

## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-063
<b>Property Address:</b>	1615 West Edgewood Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Perry Township, Council District #20
<b>Petitioner:</b>	Narjit Singh, by Epfanio Carbajal
<b>Zoning:</b>	C-4 (FF)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Edgewood Properties, dividing 1.45 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Allison Richardson, 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 August 4, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. 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

This site is zoned C-4 and developed with a former single-family dwelling and a commercial building. The proposed plat would subdivide the property into two lots so that each structure would be on a separate lot. The proposed plat meets the standards of the C-4 zoning classification. Staff would note that it does not appear the semi parking use complies with the zoning district, but land use compliance is not a condition of plat approval, nor would it legally establish a use that is not permitted.

### STREETS

Lot One and Two would front on Edgewood Avenue. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are required along Edgewood Avenue.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Industrial	
<b>Comprehensive Plan</b>	Office Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	I-2	Animal Shelter
South:	I-2	Industrial
East:	D-A / I-2	Residential / Industrial
West:	I-2	Industrial
<b>Thoroughfare Plan</b>		
Edgewood Avenue	Primary	32-foot existing and 80-feet proposed
<b>Petition Submittal Date</b>	August 4, 2023	

EXHIBITS



R. STOHLER  
D. SCOTTEN  
04-07-2023

Document prepared by  
Donna K. Scatter





PHOTOS



Proposed Lot Two, looking south



Proposed Lot One, looking south





Proposed Lot One (west of Lot Two), looking north



Proposed Lot One (east of Lot Two), looking south