

Staff Recommendation for  
Monte Vista Estates Addition PUD

Monte Vista Estates Addition PUD is located in Section 16 of Township 9 North, Range 2 West of the Indian Meridian. It is located on the west side of 24<sup>th</sup> Avenue NE, on the south side of Tecumseh Road, (See Map). This development is proposing 91 lots of ½-acre R-1-type housing in the PUD; requiring .596 acre of park land (or 1.192 acres, if Private Park was proposed). There is also approximately 13 acres of open space shown in the plat, which will be left as green space.

This development will yield \$6,825 in Neighborhood Park Development Fees and the same amount in Community Park Development fees once all building permits have been issued. The developer has requested a Fee-in-Lieu of land decision for this project. This proposal appears to be the better option for this PUD, as it is proposed to be a gated community, with passive recreation proposed in the green spaces being built; and most of the area around the project is also large-lot residential estate development (see map). The amount of park (public or private) that would be established with this few number of houses does not provide enough land to establish large-scale recreation; and it would be an additional drain on maintenance resources without much space gained.

There are two residential neighborhoods west and south of this addition which have park land in them. The Park Hill park site and associated green space is a private park land decision from years ago; while the Deerfield Addition is home to a large public park that has been developed and open for over 13 years. Therefore, the fees collected for this addition would be assigned to the Deerfield Park development account, since it is the closest public park that is within the same square mile as Monte Vista Estates PUD (see map). That park has a large playground, walking trails, a basketball court and room for team sports practice. The Deerfield Park funds collected over the years will one day be combined with the NORMAN FORWARD Neighborhood Park Improvement Project funds when it is time to make upgrades to that park in the coming years. At that time, we will survey the surrounding development residents to help guide what improvements we make at Deerfield Park prior to any construction.

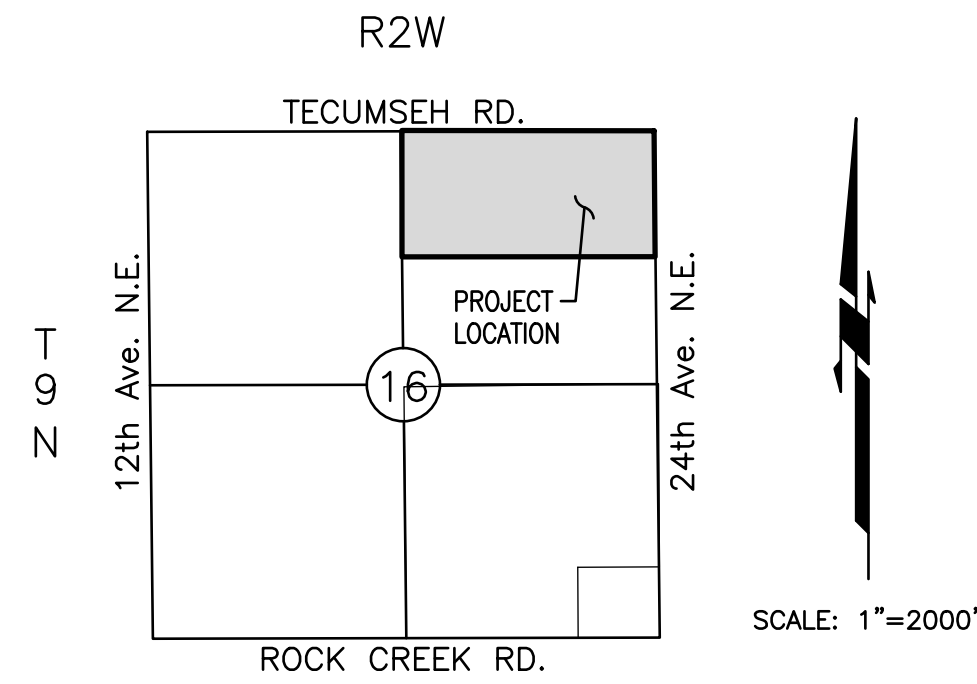
Staff recommends that the Board of Park Commissioners make a fee-in-lieu of land decision for the Monte Vista Estates Addition PUD.



