

PLAT COMMITTEE

March 8, 2023

Case Number:	2023-PLT-001
Property Address:	210 and 214 North Beville Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 17
Petitioner:	Beville Greens, LLC, by Brian Burtch
Zoning:	D-P
Request:	Approval of a Subdivision Plat, to be known as Beville Greens, subdividing 0.22-acre into six lots.
Waiver Requested:	None
Current Land Use:	Single-Family Dwelling
Staff Reviewer:	Allison Richardson, 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 January 27, 2023, 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.

10. 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-P per 2019-ZON-041. This proposed plat would divide this property into six lots, plus a common area. Each lot would contain 1,026 square feet. The site has been developed with two single-family dwellings, which will be Lots Three and Six. Four additional dwellings are proposed on this Lots One, Two, Four, and Five. The proposed plat meets the standards of the D-P zoning classification.

STREETS

Lots Three and Six would front on Beville Avenue. All lots are accessible from the common area 16 feet wide from the Beville Avenue frontage to the end of Lots One and Four, and the width of the alley frontage at the rear of the site, 23 feet deep. No new streets are proposed.

SIDEWALKS

Sidewalks are existing in the right-of-way on Beville Avenue. Internal sidewalks will be installed in the common areas.

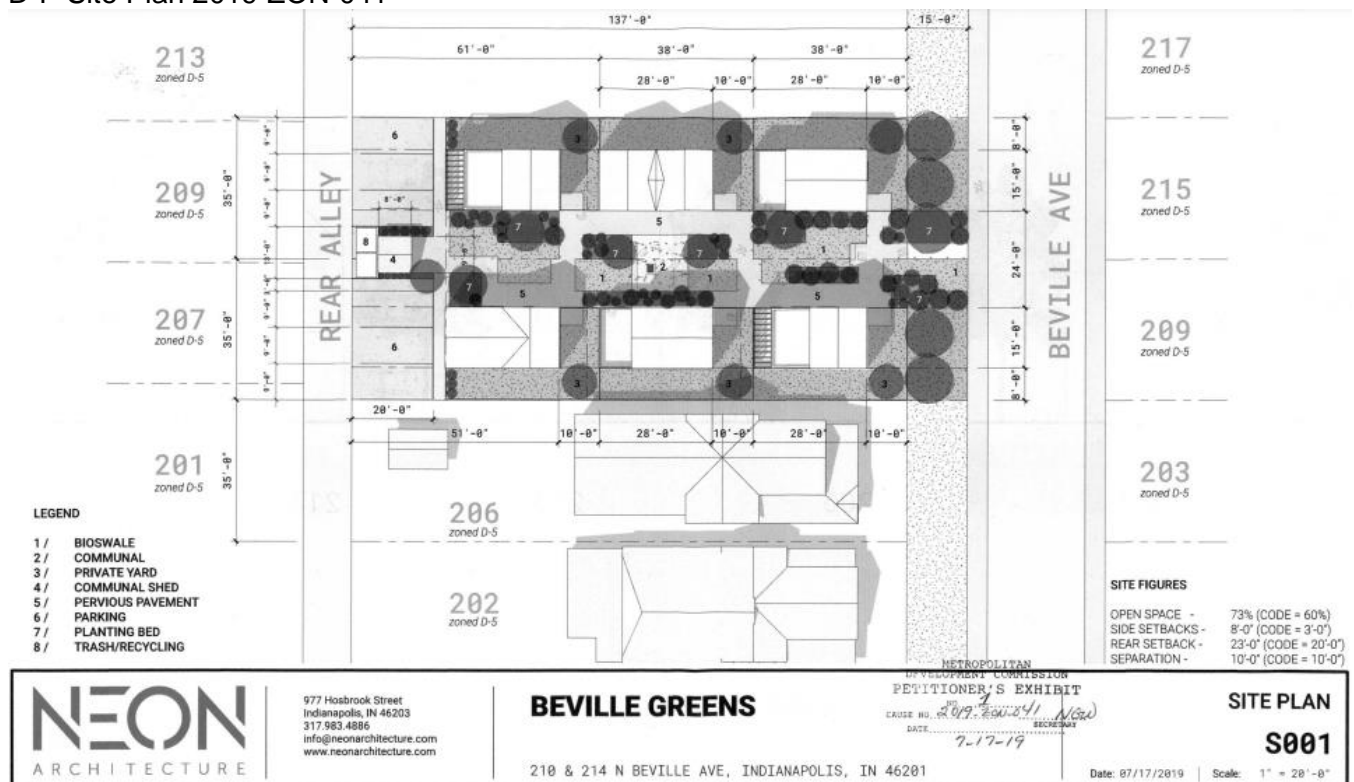
GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Single-family dwellings	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Undeveloped
South:	D-5	Single-Family residential
East:	D-5	Two-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
Beville Avenue	Local Street	60-feet existing and proposed
Petition Submittal Date	January 9, 2023	

