

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-58

Name: Johnny on the Spot

Preliminary Approved: 5-24-84
Scheduled S/D Meeting: 6-21-84

DESCRIPTION

General Location: North side of 53rd Street North, approximately 1/4 mile west of Ridge Road.

Owner: Johnny on the Spot, Ronald J. Orcutt, President

Surveyor/Engineer: Air Capitol Land Surveyors

1. Gross Acreage of Plat: 8.2 acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: $\frac{1}{1}$
3. Minimum Lot Area: 356,420 sq. ft.
4. Existing Zoning: R
5. Proposed Zoning: E

STAFF COMMENTS:

- A. The applicant is advised that either a County Board of Zoning Appeals case, requesting expansion of the non-conforming use, or a County zone change requesting "R" to "E" light industrial, will need to be approved prior to obtaining a building permit to further develop this property.
- B. The Health Department has approved this site for an on-site sewage facility and water well in a memorandum dated May 30, 1984.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
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STAFF COMMENTS:

- A. The representative from the County Engineer's Office should be prepared to discuss the status of the applicant's drainage concept for this property. Specifically, are the boundaries of the proposed floodway adequate; do any drainage improvements need to be guaranteed by this plat; and what minimum building pad should be indicated on the final plat.
- B. The final plat shall indicate a bearing and distance for the east line of the proposed floodway.
- C. The final plat shall indicate a 35-foot building setback from 53rd Street North.
- D. The applicant is advised that either a County Board of Zoning Appeals case, requesting expansion of the non-conforming use, or a County zone change requesting "R" to "E" light industrial, will need to be approved prior to obtaining a building permit to further develop this property.
- E. Since neither public water nor sanitary sewer is available to serve this site, the applicant shall obtain approval from the Health Department for use of on-site sewerage facilities and a water well. A memorandum shall be obtained specifying approval.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).