

PLAT COMMITTEE

August 14, 2024

Case Number:	2023-PLT-044
Property Address:	1571 South Grant Avenue (approximate address)
Location:	Center Township, Council District #19
Petitioner:	Jose Guardiola, by Kim and Mark Crouch
Zoning:	D-3
Request:	Approval of a Subdivision Plat, to be known as Guardiola Acres, dividing 0.902-acre into 2 lots.
Waiver Requested:	None
Current Land Use:	Residential
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 26, 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-3 and developed with a primary residence and various accessory structures (permits for a detached carport were approved in 2023). This proposed plat would divide this property into two lots to allow for development of a second single-family residence to the south. The proposed plat generally meets the standards of the D-3 zoning classification.

STREETS

Both lots would front on Grant Avenue. No new streets are proposed.

SIDEWALKS

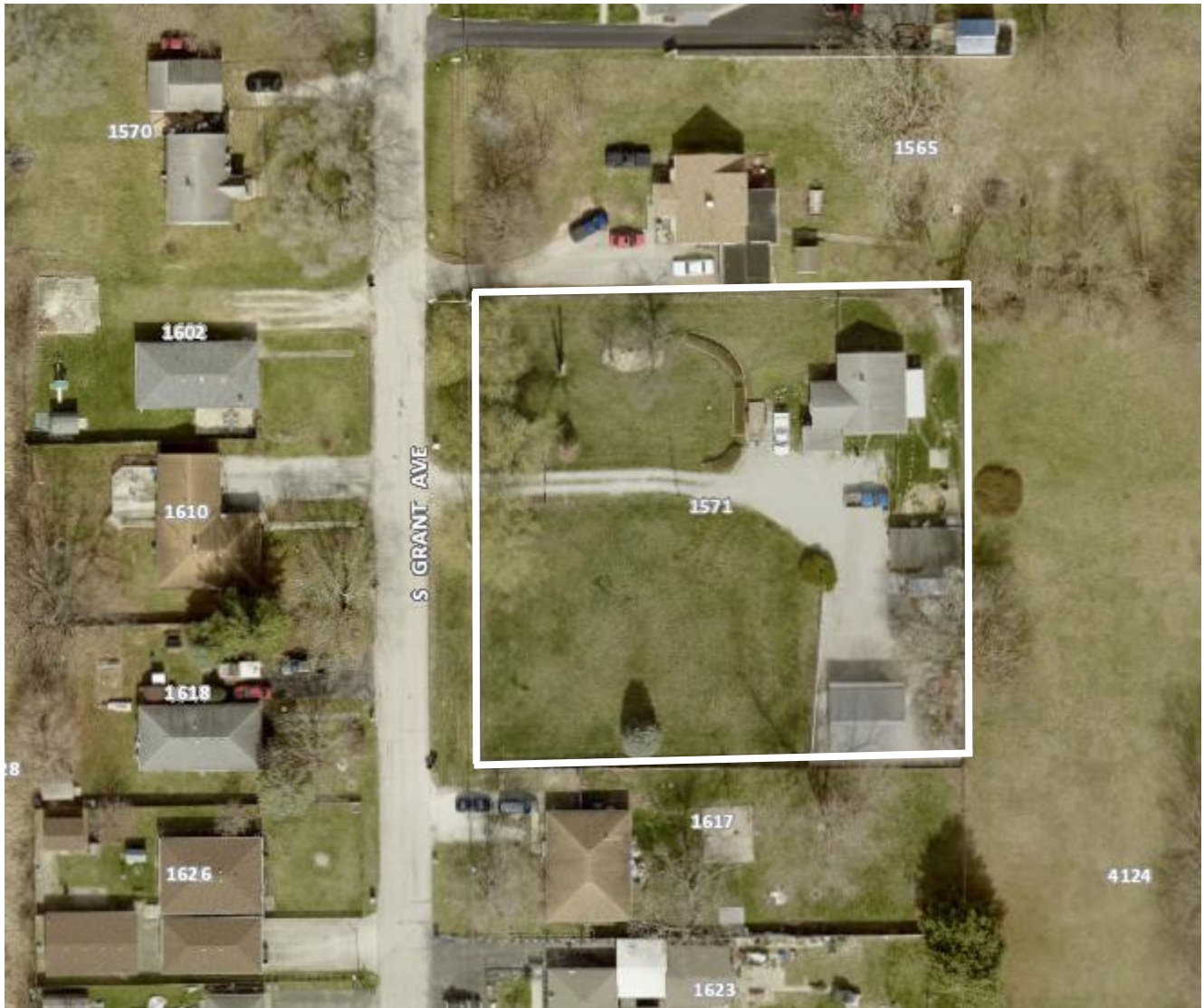
No sidewalks exist along Grant Avenue at either the subject site or adjacent properties. Per 744-303.B of the Ordinance, this property would be exempt from the need for sidewalk installation or a waiver.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-3	Single-Family residential
South:	D-3	Single-Family residential
East:	D-3	Single-Family residential
West:	D-3	Single-Family residential
Thoroughfare Plan		
Grant Avenue	Local Street	50-feet existing and 50-feet proposed
Petition Submittal Date	June 26, 2024	

EXHIBITS

2024-PLT-044 ; Aerial Map



PHOTOS



Photo 1: Proposed Lot 1 (existing home)



Photo 2: Proposed Lot 2 (accessory structures)