

PLAT COMMITTEE

January 11, 2023

Case Number:	2022-PLT-090
Property Address:	2245 Carrollton Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 17
Petitioner:	Atlas Casa LLC, by Paul J. Lambie
Zoning:	D-8
Request:	Approval of a Subdivision Plat, to be known as Casale's Replat of Lots 25 and Part of 26 in Bruce's Place East End Addition, dividing 0.26-acre into two single-family detached lots.
Waiver Requested:	None
Current Land Use:	Single-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 15, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and is developed with a single-family dwelling. This proposed plat would divide this property into two lots—Lots One and Two. Lot One would contain 5,496 square feet and Lot Two would contain 5,966 square feet. Lot One would contain the existing dwelling and Lot Two would be available for a future residential development. The proposed plat generally meets the standards of the D-8 zoning classification for detached house-compact lot.

STREETS

Lots One and Two would front on Carrollton Avenue. Both lots are accessible from the alley to the east. No new streets are proposed.

SIDEWALKS

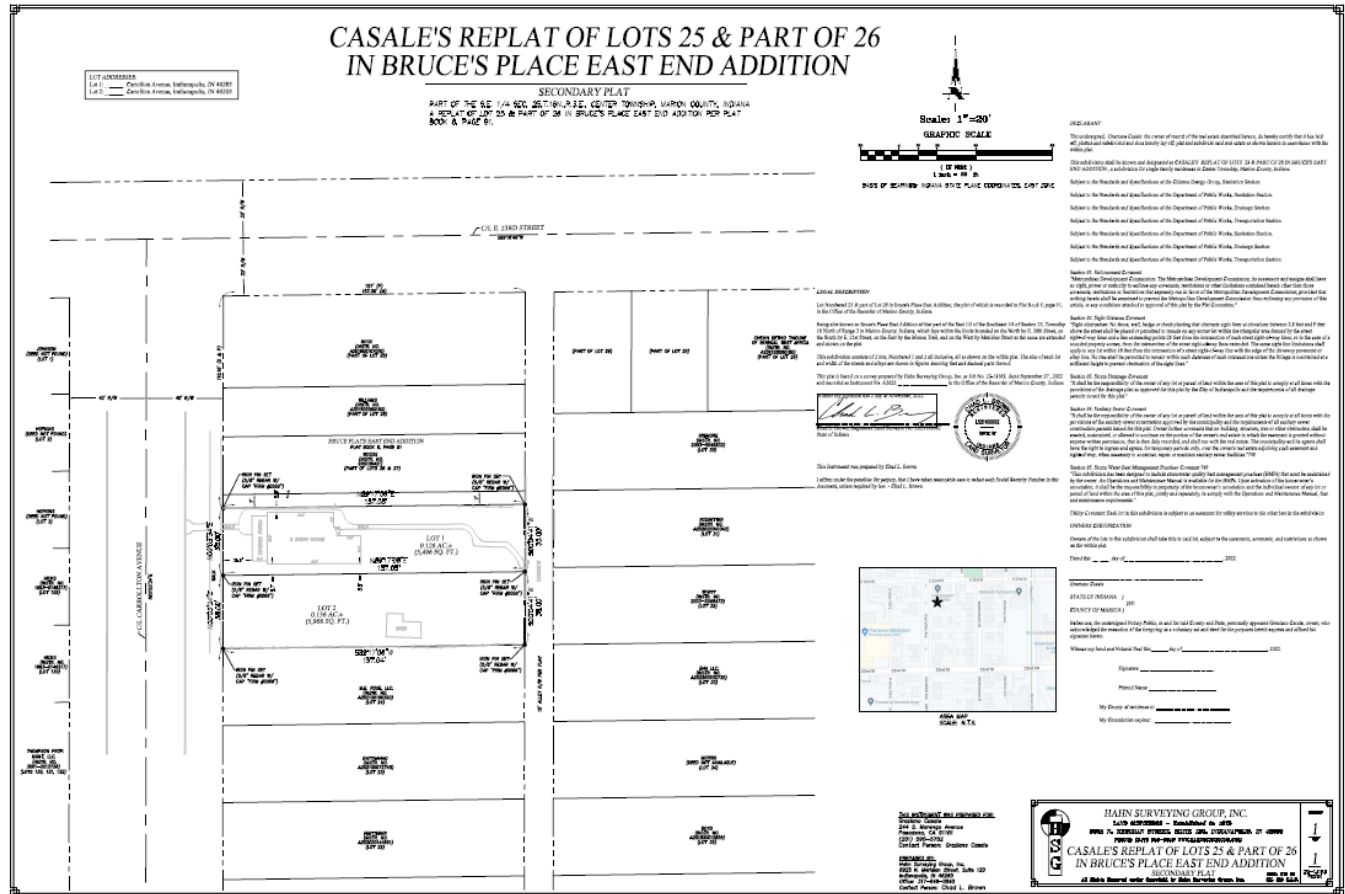
Sidewalks are existing in the right-of-way on Carrollton Avenue.

