

PLAT COMMITTEE

December 14, 2022

Case Number:	2022-PLT-089
Property Address:	1627 Oliver Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 16
Petitioner:	Roger Steward, by Brady Kuhn
Zoning:	C-7
Request:	Approval of a Subdivision Plat to be known as Stewart Subdivision, dividing 0.56-acre into two lots.
Waiver Requested:	None
Current Land Use:	Commercial and Residential
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 November 7, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions: Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.

1. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
3. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
4. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
5. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
6. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.

9. 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

This site is zoned C-7 and developed with a commercial building with parking, and a single-family dwelling and accessory garage. The proposed plat would subdivide the property into two lots, Lot One and Two. Lot One would contain the commercial building and parking. Lot Two would contain the dwelling and garage. The proposed plat generally meets the standards of the C-7 zoning classification.

STREETS

Lot One and Two would front on Oliver Avenue. Lot One would be a corner lot and front on Richardt Street as well. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Oliver Avenue.

GENERAL INFORMATION

Existing Zoning	C-7	
Existing Land Use	Commercial / Residential	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4	Industrial
South:	C-7	Residential
East:	C-7	Residential
West:	C-7	Commercial
Thoroughfare Plan		
Oliver Avenue	Primary Collector	70-feet existing and 88-feet proposed
Richardt Street	Local Street	60-feet existing and -feet proposed
Petition Submittal Date	November 7, 2022	

EXHIBITS







LOT 1
0.39 AC.±

LOT 2
0.17 AC.±

RICHLAND STREET
(PUBLIC RIGHT-OF-WAY)

OLIVER AVENUE
(PUBLIC RIGHT-OF-WAY)

N 88°34'44"E 271.46'
148.33'

S 88°34'48"W 271.57'

MAG NAIL SET WITH WASHER
STAMPED "K&G LS FIRM 0141"

REBAR SET WITH CAP
STAMPED "K&G LS FIRM 0141"

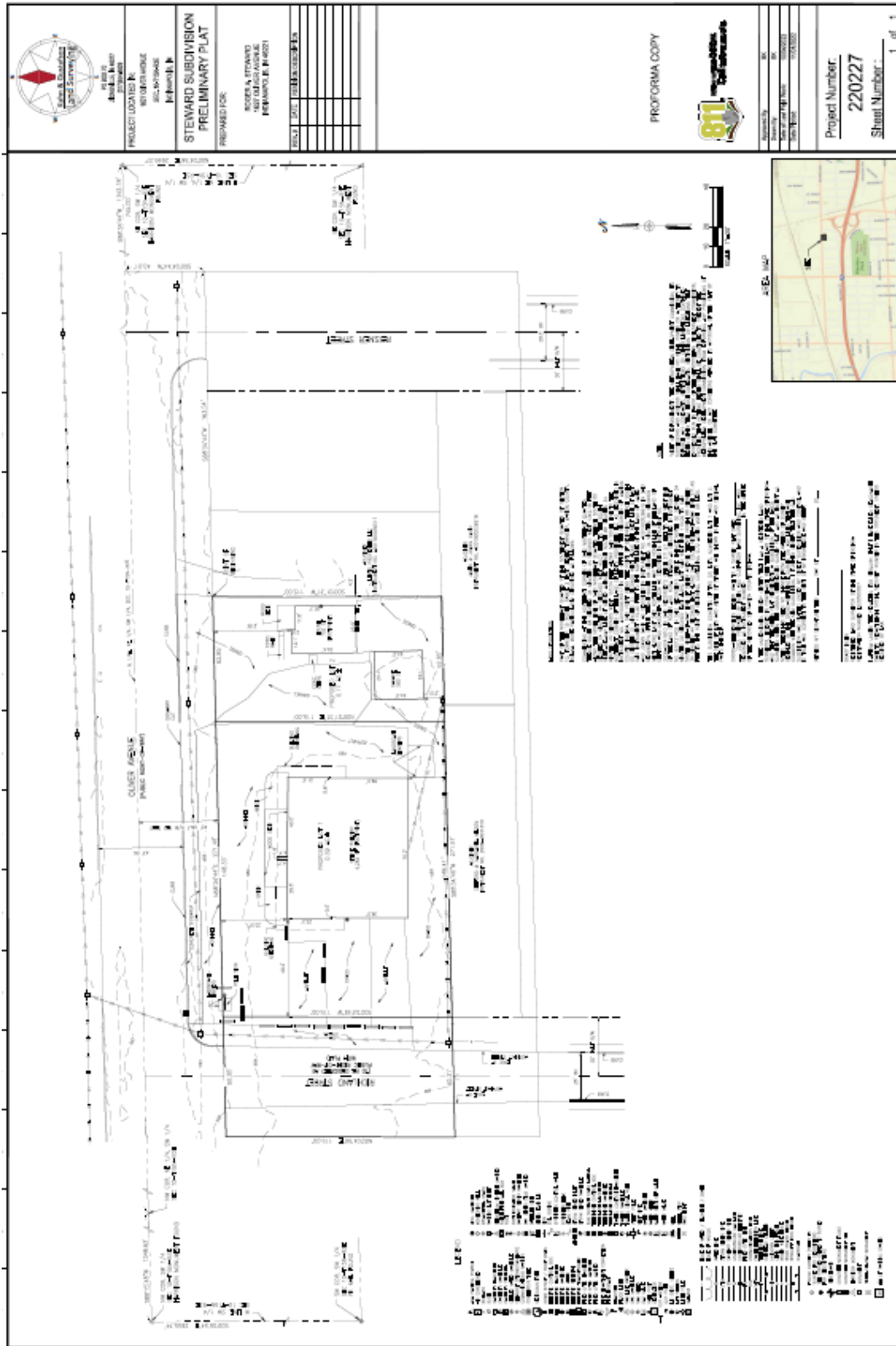
REBAR SET WITH CAP
STAMPED "K&G LS FIRM 0141"

POINT OF BEGINNING

ADJUTER
LENTS PROPERTIES LLC
INSTRUMENT NO. A201500036517

ADJUTER
JAMES & JOANN DAWN
INSTRUMENT NO. A201900036616

CLIFFORD & MARGARITA WILSON
INSTRUMENT NO. 2000-0041610



PHOTOS



Subject Site, Oliver Avenue frontage



Proposed Lot Two



Richardt Avenue right-of-way, proposed Lot One



Oliver Avenue frontage, proposed Lot One