

PLAT COMMITTEE

September 13, 2023

Case Number:	2023-PLT-066
Property Address:	2226 and 2230 Central Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 11
Petitioner:	Trinity Elite, LLC, by Pat Rooney
Zoning:	D-8
Request:	Approval of a Subdivision Plat, to be known as 2228 North Central Avenue Replat, dividing 0.264-acre into four single-family attached lots.
Waiver Requested:	None
Current Land Use:	Row House
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 August 3, 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.
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 four row houses. This proposed plat would divide this property into four single-family attached lots along the common walls—Lots 7A, 7B, 8A, & 8B. The proposed plat generally meets the standards of the D-8 zoning classification for row house-small lot.

STREETS

All lots would front on Central Avenue with alley access on the rear. No new streets are proposed.

SIDEWALKS

Sidewalks are existing on Central Avenue.

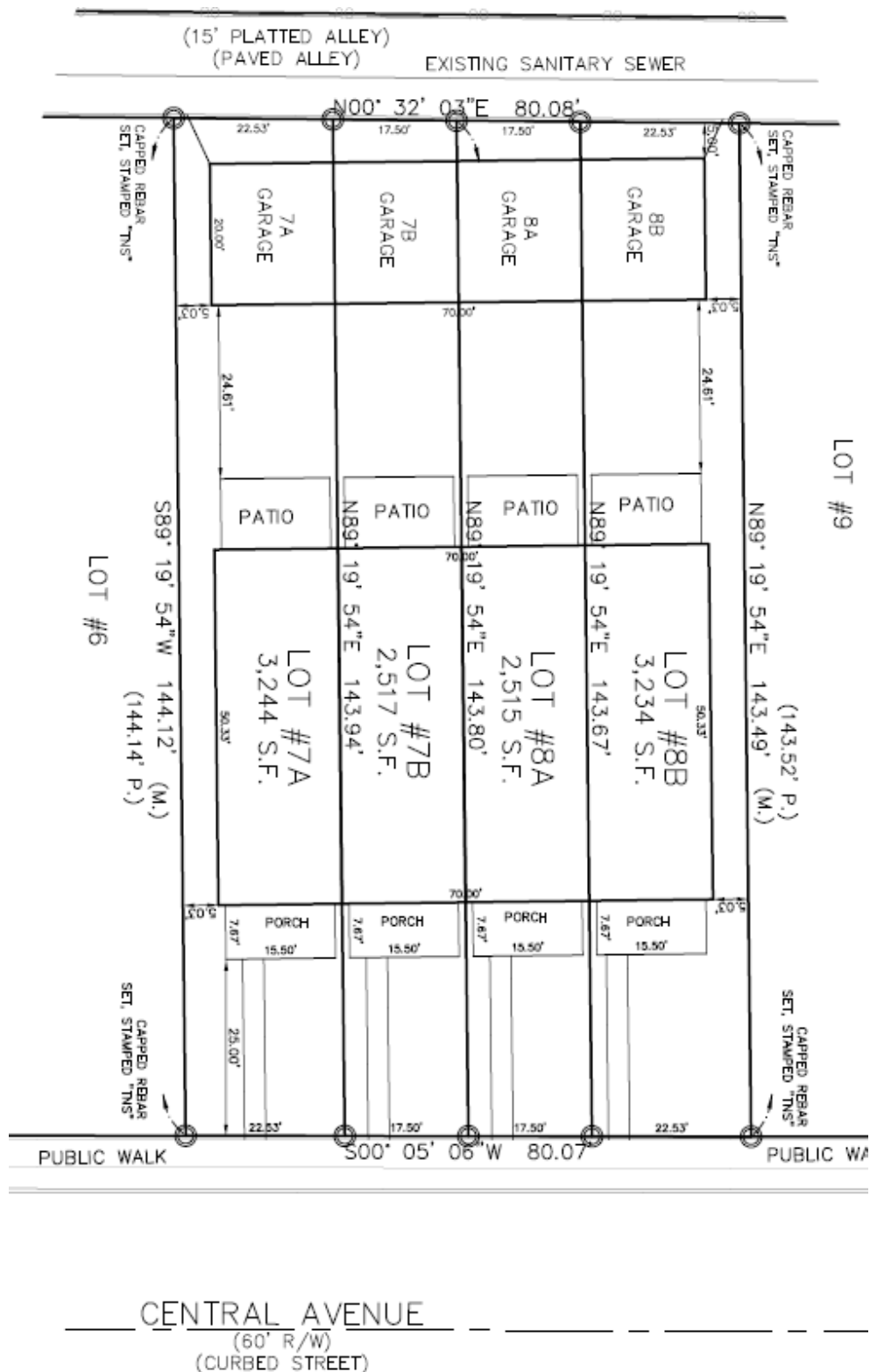
GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Single-family attached dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-8	Two-Family residential
West:	D-8	Two-family residential
Thoroughfare Plan		
Central Avenue	Primary Arterial	55-feet existing and 78-feet proposed
Petition Submittal Date	August 3, 2023	

EXHIBITS



Plat Detail



PHOTOS



Subject site viewed from Central Avenue



Subject site viewed from alley