ashton Grove LC
3. Engineer/Surveyor. Pinnacle Consulting Management Group, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
2. 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.
3. 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 zoning classification.
4. November 13, 1997. Planning Commission, on a vote of 4-4, made no recommendation for the preliminary plat for Ashton Grove Addition.
5. 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 zoning classification and approved the preliminary plat/preliminary site development plan as part of the PUD proposal.
6. January 13, 2003. The approval of the preliminary plat for Ashton Grove Addition became null and void.
7. September 8, 2005. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Ashton Grove Addition for one month.
8. 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.

9. December 13, 2005. City Council approved the preliminary plat for Ashton Grove Addition, a Planned Unit Development with amendments.
10. December 13, 2008. The preliminary plat for Ashton Grove Addition, a Planned Unit Development became null and void.
11. 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.
12. August 13, 2013. City Council approved the preliminary plat for Ashton Grove Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

The required public improvements have been constructed and are presented to the Development Committee for acceptance. These public improvements consist of sanitary sewer and water. Street paving and drainage are private however; they have been inspected and built to City 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 Property 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 property consists of 23.69 acres and thirty (30) single family buildable lots. The proposal is the construction of large estate lots consistent with Ashton Grove Addition, Section 1, a Planned Unit Development.

The Development Committee supports the final plat for Ashton Grove Addition, Section 2, a Planned Unit Development be submitted to City Council for its consideration.