

PLAT COMMITTEE

January 10, 2024

Case Number:	2023-PLT-093
Property Address:	4903 and 4909 West Washington Street (Approximate Address)
Location:	Wayne Township, Council District #17
Petitioner:	Axum Auto Plus, LLC, by Meles Mezgebo
Zoning:	C-3 / C-4 (FF) (FW)
Request:	Approval of a Subdivision Plat to be known as Mezgebo's Manor Addition, a replat of a part of Lot 12 in Mary J. Smitson's Subdivision, dividing 3.92 acres, into two lots.
Waiver Requested:	None
Current Land Use:	Retail Commercial
Staff Reviewer:	Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 20, 2023, 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. An access easement shall be provided on Lot One allowing ingress/egress for Lot Two to the existing driveway prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-3 and C-4 and is developed with a restaurant on the C-4 portion and a pole barn on the C-3 portion. This request would divide the 3.92 acres into two lots. Lot One would be 0.90 acre, would front on Washington Street and would contain the existing restaurant and pole barn. Lot Two would be 3.02 acres, would have 29 feet of frontage on Washington Street and would be available for development under the C-3 district. The proposed plat meets the standards of the C-3/C-4 zoning classification and the subdivision regulations.

STREETS

Both lots would front on Washington Street. Lot Two would gain access to Washington Street via Lot One. An access easement should be provided (See Condition #11). No new streets are proposed as part of this petition.

