

PLAT COMMITTEE

August 14, 2024

Case Number:	2023-PLT-046
Property Address:	6240 Five Points Road (approximate address)
Location:	Franklin Township, Council District #25
Petitioner:	James K. Butler, by Gergory J. Ilko
Zoning:	D-2
Request:	Approval of a Subdivision Plat, to be known as Benson Cornelius Minor, dividing 2.68 acres into three lots.
Waiver Requested:	None
Current Land Use:	Residential
Staff Reviewer:	Michael Weigel, 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 July 16, 2024, 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.



- 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 and developed with a single primary residence on the southern portion of the lot. The Comprehensive Plan indicates a portion of this property is considered for Linear Park uses in conjunction with the proposed Little Buck Creek Greenway (this would have no impact on issuance of the rezoning petition or plat petition). This proposed plat would divide this property into three lots to allow for development of additional single-family residences to the north while accommodating the existing drainage easement that intersects the site. The property was recently rezoned from both D-A and D-2 to solely the D-2 designation to allow for development of additional homes. The proposed plat generally meets the standards of the D-2 zoning classification and complies with the 2024-ZON-043 commitment indicating the need for the dedication of a 40-foot half right-of-way along the frontage of Five Points Road.

STREETS

Each lot would front on Five Points Road. No new streets are proposed.

SIDEWALKS

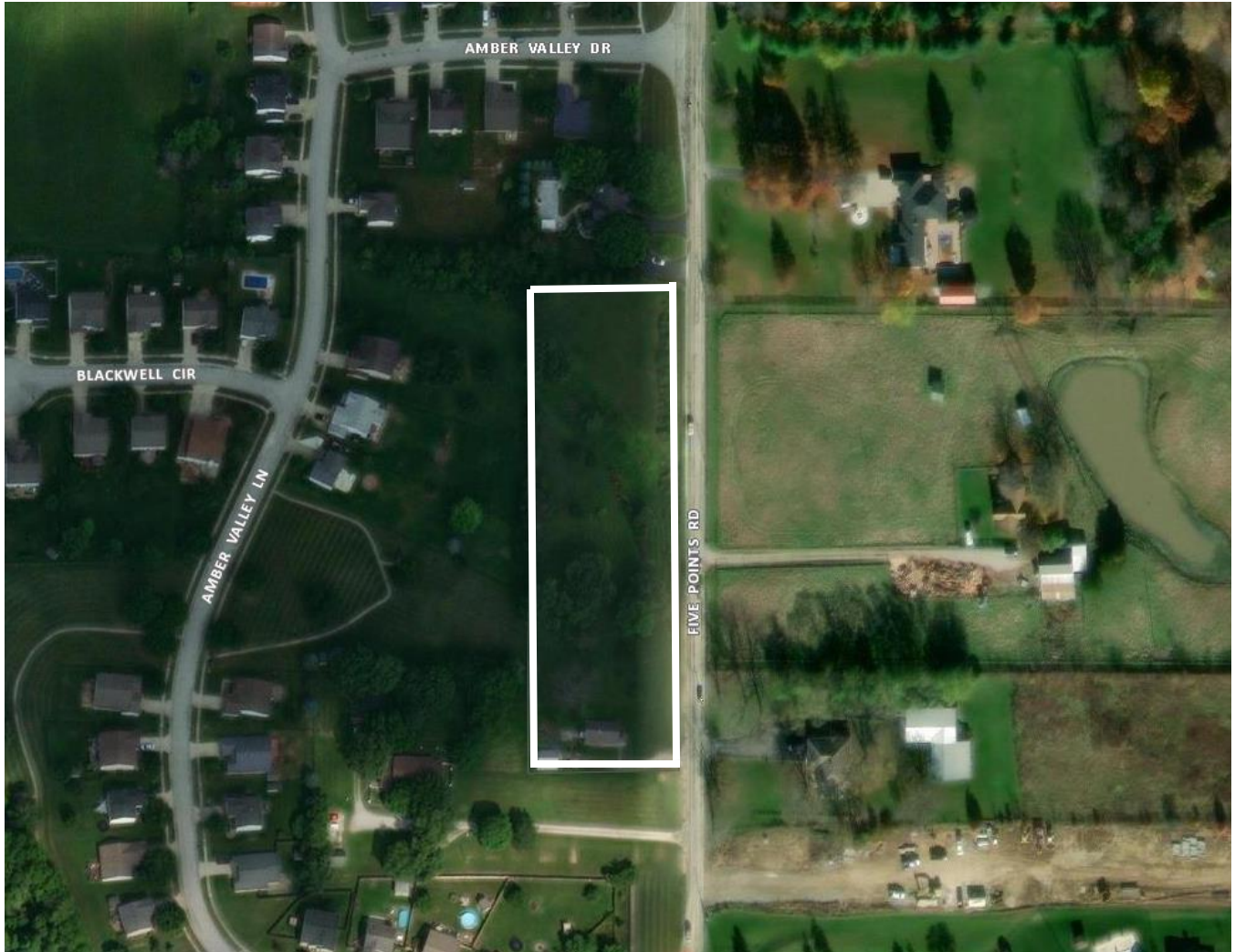
No sidewalks exist along Five Points Road at either the subject site or adjacent properties. Per 744-303.B of the Ordinance, this property would be exempt from the need for sidewalk installation or a waiver.

