

## PLAT COMMITTEE

February 14, 2024

<b>Case Number:</b>	2024-PLT-002
<b>Property Address:</b>	209, 217 and 223 North Temple Avenue ( <i>Approximate Addresses</i> )
<b>Location:</b>	Center Township, Council District # 13
<b>Petitioner:</b>	Englewood Community Development Corporation, by Joseph D. Calderon
<b>Zoning:</b>	D-5 (TOD)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Replat of Lots 260, 262, and 263 of A. M. Ogle et. al East Park Addition, subdividing 0.344-acre into six single-family attached lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner I

## 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 January 5, 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**

The subject site is zoned D-5. In 2023, a variance petition, per 2023-DV1-039, was granted for the proposed construction of a duplex on each of the existing three lots, with development standards variances for 4.5-foot side yard setbacks, an open space of 52.5%, 40-foot lot widths and a lot area of 5,000 square feet. This proposed plat would divide the subject property into six, single-family attached lots.

Each lot would contain approximately 2,500 square feet, with 20-foot lot widths. The proposed plat meets the standards of the D-5 zoning classification and the variance grant of 2023-DV1-039.

**STREETS**

All lots would front on Temple Avenue. All lots are accessible from an improved alley to the east. No new streets are proposed.

**SIDEWALKS**

Sidewalks are existing in the right-of-way on Temple Avenue.

**GENERAL INFORMATION**

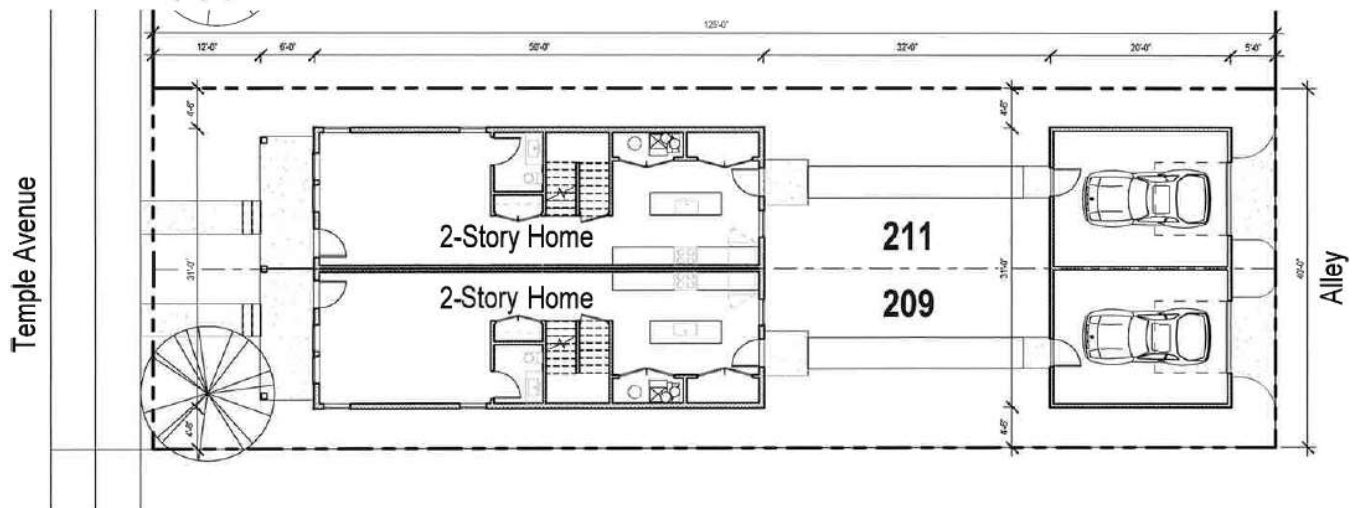
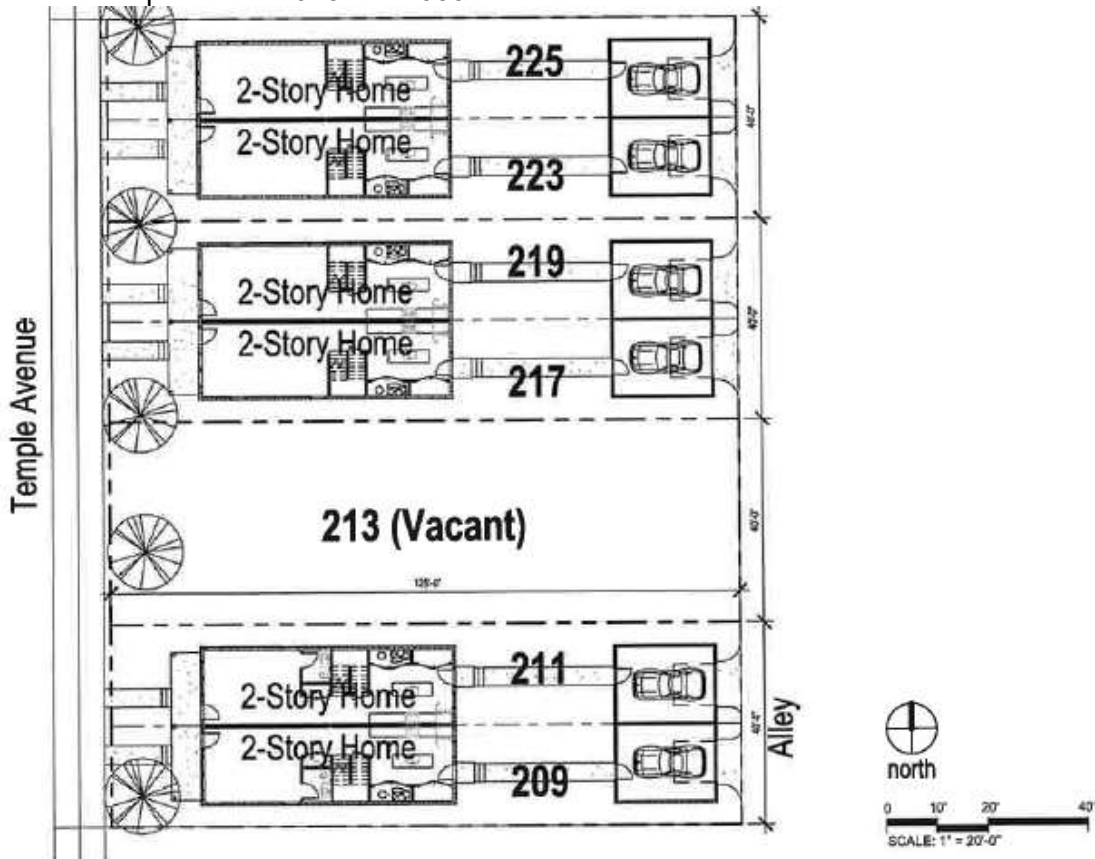
<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
<b>Thoroughfare Plan</b>		
Temple Avenue	Local Street	60-feet existing and proposed
<b>Petition Submittal Date</b>	January 5, 2024	

EXHIBITS





Site Plan and detail plan from 2023-DV1-039







PHOTOS



Photo of sidewalk along North Temple Avenue with subject site to the right





Photos of neighborhood along Temple Avenue and proposed Lots 260A and 260B





Photo of proposed Lots 262A, 262B, 263A and 263B