Preliminary Plat  
**MONTE VISTA ESTATES**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4, SECTION 16, T9N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

RESIDENTIAL LOTS - 91  
 OPEN SPACE AREA = 13.01 AC.±

SCALE: 1" = 100'



SCALE: 1" = 2000'

**LEGAL DESCRIPTION**

A tract of land lying in the Northeast Quarter (N.E. 1/4) of Section Sixteen (16), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

BEGINNING at the Northeast Corner of said N.E. 1/4;

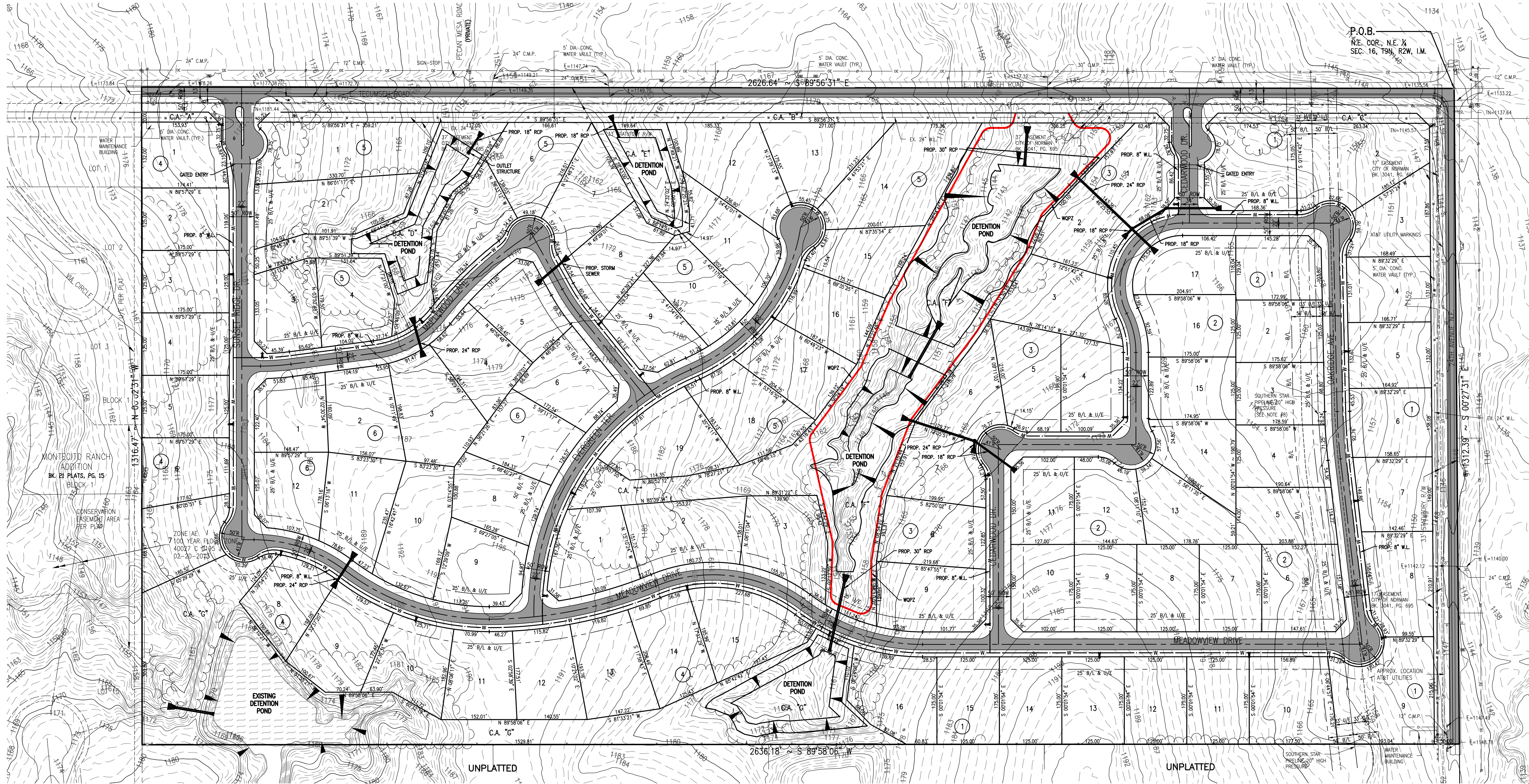
THENCE South 00°27'31" East along the East line of said N.E. 1/4 a distance of 1312.39 feet;