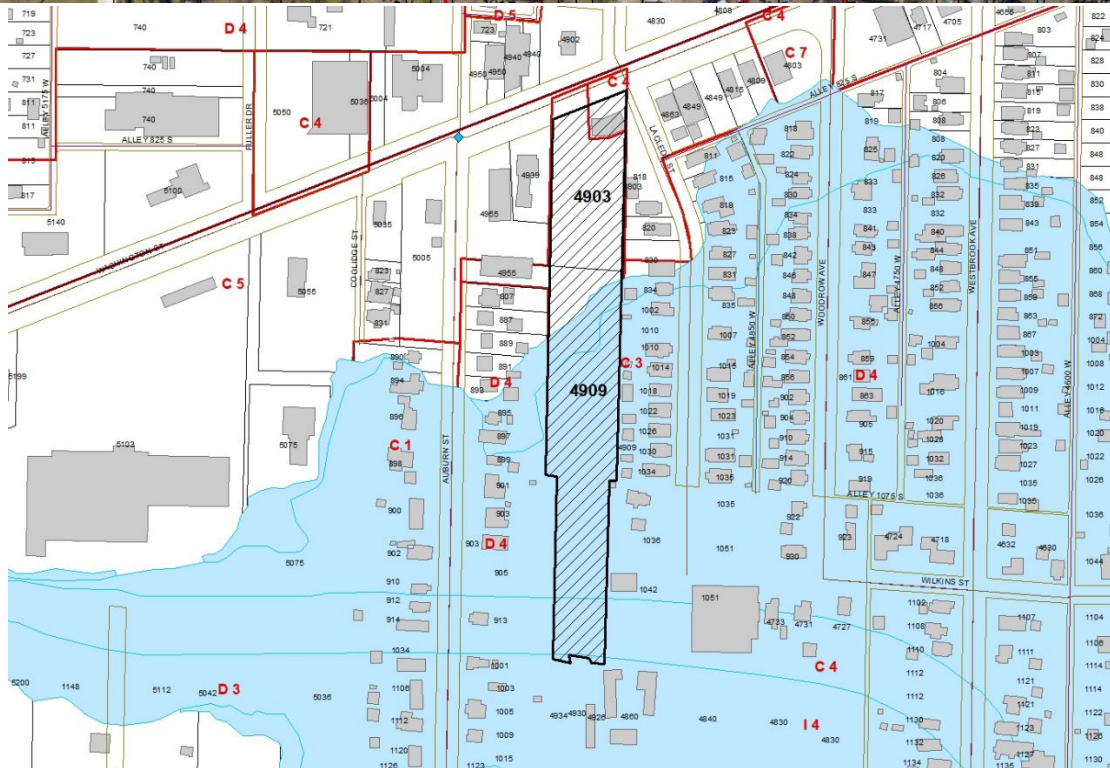
SIDEWALKS

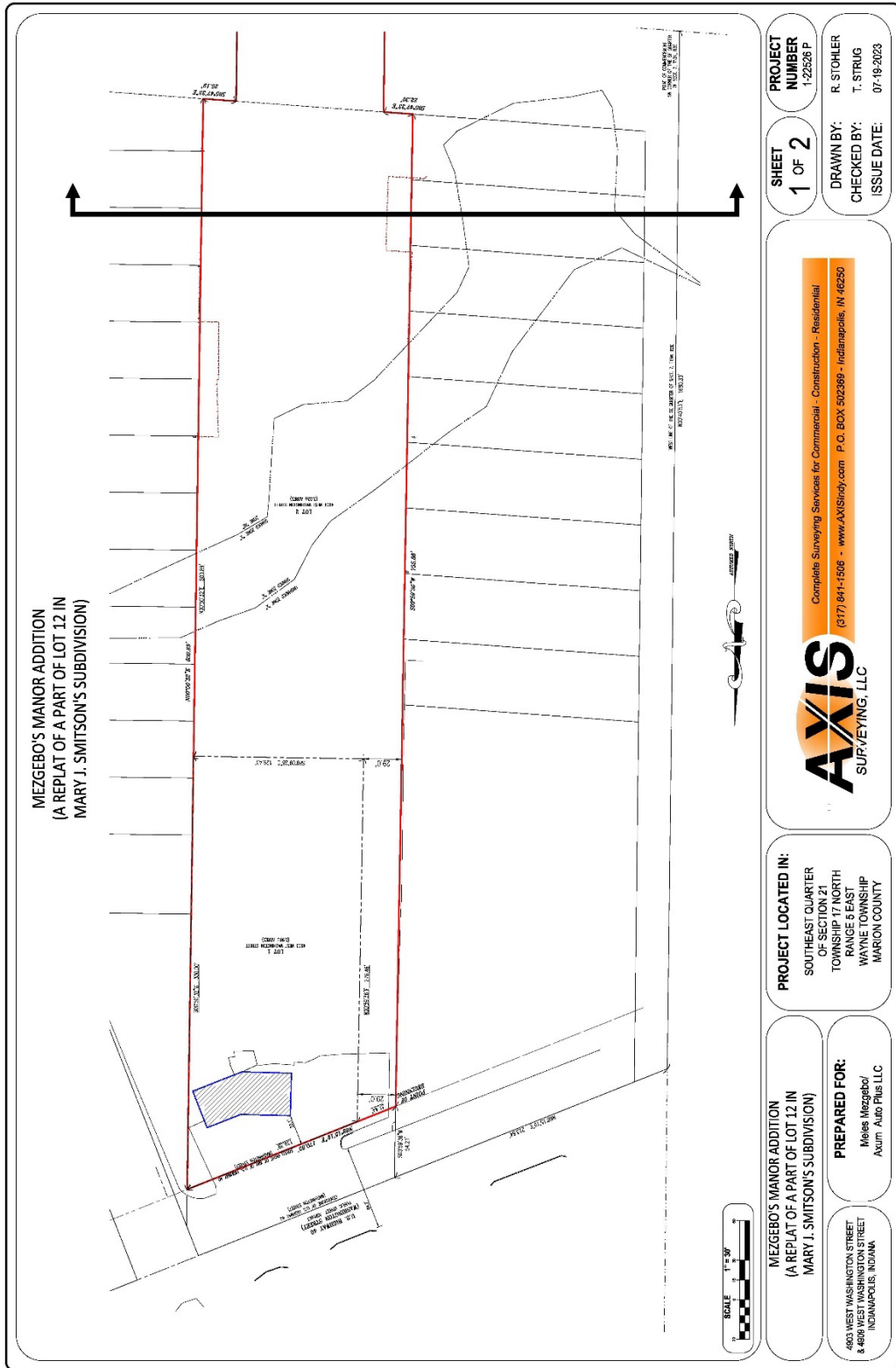
Sidewalks are required along Washington Street.

GENERAL INFORMATION

Existing Zoning	C-3 / C-4	
Existing Land Use	Retail Commercial / Undeveloped	
Comprehensive Plan	Community Commercial / Residential 5-8 Units per ace	
Surrounding Context	Zoning	Land Use
North:	C-5	Commercial
South:	C-4	Commercial
East:	C-5 / D-4	Single-family residential
West:	C-5	Commercial
Thoroughfare Plan		
Washington Street	Primary Arterial	90 feet existing and 88 feet proposed
Petition Submittal Date	November 20, 2023	

EXHIBITS





PHOTOS



Figure 1 - Subject site looking south across Washington Street



Figure 2 - Rear of subject site



Figure 3 - Subject site looking northeast



Figure 4 - Frontage of subject site looking west