

## PLAT COMMITTEE

November 9, 2022

<b>Case Number:</b>	2022-PLT-073
<b>Property Address:</b>	25 North Highland Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District #17
<b>Petitioner:</b>	N Highland Indy LLC, by Mark and Kim Crouch
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Mendoza's Highland Avenue Townhomes, dividing 0.11-acre into two single-family attached lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Two-Family Dwelling
<b>Staff Reviewer:</b>	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 September 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-8 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 at least 1898 as shown on historic Sanborn Maps. 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 Highland Avenue, with alley access on the rear. No new streets are proposed.

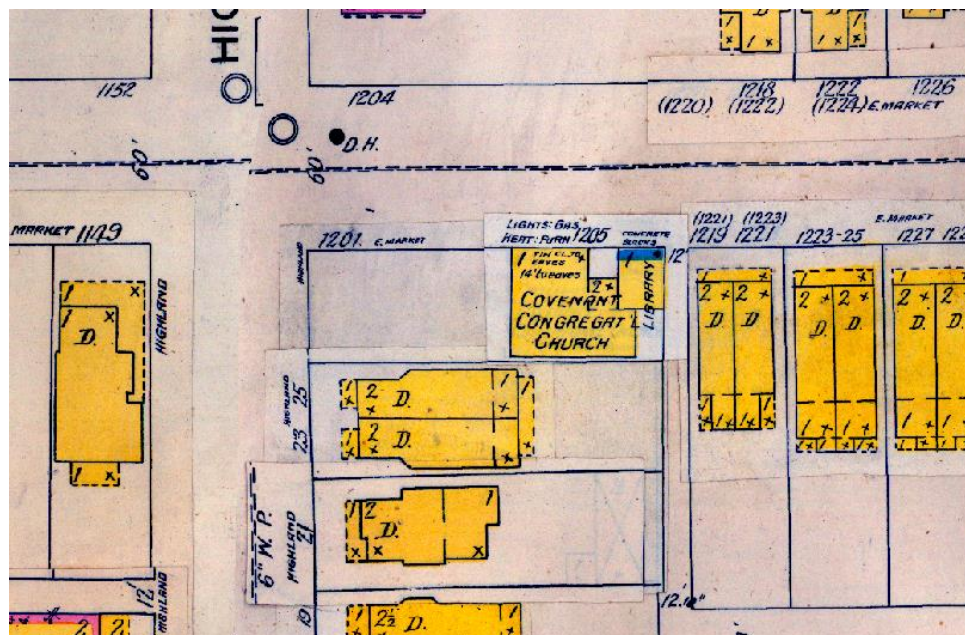
### PROCEDURE

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-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

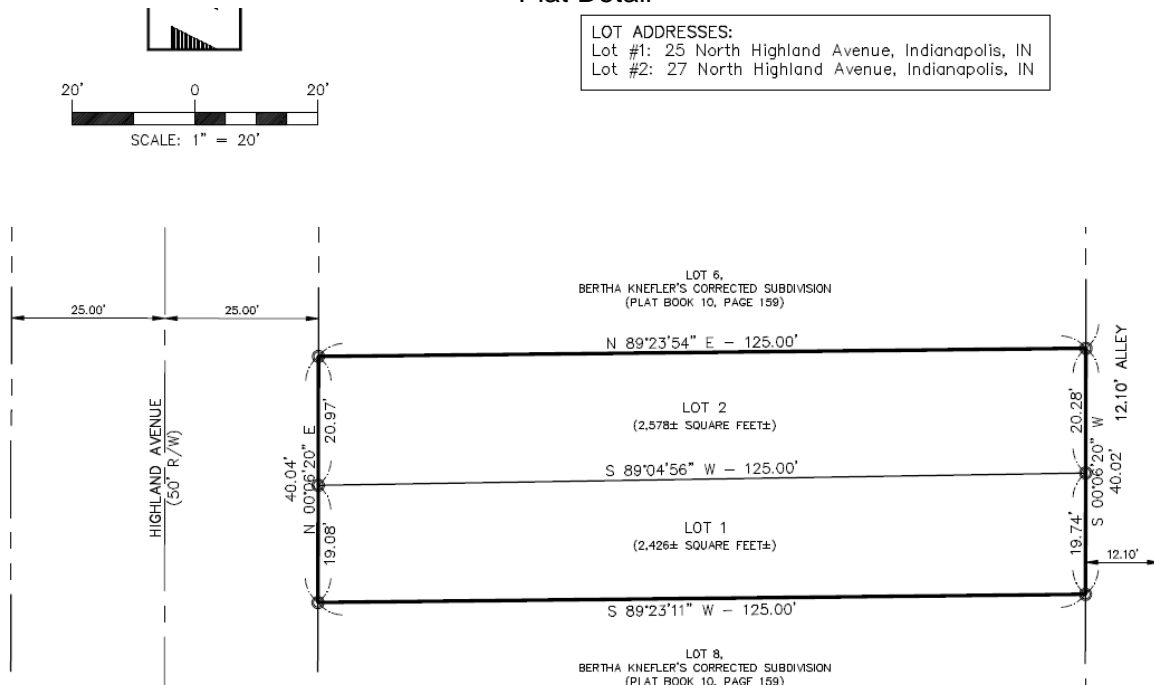
## GENERAL INFORMATION

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Two-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-8	Undeveloped
South:	D-8	Undeveloped
East:	SU-1	Undeveloped
West:	D-8	Single-Family residential
<b>Thoroughfare Plan</b>		
Highland Avenue	Local Street	50-foot existing and proposed
<b>Petition Submittal Date</b>	September 19, 2022	

This aerial map shows the 1200 block of Market Street. The map is divided into several lots, each labeled with a number. Lot 25 is highlighted with a cyan border. Lot 29 has a red star in the upper left corner. Lot 1225 has a red outline. The map includes labels for 'SU2', 'MARKET ST', 'HIGHLAND AVE', 'D 8', 'SU1', 'ALLEY 1225 E', and 'AL'. A scale bar at the bottom indicates 0 to 50 feet.



Sanborn Map 1898





PHOTOS



Subject site viewed from the intersection of Highland Avenue and Market Street



Subject site viewed from the intersection of Market Street and the alley