

PLAT COMMITTEE

November 9, 2022

Case Number:	2022-PLT-072
Property Address:	610 West 40 th Street (<i>Approximate Address</i>)
Location:	Washington Township, Council District # 7
Petitioner:	Rami Daas, Daas Organization LLC, by Jordan Gleason
Zoning:	D-5
Request:	Approval of a Subdivision Plat, to be known as Daas Replat of Lot 221 in Culver, Riggs, and Lynn's Subdivision, dividing 0.12-acre into two lots.
Waiver Requested:	None
Current Land Use:	Two Single-Family Dwellings
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 September 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-5 and developed with two single-family dwellings on a 0.12-acre parcel. Staff research confirms that there have been two structures on this lot since at least 1915 as shown on the historic Sanborn maps.

This proposed plat would divide the existing parcel into two lots so that each dwelling would be located on a separate lot. This replat would allow the property owner to sell each of the buildings individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots One and Two would front on 40th Street. Lot Two would be a corner lot and front on Byram Avenue as well. Lot One is accessible from the alley to the west. No new streets are proposed.

SIDEWALKS

Sidewalks are existing in the right-of-way on 40th Street and Byram Avenue.

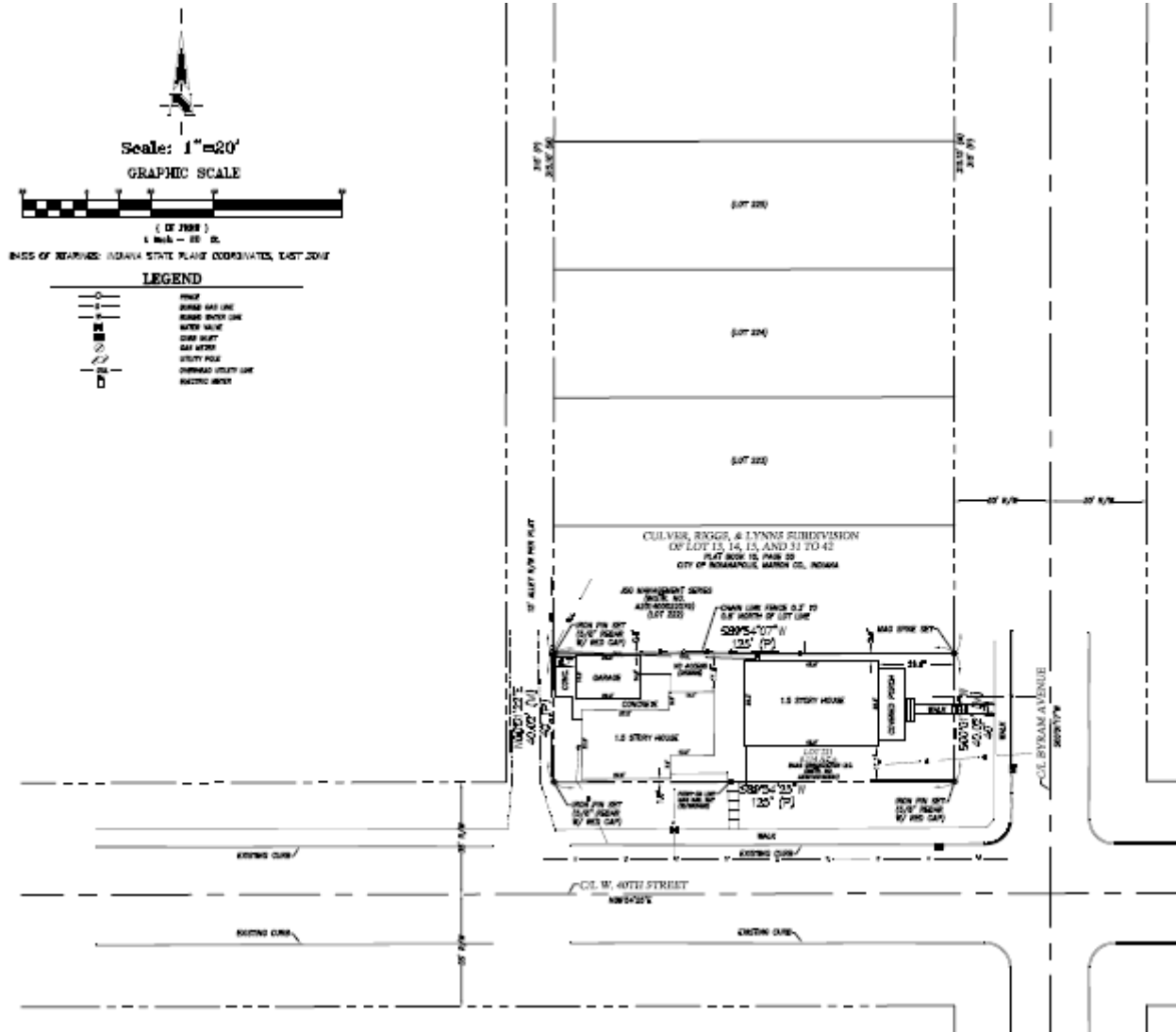
GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single-family dwellings	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
Byram Avenue	Local Street	71-feet existing and proposed
West 40 th Street	Local Street	50-foot existing and proposed
Petition Submittal Date	September 15, 2022	

EXHIBITS







Photos



Subject site viewed from Byram Avenue



Subject site viewed from 40th Street