



## PLAT COMMITTEE

May 8, 2024

Case Number:	2024-PLT-024
Property Address:	2013 Southeastern Avenue (Approximate Address)
Location:	Center Township, Council District #18
Petitioner:	Omar Hasan, by Mark and Kim Crouch
Zoning:	D-8
Request:	Approval of a Subdivision Plat to be known as Suevoli Row, subdividing 0.22-acre into four lots.
Waiver Requested:	None
Current Land Use:	Two-family dwelling
Staff Reviewer:	Jeffrey York, Principal Planner I

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 31, 2024, 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**

This site is zoned D-8 and developed with a two-family dwelling. The site was rezoned in 2023 (2023-ZON-074) to allow for two, two-family dwellings. The existing two-family dwelling is located on the western half of the original parcel.

The proposed plat would subdivide the property into four lots, with Lot One being 1,678 square feet, Lot Two being 1,967 square feet, Lot Three being 2,390 square feet and Lot Four being 2,589 square feet. The proposed plat meets the standards of the D-8 zoning classification and the subdivision regulations.

**STREETS**

All lots would be located along Southeastern Avenue, with rear access to proposed garages from a 12-foot alley. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks are existing along Southeastern Avenue.

**GENERAL INFORMATION**

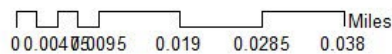
<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Two-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	C-1 Single-family dwellings
	South:	D-5 Single-family dwellings
	East:	C-1 Tavern / parking lot
West:	C-1 / D-5 Single-family dwellings	
<b>Thoroughfare Plan</b>		
Southeastern Avenue	Secondary Arterial	60 feet existing and 78 feet proposed
<b>Petition Submittal Date</b>	March 31, 2024	

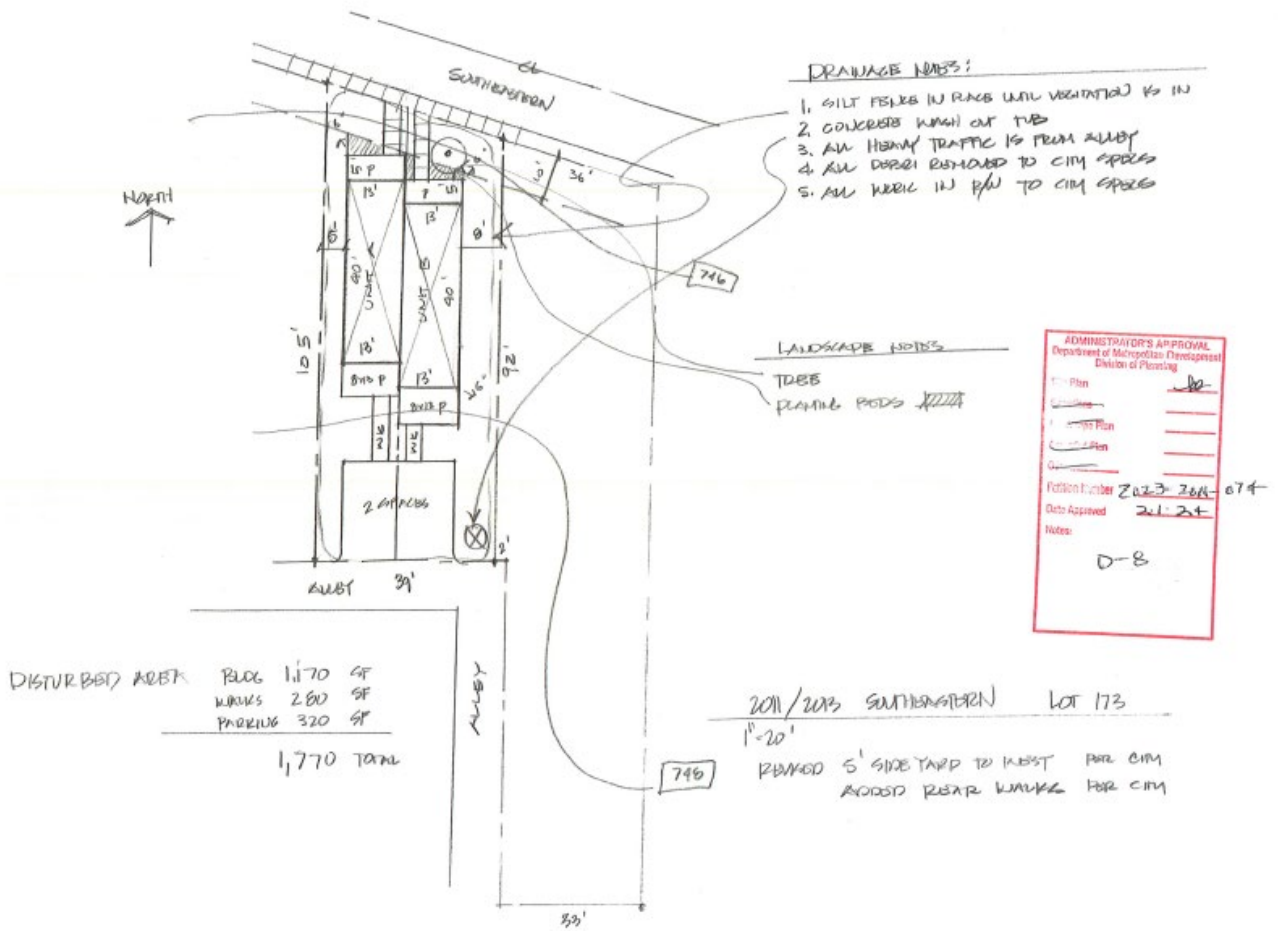
EXHIBITS



Source: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSS, (c) OpenStreetMap contributors, and the ©13 User community

2013 Southeastern Avenue





Approved site plan for existing two-family dwelling



PHOTOS



View of existing two-family dwelling from the east



View of existing two-family dwelling along Southeastern Avenue