



NOTE: A portion of this site has been approved for a zone change (Z-3208) to "GC" General Commercial Zoning. With this zone change, the entirety of the site will be zoned commercial.

STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment of the sanitary sewer line presently located in the alley right-of-way proposed for vacation by this plat.
- B. The applicant shall guarantee the closure of the alley opening at Minnesota.
- C. The applicant shall guarantee the closure of any driveways located in areas designated for complete access control.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Right-of-way for Minnesota is indicated at only 50 feet adjacent to this site. Even for residential uses, such right-of-way is well below the accepted standard for older developed areas of 60 feet. For commercial development, such existing right-of-way is even less acceptable. Of the existing 50-feet of right-of-way, 30 feet was dedicated from the plat along the east side of Minnesota. This plat shall therefore provide for the dedication of ten (10) additional feet of right-of-way for Minnesota. Both the face of the plat and the platting text shall note such a dedication.
- G. Development along Minnesota south of the present alley is generally residential, and even though zoning is for multi-family uses, single-family residences still prevail. Consequently, to minimize traffic impacts in and out of this site in the adjacent residential uses, Complete Access Control to Minnesota shall be indicated for the area south of the southerly driveway shown by this site's development plan (in the area shown with a 70-foot building setback on the plat).
- H. Prior to this plat being released for recording, proof shall be provided that this site's ownership is in the party as indicated on the final plat. At this time, the plat binder is indicating a different ownership.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building pad elevation is acceptable.

Note: This plat has been submitted in final form only.