



Application for Pre-Development Informational Meeting

Case No. PD 13-17

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Ashton Grove L.C. Ashton Grove Master Association Inc.	ADDRESS 105 S. Jones Norman, Oklahoma 73069
EMAIL ADDRESS dow@hammcorp.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Dow Hamm III 281.460.5616(m) BEST TIME TO CALL: Anytime

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located at the Northeast Corner of Rock Creek Road and 48th Avenue NW, being part of the S.W. 1/4, Section 15, T9N, R3W of the I.M., Norman, Cleveland County, Oklahoma.

and containing approximately 126* acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Single Family Residential Lots

Estate Lots (100) Approximately 69 Acres

Villa Lots (89) Approximately 27 Acres

Common Areas Approximately 30 Acres

*Original corner Quarter Section of approximately 160 acres, Less the Section 1 Final Plan of Approximately 34 acres

Willie Dow Hamm III 6.10.2013

This proposed development will necessitate (check all that apply): <input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input type="checkbox"/> Rezoning to _____ District(s) <input type="checkbox"/> Special Use for _____ <input checked="" type="checkbox"/> Preliminary Plat <u>Ashton Grove</u> (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <input checked="" type="checkbox"/> Deed or Legal Description <input type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input checked="" type="checkbox"/> Preliminary Development Map <input checked="" type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>PUD 0-9798-23</u> Current Plan Designation: <u>Low Density Residential</u>	Concurrent Planning Commission Review Requested: <u>yes</u> Received on: <u>6-10-13</u> at <u>1:09</u> a.m./p.m. <input checked="" type="checkbox"/> by <u>mt</u> Ward <u>8</u>
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OFFICE OF THE CITY CLERK

INTRODUCTION

The Ashton Grove Development has been designed to create an elegant upper bracket gated community of single family home sites. The property is located in West Norman and commands tremendous views over the Ten Mile Flat, part of the South Canadian River Valley. Mature oak and walnut trees occur over sixty percent of the property, located primarily on the eastern upland space area centered between the two types of luxury housing and shared by the entire community.

The Plan

The one hundred-sixty acre planned unit development design utilizes a traditional design of private streets in a modified grid that flow through the development preserving the mature tree cover while connecting all the neighborhoods back to the open space "heart" of the community. The streets are additionally wide to provide a hike/bike lane on the street. These lanes will provide an alternative path for pedestrians, in lieu of sidewalks, and connect to the open space trail system along the lake to link the neighborhoods together and provide a recreational amenity for the development. Landscape islands are planned along the streets for additional internal common green areas and the utilities are located along the front of the lots to minimize disturbance of the existing trees and preserve the integrity of the natural environment. The meandering streets will be lined with large street trees, three inch in caliper, sixty feet on center, and four feet off the curb to create a green canopy over the streets and a common framework for the distinct architectural homes. Additional 25' landscape easements have been provided along Rock Creek and 48th Street to create and preserve a landscaped edge to the development. The easement will include Masonry walls, wrought iron fencing, berms and plantings to envelope the community framework of green. All common open spaces, trails, entries, and landscaped islands in the street will be maintained by the Ashton Grove Master Association, Inc.

The Estates

The wooded uplands are planned for the one hundred forty four half acre estate lots. Care has been taken to create an elegant living environment for each home. Front yard setbacks have been increased to 35' minimum up to 40' from the private 50' wide street right-of-way to create a "green" front yard comfortable dimensions to the street environment. Private streets in the Estates will be concrete 34' wide back to back with roll over curbs. Sideyard setback on corner lots of interior streets have been increased to 30' to move the homes behind the front yards of adjacent homes. Sideyard setbacks on interior property lines will be 15' and rear yard set backs will be a minimum of 10' to garden structure and 25' to the house structure. Final setbacks will be determined in the final site Development Plan for each phase. Each lot and proposed site plan will be reviewed and finished floor elevations will be recommended by the Ashton Grove Design Review Committee to preserve trees and provide appropriate transition from one home to the next. Fences will be strongly discouraged to help maintain the shared common green amenity between the homes. Design Guidelines will be created for the Estates to help guide and support each home design and site plan to achieve the highest level of

architectural quality and take advantage of the wooded living environment available to Ashton Groves residents. The development will complete the proposed first phase of 43 lots in 2000 and reserves the right to change future phases in size, shape, and location.

The Villas

The eighty nine Villa homes are located on the western portion of the property along 48th Street accessed from the interior boulevard in two "villages" of 37 and 52 single family detached homes. The Villas are surrounded by landscape easements or water creating a dynamic living environment. The 26' wide back to back concrete private streets with roll over curbs are contained in a 50' wide street right of way that meanders through the villages. Open views to the lake and the open space amenity occur at the street intersections and at the end of the cul-de-sacs. These open views create a visual value important to interior lots as well as lake side homes. Though sidewalks will not be provided along the streets in order to maximize the front yard green spaces within the neighborhood, private hike/bike trails will connect the Villas to the Lake Amenity and the Estates. Front yard setbacks vary from 20' minimum up to 30'. Sideyard setbacks on corner lots along the street are 15' minimum up to 20'. Sideyard setbacks on interior property lines are 5' minimum up to 10' with a minimum of 14' between buildings. Garden and courtyard walls attached to the homes may occur on the shared property lines between the homes. These building setbacks will provide flexibility in the site planning and create a varied street scene. Final setbacks will determine in the Final Site Development Plan for each phase.

