

## PLAT COMMITTEE

April 9<sup>th</sup>, 2025

<b>Case Number:</b>	2025-PLT-013
<b>Property Address:</b>	1335 Marlowe Avenue (Approximate Address)
<b>Location:</b>	Center Township, Council District #13
<b>Petitioner:</b>	Colleen M. Caito, by Andrew Wert
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat to be known as Replat of Lot 6 and part of Lot 5 in Block 5 in Walker East Ohio Street Addition, subdividing 0.122-acre into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Residential
<b>Staff Reviewer:</b>	Kiya Mullins, Associate 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 February 5<sup>th</sup>, 2025, 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.
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## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is 0.122-acre in a D-8 zoning district. If approved, this plat petition will split the existing parcel into two (2) parcels.

### STREETS

There are no current plans to affect Marlowe Avenue.

### SIDEWALKS

There are no current plans to affect the sidewalk located off Marlowe Avenue.

### PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. The new constructions, when built on these newly created parcels will be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum open space, use standards, and frontages.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-8	Traditional Neighborhood
South:	D-8	Traditional Neighborhood
East:	D-5	Traditional Neighborhood
West:	D-8	Traditional Neighborhood
<b>Thoroughfare Plan</b>		
Marlowe Avenue	Local Street	60 feet of right-of-way existing and 48 feet proposed.
<b>Petition Submittal Date</b>	February 5 <sup>th</sup> , 2025	

EXHIBITS

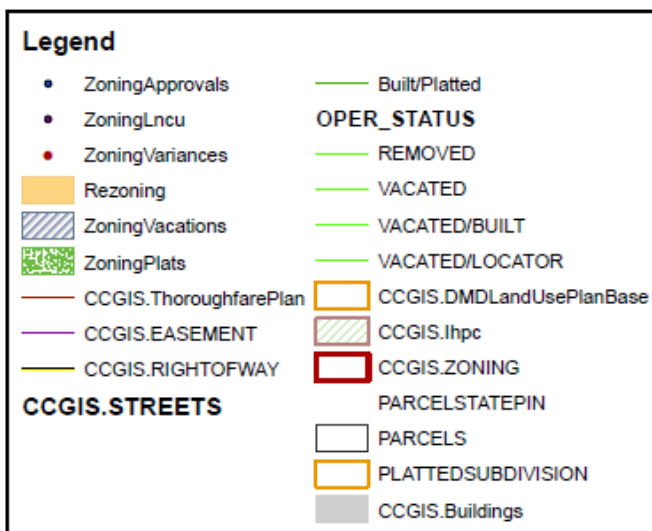
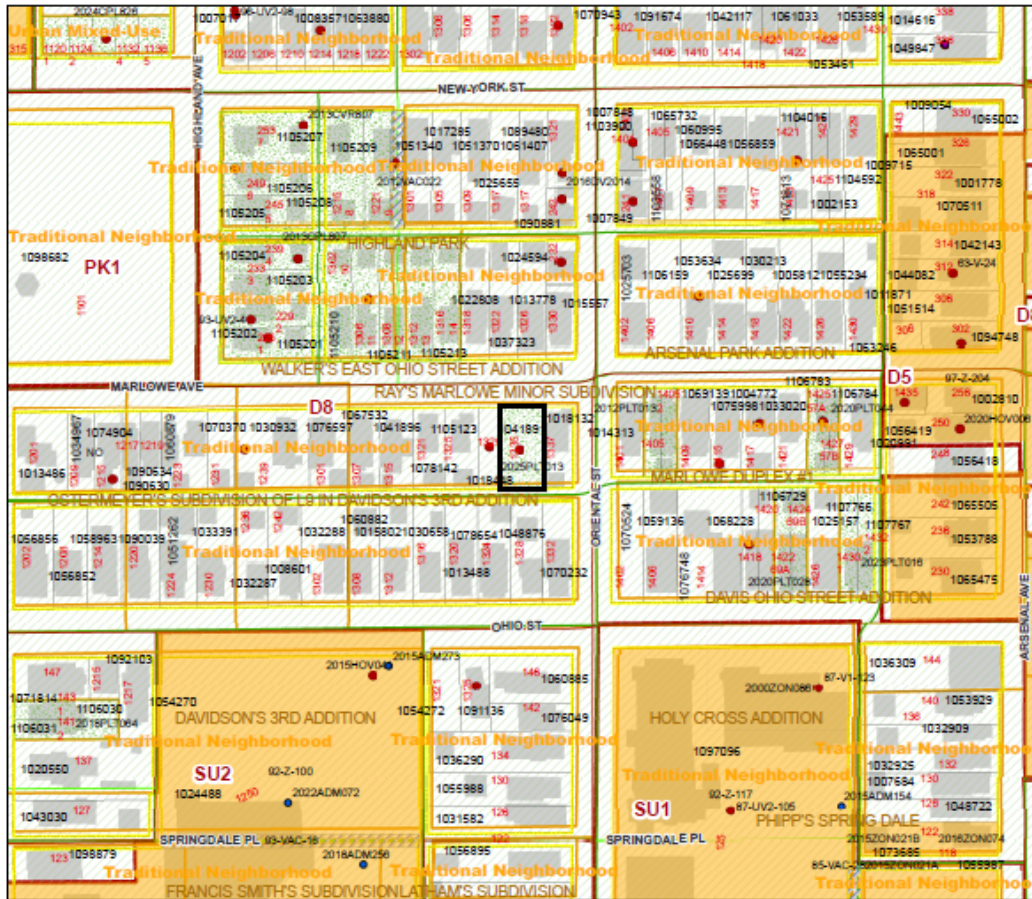


Exhibit 1: ArcGIS map of subject site and surrounding area.







Exhibit 3: The subject site.





Exhibit 4: Looking east down Marlowe Avenue.





Exhibit 5: Looking west down Marlowe Avenue.