

Applicant Ashton Grove LC

Location NE Corner 48th Avenue NE and Rock Creek Road

Case Number PD 13-17

Time 6:30-7:00 PM

Attendee	Stakeholder	Address	email	phone
Dow Hamm III	applicant	105 S Jones	dow@hammcorp.com	281-460-5616
Babette Patton	Applicant's attorney	Breathwit-Patton 500 N Walker OKC	bpatton@breathwit-patton.com	415-1780
Tara Koetter	neighbor	4430 Berry Farm Rd	tarakoetter@yahoo.com	410-7844
Max Weldon	neighbor	4431 Berry Farm Rd	jmweldon@cox.net	329-7712
David Duncan	neighbor	2601 Berry Farm Rd	dmduncan@cox.net	447-5574
Jeff Cummins	neighbor	4401 Berry Farm Rd	jcummins58@gmail.com	360-3286
John and Kathleen Grizzle	neighbors	4420 Berry Farm Rd	jgrizzle@ok.mercy.net kate.grizzle@gmail.com	701-0137
Wally Kerr	Interested observer	2500 McGee Dr.	wally@kerrteam.com	321-8326
Elaine Haack	Interested observer	100 N Broadway OKC	shaack@hallestill.com	553-2861
Ken Danner	City Public Works			366-5458
Leah Messner	City Attorney's office			217-7748
Susan Atkinson	City Facilitator			366-5392

Application Summary. The applicant is seeking to renew an expired preliminary plat for undeveloped portions of the 126-acre Ashton Grove subdivision in northwest Norman. This preliminary plat would include only the remaining undeveloped portions of the original Ashton Grove Addition. Section 1 of the Ashton Grove Addition was final platted and filed of record and is therefore not included in the proposed preliminary plat. The

current zoning for the parcel is PUD per O-9798-23. The current *Norman 2025 Land Use Plan* designation for the parcel is Low Density Residential.

Applicant's Opportunity. Within the total area of the 126-acre Ashton Grove Addition, proposed uses include:

- 100 Estate lots: 69 acres +/-
- 89 Villa lots: 27 acres +/-
- Common areas: 30 acres +/-

Neighbors' Comments.

Pending contracts. A neighbor asked if the applicant had contracts for buyers to purchase the 32 estate lots.

Applicant's Response. He responded that the final plat for the addition had been pending for 2 years and that they had contracts for sale for 18 of the 32 lots that may or may not still be valid.

Common Areas. Neighbors asked about common areas.

Applicant's Response. He responded that he seeks to maintain all existing common areas but that there would be no additional improvements to those existing common areas.

Front Gate. Neighbor asked about placement of the addition's front gate, which has been the subject of past litigation.

Staff Response. City legal staff stated that it was not appropriate for staff to comment on pending litigation.