

PLAT COMMITTEE

January 11, 2023

Case Number: 2022-PLT-092
Property Address: 726 Cottage Avenue (*Approximate Address*)
Location: Center Township, Council District # 21
Petitioner: Dogan Properties LLC, by Jynell D. Berkshire
Zoning: D-5
Request: Approval of a Subdivision Plat, to be known as Trader's College Avenue Addition, dividing 0.08-acre into two single-family attached lots.
Waiver Requested: None
Current Land Use: Two-Family Dwelling
Staff Reviewer: Allison Richardson, 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 November 22, 2022, 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.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since 1956 as shown on historic Sanborn maps, and legally established via 2022-DV1-012. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots One and Two would front on Cottage Avenue with alley access to the north. No new streets are proposed.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

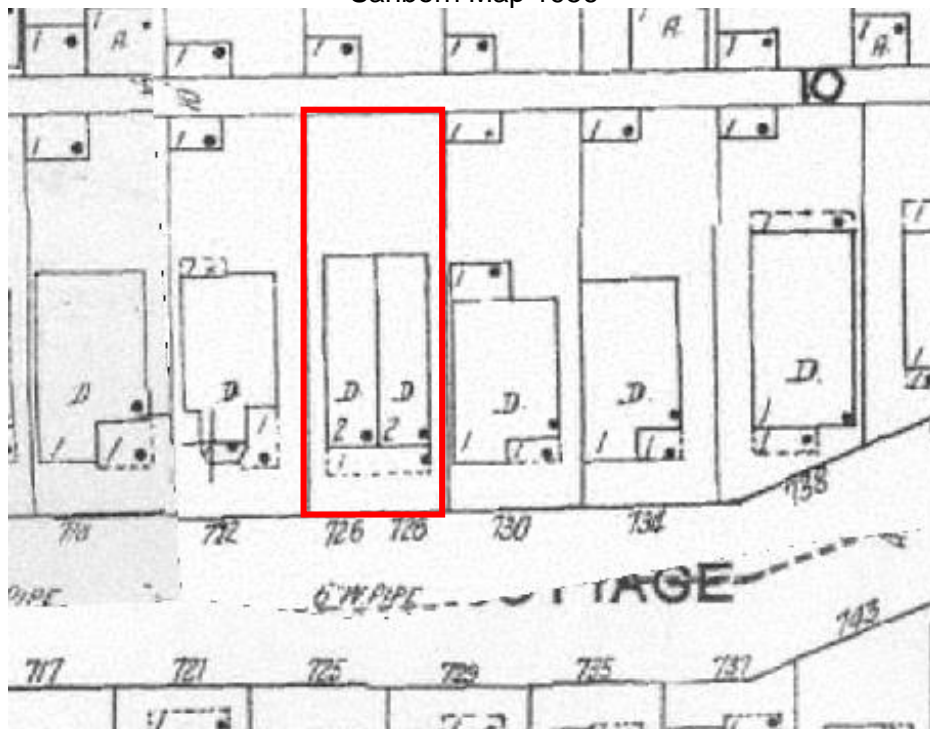
GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
Cottage Avenue	Local Street	48-foot existing and proposed
Petition Submittal Date	November 22, 2022	

EXHIBITS



Sanborn Map 1956



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Each lot in this submission is subject to an assessment for liability services in the other lots in the submission.

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James H. Sutter

SHEET
1 OF 1
PROJECT
NUMBER
1-24553 P

DRAWN BY:	R. STOHLER
CHECKED BY:	D. SCOTTEN
ISSUE DATE:	11-11-2022

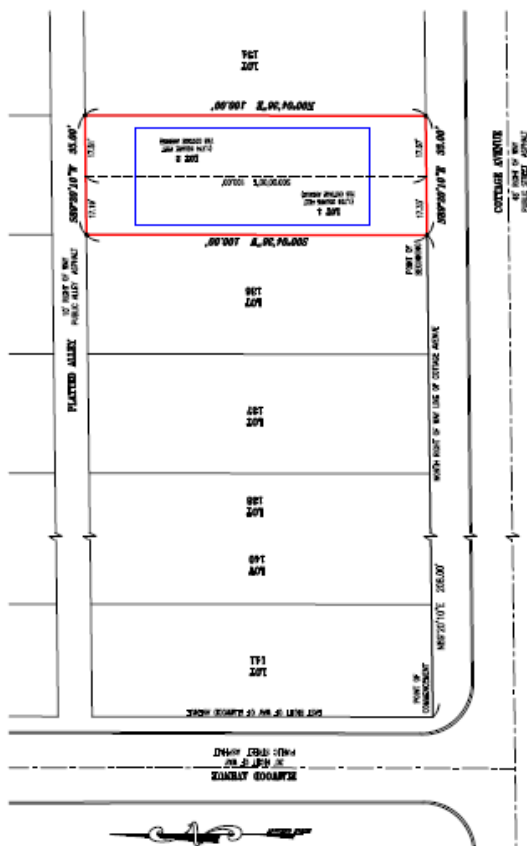
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PROJECT LOCATED IN:
NORTHEAST QUARTER
OF SECTION 13
TOWNSHIP 15 NORTH
RANGE 3 EAST
CENTER TOWNSHIP
MARION COUNTY