GENERAL INFORMATION

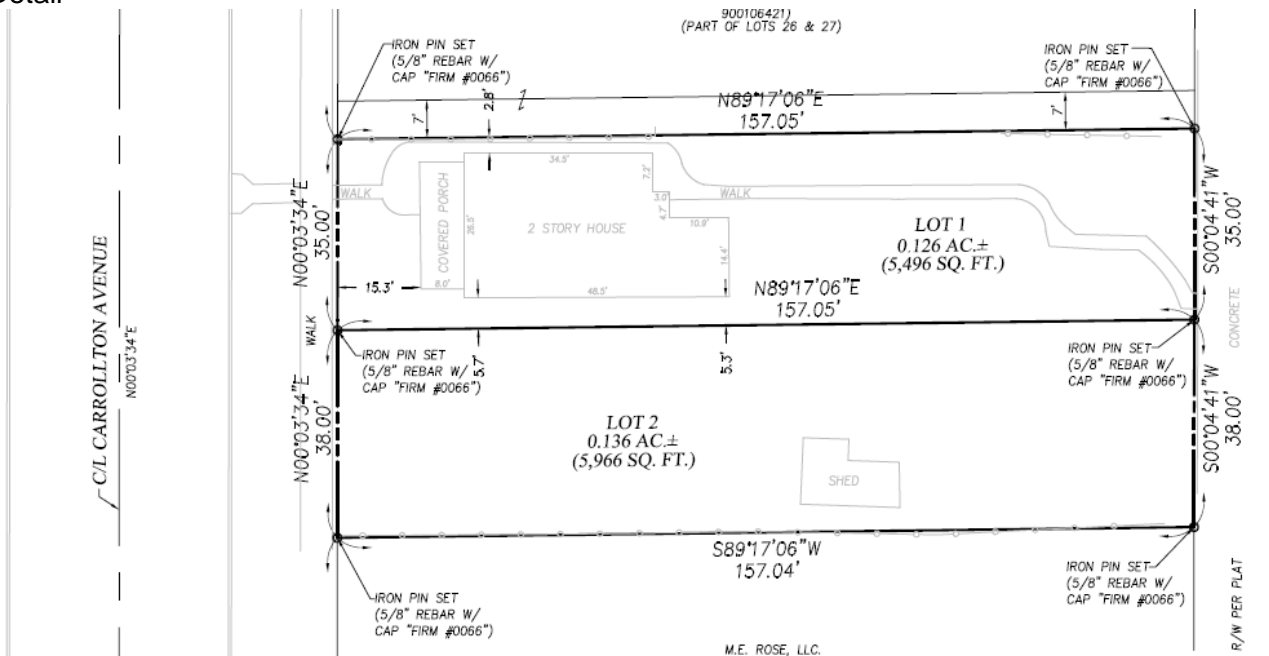
Existing Zoning	D-8	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Single-Family residential
South:	D-8	Undeveloped
East:	D-8	Single and Two-Family residential
West:	D-8	Two-family residential
Thoroughfare Plan		
Carrollton Avenue	Local Street	80-feet existing and proposed
Petition Submittal Date	November 15, 2022	

EXHIBITS





Plat Detail



PHOTOS



Subject site viewed from Carrollton Ave, looking east



Subject site viewed from alley, looking west