

## PLAT COMMITTEE

**December 13, 2023**

<b>Case Number:</b>	2023-PLT-075
<b>Property Address:</b>	53 Market Street ( <i>Approximate Address</i> )
<b>Location:</b>	City of Southport, Perry Township, Council District #24
<b>Petitioner:</b>	Rosa Brynne, LLC, by Mark and Kim Crouch
<b>Zoning:</b>	D-3
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Southport at Market Subdivision, dividing 0.47-acre into two single-family detached lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Single-Family Dwelling
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner

## PETITION HISTORY

This petition was continued from the October 11, 2023, Plat Committee, to the November 8, 2023, Plat Committee, and then again to the December 13, 2023, Plat Committee, due to a pending variance petition before the Southport Board of Zoning Appeals. That variance petition, 2023-DSO-001, was granted on November 30, 2023.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 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 and / or variance 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-3 and is developed with a single-family dwelling and two, detached accessory structures on the southern portion of the lot. This proposed plat would divide this property into two lots—Lots One and Two and each lot would contain 66-foot lot widths. D-3 requires a minimum lot width of 70 feet. A variance petition, 2023-DSO-001, to reduce the lot widths to 66 feet each is scheduled to be heard by the City of Southport Board of Zoning Appeals on October 5, 2023. The variance petition must be granted in order for this plat petition to be heard.

Each lot would contain 10,226 square feet. The proposed plat generally meets the standards of the D-3 zoning classification for two, detached single-family dwellings if the variance petition is granted.

### STREETS

Lots One and Two would front on Market Street. Lot Two would also be accessible from the alley to the south. No new streets are proposed.

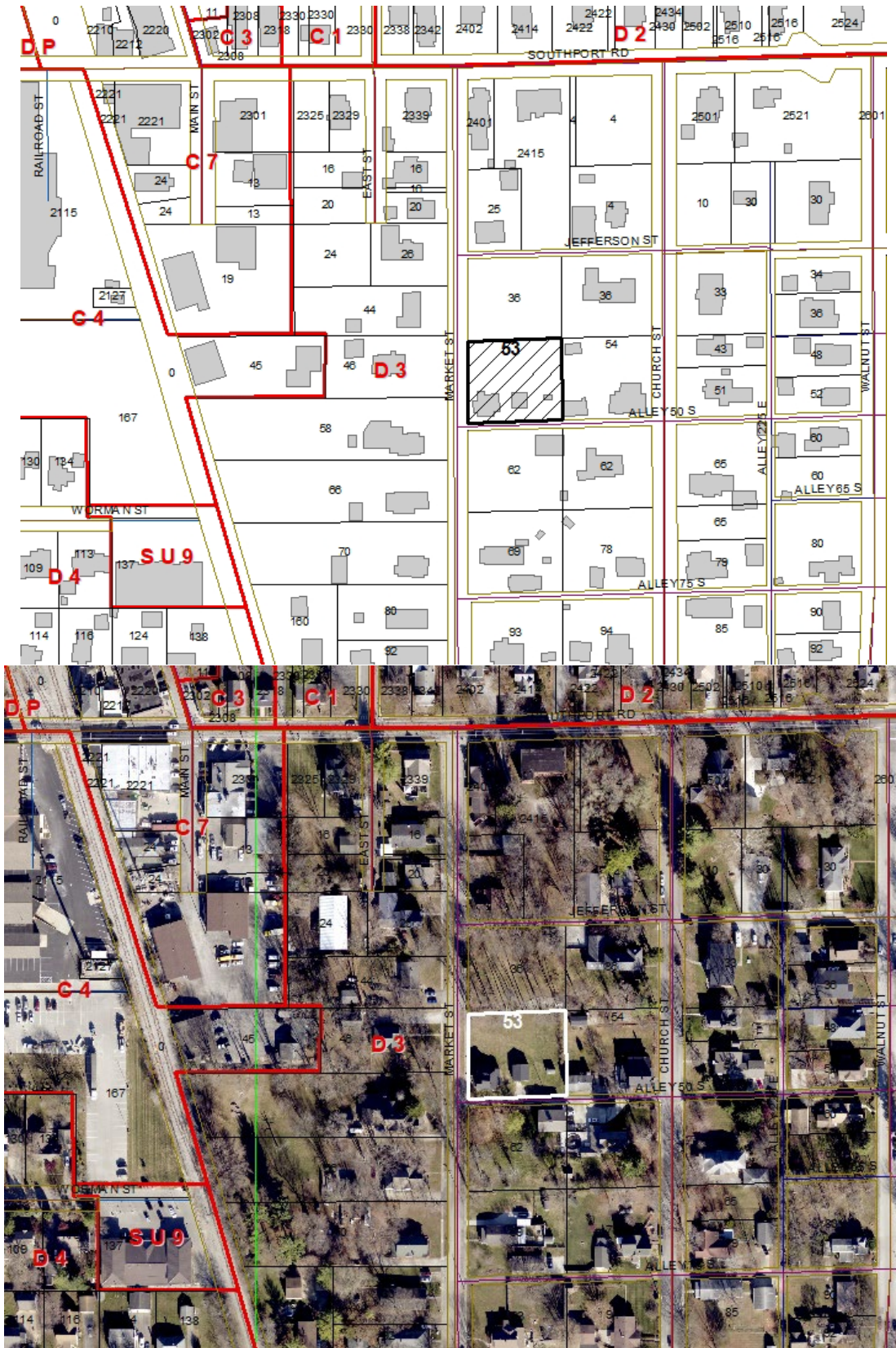
### SIDEWALKS

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

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Single-family dwelling	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-3	Undeveloped
South:	D-3	Single-family residential
East:	D-3	Single-family residential
West:	D-3	Single-family residential
<b>Thoroughfare Plan</b>		
Market Street	Local Street	48-feet existing and proposed
<b>Petition Submittal Date</b>	August 18, 2023	

EXHIBITS



[illegible]



PHOTOS



Views of the undeveloped northern portion of the lot and the existing dwelling on the southern portion of the lot





Views of the site along Market Street and along the alley south of the existing dwelling