

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

May 28, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-20 SCHOFIELD-HATCHETT 3RD ADDITION

OWNER/APPLICANT: Schofield-Hatchett Partnership

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Kellogg and Gouverneur

SITE SIZE: 2.8 Acres

NUMBER OF LOTS

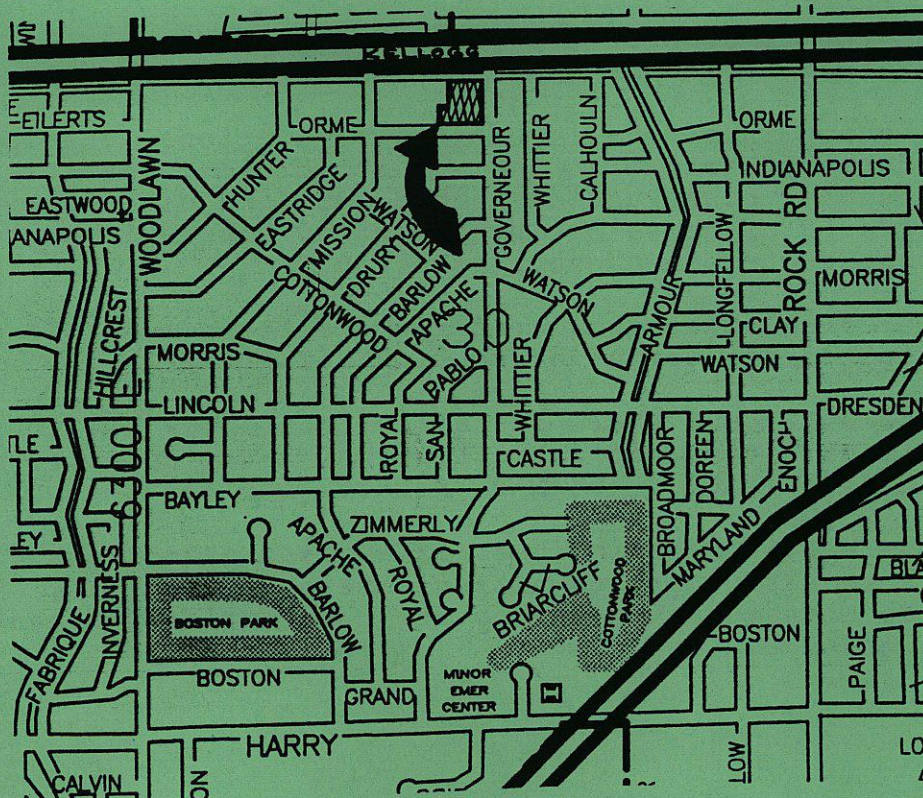
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 122,713.2 sq. ft.

CURRENT ZONING: "LC" & "A"

PROPOSED ZONING: "LC" (Z-3046)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This site is being replatted to primarily consolidate into one lot the existing Schofield-Hatchett Addition with an area recently approved for a zone change adjacent to the Addition needed for additional parking. Among the conditions of the zone change was submittal of a landscape plan for the area being rezoned along Orme and the establishment of a building setback and access control to Orme for this same area. The zone change for this site (Z-3046) requires platting to be completed by January 19, 1993.
- A. When the zone change for a portion of this site was approved, the applicant agreed to provide a plan and landscaping adjacent to Orme. The applicant shall either prior to the release of the plat for recording complete the landscaping as indicated on the submitted plan or provide a fiscal guarantee for the landscaping.
 - B. When the original Schofield-Hatchett Addition was approved, the applicant agreed, as required by the sidewalk ordinance to install sidewalk along the plat adjacent to Gouverneur. A sidewalk certificate was subsequently submitted with this plat. However, this sidewalk has apparently not been installed. Consequently, the applicant shall install this sidewalk before the release of the plat for recording or a fiscal guarantee shall be submitted for the sidewalk's installation.
 - C. The area of the zone change involved two existing homes, with driveways out to Orme. This area is now being platted with complete access control. If these drives have not been closed, a guarantee shall be submitted for the closure of these drives.
 - D. On the final plat tracing the recording information for the drainage easement shall be indicated.
 - E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
 - F. The final plat shall reference a tie point to a previously 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. 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.

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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



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