

PRELIMINARY PLAT

ITEM NO. 13

PP-2324-6

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **MONTE VISTA ESTATES ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Located at the southwest corner of the intersection of East Tecumseh Road and 24th Avenue N.E.

INFORMATION:

1. Owners. Michael and Glenda Argo.
2. Developer. DAR, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. October 5, 2023. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land requirements.
5. October 12, 2023. The applicants have made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation.
6. October 12, 2023. The applicants have made a request to place this property in the Planned Unit Development and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Private individual sewage systems will be installed in accordance with approved plans and City and State Department of Environmental Quality standards for each lot.
4. Sidewalks. Sidewalks will be installed adjacent to Tecumseh Road and 24th Avenue N.E. It is the intent of the developer to install interior sidewalks adjacent to the private streets.
4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be installed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facilities.
5. Streets. Streets will be constructed in accordance with approved plans and City paving standards as residential estates streets without curb and gutter. However, the interior streets will be privately maintained by POA/HOA. This is a proposed gated development. Tecumseh Road and 24th Avenue N.E. will be constructed as minor urban arterial streets.
6. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch water main adjacent to East Tecumseh Road and 24th Avenue N.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
3. WQPZ. There is WQPZ, Water Quality Protection Zone within the property. With final platting of the WQPZ area a drainage easement and covenants will be required to protect the area.

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

PRELIMINARY PLAT FOR MONTE VISTA ESTATES ADDITION, A PLANNED UNIT DEVELOPMENT

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing 83 residential estates lots on 79.40 acres. Of the 79.40 acres, there will be 13.01 acres of open space throughout the development. Staff recommends approval of the preliminary plat for Monte Vista Estates Addition, a Planned Unit Development.

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

ACTION TAKEN: _____