

# **MONTE VISTA ESTATES**

**A PLANNED UNIT DEVELOPMENT  
NORMAN, OKLAHOMA**

**APPLICANT:  
*DAR, LLC***

**APPLICATION FOR:  
PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAT  
NORMAN 2025**

Submitted September 1, 2023  
Revised September 28, 2023

**PREPARED BY:**

**RIEGER LAW GROUP PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069**

## TABLE OF CONTENTS

- I. INTRODUCTION
- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
  - A. Location
  - B. Existing Land Use and Zoning
  - C. Elevation and Topography
  - D. Drainage
  - E. Utility Services
  - F. Fire Protection Services
  - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
  - A. Uses Permitted
  - B. Area Regulations
  - C. Additional Development Criteria

### EXHIBITS

- A. Legal Description of the Property
- B. Site Development Plan
- C. Allowable Uses
- D. Greenspace Exhibit
- E. Preliminary Plat

## **I. INTRODUCTION**

DAR, LLC (the “**Applicant**”) seeks to rezone and plat a tract of property, containing approximately 80-acres, located in Ward 6 of the City of Norman, as more particularly described on the attached **Exhibit A** (the “**Property**”). The Applicant also seeks to amend the Property’s NORMAN 2025 Designation to Low Density Residential. The Applicant seeks to rezone the Property to this Planned Unit Development (“**PUD**”) in order to facilitate the development of a single-family residential neighborhood in accordance with the terms and conditions contained herein. The Property is currently zoned A-2, Rural Agricultural District.

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Property is generally located at the Southwest corner of the 24<sup>th</sup> Avenue NE and East Tecumseh Road intersection.

### **B. Existing Land Use and Zoning**

The Property is currently zoned A-2, Rural Agricultural District, and it has a NORMAN 2025 designation of Very Low Density Residential. The property to the North is zoned A-2, Rural Agricultural. The properties to the West are zoned PUD, Planned Unit Development. The properties to the South are zoned A-2, Rural Agricultural, R-1, Single Family Dwelling, and RE, Residential Estates. The properties to the East are zoned A-2, Rural Agricultural. Generally, the surrounding NORMAN 2025 designations are Very Low Density Residential and County Residential.

### **C. Elevation and Topography**

The Property consists of unimproved land. The Property generally slopes toward the proposed drainage area within the interior of the Property and from the South to the North.

### **D. Drainage**

The Applicant proposes stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations. A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. Stormwater runoff will be controlled by a series of detention ponds. This property will also have Water Quality Protection Zone to provide a riparian buffer for the stream running through the property.

### **D. Utility Services**

The necessary utilities for this project are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary. The Property will be served by Private Sanitary Sewer Septic Systems.

**F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

**G. Traffic Circulation and Access**

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan.

**III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property shall be developed in compliance with the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman’s PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf on the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

**A. Uses Permitted:**

Generally, the Property will be allowed to develop with a principal single-family dwelling unit and compatible uses, such as an accessory dwelling unit (ADU) allowable on each Lot, and accessory buildings. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

**B. Area Regulations:**

The Lots within the Property shall comply with the following regulations:

**Setbacks:**

**Front Yard:** The minimum front yard setback shall be twenty-five (25) feet.

**Side Yard:** The minimum side yard shall be ten (10) feet. Unattached one-story buildings of accessory use shall be located at least ten (10) feet from the side property line, or fifteen (15) feet if more than one-story.

**Rear Yard:** There shall be a rear yard having a depth of at least twenty (20) feet. Unattached one-story buildings of accessory use shall be set back at least

ten (10) feet from the rear property line, or fifteen (15) feet if more than one story.

**Intensity & Lot Size:** There shall be a minimum Lot width of fifty (50) feet at the front building line of each Lot. Each Lot shall be approximately one-half (1/2) acre. No more than one (1) principal single-family dwelling unit shall be constructed on any one Lot. No more than one (1) accessory dwelling unit (ADU) shall be constructed on any one Lot. ADUs may have living accommodations to include a full kitchen. Each Lot will be allowed to have one (1) principal single-family dwelling unit and one (1) ADU in accordance with the terms of this PUD. This shall not preclude owners from also constructing accessory buildings such as, but not limited to: pool houses, barns, or sheds so long as they are not also used as residential dwelling units with full kitchens if an ADU is already present on the Lot. The locations of accessory buildings are subject to modification during final development of each Lot. Each Lot shall have a maximum of 65% impervious area.

**C. Additional Development Criteria:**

**1. Site Plan**

The Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the property shall be generally constructed as presented thereon, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman's PUD Ordinance, as may be amended from time to time.

**2. Open Space**

A minimum of 15% (13.01 acres) of the Property shall be utilized as open green space as shown on the attached **Exhibit D**.

**3. Traffic Access/Circulation**

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan.

**4. Signage**

All signs shall comply with the sign standards of the City of Norman Sign Code as applicable a classification of Low Density Residential.

**5. Fencing**

Fencing is permissible along the perimeter of the Property but is not required. Fencing may be brick, stone, wood, decorative metal, or other material. The maximum fence height for the Property shall be eight (8) feet.

**6. Sidewalks**

Sidewalks within the interior of the neighborhood are permissible, but not required. If public sidewalks are desired, final design and location will be subject to City Staff review and approval at the final plat stage. The applicant expects to request deferral at the final plat stage for improvements along East Tecumseh Road and 24<sup>th</sup> Avenue NE, including, but not limited to, sidewalks, walkways, and other required street improvements, due to the current lack of development improvements along those two Minor Urban Arterials in the vicinity. Final plans for required public improvements will be subject to City Staff review and approval at the final plat stage in accordance with the City of Norman's adopted subdivision regulations and applicable ordinances.

**EXHIBIT A**

Legal Description of the Property

The North Half (N1/2) of the Northeast Quarter (NE1/4) of Section 16, Township 9 North, Range 2 West, Cleveland County, Oklahoma AND the Northwest Quarter (NW1/4) of Section 10, Township 9 North, Range 2 West, LESS AND EXCEPT Beginning at the Southwest Corner of the Northwest Quarter (NW1/4) thence North 370 feet, thence East 648 feet, thence South 370 feet, thence West 648 feet to the point of beginning, Cleveland County, Oklahoma





**EXHIBIT C**  
Allowable Uses

Allowable Uses for the Final Platted Lots:

- Detached single-family principal dwelling unit;
- Family day care home;
- General purpose farm or garden;
- Type 1 Mobile Home;
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building;
- One accessory dwelling unit (ADU) may be developed on each lot within the Property provided (a) it is clearly secondary to the larger principal dwelling; and (b) is not a mobile home;
  - The ADU may be used as a permanent residence and may contain its own attached garage, kitchen, and similar components to allow the occupant to maintain autonomy while allowing for creative housing opportunities, such as, by way of example, aging in place.
  - The ADU may be contained within a larger shop, barn, or warehouse, as designed by the owner;
- Short-term rentals.

Unplatted areas of the Property may also be used for the following allowable uses until such areas have been platted into Lots:

- Detached single-family dwelling;
- Agricultural crops;
- Raising of farm animals;
- General purpose farm or garden;
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building.

# Exhibit D Greenspace Exhibit



