

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1920-3

DATE:
November 20, 2019

STAFF REPORT

ITEM: Consideration of a Final Plat for ASHTON GROVE ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located one-quarter of a mile north of West Rock Creek Road and almost one-half of a mile east of 48th Avenue N.W.

INFORMATION:

1. Owners. BFW, L.L.C.
2. Developer. BFW, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. 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.
4. 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, Rural Agricultural District.
5. November 13, 1997. Planning Commission, on a vote of 4-4, made no recommendation for the preliminary plat for Ashton Grove Addition.
6. 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, Rural Agricultural District and approved the preliminary plat/preliminary site development plan as part of the PUD proposal.
7. January 13, 2003. Approvals of the preliminary plat for Ashton Grove Addition became null and void.
8. September 8, 2005. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Ashton Grove Addition for one month.

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

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptances of street improvements.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Storm Sewers. This property will utilize detention facility to convey storm water runoff.
5. Streets. Streets will be constructed in accordance with approved plans and City paving standards. However, the streets are privately maintained by the Home Owners Association.
6. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality 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 Home 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 final plat consists of 14.14 acres and nineteen (19) single-family lots. The proposal is the construction of large estate lots consistent with Ashton Grove Addition, Sections 1 and 2. There have been 74 single-family lots platted with a total of 58.38 acres. There are an additional 62.13 acres and approximately 133 remaining single-family lots.