

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.

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	<u>Zoning</u>	<u>Land Use</u>
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

EMILY'S SHERMAN DRIVE ADDITION (a replat of Lot 1 in Beau Terra Addition Amended)

Standard Restrictive Covenants

LEGAL DESCRIPTION

MODERN LEGAL DESCRIPTION

EASEMENT NOTE

DEED DEDICATION

FLOOD ZONE NOTE

REDACTION STATEMENT

SURVEYOR'S CERTIFICATE

LEGAL DRAIN NOTE

PROJECT LOCATED IN:

NORTHEAST QUARTER
OF SECTION 32
TOWNSHIP 10 NORTH
RANGE 4 EAST
PERRY TOWNSHIP
MADISON COUNTY

PREPARED FOR:

Adam Macfarland &
Robert Macfarland &
Emily Macfarland

PROJECT NUMBER:

12-478 P

DRAWN BY:

R. STOKER

CHECKED BY:

T. STRUG

ISSUE DATE:

06-29-2023

[illegible]

PHOTOS









