



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/14/25

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2526-4 FINAL PLAT/FINAL SITE DEVELOPMENT PLAN FOR MONTE VISTA ESTATES PHASE 1, A PLANNED UNIT DEVELOPMENT INCLUDING THE DEFERRAL OF PAVING, DRAINAGE AND SIDEWALKS IN CONNECTION WITH EAST TECUMSEH ROAD (GENERALLY LOCATED ONE-HALF MILE EAST OF 12TH AVENUE N.E. ON THE SOUTH SIDE OF EAST TECUMSEH ROAD).

BACKGROUND:

This item is a final plat for Monte Vista Estates Phase 1, a Planned Unit Development and is generally located ½ mile east of 12th Avenue N.E. on the south side of East Tecumseh Road.

City Council, at its meeting of November 28, 2023, adopted Ordinance No. O-2324-16 placing this property in the Planned Unit Development District and removing it from A-2, Rural Agricultural District. In addition, City Council approved the preliminary plat for Monte Vista Estates, a Planned Unit Development. This property consists of 35.13 acres and thirty-six (36) large single-family residential lots.

The Norman Development Committee, at its meeting of September 25, 2025, reviewed and approved the program of improvements, final site development plan/final plat for Monte Vista Estates Phase 1, a Planned Unit Development and recommended that the final site development plan/final plat be submitted to City Council for consideration. The Development Committee recommended deferral of street paving, drainage and sidewalk improvements in connection with East Tecumseh Road.

DISCUSSION:

Construction plans have been reviewed by staff for the required public improvements for this property. Approximately 967-feet of street paving, drainage and sidewalks in connection with East Tecumseh Road are required. Section 30-602 (b) (1) (2). a. b. c. and d. of the City Code establishes a method of deferring public improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or

(d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit with the City in a special account to be used with a future paving, drainage and sidewalk project or at such time as development occurs adjacent to the property.

Construction plans have been reviewed by staff for the required improvements for this property. The improvements consist of water mains with fire hydrants, drainage including detention facilities, street paving. Interior streets are private and will be maintained by the Property Owners Association.

Park land fee in the amount of \$3,537 has been paid by the owners.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan/final plat and the filing of the final site development/plat subject to receipt of \$217,182.70 for the deferral of street paving, drainage and sidewalk improvements in connection with East Tecumseh Road and completion and acceptance of all required public improvements or bonding the public improvements and authorize the Mayor to sign the final plat.