

PLAT COMMITTEE May 8, 2024

Case Number: 2024-PLT-015

Property Address: 1552 Ringgold Avenue (Approximate Address)

Location: Center Township, Council District #18

Petitioner: Jason Blankenship, by Mark and Kim Crouch

Zoning: D-5II

Reguest: Approval of a Subdivision Plat to be known as Moore's Barth Heirs

Townhomes, subdividing 0.14-acre into two single-family attached lots.

Waiver Requested: None

Current Land Use: Two-family dwelling

Staff Reviewer: Jeffrey York, Principal Planner I

PETITION HISTORY

This petition was continued with notice from the April 10, 2024, hearing to the May 8, 2024, hearing, due to a staff error on the Legal Notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 29, 2024, 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-5II and developed with a two-family dwelling. The site was rezoned in 2023 (2023-ZON-054) to allow for a two-family dwelling.

The proposed plat would subdivide the property into two single-family attached lots, with each lot being 2,957 square feet in size. Both lots would be located along Ringgold Avenue, with rear access to an alley. The proposed plat meets the standards of the D-5II zoning classification and the subdivision regulations.

STREETS

Each lot would front on Ringgold Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Ringgold Avenue.

GENERAL INFORMATION

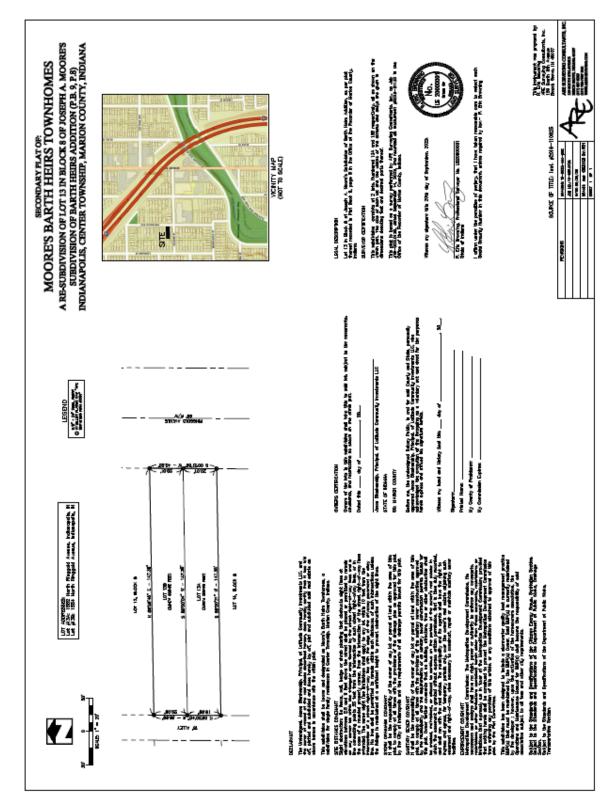
Existing Zoning	D-5II	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Two-family dwelling
South:	D-5	Two-family dwelling
East:	D-5	Single-family residential
West:	D-5	Single-family residential
Thoroughfare Plan		
Ringgold Avenue	Local Street	48 feet existing and proposed
Petition Submittal Date	February 29, 2024	



EXHIBITS









PHOTOS



View of existing dwelling







Views of dwellings to the north and south of the subject site





View of dwellings east of the subject site, across Ringgold Avenue