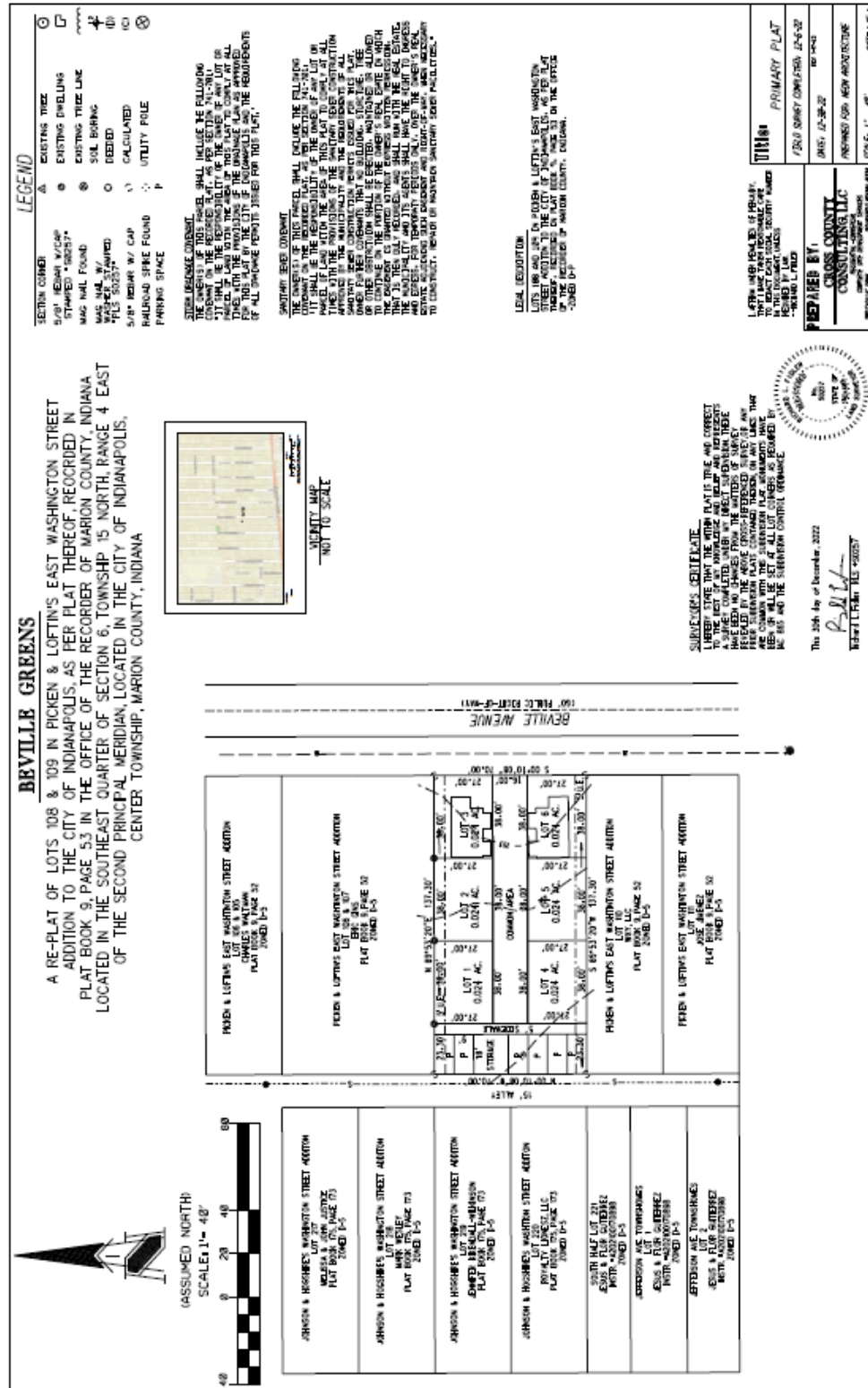
EXHIBITS



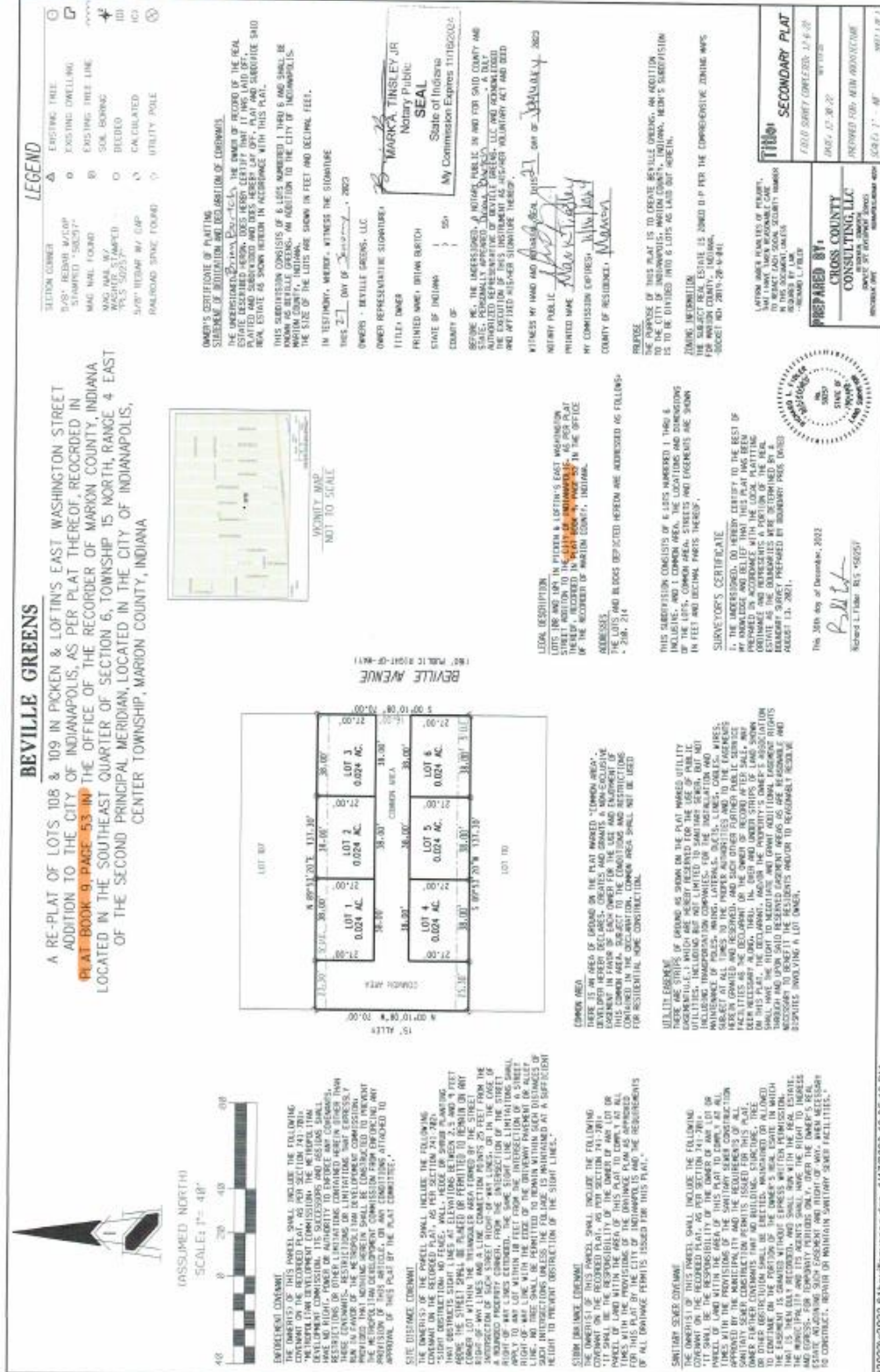
D-P Site Plan 2019-ZON-041



