

SEPTEMBER 24, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-93 - SAVINA 4TH ADDITION

OWNER/APPLICANT: Savina Builders, Inc.

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of 33rd Street North, in an area east of Arkansas.

SITE SIZE: 7.1 Acres

NUMBER OF LOTS:

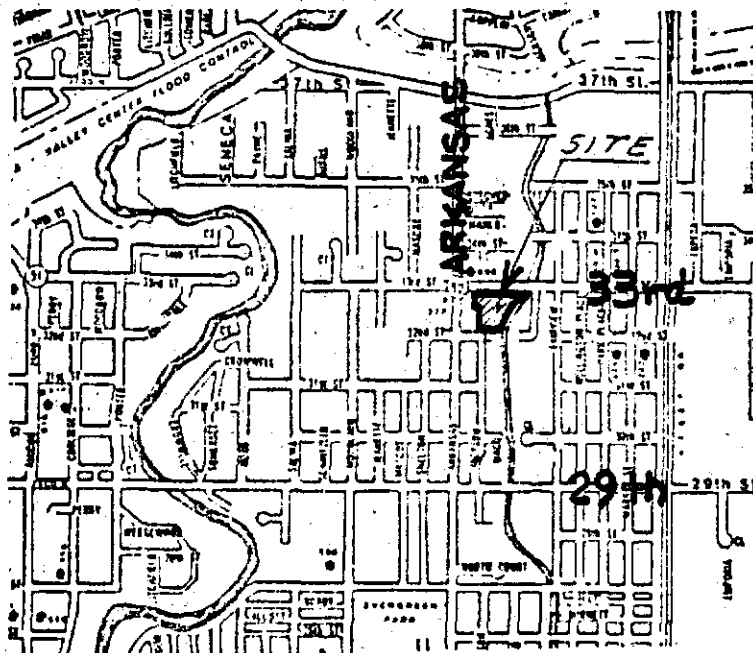
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 285,735 Sq. Ft.

CURRENT ZONING: "RB" and "A"

PROPOSED ZONING: "R-6" (Z-2836)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2836) requesting "A" and "RB" to "R-6" has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on 33rd Street North at the time of site development. (Multi-Family Zoning)
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the platator's text shall be amended to reference the platting of the 10-foot drainage and access easement.
- E. Since "complete access control" is being dedicated to 32nd Street North from this multi-family zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- F. The south half of street right-of-way for 32nd Street North, east of Jackson, was vacated by City Ordinance 36-428. This street right-of-way vacation was a requirement of Savina 2nd Addition. It was required because the previous plat didn't dedicate the north half of the right-of-way. The associated vacation case was V-0967. The City Council vacated the right-of-way on January 29, 1980.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required? Is the platting of a minimum building pad elevation needed?

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