

PLAT COMMITTEE

June 14, 2023

Case Number: 2023-PLT-034
Property Address: 7143 Trail Ridge Lane (Approximate Address)
Location: Franklin Township, Council District #25
Petitioner: Joshua O'Brien and Kelly O'Brien, by Andrew Barkocy
Zoning: D-2
Request: Approval of a Subdivision Plat, to be known as Replat of Lot Five and the east half of Lot Four in Diamond Ridge at the Pointe, combining 0.526-acre into one lot.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Linda Ahlbrand, Principal Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 5, 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

This site is zoned D-2 and is undeveloped. The site consists of Lot 5 and half of Lot 4 of the Diamond Ridge at the Point subdivision, which was recorded in 2006. Lot 4 was previously split and the western portion was combined with Lot 3 to provide for the single-family dwelling to the west. This petition would combine Lot 5 with the remainder of Lot 4 to provide for a single-family dwelling.

DRAINAGE EASEMENT

A drainage easement was platted on the border of Lots 4 and 5 with the original plat. The easement contains an existing drainage pipe. In Marion County, tax parcels are permitted to be combined without replatting. In this case, however, the drainage easement would remain in its current location and a dwelling could not be constructed over it. This replat allows the drainage easement to be removed.

The petitioner proposes to relocate the existing storm drainage pipe to the east along the eastern property line of Lot 5. A new drainage easement would be platted with this petition along east property line to cover the new pipe location.

STREETS

Trail Ridge Lane is an existing private street and would provide access to the new proposed lot.