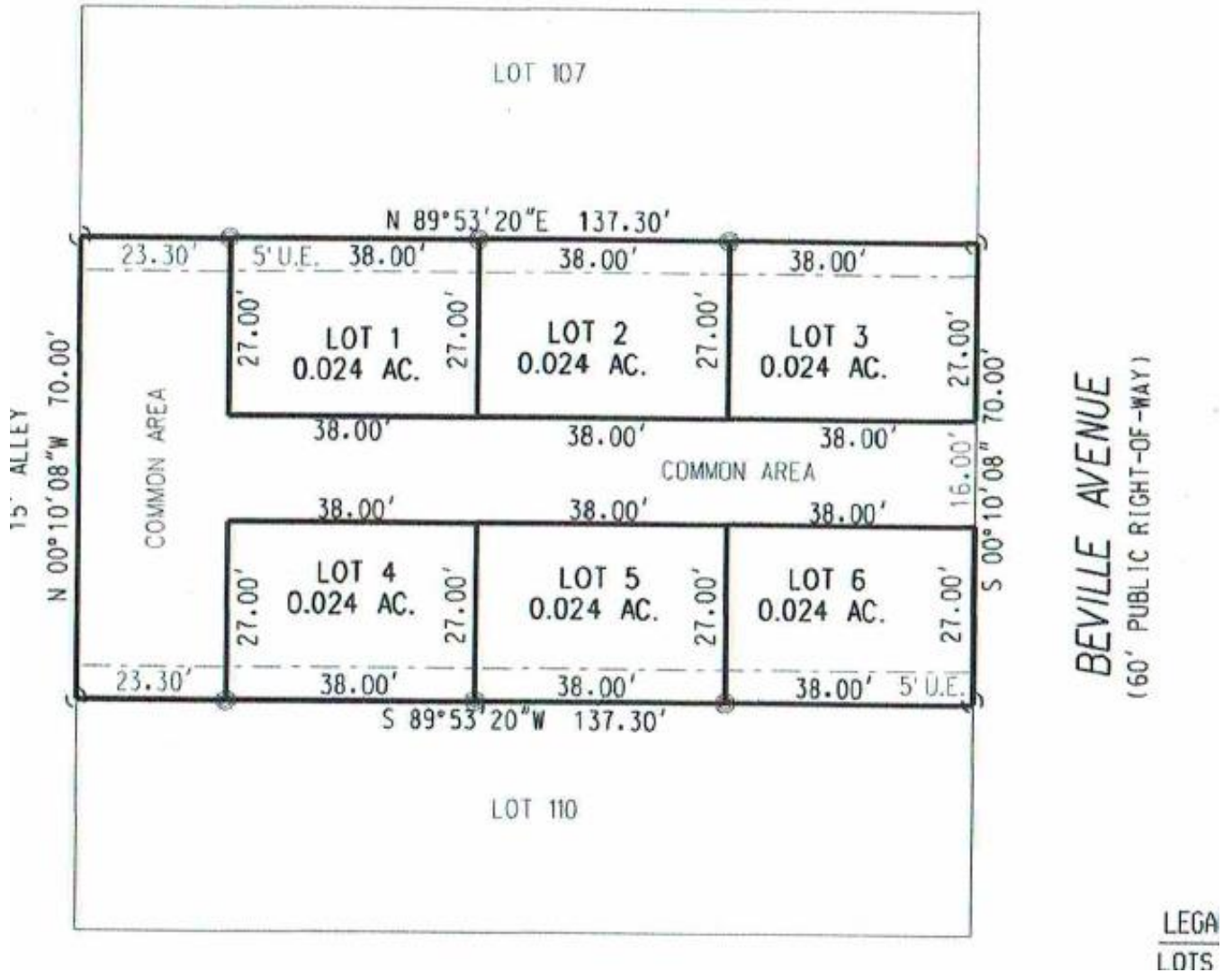
Primary Plat



Secondary Plat



Plat Detail



PHOTOS



Subject site viewed from Beville Avenue, looking west. Proposed Lots Three and Six



Subject site viewed from alley, looking east.