

## PLAT COMMITTEE

November 9, 2022

Case Number: 2022-PLT-078  
Property Address: 2401 North College Avenue (Approximate Address)  
Location: Center Township, Council District #17  
Petitioner: M/E Rental LLC, by David Gilman  
Zoning: C-3  
Request: Approval of a Subdivision Plat to be known as Ronald's Addition, dividing 0.47-acre into two lots.  
Waiver Requested: None  
Current Land Use: Commercial  
Staff Reviewer: Jeffrey York, Senior Planner

## 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 September 30, 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 C-3 and is developed with a commercial integrated center. The buildings are in poor condition. The proposed plat would subdivide the property into two lots—Lots One and Two. The proposed plat generally meets the standards of the C-3 zoning classification.

### STREETS

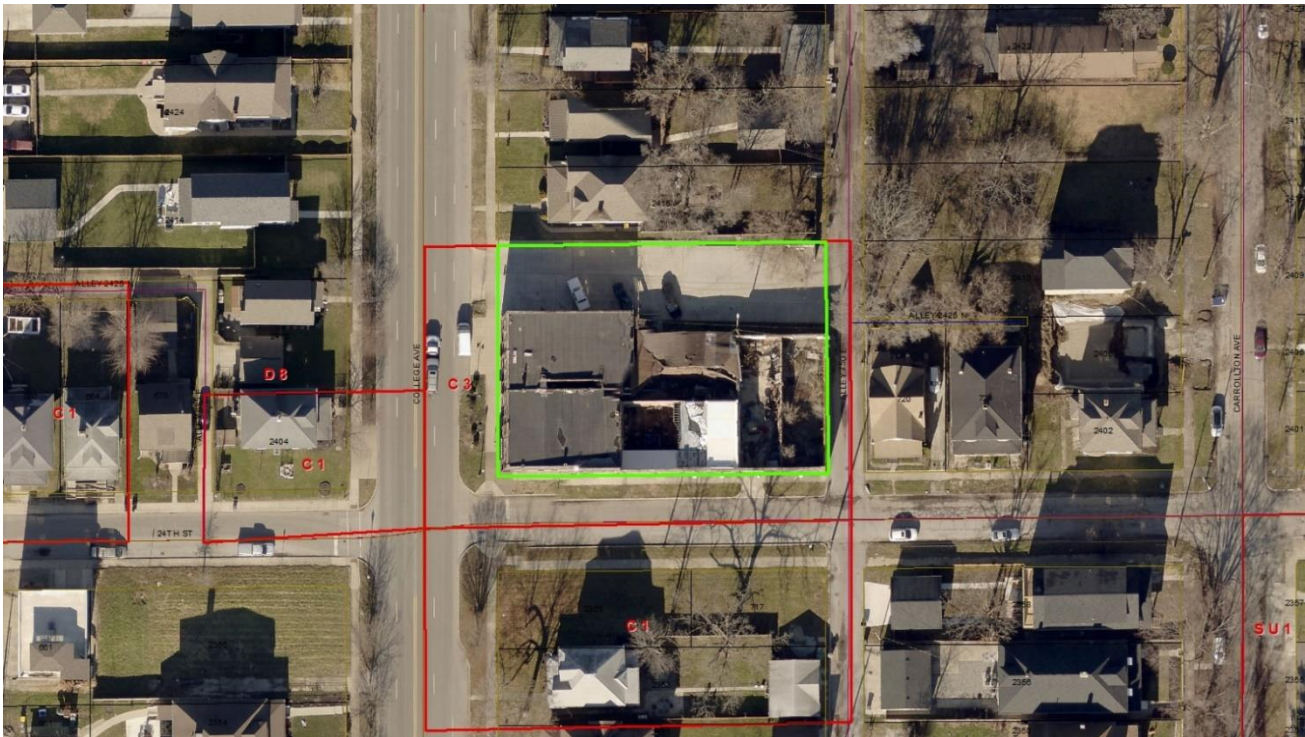
Lot One would have frontage on both College Avenue to the west and 24<sup>th</sup> Street to the south. Lot Two would have frontage on 24<sup>th</sup> Street. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are existing on College Avenue and 24<sup>th</sup> Street.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-3	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	D-8	Residential
South:	D-8	Residential
East:	D-8	Residential
West:	C-1 / D-8	Residential
<b>Thoroughfare Plan</b>		
College Avenue	Primary Arterial	78-foot right-of-way existing and proposed
East 24 <sup>th</sup> Street	Primary Arterial	48-foot right-of-way existing and proposed
<b>Petition Submittal Date</b>	September 30, 2022	

[illegible]





PHOTOS



Views of site at College Avenue intersection and along 24<sup>th</sup> Street





Views of site along 24<sup>th</sup> Street





Views of site along College Avenue