

# Department of Metropolitan Development Division of Planning Current Planning

PLAT COMMITTEE September 13, 2023

Case Number: 2023-PLT-058

**Property Address:** 4111 S Sherman Drive (*Approximate Address*)

**Location:** Perry Township, Council District #24

**Petitioner:** Adam Niedzielski, Renata Niedzielski and Emily Hamilton, by Jynell D.

Berkshire

**Zoning:** D-2

**Request:** Approval of a Subdivision Plat, to be known as Emily's Sherman Drive

Addition, a replat of Lot 1 in Beau Terra Addition Amended, dividing 1.44

acres into two lots.

Waiver Requested: None

**Current Land Use:** Residential

**Staff Reviewer:** Noah Stern, 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 July 17, 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.



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- 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-2. This proposed plat would divide this property into two lots—Lots One and Two. Each lot would contain one single-family detached house. The proposed plat generally meets the standards of the D-2 zoning classification.

#### **STREETS**

Lots One would front on Sherman Drive and Lot Two would front on Sherman Drive and Terra Drive. No new streets are proposed.

#### **SIDEWALKS**

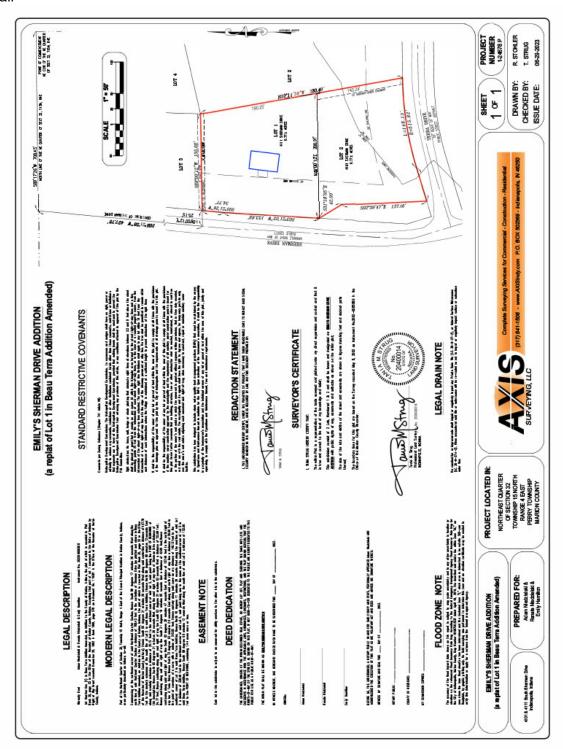
Sidewalks are required on the frontage streets.

GENERAL INFORMATION		
Existing Zoning	D-2	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-2	Single-Family residential
South:	D-A	Single-Family residential
East:	D-2	Single-Family residential
West:	D-P	Assisted Living Facility
Thoroughfare Plan		
S Sherman Drive	Primary Arterial	86-feet existing and 90-feet proposed
Petition Submittal Date	July 17, 2023	



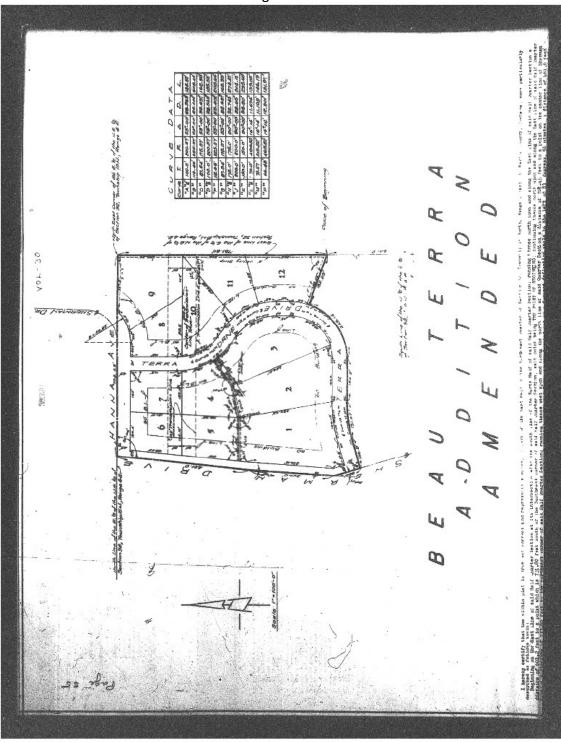
# **EXHIBITS**

#### Plat Detail











# PHOTOS





























