



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.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Heavy Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	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



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