



PLAT COMMITTEE

July 10, 2024

Case Number:	2024-PLT-028
Property Address:	2415 and 2427 North Rural Street (<i>Approximate Address</i>)
Location:	Center Township, Council District # 8
Petitioner:	Martindale Brightwood Community Development Corporation, by Patrick M. Rooney
Zoning:	D-5
Request:	Approval of a Subdivision Plat to be known as Rural Street Villas, Section Two, subdividing 0.19-acre into four single-family attached lots.
Current Land Use:	Single-Family Attached Dwellings
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued from the June 12, 2024 plat committee hearing in order to allow time for approval of 2024-DV2-024 to allow for the deficient lot widths that would be established by this plat.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 23, 2024, 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 sites are zoned D-5 and were recently constructed with two-unit single-family attached lots. This proposed plat would divide the two existing lots (Lot 13 and Lot 16) into four total lots (Lot 13A/13B and Lot 16A/16B). The proposed plat appears to meet the standards of the D-5 zoning classification for two-family dwellings except for deficient lot widths which are allowed per approval of 2024-DV2-024.

STREETS

Both lots would front onto Rural Street. Alley access is available to the east in addition to street parking.

SIDEWALKS

Sidewalks are existing along the eastern side of Rural Street.

GENERAL INFORMATION

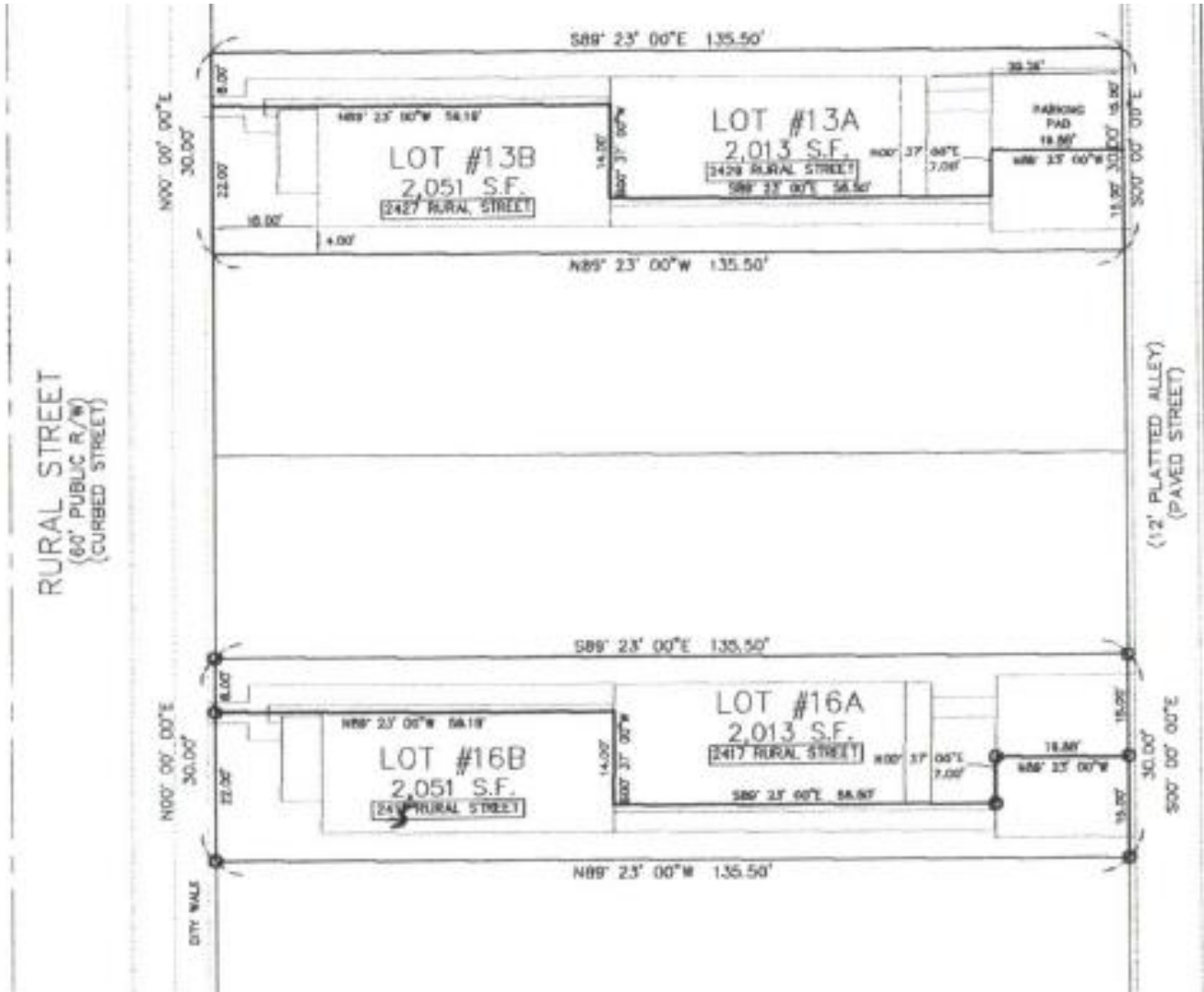
Existing Zoning			D-5
Existing Land Use			Single-Family Attached Dwellings
Comprehensive Plan			Traditional Neighborhood
Surrounding Context			
	<u>Zoning</u>	<u>Land Use</u>	
North:	D-5	Single-Family residential	
South:	D-5	Single-Family residential	
East:	D-5	Single-Family residential	
West:	D-5	Single-Family residential	
Thoroughfare Plan			
Rural Street	Local Street	60-feet existing and 48-feet proposed	
Petition Submittal Date			April 23, 2024

EXHIBITS

2024PLT028 ; Aerial Map



2024PLT028 ; Proposed Plat



PHOTOS



Photo 1: 2415/2417 N Rural Viewed from Across Street to West



Photo 2: 2415/2417 N Rural Viewed from West

PHOTOS



Photo 3: 2427/2429 N Rural Viewed from Across Street to West



Photo 4: 2427/2429 N Rural Viewed from West

PHOTOS



Photo 5: Both Structures Viewed from West



Photo 6: Existing Community Garden Site Between Structures