



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1516-21**

**File ID:** FP-1516-21

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 14

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 01/22/2016

**File Name:** Final Plat for Monterey II Addition

**Final Action:**

<p><b>Title:</b> CONSIDERATION OF AN AMENDED FINAL PLAT FOR MONTEREY II ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED EAST OF 12TH AVENUE S.E. AND SOUTH OF CEDAR LANE ROAD)</p>
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**Notes:** ACTION NEEDED: Motion to approve or reject the amended final plat for Monterey II Addition; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the amended final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements, and direct the filing of the amended final plat.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 02/09/2016

**Agenda Number:** 14

**Attachments:** Location map, Filed Final Plat, Amended Final Plat,  
Letter from Monterey, Staff report, Application

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File FP-1516-21

body

**BACKGROUND:** This item is an amended final plat for Monterey II Addition, and is generally located 440-feet east of 12th Avenue S.E. and 1,300-feet south of Cedar Lane Road. This property consists of 13 acres and fifty-five (55) single-family residential lots.

City Council, at its meeting of April 25, 2006, adopted Ordinance No. O-0506-16 placing this property in the R-1, Single Family Dwelling District. City Council, at its meeting of April 11, 2013, approved the preliminary plat for Monterey Addition. The Development Committee, at its meeting of January 21, 2016, reviewed the final plat for Monterey II Addition and recommended approval.

**DISCUSSION:** The owner/developer discovered after the filing of the final plat that two (2) corner lots had twenty-five foot (25') building setback lines and utility easements on both frontages. As a result, it is not

possible to construct their product on the lots. The requirement in Chapter 22 of the Zoning Ordinance requires one frontage to be 25' and the other 20'. However Lot 2, Block 1 and Lot 15, Block 1 were platted with 25' building setback lines and utility easements. The owner/developer controls the lots and the adjacent lots. There is no impact on any adjacent property owners in reference to the reducing the building setback lines. Also, the reduction in the utility easement does not impact the City of Norman or franchised utility companies.

**RECOMMENDATION:** Based upon the above information, Staff recommends approval of the amended final plat for Monterey II Addition.