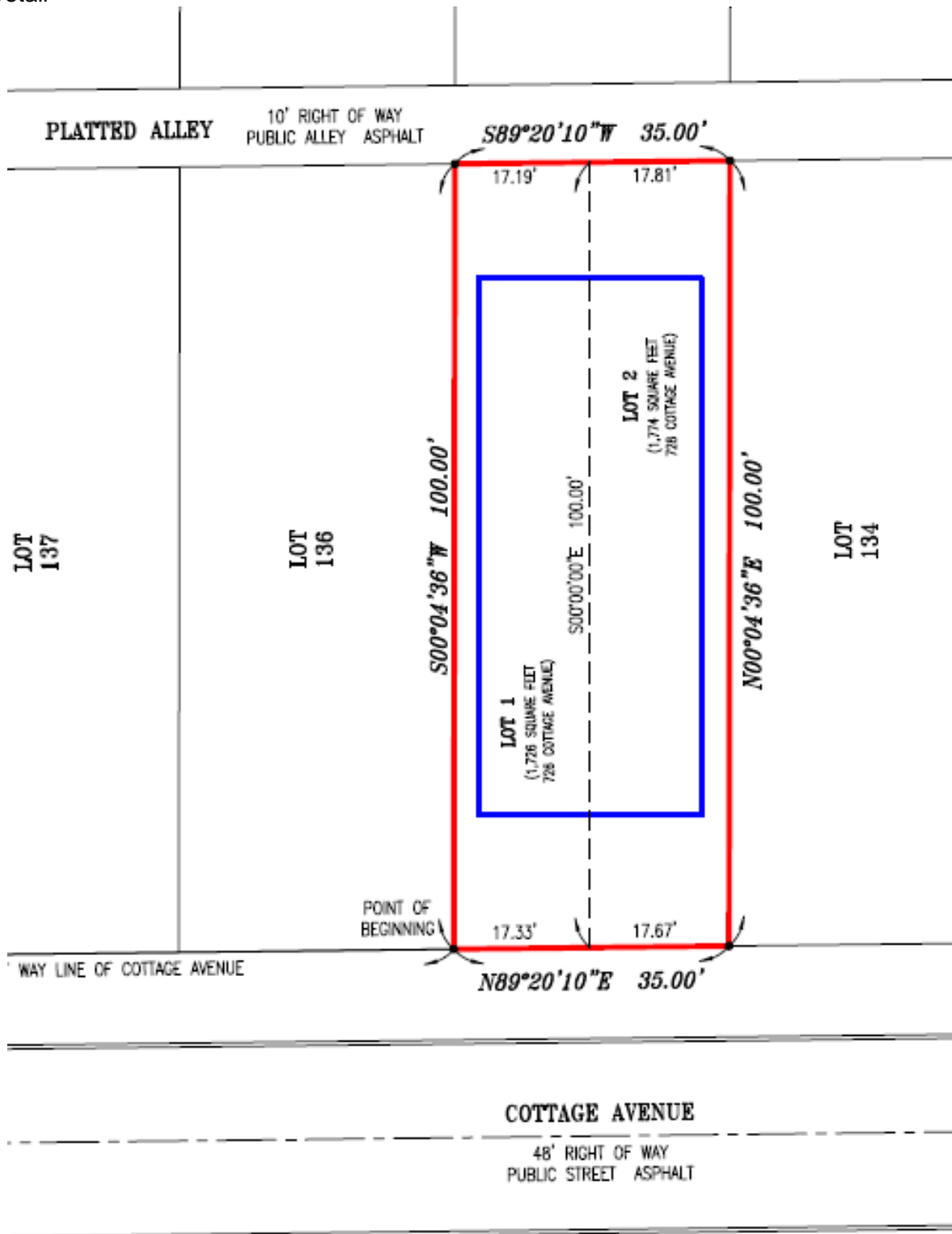
PREPARED FOR:
CORGAN PROPERTIES, LLC

TRADER'S CO.
(a Replat of Co.)

1728 N. 728 COTTAGE AVENUE
INDIANAPOLIS, INDIANA



Plat Detail



PHOTOS



Subject Site viewed from Cottage Avenue, facing north



Subject site viewed from alley, facing south