

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-016
Property Address: 1430 East Ohio Street (*Approximate Address*)
Location: Center Township, Council District # 17
Petitioner: Equity Trust Company Custodian FBO Alan Trippe Davis, by Jynell D Berkshire
Zoning: D-8
Request: Approval of a Subdivision Plat, to be known as Davis Ohio Street Addition, dividing 0.14-acre into two single-family detached lots.
Waiver Requested: None
Current Land Use: Two-Family Dwelling
Staff Reviewer: Jeffrey York, Principal 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 March 3, 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-8 and is developed with a two-family dwelling. This proposed plat would divide this property into two lots—Lots One and Two. Lot One would contain 2,957 square feet and Lot Two would contain 3,063 square feet. The proposed plat generally meets the standards of the D-8 zoning classification for detached house-compact lot.

STREETS

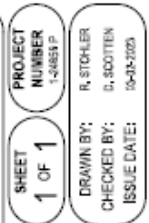
Lots One and Two would front on Ohio Street. Both lots are accessible from the alley to the east. No new streets are proposed. A second alley is improved along the east boundary of proposed Lot Two.

SIDEWALKS

Sidewalks are existing in the right-of-way on Ohio Street.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Single-Family residential
South:	SU-1	Church and school
East:	D-5	Single-Family residential
West:	D-8	Single- and Two-family residential
Thoroughfare Plan		
Ohio Street	Local Street	48-feet existing and proposed
Petition Submittal Date	March 3, 2023	



PHOTOS



Front of structure along Ohio Street



Rear of structure along the alley