

PLAT COMMITTEE

July 12, 2023

Case Number:	2023-PLT-040
Property Address:	2031, 2033, 2035, 2041, 2047, 2051 and 2053 Ralston Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 17
Petitioner:	Martindale Brightwood Community Development Corporation, by Donna Jo Smithers
Zoning:	D-8
Request:	Approval of a Subdivision Plat, to be known as Re-Plat Lots 150, 151, 152, 153, 155, 156 and 157 of Cooper and Perkins Second Addition, dividing 0.674-acre into two blocks for a townhome development.
Waiver Requested:	None
Current Land Use:	Undeveloped
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 May 31, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provide 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

The subject site is zoned D-8 and consists of seven undeveloped lots. This proposed plat would re-plat this property into two blocks—Block A and B. Each block would contain 0.385 acre and 0.289 acre respectively. The proposed plat generally meets the standards of the D-8 zoning classification for a townhome development.

STREETS

Blocks A and B would front on Ralston Avenue with alley access on the rear. Block A would front on East 21st Street to the north. No new streets are proposed.

SIDEWALKS

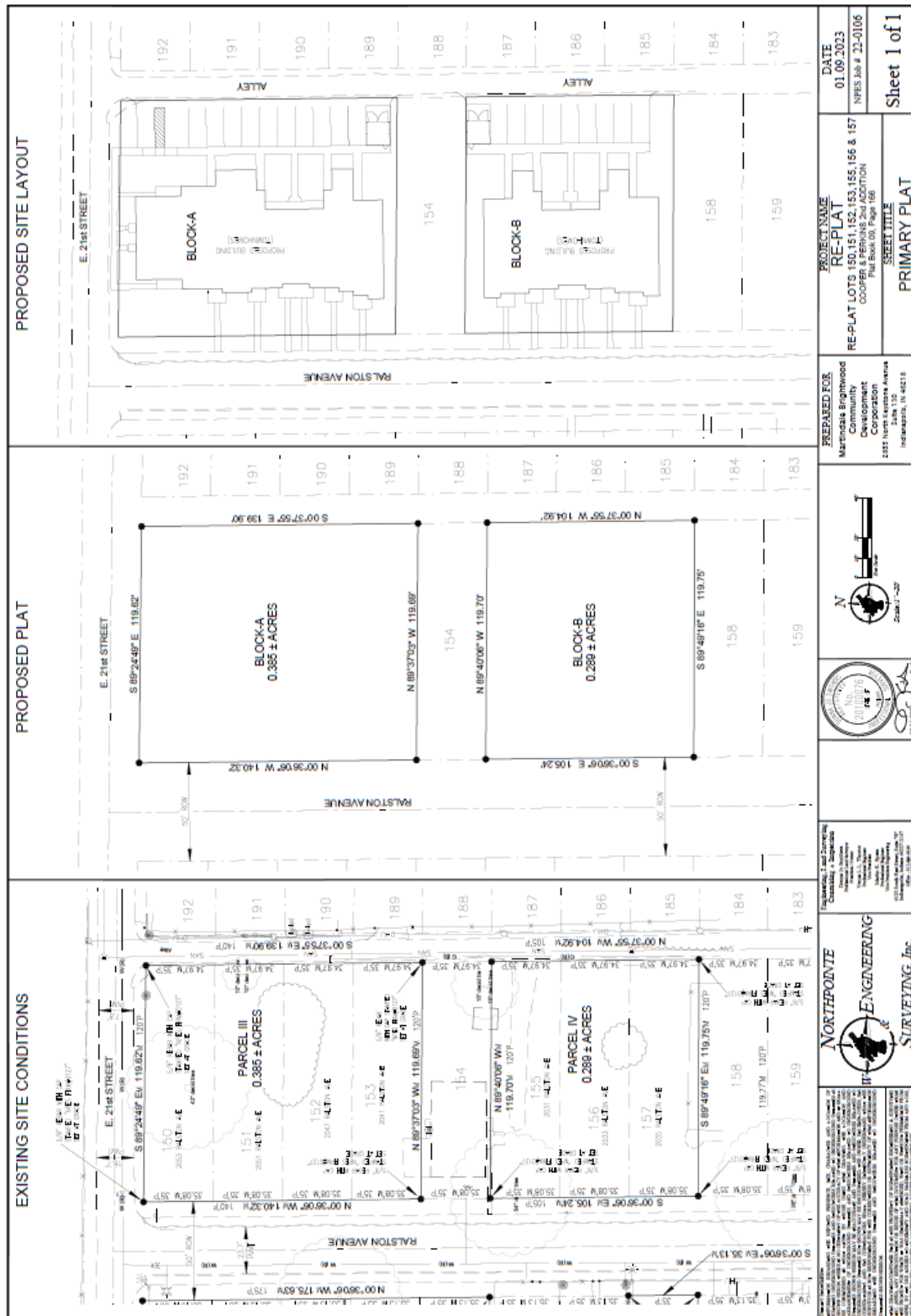
Sidewalks are existing on Ralston Avenue. Sidewalks are required on East 21st Street.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4	Industrial
South:	D-8	Single-family residential
East:	C-7	Heavy Commercial
West:	D-8	Undeveloped
Thoroughfare Plan		
Ralston Avenue	Local Street	50-feet existing and proposed
East 21 st Street	Local Street	28-feet existing and 50-feet proposed
Petition Submittal Date	May 31, 2023	

