

## PLAT COMMITTEE

June 12, 2024

<b>Case Number:</b>	2024-PLT-013
<b>Property Address:</b>	3502 Watson Road ( <i>Approximate Address</i> )
<b>Location:</b>	Perry Township, Council District #8
<b>Petitioner:</b>	William R. Moldenhauer
<b>Zoning:</b>	D-3
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Watson Hill, subdividing 1.13 acres into two 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 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 15, 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 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.
11. That the name of the plat be identified as Watson Hill on the final plat.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This request would replat Lot 88 in Watson Park Subdivision. The subject site is zoned D-3 and is developed with a single-family dwelling on proposed Lot 88B. This proposed plat would divide this property into two lots—Lots 88A and 88B, with Lot 88A being 0.41-acre and Lot 88B being 0.72-acre.

The proposed plat generally meets the standards of the D-3 zoning classification for two lots.

The petition indicates that the name of the plat would be Watson Hill, however, the plat identifies the plat name as Replat of Lot 88 and Watson Park. A condition has been added to the typical minor plat list of conditions that requests the name to match the name of the plat on the petition.

**STREETS**

Lot 88A would front Fairfield Avenue and Watson Road, Lot 88B would front Watson Road. An access easement would provide access to both lots via along an existing driveway from Watson Road. No new streets are proposed.

