

## PLAT COMMITTEE

August 13, 2025

<b>Case Number:</b>	2025-PLT-050
<b>Property Address:</b>	2031, 2033, 2035, 2041, 2047, 2051 and 2053 Ralston Avenue ( <i>Approximate Addresses</i> )
<b>Location:</b>	Center Township, Council District # 8
<b>Petitioner:</b>	Martindale Brightwood Community Development Corporation, by Donna Jo Smithers
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Re-Plat Lots 150, 151, 152, 153, 155, 156 and 157 of Cooper and Picken's Second Addition, dividing 0.674-acre into 13 lots for a townhome development.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	Jeffrey York, Manager

## 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 July 24, 2025, 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. The subject site was platted into two blocks, via 2023-PLT-040. This proposed plat would plat the two blocks into 13 total lots, for a townhome development. The northern area, which contains 0.385-acre, would be divided into seven lots, with the remaining six lots in the southern area, which contains 0.289-acre. The proposed plat generally meets the standards of the D-8 zoning classification for a townhome development.

### STREETS

Both areas would front on Ralston Avenue with alley access on the rear. The northern area would also front on East 21<sup>st</sup> Street to the north. No new streets are proposed.

### SIDEWALKS

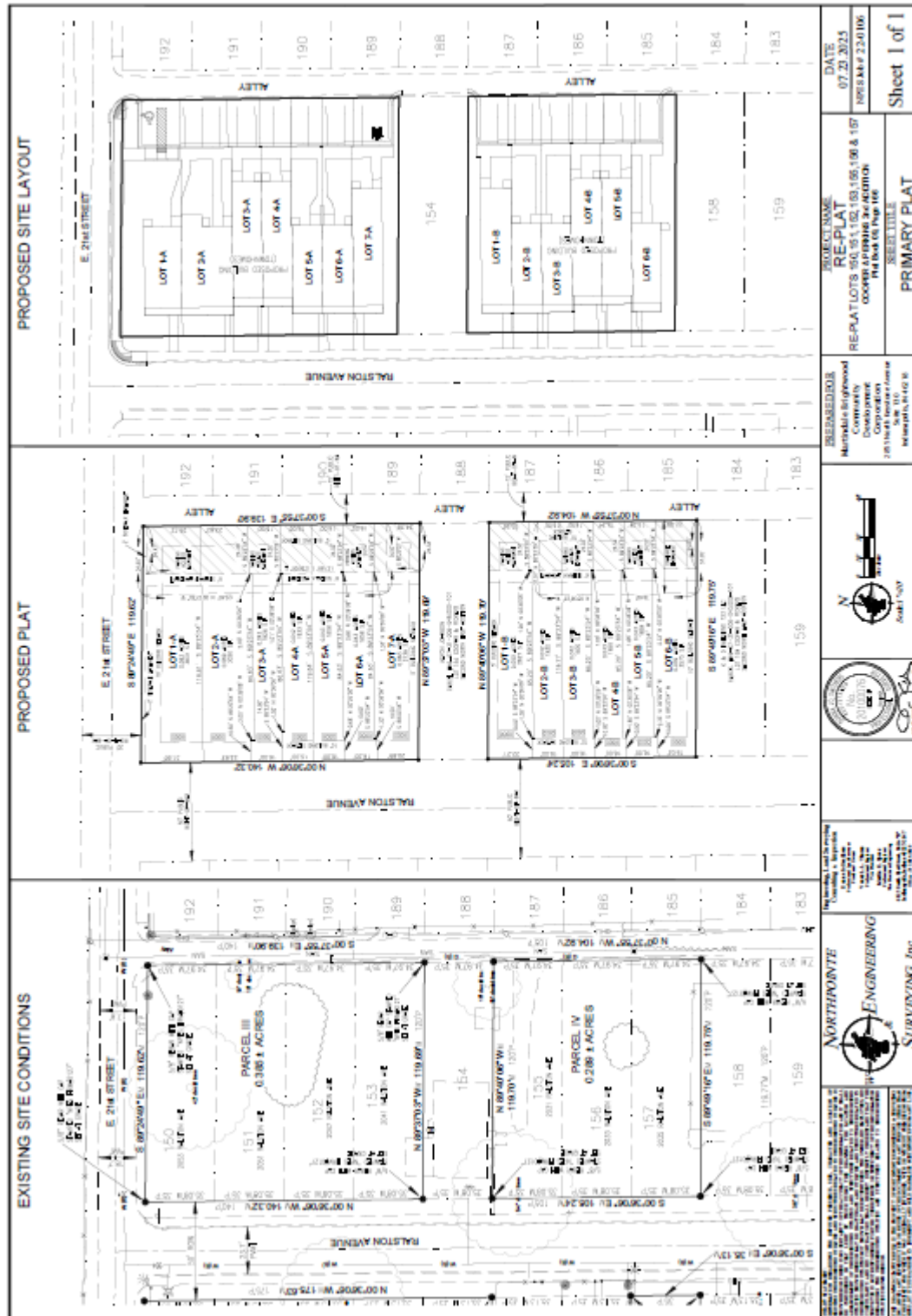
Sidewalks are existing on Ralston Avenue. Sidewalks are required on East 21<sup>st</sup> Street.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Single-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	I-4	Industrial
South:	D-8	Single-family residential
East:	C-7	Heavy Commercial
West:	D-8	Undeveloped
<b>Thoroughfare Plan</b>		
Ralston Avenue	Local Street	50 feet existing and proposed
East 21 <sup>st</sup> Street	Local Street	28 feet existing and 50 feet proposed
<b>Petition Submittal Date</b>	July 24, 2025	

EXHIBITS







PHOTOS



Proposed lots 1-A through 7-A, looking northeast



Proposed Lot 7-A, looking east





Proposed lots 1-B through 6-B, looking southeast



Ralston Avenue frontage, looking north





Proposed lots 1-B through 6-B, looking southeast



West of site, looking west