

S/D No.: 84-89

Name: T-S Addition

Preliminary Approved:
Scheduled S/D Meeting: 9-13-84

DESCRIPTION

General Location: Southwest corner of Newell Street and Kessler Street.

Owner: Thomas N. Tuttle

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.65
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 23,140 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: R-6
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STAFF COMMENTS:

NOTE: Associated zone case, Z-2544, requesting "AA" to "R-6" has been approved subject to replatting.

- A. When the Planning Commission approved the associated zone case, a requirement was made for the plat to grant "complete access control" to Kessler Street to the east. This granting of access control is appropriately indicated on the final plat.
- B. The final plat shall indicate the recording information for the existing 15 feet of half-street right-of-way for Kessler Street adjacent to this plat.
- C. Since the existing west right-of-way line for Kessler Street is in alignment with the west line of this street north of Newell, and since existing homes to the south of this plat make the obtaining of any additional right-of-way unlikely, and further, since no access from this lot to Kessler is proposed, it is recommended that no additional right-of-way for Kessler Street be obtained by this replat.
- D. The final plat tracing shall indicate the following additional platted building setbacks:
 1. 20-foot setback from the south line of the lot.
 2. 18-foot setback from the west line of the lot.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.