

## PLAT COMMITTEE

April 8, 2026

<b>Case Number:</b>	2026-PLT-011
<b>Property Address:</b>	2415, 2417, and 2418 North Rural Street ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District #8
<b>Petitioner:</b>	Martindale Brightwood Community Development Corporation and Taylor Brake, by Troy Terew
<b>Zoning:</b>	D-5
<b>Request:</b>	Approval of Subdivision Plat to be known as Replat of 16A and 16B of Rural Street Villas, Section 2 and a Replat of Lot 15 of Block 1 Parker Hanway Hanna's Subdivision of Parker Et Al Oak Hill Addition, dividing .187-acre into three (3) lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Two (2) Single-Family Attached Dwellings; Community Garden
<b>Staff Reviewer:</b>	Josh Levesque, 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 March 12, 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-5 and developed with two (2) single-family attached dwellings and a community garden. The subject site was previously platted in 2024PLT028. This proposed plat is corrective in nature and addresses an error in the previous survey that requires a replat. Additionally, the subject site was granted a variance in 2024 (2024DV2024) to allow for 8-foot and 22-foot lot widths.

Lot 16A and 16B would each contain one (1) of the two (2) attached single family dwellings with Lot 15R containing the community garden. This replat would allow each property owner to sell their parcels individually with minimal impact on the surrounding property owners.

**STREETS**

Lots 15R, 16A, & 16B would front on Rural Street, with alley access from the first north-south alley east of Rural Street. No new streets are proposed.

**SIDEWALKS**

Sidewalks are existing along Rural Street.

**PROCEDURE**

This plat petition, if approved, only legally establishes the division of land. In the event that the existing single-family attached dwellings were to be removed, any new developments would be required to meet all development standards of the D-5 Dwelling District and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Single-Family attached dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-5	Single-Family Attached Dwelling
South:	D-5	Single-Family Attached Dwelling
East:	D-5	Single-Family Residential
West:	D-5	Single-Family Residential
<b>Thoroughfare Plan</b>		
Rural Street	Local Street	60-foot existing and 48 feet proposed
<b>Petition Submittal Date</b>	October 2025	

