

Final plat
SUBDIVISION REPORT

S/D No.: 84-87

Name: Conner 3rd Addition

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

DESCRIPTION

General Location: Southeast corner of 29th St. North and Porter.

Owner: Conner and Company, A Corporation, c/o Alvin Conner, Pres.
Surveyor/Engineer: Baughman Company, P. A.

1. Gross Acreage of Plat: 0.97
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 34,742 sq ft
4. Existing Zoning: "AA" & "LC"
5. Proposed Zoning: "C"

STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2572) requesting "AA" and "LC" to "C" for proposed Lot 1 has been approved by the Board of City Commissioners subject to platting.
- A. The final plat tracing shall indicate the amount of half-street rights-of-way existing for 29th Street North (30 feet) and Porter Avenue (20 feet).
 - B. The applicant shall guarantee the closure of one of the two existing driveways to 29th Street North.
 - C. That portion of the existing canopy which encroaches the additional street right-of-way being dedicated, shall be removed prior to this case being forwarded to the Board of City Commissioners. When this encroachment has been removed, a letter so stating shall be submitted from the platting surveyor.
 - D. The final plat tracing shall indicate the platting of a 35-foot building setback from the arterial street (29th Street North) and the platting of a 20-foot building setback from Porter Avenue.
 - E. The City sidewalk ordinance authorizes the Metropolitan Area Planning Commission to waive the sidewalk required on Porter Street because of the absence of any connecting sidewalk system to the south. It is recommended that the Subdivision Committee recommend a waiver of this stub extension of sidewalk.
 - F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is a riverbank easement required adjacent to the east line of the lot, is a minimum building pad required, and are any drainage improvements needed with the platting of this lot?
 - G. Closure computations shall be submitted with the final plat tracing.
 - H. 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.