THENCE South 89°58'06" West a distance of 2636.18 feet to a point on the East boundary line of the filed final plat of MONTECITO RANCH ADDITION (as filed in Book 21 of Plats, Page 15-19);

THENCE North 00°02'31" West along the boundary of said final plat a distance of 1316.47 feet to a point on the North line of said N.E. 1/4;

THENCE South 89°58'31" East along said North line a distance of 2626.64 feet to the POINT OF BEGINNING.

Said tract of land contains 79.40 acres, more or less



**STORM DRAINAGE DETENTION FACILITY EASEMENT**

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF RED CANYON RANCH EAST; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

**NOTES**

- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
- THE PROPOSED USE OF THE PROPERTY IS FOR "RE" RESIDENTIAL ESTATE DWELLINGS.
- ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
- PAVED STREETS SHALL BE 22' WIDE AND SHALL HAVE 50' WIDE STREET RIGHT-OF-WAY PER CITY OF NORMAN STANDARD ST-04.
- NO SEPTIC TANKS OR LATERAL LINES SHALL BE PLACED WITHIN 15' OF WATER LINE ALONG TECUMSEH ROAD.
- TECUMSEH ROAD WILL BE IMPROVED TO RURAL COLLECTOR STANDARDS.
- 20" HIGH PRESSURE SOUTHERN STAR PIPELINE IS COVERED BY A BLANKET R/W CONTRACT IN ALL OF THE NE/4 OF SECTION 16 WITH CITIES SERVICE GAS COMPANY (BK. 211, PG. 470).

**(WQPZ) WATER QUALITY PROTECTION ZONE**

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.

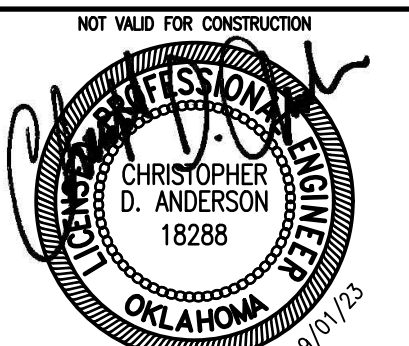
NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

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**OWNER:**  
 Michael R. & Glenda L Argo  
 4211 24th Ave. N.E.  
 Norman, Oklahoma 73071

**Developer:**  
 DAR, L.L.C.  
 2900 Washington Dr.  
 NORMAN, OKLAHOMA 73069

**Engineer:**  
 SMC Consulting Engineers, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106



MONTE VISTA ESTATES  
 TECUMSEH RD. & 24TH AVE. N.E.  
 NORMAN, OKLAHOMA

<p><b>SMC</b>                  Consulting Engineers, P.C.                  815 W. Main Street                  Oklahoma City, OK 73106                  Phone: 405-232-7715 Fax: 405-232-7659                  Website: www.smcok.com</p>	PROJECT NO.: 6551.00 DATE: 9/01/23 SCALE: 1" = 1/4" DRAWN BY: --- ENGINEER: Christopher D. Anderson P.E. NUMBER: 18288
	OAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025

