

PRELIMINARY PLAT

ITEM NO.5

PP-1314-1

STAFF REPORT

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

LOCATION: Generally located at the northeast corner of the intersection of West Rock Creek Road and 48th Avenue N.W.

INFORMATION:

1. Owners. Ashton Grove LC; Ashton Grove Master Association, Inc.
2. Developer. Ashton Grove LC; Ashton Grove Master Association, Inc.
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 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 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.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing/Screening will be installed adjacent to 48th Avenue N.W. for the residential lots that are backing or siding the minor arterial street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks are not proposed adjacent to the interior private streets. Sidewalks will be constructed adjacent to 48th Avenue N.W.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to proposed detention systems.
7. 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. Forty Eighth Avenue will not be constructed to a full width minor arterial based on the inability to develop on the west side of 48th Avenue. If 48th Avenue is constructed in the future, it would require a City project for that completion.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. There is an existing twelve-inch (12") water main adjacent to West Rock Creek Road. A twelve-inch water main will be required adjacent to 48th Avenue N.W.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.

2. Rights-of-Way. Forty-eighth Avenue N.W. will be dedicated with final platting. Interior streets are private to be maintained by the property owner's association.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property has been involved with litigation over the years. The owner desires to continue his project as originally proposed. Staff recommends approval of the preliminary plat for Ashton Grove Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Ashton Grove Addition, a Planned Unit Development, to City Council.

ACTION TAKEN:_____