

## PLAT COMMITTEE

December 14, 2022

|                          |  |
|--------------------------|--|
| <b>Case Number:</b>      | 2022-PLT-080   |
| <b>Property Address:</b> | 1026 Tecumseh Street ( <i>Approximate Address</i> )  |
| <b>Location:</b>         | Center Township, Council District #17  |
| <b>Petitioner:</b>       | Jordan Gleason, by Angela R. Smith   |
| <b>Zoning:</b>           | D-8  |
| <b>Request:</b>          | Approval of a Subdivision Plat, to be known as Aviators Tecumseh Addition, dividing 0.16-acre into two lots. |
| <b>Waiver Requested:</b> | None   |
| <b>Current Land Use:</b> | Two-Family Dwelling  |
| <b>Staff Reviewer:</b>   | 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 October 31, 2022, 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.
11. No detached single-family dwellings shall be built on the individual lots.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-8 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915 as shown on historic Sanborn Maps. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

### STREETS

Lots One and Two would front on Tecumseh Street to the east, with alley access on the rear. Lot One would be a corner lot with frontage on 11<sup>th</sup> Street to the north. No new streets are proposed.

### PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

## GENERAL INFORMATION

|                                |                          |                                       |
|--------------------------------|--------------------------|---------------------------------------|
| <b>Existing Zoning</b>         | D-8                      |                                       |
| <b>Existing Land Use</b>       | Two-family dwelling      |                                       |
| <b>Comprehensive Plan</b>      | Traditional Neighborhood |                                       |
| <b>Surrounding Context</b>     | <b><u>Zoning</u></b>     | <b><u>Land Use</u></b>                |
| North:                         | D-8                      | Single-family residential             |
| South:                         | D-8                      | Single-family residential             |
| East:                          | D-8                      | Single-family residential             |
| West:                          | C-3                      | Commercial                            |
| <b>Thoroughfare Plan</b>       |                          |                                       |
| Tecumseh Street                | Local Street             | 50-feet existing and proposed         |
| 11 <sup>th</sup> Street        | Local Street             | 30-feet existing and 48-feet proposed |
| <b>Petition Submittal Date</b> | October 31, 2022         |                                       |

1101

1938

1102

11TH ST

D 8

1026

1018

1016

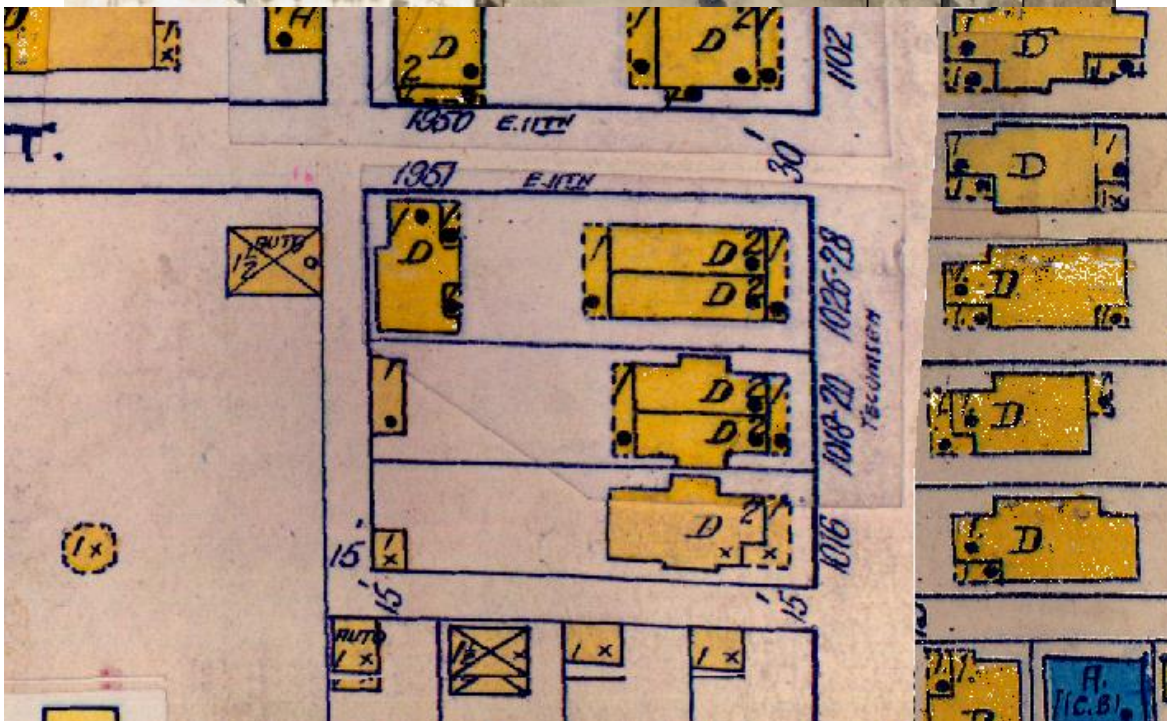
ALLEY 1950 E

ALLEY 1050 N

TECUMSEH ST

1836

C 3



1915 Sanborn Map



A plat map of Lot 94, which is a rectangular area bounded by 11th Street to the north, Tecumseh Street to the east, and a public alley to the west. The lot is divided into Lot 1 (3,717 square feet) and Lot 2 (3,283 square feet) by a common wall. The map includes dimensions for the lot boundaries and the common wall, as well as the location of the public streets and alley.

**LOT 94**

**LOT 1**  
(3,717 SQUARE FEET)  
1028 TECUMSEH STREET

**LOT 2**  
(3,283 SQUARE FEET)  
1026 TECUMSEH STREET

**COMMON WALL**

**11TH STREET**  
30' RIGHT OF WAY  
PUBLIC STREET (ASPHALT)

**TECUMSEH STREET**  
30' RIGHT OF WAY  
PUBLIC STREET (ASPHALT)

**PLATTED ALLEY**  
14.33' EDGE OF WAY  
PUBLIC ALLEY (GRAVEL)

**Dimensions:**

- North boundary:  $N89^{\circ}48'54''E$  140.00'
- East boundary:  $S00^{\circ}01'39''E$  50.00'
- West boundary:  $S89^{\circ}54'16''W$  140.00'
- South boundary:  $N00^{\circ}01'39''W$  50.00'
- Common wall:  $S89^{\circ}54'16''W$  140.00'
- Corner dimensions: 23.56', 23.34', 26.68', 26.44'



PHOTOS



Subject site viewed from Tecumseh Street





Subject site viewed from the intersection of Tecumseh Street and 11<sup>th</sup> Street



Subject site rear yard, viewed from 11<sup>th</sup> Street