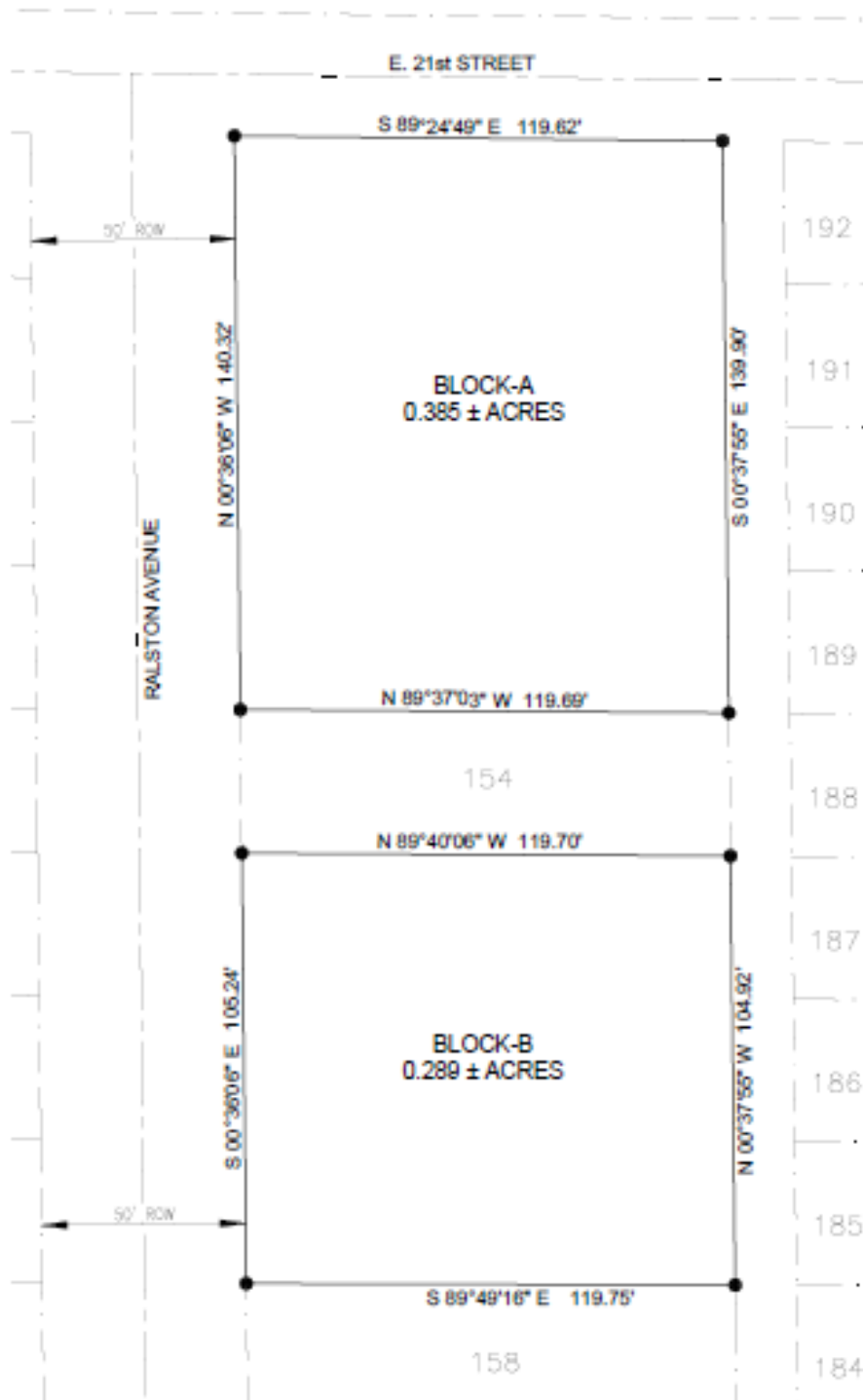
EXHIBITS





Plat Detail

PROPOSED PLAT



PHOTOS



Block A, looking northeast



Block A, looking east



Block B, looking southeast



Blocks A & B, Ralston Avenue frontage, looking north



Block B, looking southeast, and west of site



West of site, looking west