

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

November 10, 1993

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 93-67 DANKA ADDITION

OWNER/APPLICANT: M. E. Barger & Associates, Inc., 5565 N. Ninth Street,
P. O. Box 2244, St. Petersburg, FL 33731-2244

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS
67211

LOCATION: East of Rock Road on 32nd Street North (approximately
2,000 feet)

SITE SIZE: 3.28 Acres

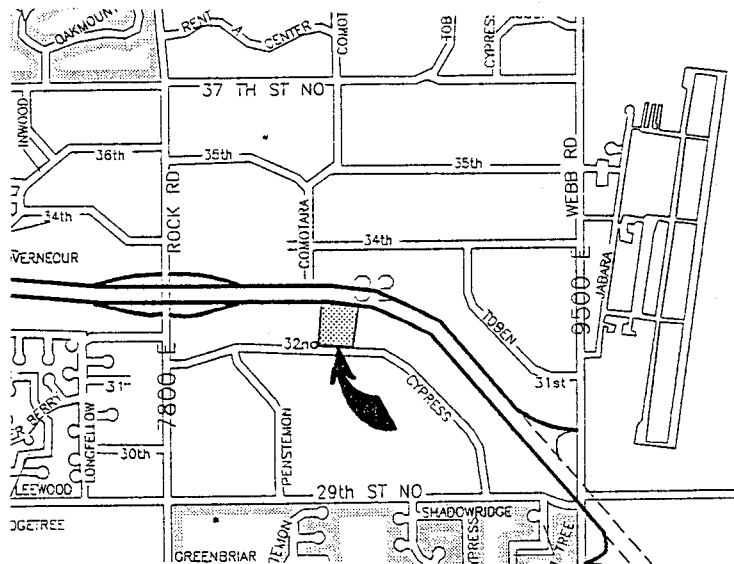
NUMBER OF LOTS

Residential:
Office:
Commercial:
Industrial: 4
Total: 4

MINIMUM LOT AREA: 0.6 Acres

CURRENT ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

NOTE: While this plat is a replat of a lot in an existing addition, the creation of additional lots by means of this plat would appear to create the need for improvements in addition to those already provided or guaranteed. Also, access for these additional lots is creating the need to provide a public street. For an industrially zoned area, the circular turnaround area is required to be 150 feet in diameter (right-of-way dedicated) while this plat is only indicating a 100-foot diameter which is the residential street standard.

- A. City Engineering needs to indicate if any projects or existing guarantees are impacted by this replat and consequently if any requirements need to be satisfied.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets. The size of the indicated circular turnaround for the cul-de-sac is less than that required for an industrial site. The Subdivision Regulations indicate that for a residential cul-de-sac a 100-foot diameter area is appropriate but for industrial areas, a 150-foot diameter is considered necessary. The actual paved surface is, however, less than this property line or right-of-way requirement. For residential streets, a 70-foot paved area is required. For industrial streets, the Subdivision Regulations do not directly indicate a paving standard but rather allows City Engineering to set this requirement. This requirement though, is significantly greater than that of a residential turnaround and is also generally greater than the 100-foot diameter being indicated on this plat's dedication for the court.

This indicating of a substandard size cul-de-sac may in part be the applicant's attempt to force 4-lots out of one moderately sized, existing lot. A full size, industrial type cul-de-sac, including the required 35-foot building setback, would consume a significant proportion of buildable area for such

relatively small lots. At least three (3) options could be considered for this site: (1) require the full required dedication of right-of-way and paving to the industrial street standard; (2) if supported by City Engineering, a second alternative could require the applicant to dedicate a circular area of sufficient size to cover the required paving for the turnaround, with additional area shown as a street-drainage-utility easement to the 150 dimension for such a cul-de-sac. The applicant would therefore, also guarantee paving to the full width of the dedication circular area. The building setback, while still shown as a 35-foot setback, would in essence be a reduction in how far the buildings could be from the actual paved surface of the Court; and (3) require the full dedication and paving to an industrial street standard but allow the building setback to be platted at something less than 35 feet.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. Since 32nd street North is not an arterial and properties either side of this site are under "E" zoning, access controls to this street are unnecessary and the final plat tracing may be amended by eliminating any such references from the face of the plat and within the plat's text.
 - H. As required by the City's street naming ordinance, the street indicated for this plat shall be named 32nd Street North Court rather than Danka Court.
 - I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - J. On the final plat tracing, the MAPC signature block shall indicate James D. Miner as Chairman.
 - K. 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.
 - L. 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.
 - M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
-

- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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