**EXHIBITS**

**2026PLT011: Aerial Images**

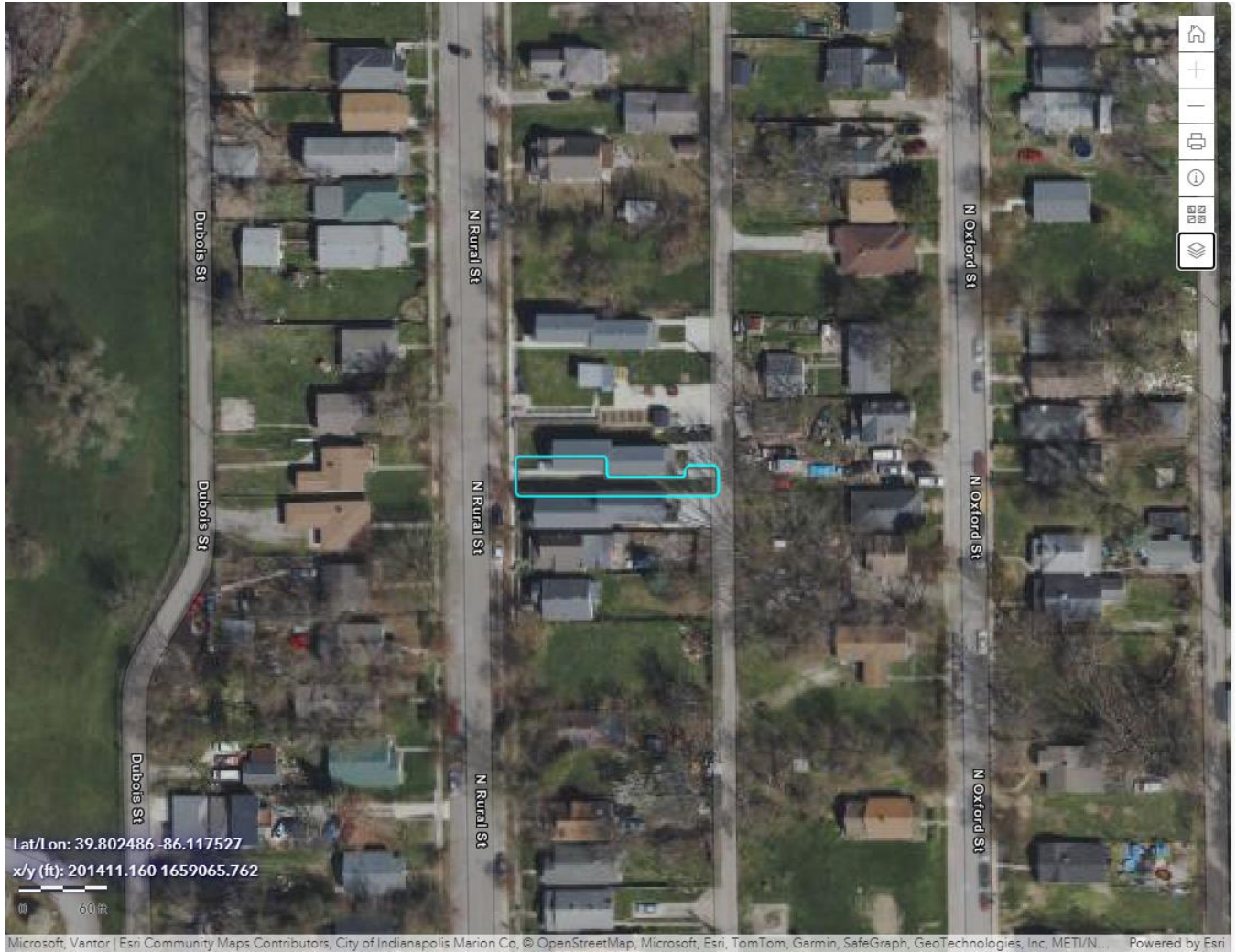


Exhibit 1: Aerial image of 2415 North Rural Street

**2026PLT011: Aerial Images (cont'd)**

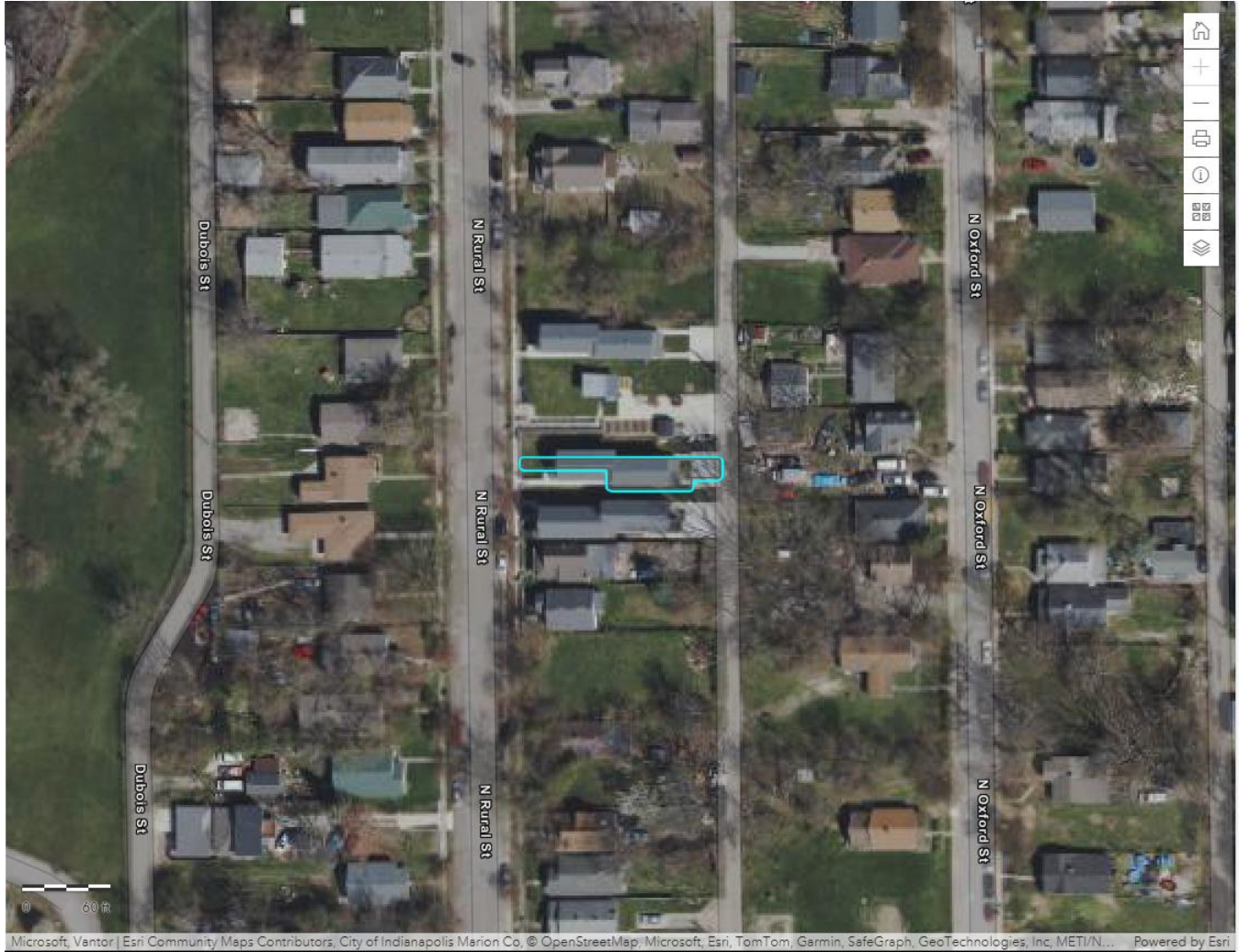


Exhibit 2: Aerial image of 2417 North Rural Street

**2026PLT011: Aerial Images (cont'd)**

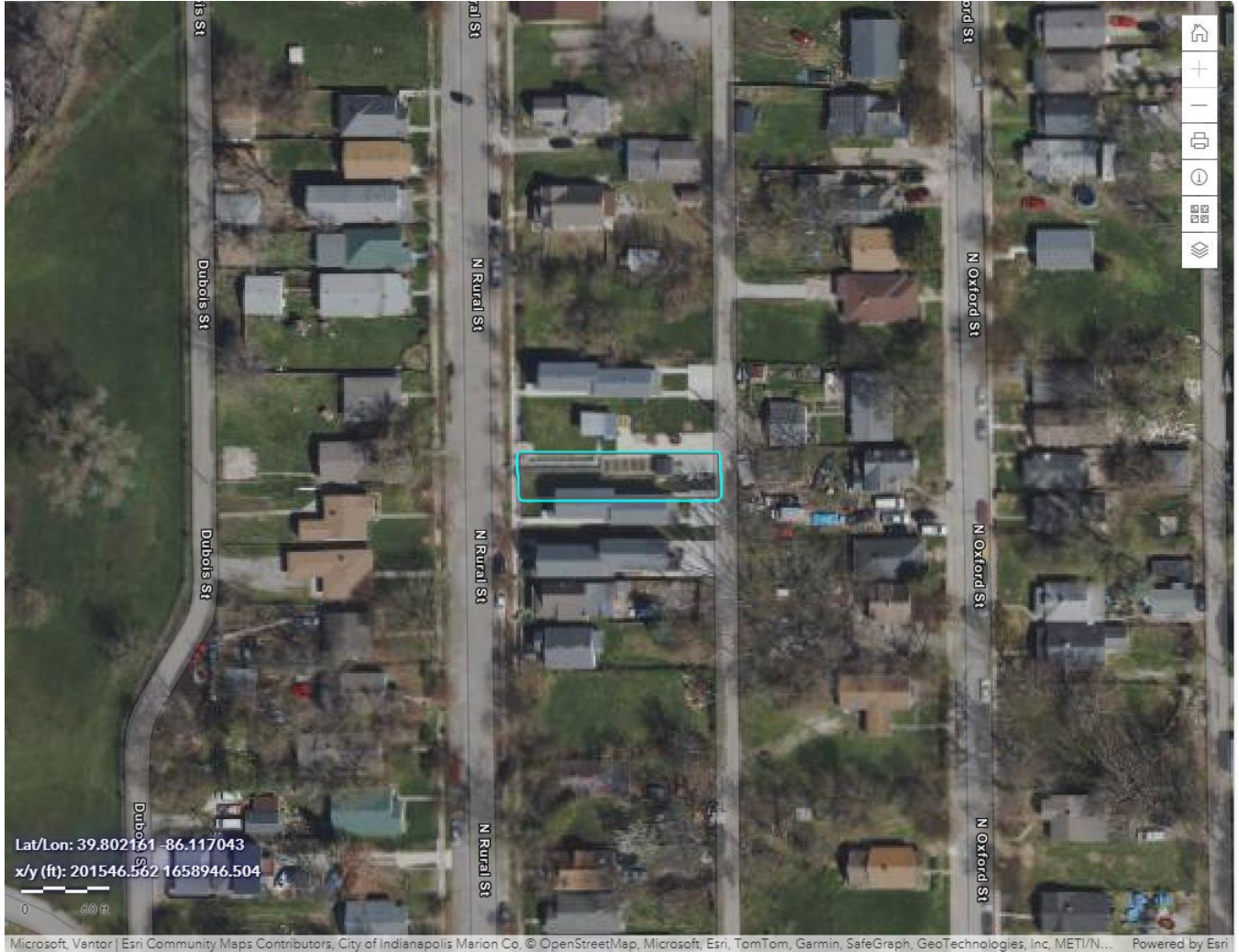
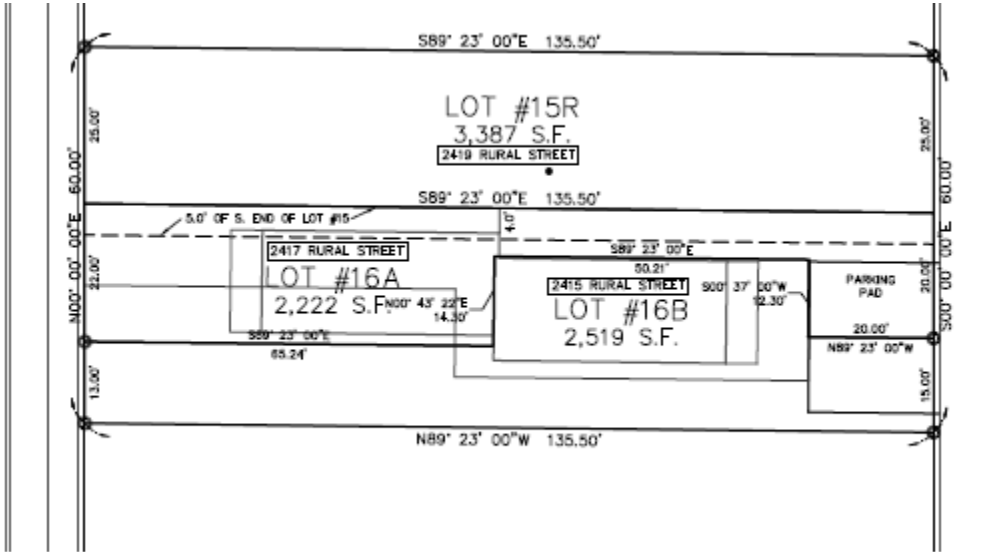


Exhibit 3: Aerial image of 2419 North Rural Street

**2026PLT011: Proposed Plat**



**PHOTOS**

**2026PLT011: Photographs**



Photo 1: Community garden and community area (2419 North Rural Street)

**2026PLT011: Photographs**



Photo 2: Single-family attached homes (2415 & 2417 North Rural Street)

**2026PLT011: Photographs**



Photo 3: Looking east of subject site (blue-gray building in foreground is another single-family attached dwelling)

**2026PLT011: Photographs**



Photo 4: Looking south across the street from subject property

**2026PLT011: Photographs**



Photo 5: Alley behind subject property looking east

**2026PLT011: Photographs**



Photo 6: Alley behind subject property looking west

**2026PLT011: Photographs**



Photo 7: Rear of subject property showing single-family attached homes (2415 & 2417 North Rural Street) and rear of community garden (2419 North Rural Street)