

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-54

Name: Gordon Norris Addition

Preliminary Approved:
Scheduled S/D Meeting: 5-10-84

DESCRIPTION

General Location: South side of 10th St., in an area west of McLean Blvd.

Owner: Gordon Norris

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.70 acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 12,468 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: RB
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STAFF COMMENTS:

- NOTE: The applicant's agent has advised that a request for a zone change from "AA" to "RB" will be filed on this property. A sketch plat which indicates proposed four-plex development on these two lots will be displayed at the meeting.
- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this plat.
 - B. The applicant shall guarantee the extension of municipal water to serve this plat.
 - C. The representative from K.G. and E. should be prepared to comment on the possible need for the applicant to make arrangements for relocation of their equipment on 10th Street in front of Lot 2's frontage to that street.
 - D. Approval of this plat will require a waiver of the Subdivision Regulations' minimum lot frontage requirement.
 - E. Regarding the applicant's preliminary site development plan, the applicant is advised that the four-plex on Lot 1 will need to be shifted approximately five feet to the north in order to maintain the required 15-foot rear yard of the "RB" zoning district. Also, approval for the construction of detached garages on Lot 1 which are in front of the main dwelling will require approval by the Board of Zoning Appeals.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. Approval of the plat within 30 days after approval by the Board of City Commissioners.