

PLAT COMMITTEE

June 10, 2026

Case Number:	2026-PLT-023
Property Address:	8828 Stonewall Dr (<i>Approximate Address</i>)
Location:	Wayne, Council District #17
Petitioner:	Bridgeport Commons, by Rachel Keesling
Zoning:	D-4
Request:	Approval of a Subdivision Plat to be known as Bridgeport Commons Section 1, subdividing 0.49 acres into two (2) lots.
Waiver Requested:	None
Current Land Use:	Residential
Staff Reviewer:	Adrienne Baker, Principal 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 April 21, 2026 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-4 and is currently an undeveloped plat. This proposed plat would divide the existing parcel into two lots. Lot 2A would contain 10,908 sq ft. of developable land and 2B would each contain 10,876 sq ft of developable land. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Both Lot 2A and 2B would front a Local Street and contain an equal amount of frontage. No new streets are proposed.

SIDEWALKS

Sidewalks exist along a Local Street.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. All new construction would be required to meet all development standards of the D-4 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-4	
Existing Land Use	Residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-4	Single-Family Residential
South:	D-4	Single-Family Residential
East:	C-1	Undeveloped Residential
West:	D-4	Single-Family Residential
Thoroughfare Plan		
Stonewall Drive	Local Street	50-foot existing and 50-foot proposed
Petition Submittal Date	April 21, 2026	

PHOTOS



Facing Northwest



Facing Northwest



Facing North



Facing Northeast



Facing Northeast