

PRELIMINARY PLAT
PP-2324-4

ITEM NO. 10

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **3800 36TH AVENUE N.W., A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located one-quarter mile north of West Tecumseh Road on the west side of 36th Avenue N.W.

INFORMATION:

1. Owners. Ramond Eginton.
2. Developer. G2SOK Investments, L.L.C.
3. Engineer. Crafton Tull.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. September 14, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation.
5. September 14, 2023. The applicant has made a request to place this property in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be constructed adjacent to 36th Avenue N.W. With a future 36th Avenue N.W. Paving Project, staff will recommend deferral of sidewalk improvements with the final plat.
5. Storm Sewers. Storm water will be conveyed to a privately maintained detention facility.
6. Streets. Thirty-sixth Avenue N.W. will be constructed in accordance with the 36th Avenue Paving Project. With final plating, staff will recommend deferral of street and sidewalk improvements.
7. Water Main. There is an existing twenty-four-inch (24") water main adjacent to 36th Avenue N.W.

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.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 5 acres. The developer is proposing a storage facility.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 3800 36th Avenue N.W., a Planned Unit Development to City Council subject to the approvals of R-2324-43 and O-2324-13.

ACTION TAKEN: _____