

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2425-6

DATE:  
April 1, 2025

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for **3800 36<sup>TH</sup> AVENUE NW STORAGE, A PLANNED UNIT DEVELOPMENT.**

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

### **INFORMATION:**

1. Owners. G2 SOK Investments, LLC.
2. Developer. G2 SOK Investments, LLC.
3. Engineer. Blew and Associates, PA.

### **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. Planning Commission, on a vote of 6-0 recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation.
5. September 14, 2023 Planning Commission, on a vote of 6-0, recommended placing this property into the PUD, Planned Unit Development and removing it from R-1, Single-Family Dwelling District
6. September 14, 2023. Planning Commission, on a vote of 6-0 recommended to City Council that the preliminary plat for 3800 36<sup>th</sup> Avenue N.W., a Planned Unit Development be approved.
7. October 24, 2023. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation.

8. October 24, 2023. City Council adopted Ordinance No. O-2324-13, placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
9. October 24, 2023. City Council approved the preliminary plat for 3800 36<sup>th</sup> Avenue NW Storage.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire Hydrants will be installed in accordance with approved City standards. Their locations have been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be constructed adjacent to 36<sup>th</sup> Avenue N.W.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility within the property.
6. Streets. Thirty-sixth Avenue N.W. paving is existing. This paving was part of a recoupment gap paving project.
7. Water Mains. There is a 24" water main existing adjacent to 36<sup>th</sup> Avenue N.W. A water line will be installed to serve proposed fire hydrants.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way for 24<sup>th</sup> Avenue S.E. is existing.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, final site development plan and final plat are attached.

**STAFF COMMENTS AND RECOMMENDATION:** The owner/developer has requested the Norman Development Committee approve the program of public improvements, final site development plan and final plat and submit the final site development plan and final plat to the City Council for consideration.

The owner is proposing storage units on 5-acres and one (1) lot.

The final plat is consistent with the approved preliminary plat.