

PLAT COMMITTEE

December 13, 2023

Case Number:	2023-PLT-098
Property Address:	337 North Park Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 17
Petitioner:	Erik Johnson and Kristie Hill, by Mark Demerly
Zoning:	HP-1 (LS-IHPC)
Request:	Approval of Subdivision Plat to be known as Fletcher Sub Johnson Hill, dividing 0.161-acre into two lots.
Waiver Requested:	None
Current Land Use:	Single-Family Residential
Staff Reviewer:	Noah Stern, Associate 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 18, 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 HP-1 (LS-IHPC) and developed with one single-family detached house. This proposed plat would divide this property into two single-family detached lots—Lots 1 & 2. The proposed plat generally meets the standards of the HP-1 zoning classification and the subdivision regulations.

STREETS

Both lots would front on Park Avenue with alley access on the rear. No new streets are proposed.

SIDEWALKS

Sidewalks are existing on Park Avenue.

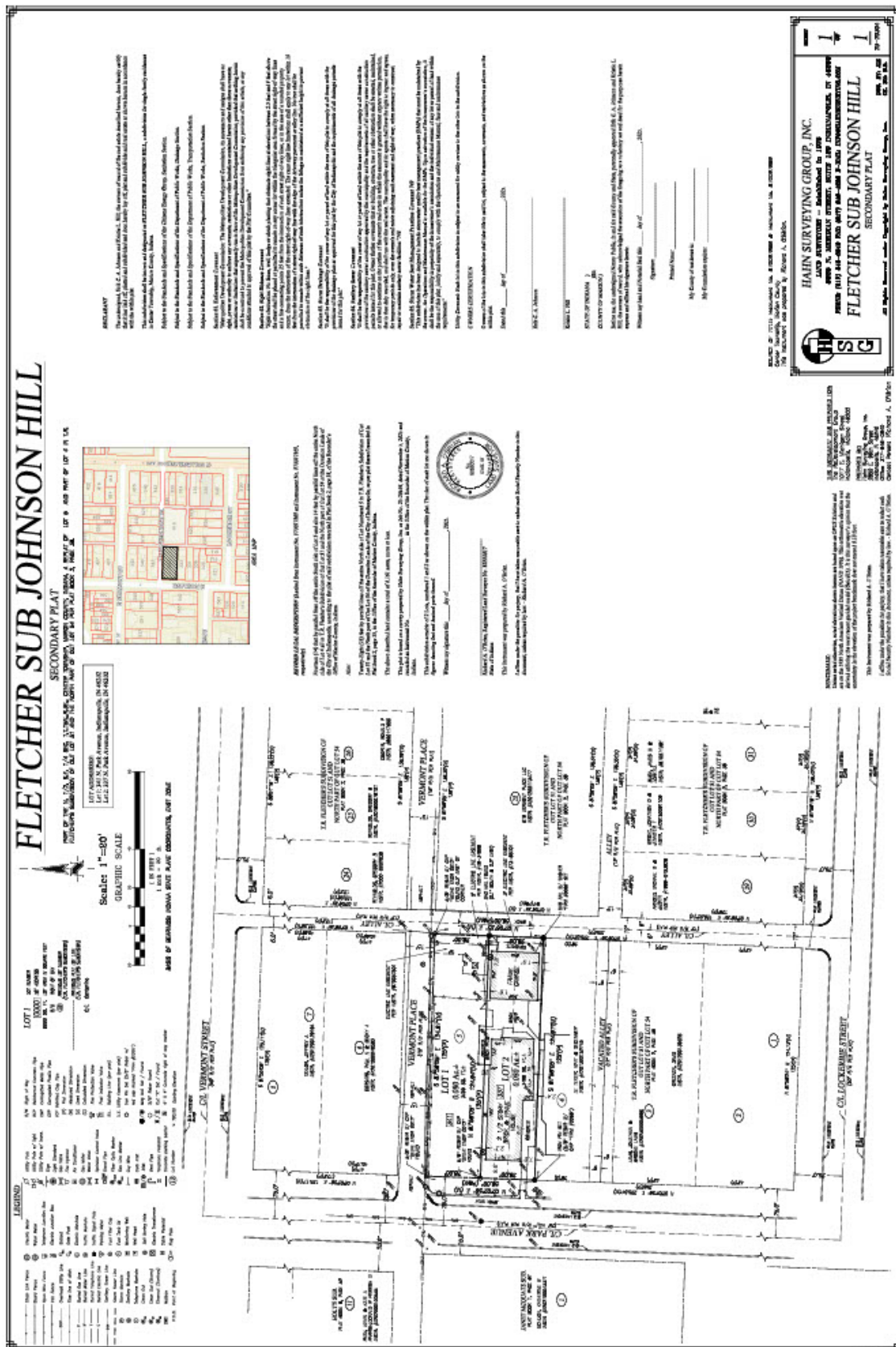
GENERAL INFORMATION

Existing Zoning	HP-1 (LS-IHPC)	
Existing Land Use	Single-family detached dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	HP-1	Single-Family residential
South:	HP-1	Single-Family residential
East:	HP-1	Multi-Family residential
West:	HP-1	Single-Family residential
Thoroughfare Plan		
Park Avenue	Local Street	40-feet existing and 48-feet proposed
Petition Submittal Date	October 18, 2023	

EXHIBITS

Plat Detail





PHOTOS







