



## PLAT COMMITTEE

August 14, 2024

<b>Case Number:</b>	2024-PLT-040
<b>Property Address:</b>	1806 North Alabama Street ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District # 12
<b>Petitioner:</b>	M3 Urban Investment Group, by Paul J. Lambie
<b>Zoning:</b>	D-8 (IHPC-HMP)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as 1806 Alabama Replat, subdividing 0.538-acre into four lots.
<b>Current Land Use:</b>	Church (to be demolished)
<b>Staff Reviewer:</b>	Michael Weigel, Senior Planner

## PETITION HISTORY

This petition was continued from the July 10, 2024 hearing to the August 14<sup>th</sup> hearing date by a timely automatic continuance request from a neighborhood organization.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 27, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.



- That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is zoned D-8 and currently contains a church. 2024-COA-034 was approved to allow for demolition of the historic building which would result in a vacant lot. This proposed plat would divide the existing lot (0.538 ac) into four total lots. The proposed plat appears to meet the standards of the D-8 zoning classification.

**STREETS**

All lots would front onto Alabama Street. Alley access is available to the west in addition to street parking.

**SIDEWALKS**

Sidewalks are existing along the western side of Alabama Street.

**GENERAL INFORMATION**

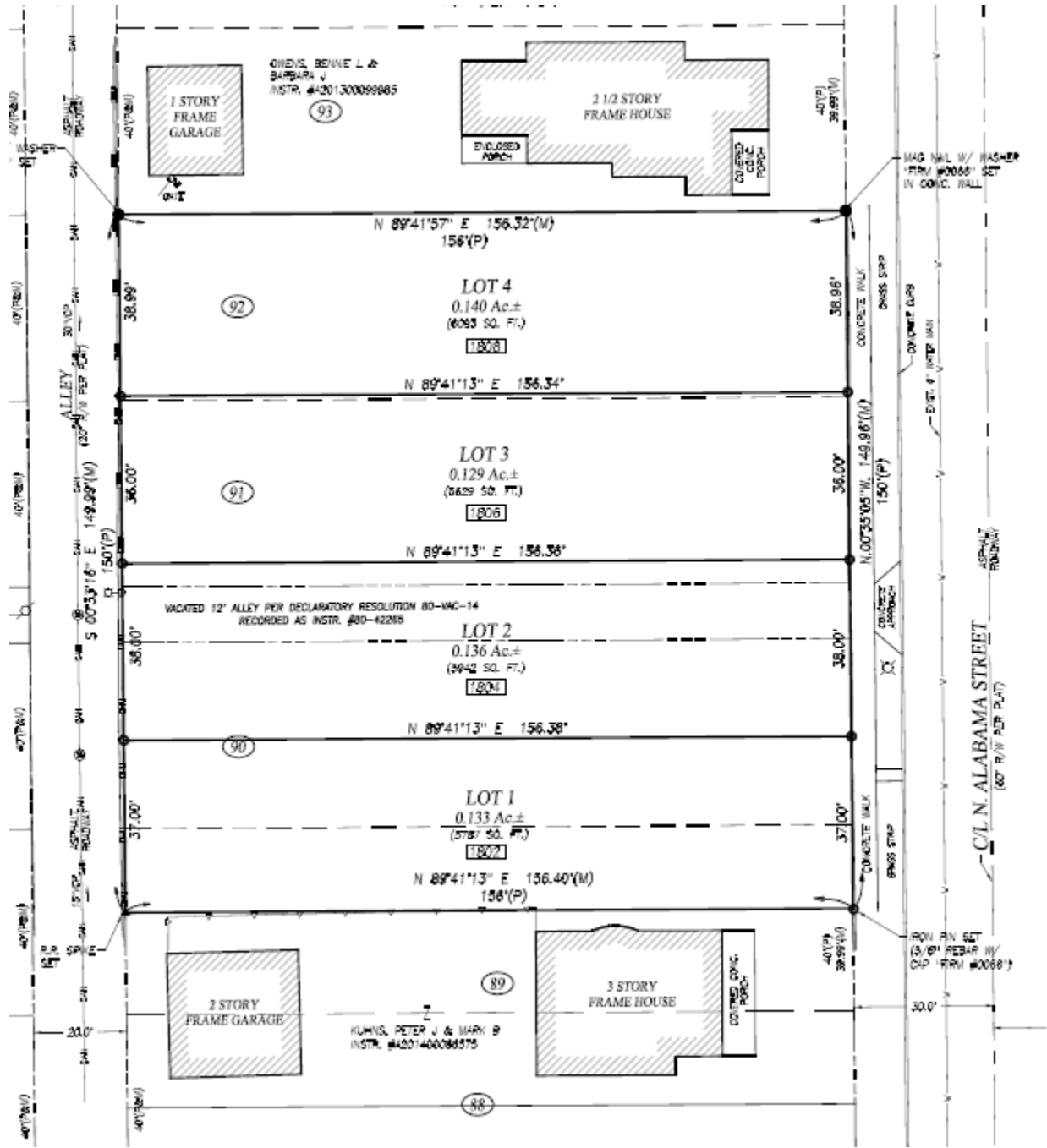
<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Church (to be demolished)	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-8	Single-Family residential
West:	D-8	Single-Family residential
<b>Thoroughfare Plan</b>		
Alabama Street	Local Street	60-feet existing and 48-feet proposed
<b>Petition Submittal Date</b>	May 27, 2024	

**EXHIBITS**

**2024-PLT-040 ; Aerial Map**



**2024-PLT-040 ; Proposed Plat**



PHOTOS



Photo 1: Subject Site Viewed from Across Street to East (Alabama)



Photo 2: Adjacent Property to the East

PHOTOS



Photo 3: Adjacent Property to the South



Photo 4: Adjacent Property to the North