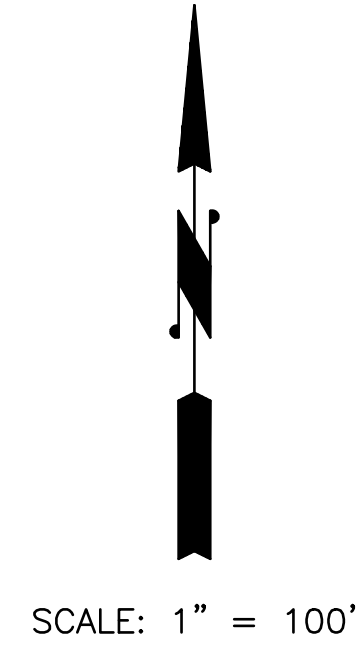
PRELIMINARY PLAT SHEET NO. 1
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\* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP

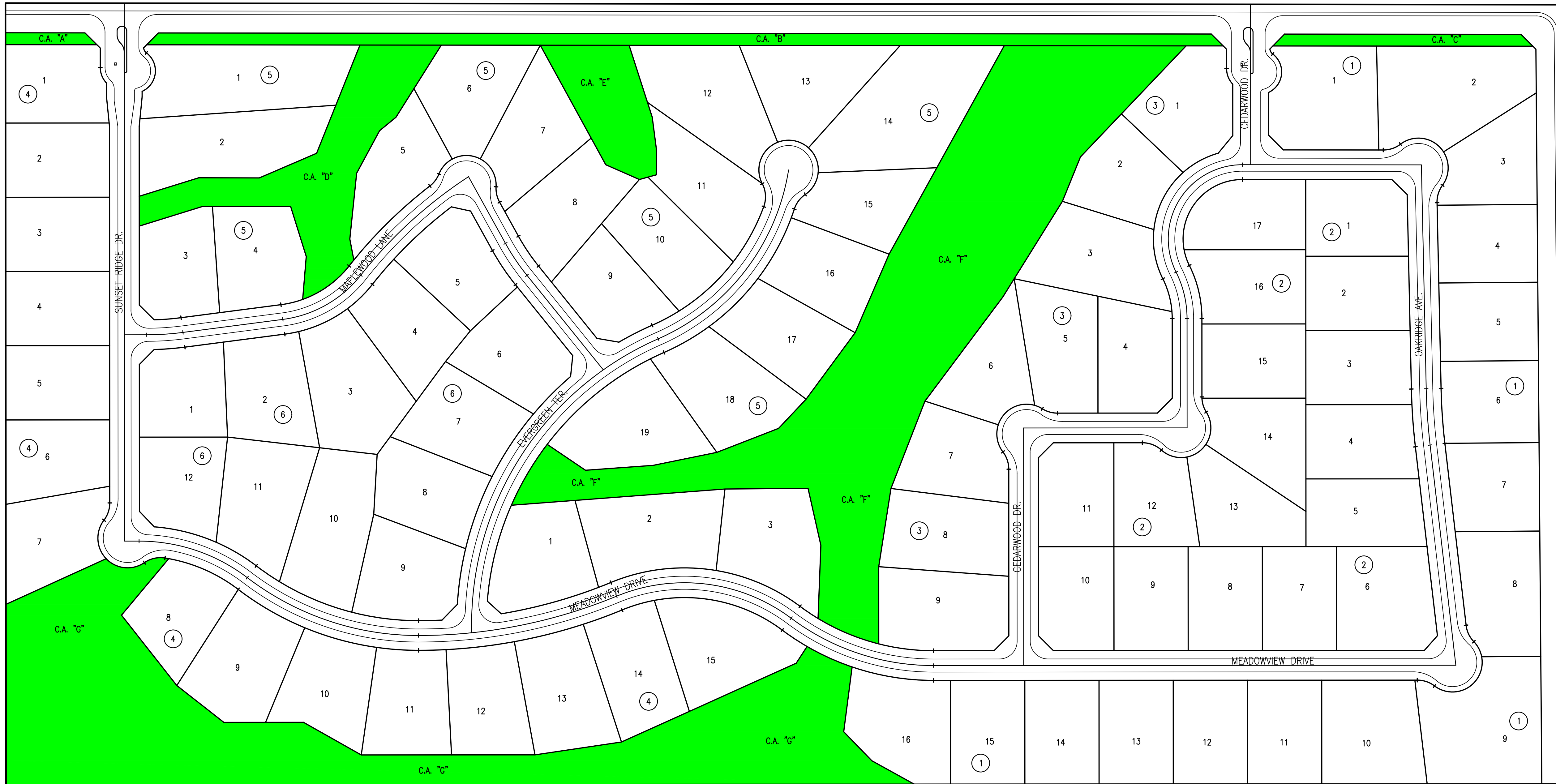
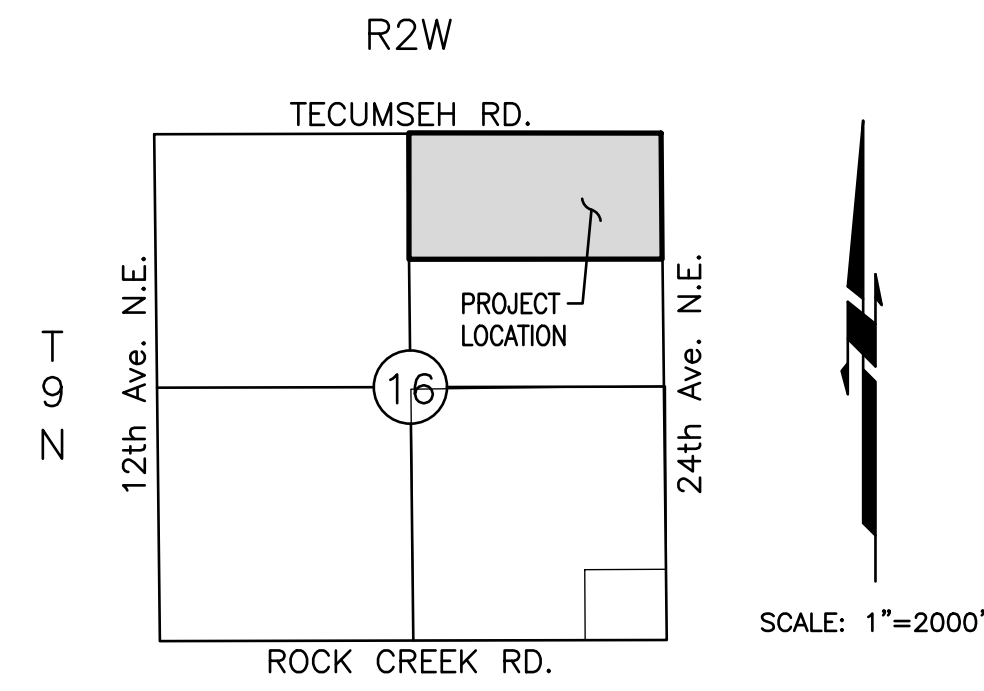