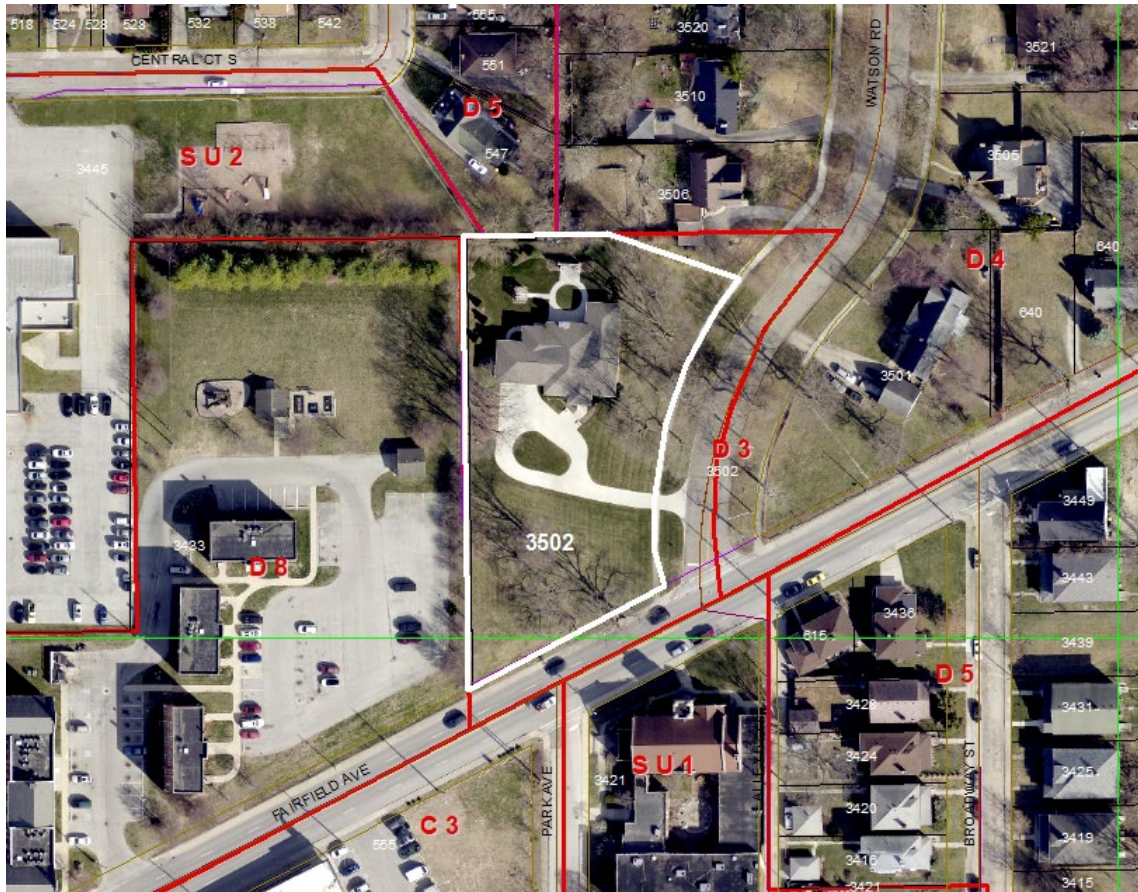
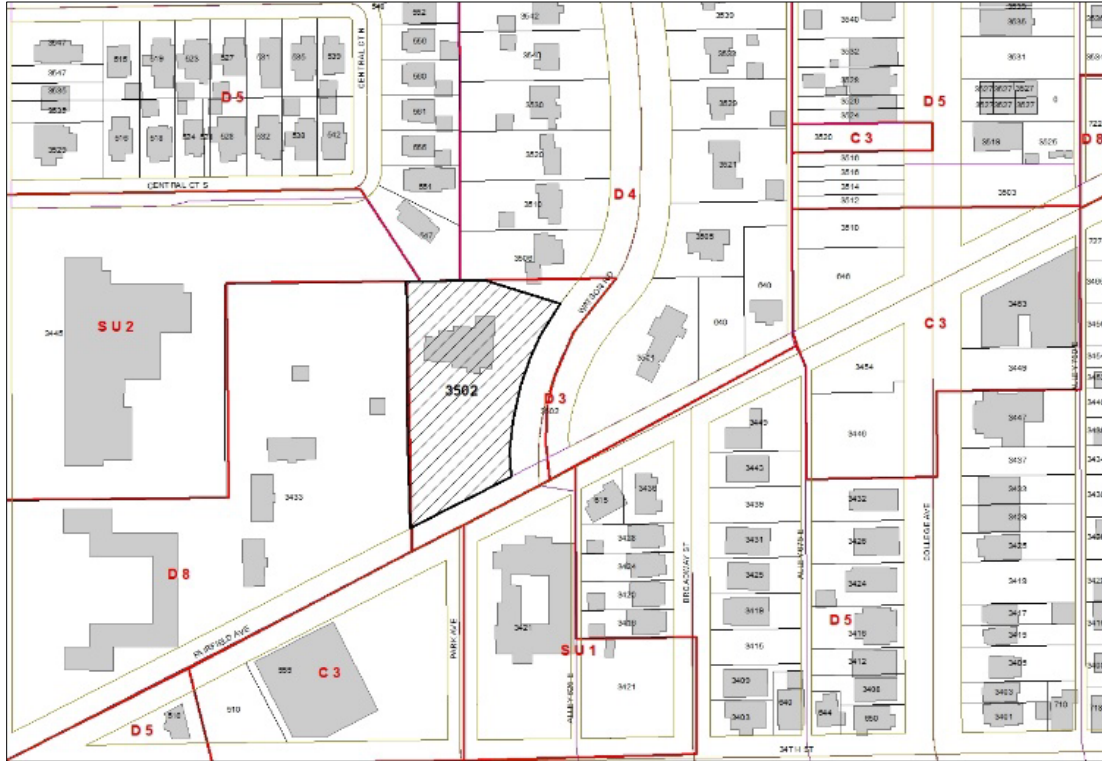
**SIDEWALKS**

Sidewalks are existing in the rights-of-way of Fairfield Avenue and Watson Road.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Single-family dwelling	
<b>Comprehensive Plan</b>	Special Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-3	Single-family residential
South:	SU-1	Religious use
East:	D-8	Multi-family residential
West:	D-3	Single-family residential
<b>Thoroughfare Plan</b>		
Watson Road	Local Street	48 feet existing and proposed
Fairfield Avenue	Primary Collector	78 feet existing and proposed
<b>Petition Submittal Date</b>	February 29, 2024	

EXHIBITS





PHOTOS



Subject site from intersection of Fairfield Avenue and Watson Road



Subject site from Watson Road