



PLAT COMMITTEE

June 12, 2024

Case Number:	2024-PLT-033
Property Address:	2601 East New York Street (<i>Approximate Address</i>)
Location:	Center Township, Council District # 13
Petitioner:	Englewood Community Corporation, by Joseph D. Calderon
Zoning:	D-8
Request:	Approval of a Subdivision Plat to be known as Temple Avenue Townhomes, subdividing 0.397-acre into seven lots and one block.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, 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 May 2, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provide a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. 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-8 and is currently undeveloped. This proposed plat would divide this property into seven lots, one block, and one common area. Five of the seven lots would contain single-family attached lots oriented to New York Street, and the other two would be oriented to Temple Avenue. The proposed plat appears to meet the standards of the D-8 zoning classification for row house-small lot except for lot widths of 16 feet (allowed by the variance petition 2023CVR842).

STREETS

All lots would front on either New York Street or Temple Avenue. No new streets are proposed.

SIDEWALKS

Sidewalks are existing along the eastern side of Temple Avenue and the southern portion of New York Street contains both a protected bike lane and the required sidewalk.

GENERAL INFORMATION

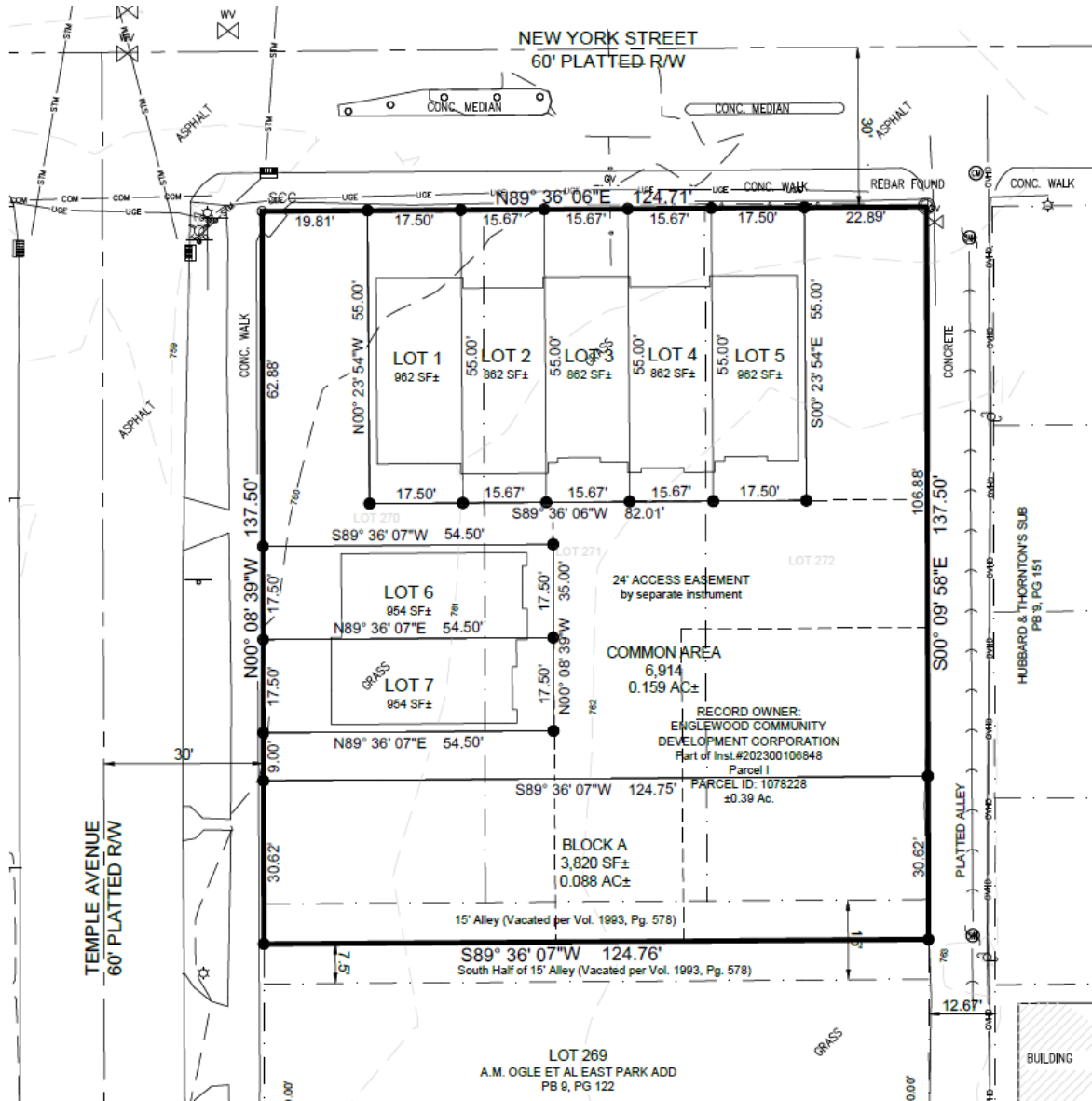
Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-5 / D-8	Single-Family residential
West:	MU-1	Undeveloped
Thoroughfare Plan		
New York Street	Primary Arterial	60-feet existing and 78-feet proposed
Temple Avenue	Local Street	60-feet existing and 48-feet proposed
Petition Submittal Date	May 2, 2024	

EXHIBITS

2024PLT033 ; Aerial Map



2024PLT033 ; Proposed Plat



PHOTOS



Photo 1: Subject Site from West



Photo 2: Subject Site from North

PHOTOS



Photo 3: Existing Sidewalk & Bike Lane along New York Street



Photo 4: Adjacent Property to Northwest of Site