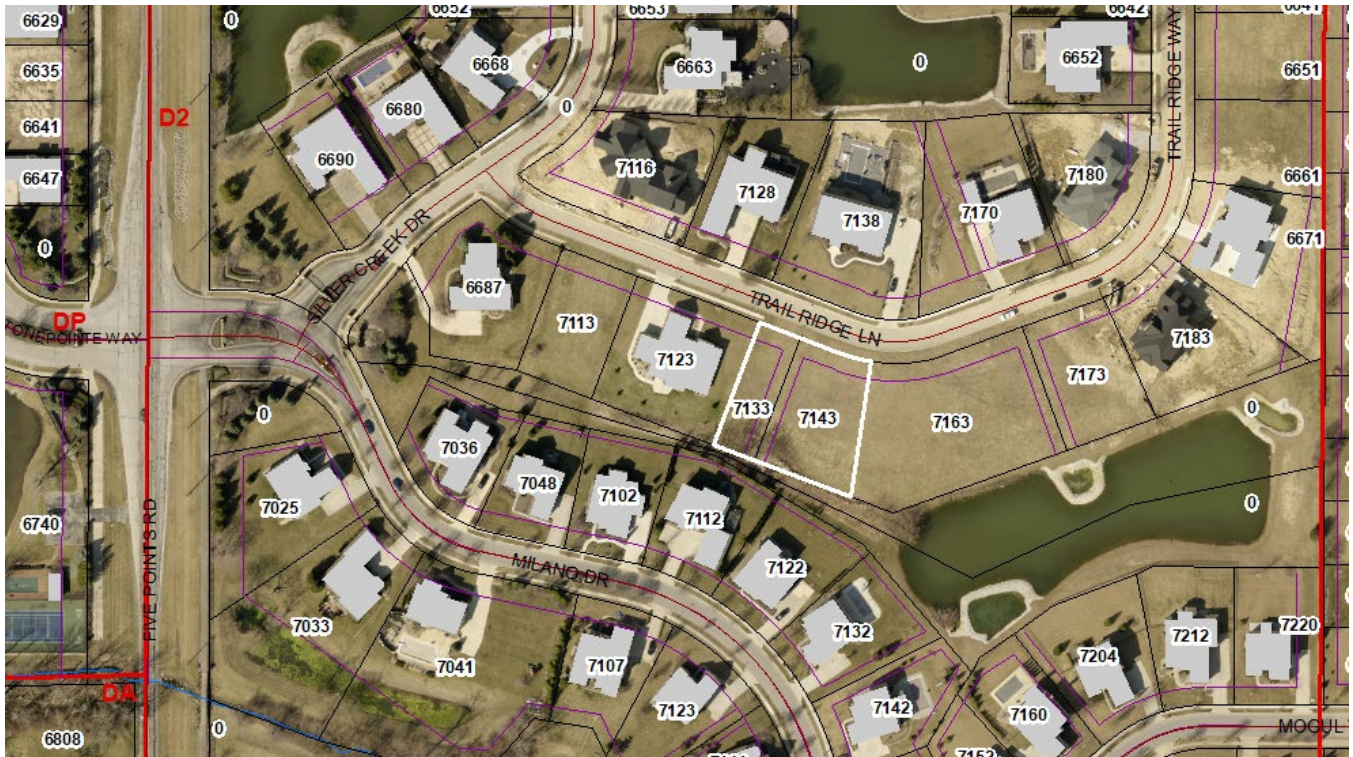
SIDEWALKS

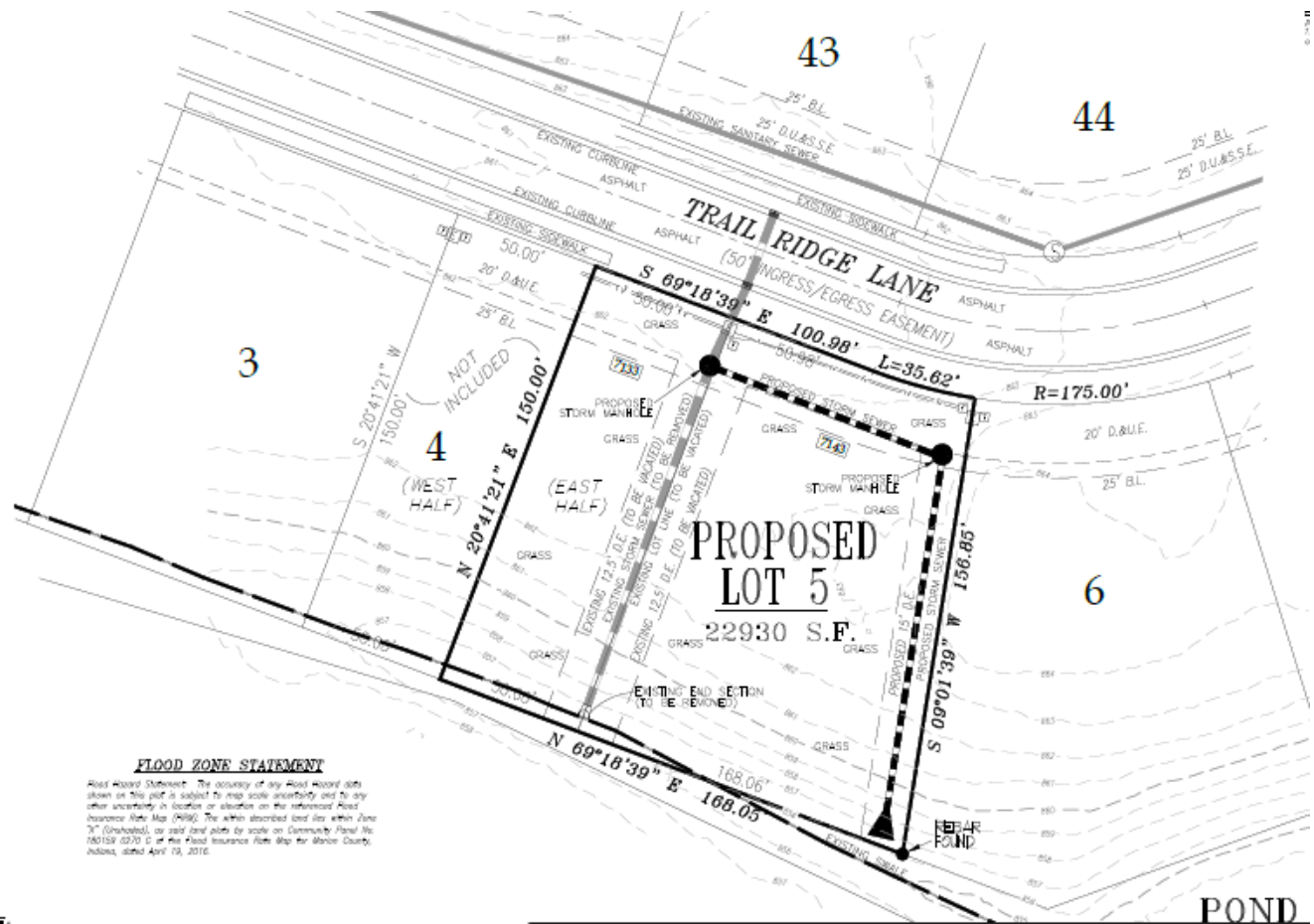
Sidewalks are required along Trail Ridge Lane.

GENERAL INFORMATION

Existing Zoning	D-2	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-2	Residential
South:	D-2	Residential
East:	D-2	Undeveloped
West:	D-2	Residential
Thoroughfare Plan		
Trail Ridge Lane	Private Street	Not identified
Petition Submittal Date	May 5, 2023	

EXHIBITS





PHOTOS

