

PLAT COMMITTEE

August 14, 2024

Case Number:	2024-PLT-045B	
Property Address:	2051 Columbia Avenue (Approximate Address)	
Location:	Center Township, Council District #13	
Petitioner:	Brian Maire, by Mark and Kim Crouch	
Zoning:	D-8	
Request:	Approval of a Subdivision Plat to be known as Paddington Brothers Properties, Section 2, subdividing 0.13-acre into two lots.	
Waiver Requested:	None	
Current Land Use:	Undeveloped	
Staff Reviewer:	Jeffrey York, Principal Planner II	

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

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

- 1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
- 2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
- 3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
- 4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
- 5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
- 6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
- 7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
- 8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
- 9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



- 10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
- 11. 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.
- 12. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-8 and is undeveloped. The site was rezoned in 2024 (2024-CZN-803) to allow for single-family attached dwellings. This plat would divide the parcel the northern portion of the parcel into two lots to provide for development of an attached single-family dwelling.

The proposed plat would subdivide the property into two lots, with each of the lots being 2,800 square feet. A variance for a proposed three-foot building setback was denied (2024-CVR-803), therefore, new development would require a five-foot setback along the north and south property lines. The proposed plat meets the standards of the D-8 zoning classification and the subdivision regulations.

STREETS

Both lots would be located along Columbia Avenue, with rear access to proposed garages from a 15-foot alley. No new streets are proposed as part of this petition.

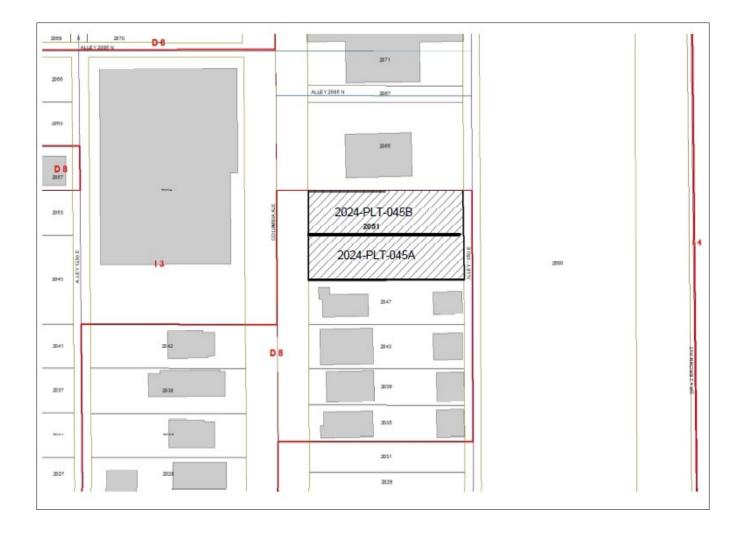
SIDEWALKS

Sidewalks are existing along Columbia Avenue; however, the sidewalk is in poor condition with no curbs. A curb cut to the street exists. The sidewalk must be rebuilt to DPW standards, with performance and maintenance bonds required.

IERAL INFORMATION		
Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Heavy Industrial	
Surrounding Context	Zoning	Land Use
North:	I-3	Industrial
South:	D-8	Single-family dwellings
East:	I-3	Industrial
West:	I-3	Industrial
Thoroughfare Plan		
Columbia Avenue	Local Street	56 feet existing and 48-foot proposed right-of-way
Petition Submittal Date	June 27, 2024	- ·

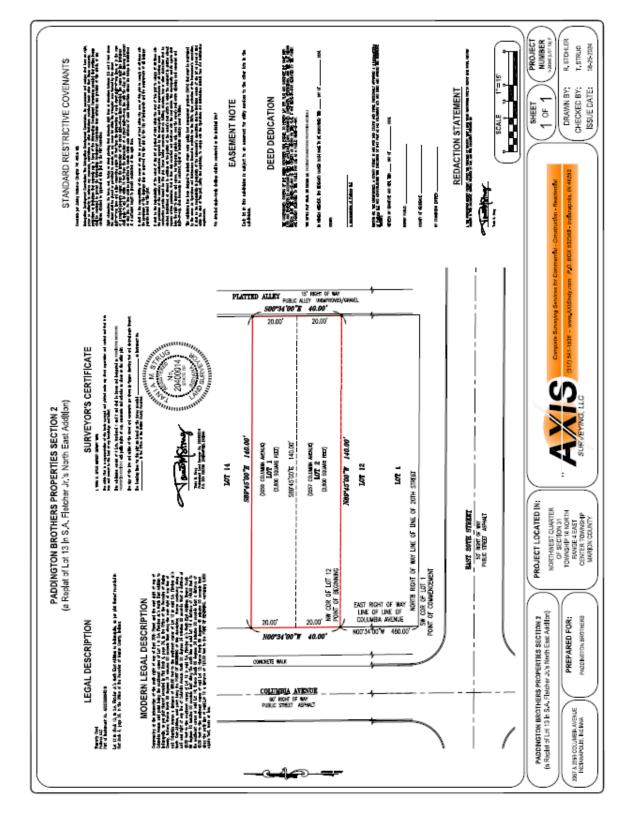


EXHIBITS





Department of Metropolitan Development Division of Planning Current Planning





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PHOTOS



View of existing lot with adjacent industrial use to the north (left of the photo)



Industrial use to the north of the subject site