GENERAL INFORMATION

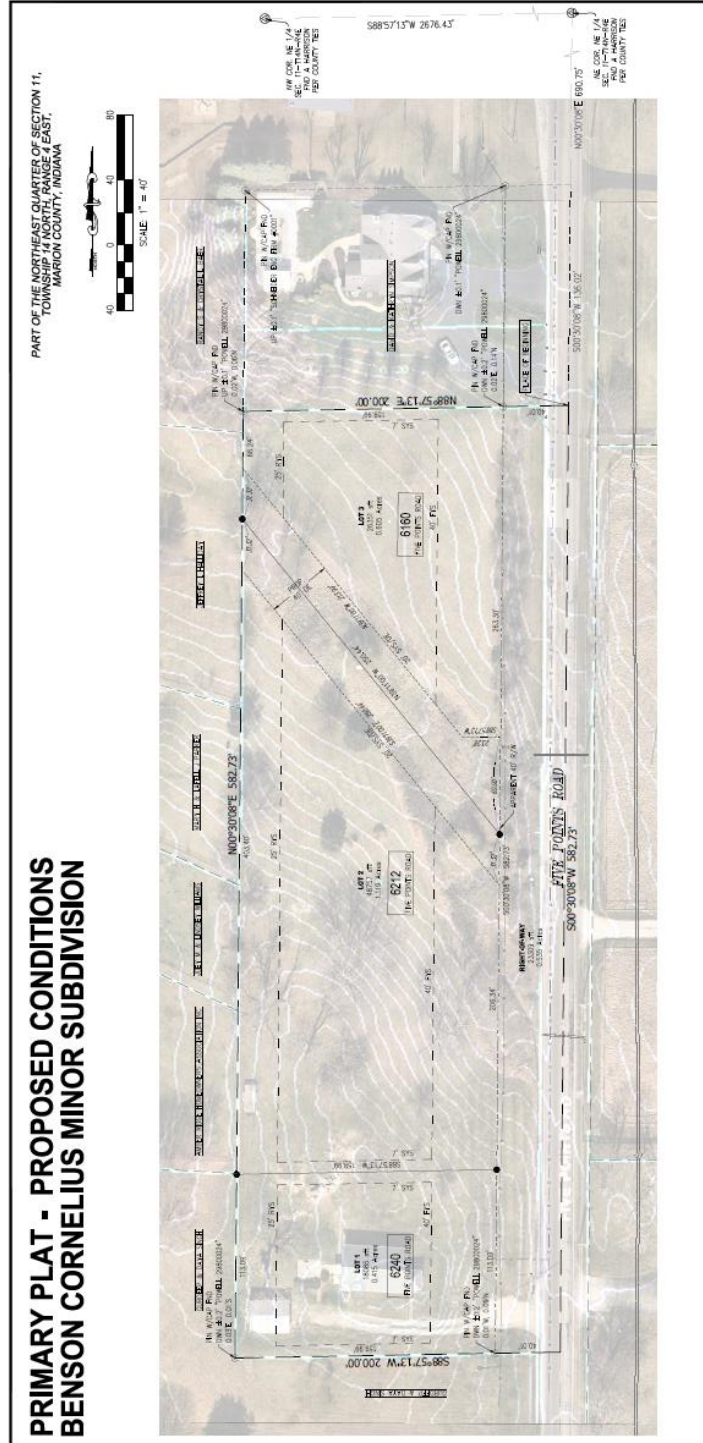
Existing Zoning	D-2	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-A	Single-Family residential
South:	D-2	Single-Family residential
East:	D-A	Single-Family residential
West:	D-2	Single-Family residential
Thoroughfare Plan		
Five Points Road	Primary Collector	58-feet existing and 80-feet proposed
Petition Submittal Date	July 16, 2024	

EXHIBITS

2024-PLT-046 ; Aerial Map



2024-PLT-046 ; Preliminary Plat



PHOTOS



Photo of the subject site looking north.



Photo of the subject site looking west.



Photo of the subject site looking east.



Photo of the subject site looking north.



Photo of the subject site looking west.



Photo of the subject site looking west.



Photo of the subject site looking west.



Photo of the subject site looking west.



Photo of the subject site looking west.



Photo of the single-family dwelling north of the site.



Photo of the single-family dwelling east of the site.



Photo of the single-family dwelling east of the site.