*Greenspace Exhibit*  
**MONTE VISTA ESTATES**

A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4, SECTION 16, T9N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



OPEN SPACE AREA = 13.01 AC.±



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**MONTE VISTA ESTATES**  
**TECUMSEH RD. & NORMAN, OKLAHOMA**

**SMC**  
 Consulting Engineers, P.C.  
 6100 N. Lincoln Blvd.  
 Oklahoma City, Oklahoma 73121  
 Phone: 405-232-7715 Fax: 405-232-7639  
 Website: www.smcok.com  
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025

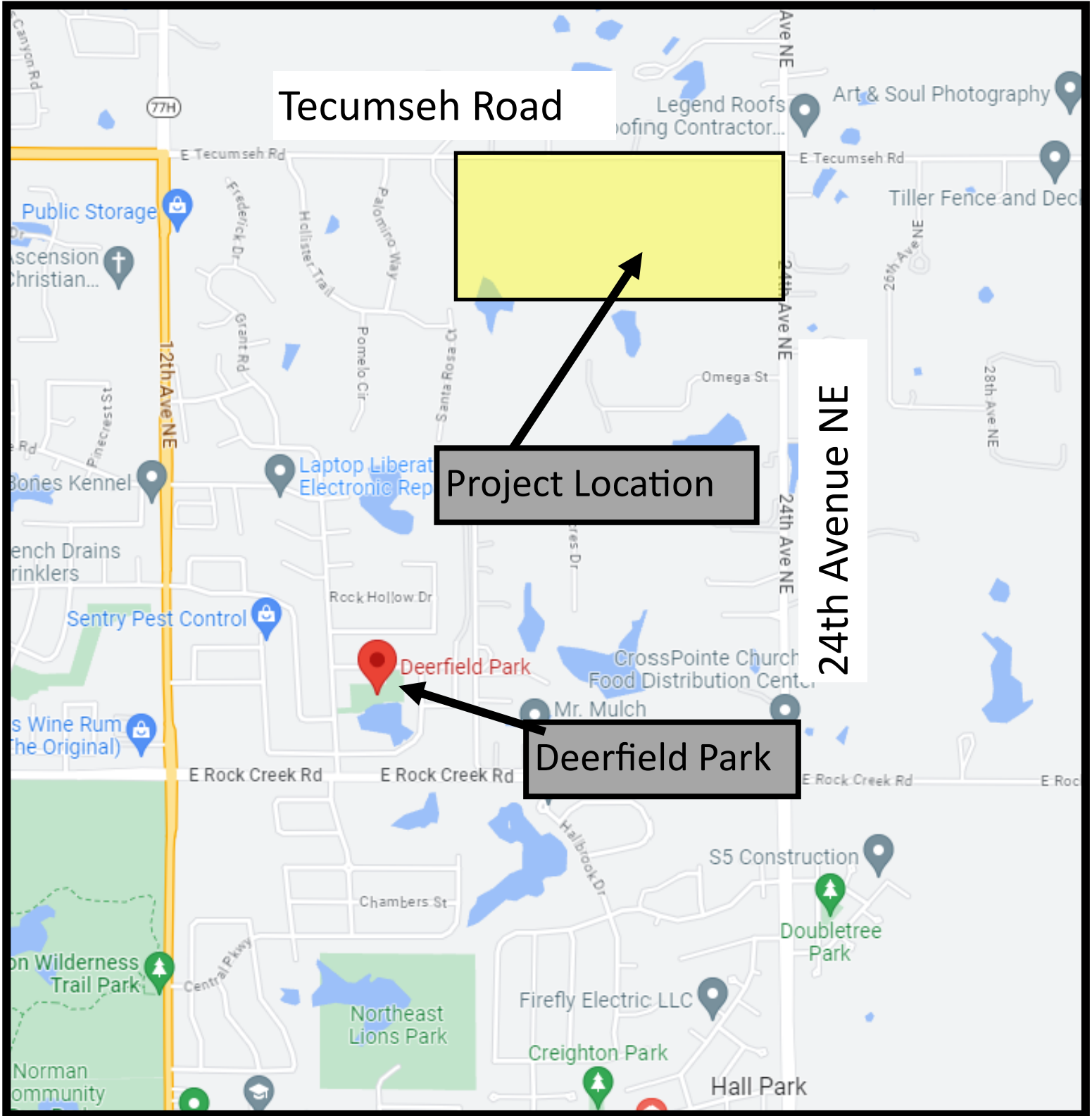
No.	Revision	By	Date

PROJECT NO.: 6551.00  
 DATE: 9/01/23  
 SCALE: 1" = 100'  
 DRAWN BY: D.G.  
 ENGINEER:  
 P.E. NUMBER:

**Greenspace Exhibit**

SHEET NO.  
**1**

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Tecumseh Road

24th Avenue NE

Project Location

Deerfield Park

**Monte Vista Estates PUD**

**Location Map**