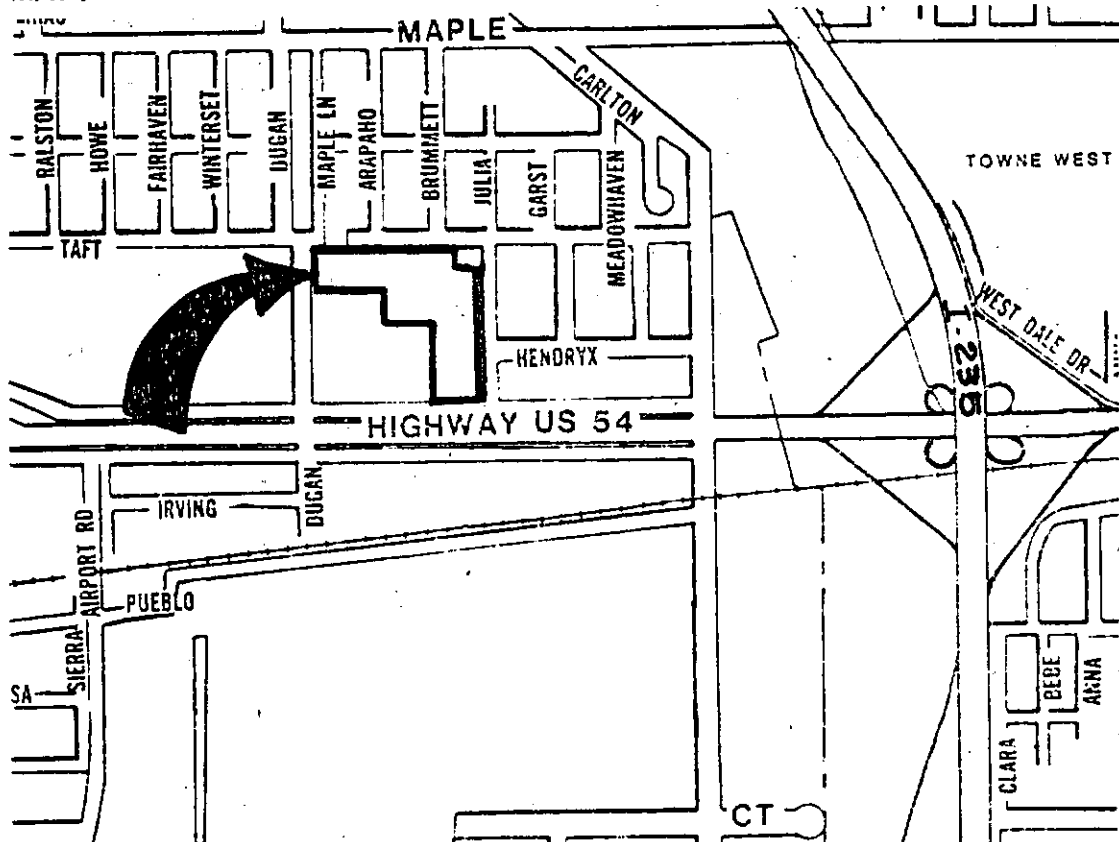


SEPTEMBER 24, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 9/10/87)

CASE NUMBER: S/D 87-77 - THE LANDING
OWNER/APPLICANT: Kandy-Man Sales, Inc.
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: North of U.S. 54, in an area east of Dugan.
SITE SIZE: 22.27 Acres
NUMBER OF LOTS:
Residential:
Office:
Commercial: 2
Industrial:
Total: 2
MINIMUM LOT AREA: 108,170.70 Sq. Ft.
CURRENT ZONING: "C" with DP-150
PROPOSED ZONING: "C" with DP-150

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Taft Street, from Dugan Road to Julia and shall guarantee the paving of Julia from Taft to Kellogg Drive. The petitions for these street pavings shall provide for sidewalks on the south side of Taft and both sides of Julia.
- B. When the recent CUP amendment was processed, a consulting engineering firm prepared a Traffic Impact Analysis. The consultant concluded, based on traffic counts and typical trip generations, that the traffic handling capacity of the Kellogg-Dugan intersection is adequate to handle the proposed development of this site. The intersection does have to be modified slightly to accommodate simultaneous dual left turns in a south direction and one left turn in a north direction. These improvements are to be constructed in the Spring of 1988.
- C. The applicant shall guarantee the reconstruction of adjacent Kellogg Drive to the standards of a curb and guttered section. This guarantee shall provide for a sidewalk on the north side of the frontage road. (Commercial Zoning)
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The applicant shall attempt to obtain, by separate instrument, the 30 feet of street right-of-way needed from the unplatted tract to the north of this plat, for the north half of Taft Street.
- H. The applicant shall meet with Gas Service Company regarding an existing gas service line that crosses this property. Once satisfactory arrangements have been made, a letter so stating shall be obtained from the Gas Company for the plat file.
- I. As agreed at the time of preliminary plat approval, Lot 2 of the overall preliminary plat has been deleted from this final plat. The dropping of this lot from the final plat is acceptable provided a note is added to the associated Community Unit Plan which prevents Lot 2 from obtaining any further building permits until it is replatted.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- O. The representative from City Engineering should be prepared to comment on the acceptability of the access control being dedicated to Kellogg Drive and on the acceptability of the amount of right-of-way being dedicated for adjacent Julia Street.