

PLAT COMMITTEE

March 8, 2023

Case Number: 2023-PLT-004
Property Address: 3898 Senour Road (*Approximate Address*)
Location: Franklin Township, Council District # 25
Petitioner: Bob Ross by Leigh Anne Ferrell
Zoning: D-A
Request: Approval of a Subdivision Plat, to be known as Ross Acres, dividing 8.995 acres into two lots.
Waiver Requested: None
Current Land Use: Single-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 January 30, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-A and developed with a single-family dwelling. This proposed plat would divide this property into two lots—Lots One and Two. This property was granted a variance of development standards, 2021-DV3-060, by the Board of Zoning Appeals to provide for a lot area of 0.88-acre (Lot Two), and deficient lot widths and frontages of 50 feet (Lot One) and 129.5 feet (Lot Two). Lot Two would contain the existing dwelling and Lot One would be available for a future residential development. The proposed plat generally meets the standards of the D-A zoning classification and the variance of development standards.

STREETS

Lots One and Two would front on Senour Road. No new streets are proposed.

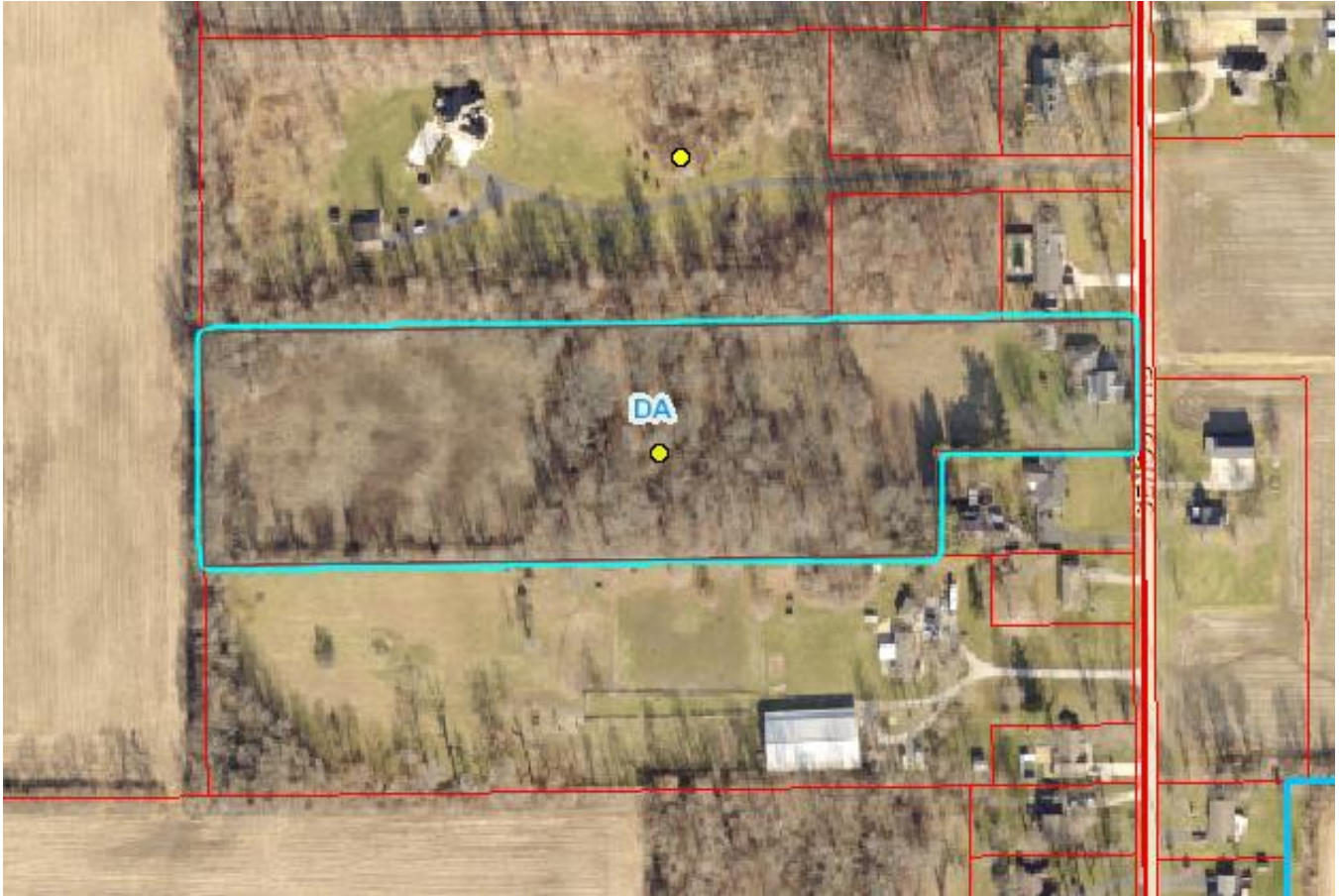
SIDEWALKS

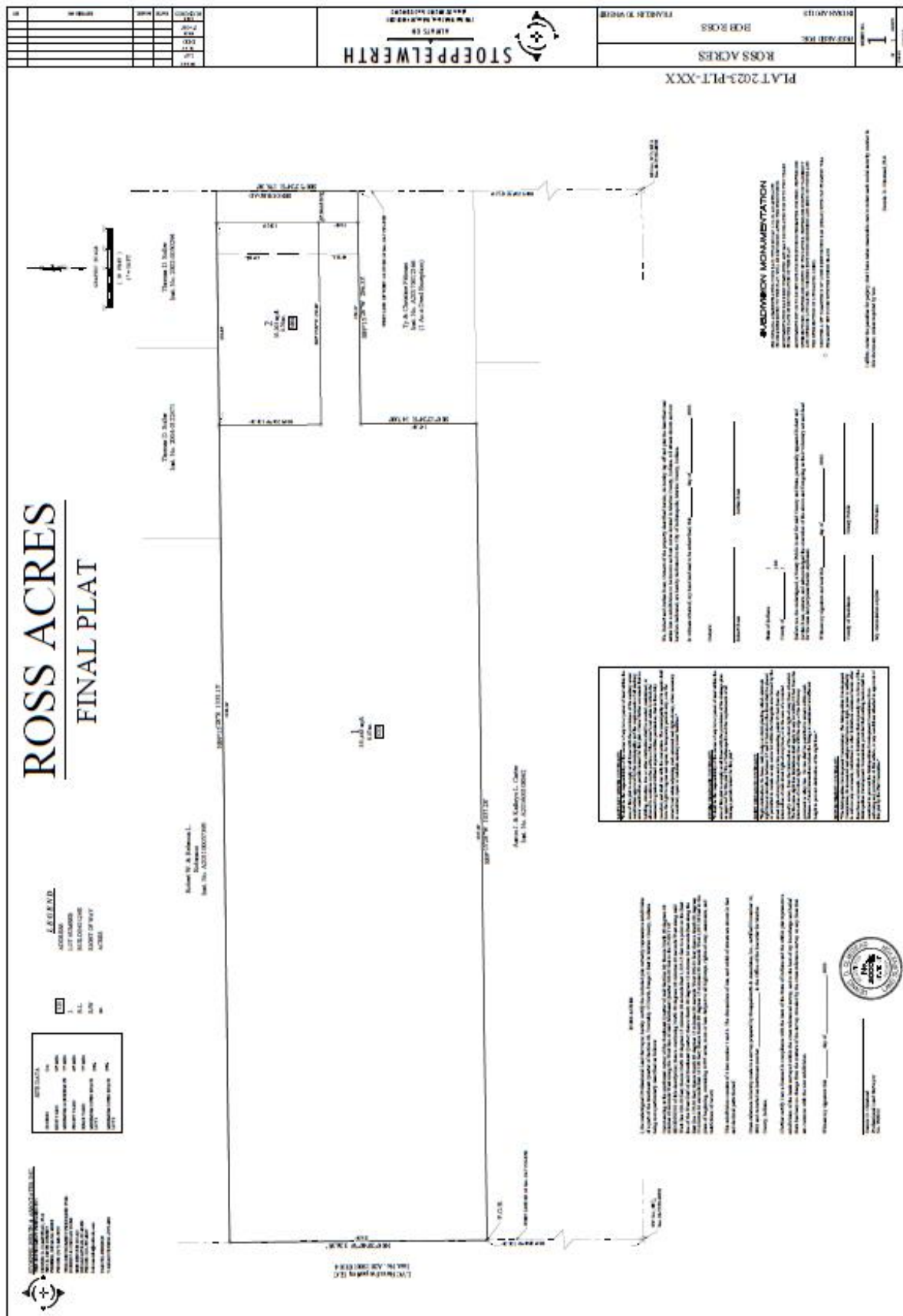
Sidewalks not required for minor plats

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Rural or Estate Neighborhood / Agricultural Preservation	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A	Single-Family Residential
South:	D-A	Single-Family Residential
East:	D-A	Single-Family Residential / Agriculture
West:	D-A	Undeveloped / Agriculture
Thoroughfare Plan		
Senour Road	Primary Arterial	30-feet existing and 80-feet proposed
Petition Submittal Date	January 26, 2023	

EXHIBITS





PHOTOS



Subject site entire frontage viewed from Senour Road



Subject site proposed Lot Two



Subject Site proposed Lot One Frontage