

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-75

Name: Loren R. Morgan Addition

Preliminary Approved:

Scheduled S/D Meeting: 8-2-84

DESCRIPTION

General Location: N.E. corner of Knight and 2nd

Owner: Loren R. Morgan

Surveyor/Engineer: Air Capitol Land Surveyors

1. Gross Acreage of Plat: 0.51
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 22,176 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: R-6
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STAFF COMMENTS:

NOTE: The applicant's associated zone case requesting "AA" to "R-6" (Z-2551) has been approved subject to platting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The final plat shall indicate the dedication of 10 feet of additional right-of-way for 2nd Street (35 feet of 1/2).
- C. The final plat shall indicate a 25-foot setback from Knight Street, a 25-foot setback from Second Street North, a 12-foot setback from the north line of the lot, and a 20-foot rear yard setback from the east line of the lot.
- D. The final plat shall indicate the amounts of half-street rights-of-way existing for Knight Street and Second Street.
- E. The final plat shall indicate the recording information for the half-street right-of-way for Knight Street adjacent to this lot.
- F. The final plat shall reference a tie to a platted lot corner or section corner.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).