

**ITEM:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR CARROLL FARMS ADDITION, A PLANNED UNIT DEVELOPMENT WITH ALLEY WAIVER FOR LOTS DESIGNATED COMMERCIAL LESS THAN ONE ACRE.

**LOCATION:** Generally located at the northeast corner of the intersection of 36<sup>th</sup> Avenue N.W. and West Tecumseh Road.

**INFORMATION:**

1. Owners. The Carroll Family Trust, L.L.C.
2. Developer. The Carroll Family Trust, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. Refer to the Planning Commission Staff Report, May 9, 2024.
2. May 9, 2024. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan for a portion of this property from Office Designation to Commercial Designation
3. May 9, 2024. Planning Commission, on a vote of 6-0 recommended to City Council adopting Ordinance No.O-2324-42 placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development.
4. May 9, 2024. Planning Commission, on a vote of 6-0, recommended to the City Council that the preliminary plat for Carroll Farms Addition, a Planned Unit Development be approved including approval of a waiver in alley requirements for the lots designated for commercial use less than one acre.

**IMPROVEMENT PROGRAM:**

1. Refer to the Planning Commission Staff Report, May 9, 2024.
2. May 9, 2024. Planning Commission recommended to City Council the approval of waive alley requirements for the commercial use lots that are less than one acre.

**PUBLIC DEDICATIONS:**

1. Refer to the Planning Commission Staff Report, May 9, 2024.

**SUPPLEMENTAL MATERIAL:** Copies of an advisory memorandum, location map, preliminary site development plan, preliminary plat, Staff Report recommending

approval, request for alley wavier and pertinent excerpts from the Planning Commission minutes are included in the Agenda Book.

**ACTION NEEDED:** Motion to approve or reject the preliminary plat for Carroll Farms Addition, a Planned Unit Development.

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