

PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-039
Property Address: 1655 Fox Hill Road (*Approximate Address*)
Location: Washington Township, Council District #7
Petitioner: Indy Properties R Us, LLC, by Courtney Wheeler
Zoning: D-3 (FF/FW)
Request: Approval of a Subdivision Plat, to be known as Patlan Properties, a replat of Lot 111 in Fox Hill Manor, Second Section, dividing 0.605 acres into two single-family attached lots.
Waiver Requested: None
Current Land Use: Two-Family Dwelling
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. 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.
11. That a fifteen-foot half right-of-way be dedicated on the Fox Hill Road frontage prior to recording the final plat.
12. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-3, and a two-family dwelling is under construction. This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. 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

Lots One and Two would front on Crooked Creek Drive on the west. Lot One would be a corner lot and fronts on Fox Hill Road to the north as well. No new streets are proposed.

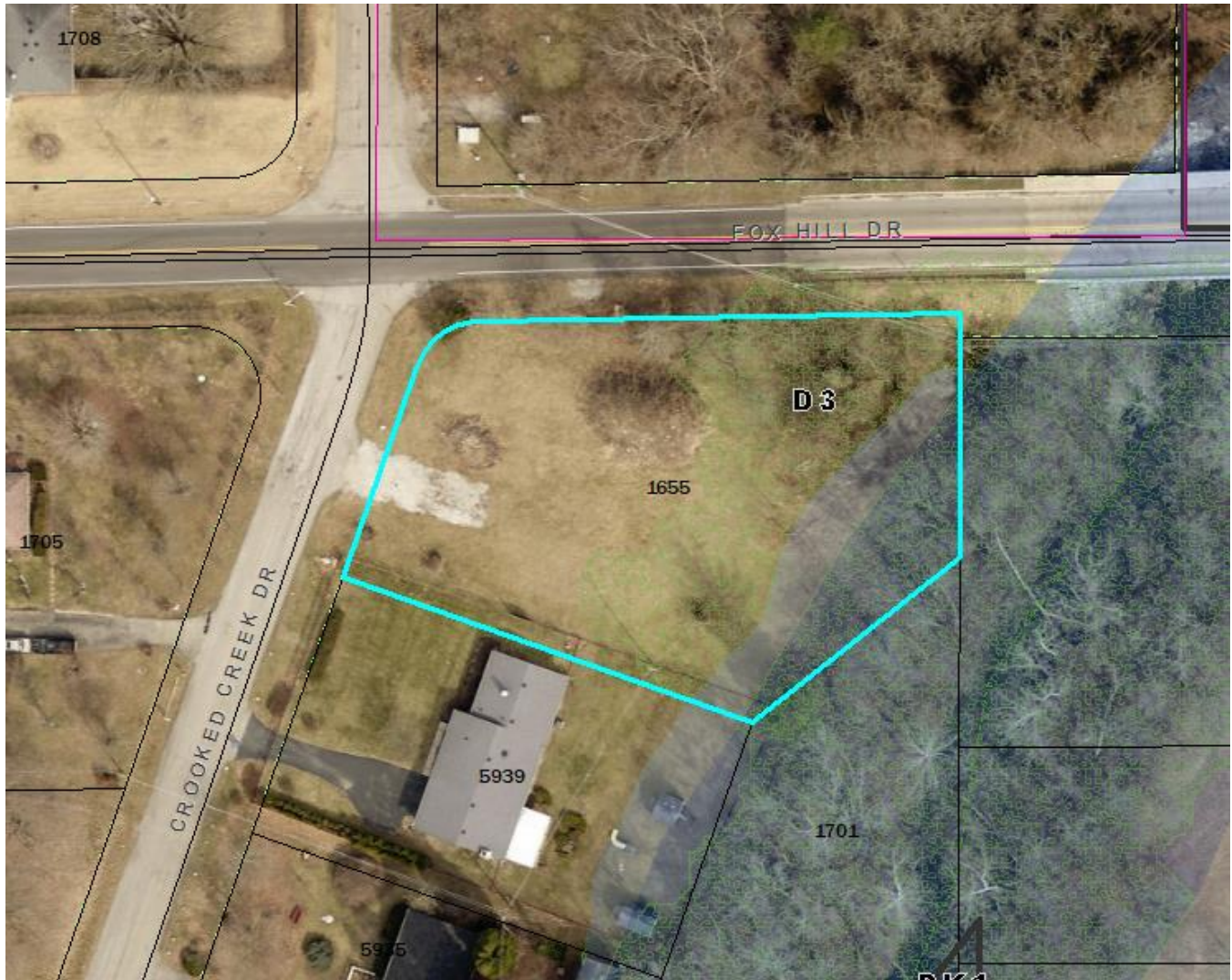
PROCEDURE

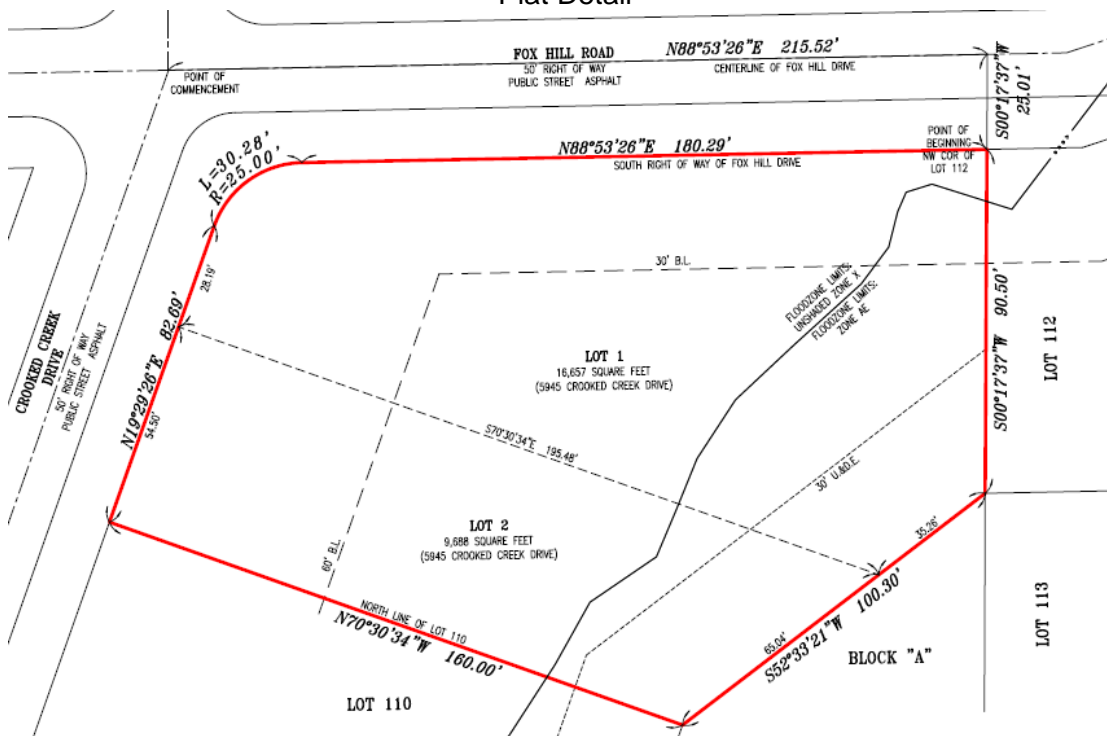
This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-3 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Suburban Neighborhood / Floodway	
Surrounding Context	Zoning	Land Use
North:	D-3	Single-Family residential
South:	D-3	Single-Family residential / Undeveloped
East:	D-3	Single-Family residential
West:	D-3	Single-Family residential
Thoroughfare Plan		
Fox Hill Drive	Primary Collector	50-foot existing and 80-feet proposed
Crooked Creek Drive	Local Street	50-foot existing and proposed
Petition Submittal Date	May 31, 2023	

EXHIBITS





PHOTOS



Subject site, Crooked Creek Drive



Subject site, Fox Hill Drive