

PLAT COMMITTEE

September 10, 2025

Case Number: 2025-PLT-049
Property Address: 526 and 534 South Keystone Avenue (*Approximate Addresses*)
Location: Center Township, Council District # 11
Petitioner: Miguel Villasol, by Mark and Kim Crouch
Zoning: D-5 (D-5II pending)
Request: Approval of a Subdivision Plat to be known as Villasol's South Keystone Townhomes Subdivision, subdividing 0.37-acre into five lots.
Waiver Requested: None
Current Land Use: Single-family residential / Vacant
Staff Reviewer: Noah Stern, 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 July 14, 2025, 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.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 (D-5II pending) and is developed with a detached single-family dwelling. This proposed plat would divide this property into one single-family detached lot (existing house) and four single-family attached lots. The proposed plat generally meets the standards of the D-5II zoning classification.

STREETS

Lots 1, 2, 3, and 4 would front on South Keystone Avenue and Lot 5 would front along both South Keystone Avenue and Spann Avenue. All lots would have alley access on the rear. No new streets are proposed.

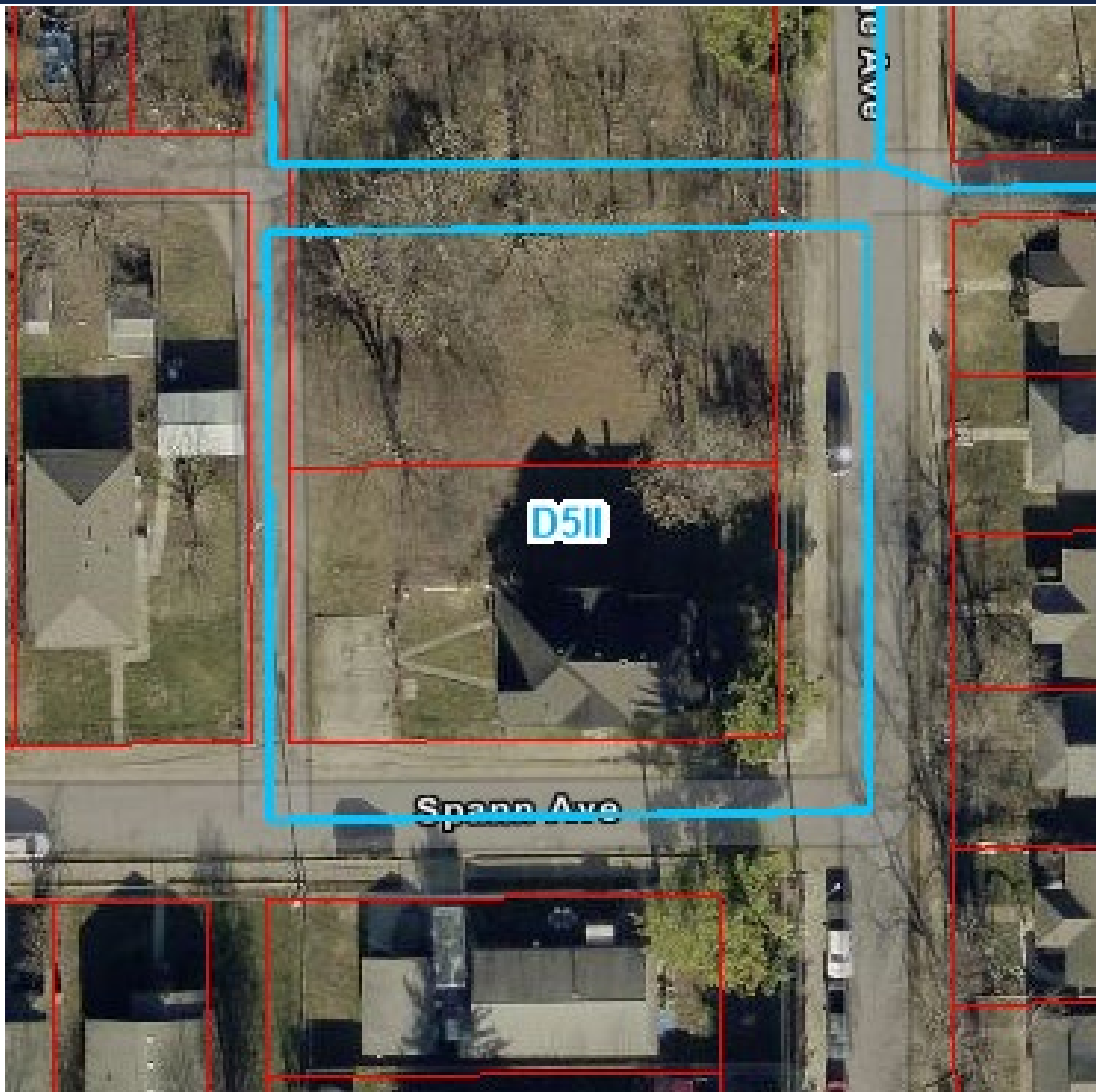
SIDEWALKS

Sidewalks are existing on South Keystone Avenue and Spann Avenue.

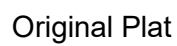
GENERAL INFORMATION

Existing Zoning	D-5 (D-5II pending)	
Existing Land Use	Single-family residential / Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3	Neighborhood Commercial
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-family residential
Thoroughfare Plan		
South Keystone Avenue	Local Street	45-feet existing and 48-feet proposed
Spann Avenue	Local Street	40-feet existing and 48-feet proposed
Petition Submittal Date	July 7, 2025	

EXHIBITS



Aerial Photo



Preliminary Plat

PHOTOS





