

## PLAT COMMITTEE

February 12<sup>th</sup>, 2025

<b>Case Number:</b>	2025-PLT-004
<b>Property Address:</b>	6725 Grandview Drive (Approximate Address)
<b>Location:</b>	Washington Township, Council District #2
<b>Petitioner:</b>	Weihe Engineers, Inc, by Joshua Werner
<b>Zoning:</b>	D-3
<b>Request:</b>	Approval of a Subdivision Plat to be known as Grandview Trails, dividing 0.86-acre into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Residential
<b>Staff Reviewer:</b>	Kiya Mullins, Associate 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 January 3<sup>rd</sup>, 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. 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 0.86 acres in a D-3 zoning district. If approved, this plat petition will split the existing parcel into two (2) parcels. One single family dwelling is currently planned to be built on each newly created parcel.

**STREETS**

Each of the newly created parcels will face Grandview Drive, and driveways will be constructed connecting Grandview Drive to the front of each of the proposed dwellings.

**SIDEWALKS**

No sidewalks exist along Grandview Drive and are not planned to be constructed with this plat petition.

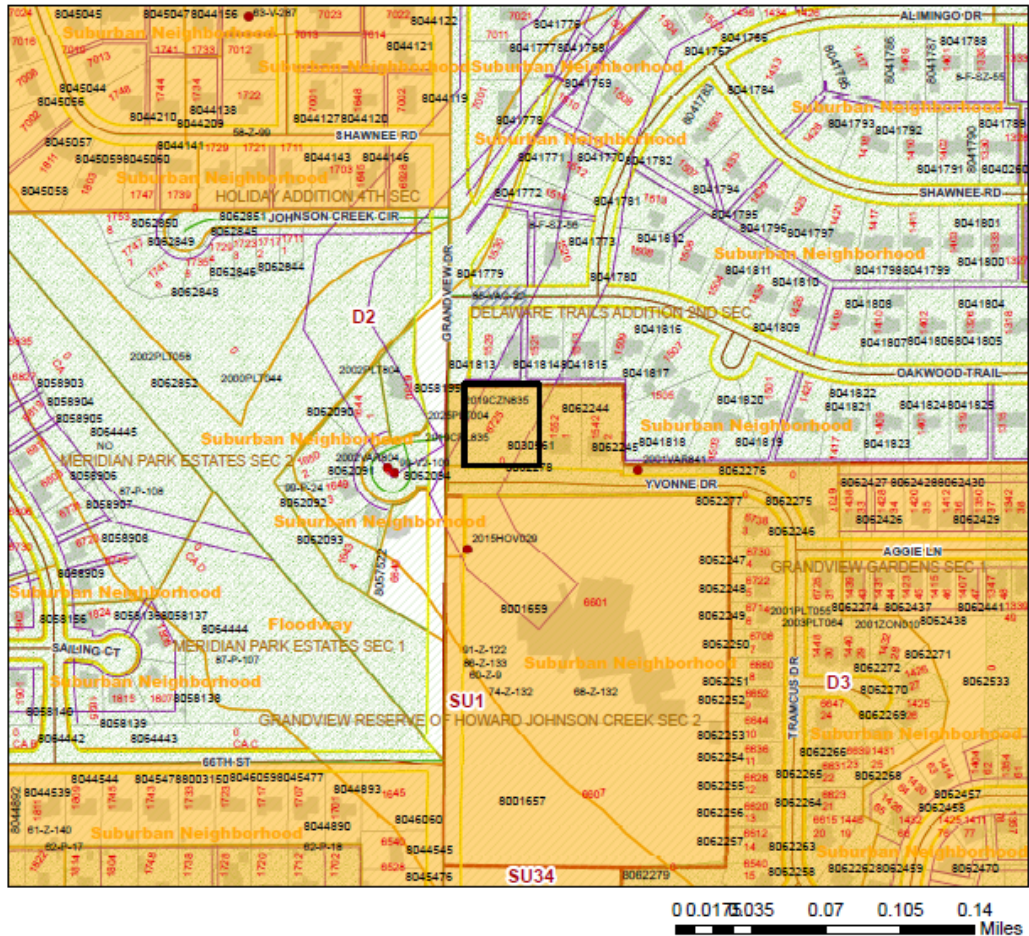
**PROCEDURE**

This plat petition, if approved, only legally establishes the division of the land. The new dwellings would be required to meet all development standards of the D-3 Dwelling District, including, but not limited to, setbacks, minimum open space, minimum lot width, and frontage.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-2	Suburban Neighborhood
South:	SU-1	Suburban Neighborhood
East:	D-2	Suburban Neighborhood
West:	D-2	Suburban Neighborhood
<b>Thoroughfare Plan</b>		
Grandview Drive	Secondary Arterial	90 feet of right-of-way existing and 90 feet of right-of-way proposed.
Yvonne Drive	Local Street	70 feet of right-of-way existing and 50 feet of right-of-way proposed.
<b>Petition Submittal Date</b>	January 3 <sup>rd</sup> , 2025	

EXHIBITS



**Legend**

- ZoningApprovals
- ZoningLncu
- ZoningVariances
- Re zoning
- ZoningVacations
- ZoningPlats
- CCGIS.ThoroughfarePlan
- CCGIS.EASEMENT
- CCGIS.RIGHTOFWAY
- CCGIS.STREETS

- Built/Platted
- OPER\_STATUS**
- REMOVED
- VACATED
- VACATED/BUILT
- VACATED/LOCATOR
- CCGIS.DMDLandUsePlanBase
- CCGIS.lhpc
- CCGIS.ZONING
- PARCELSTATEPIN
- PARCELS
- PLATTEDSUBDIVISION
- CCGIS.Buildings



Exhibit 1: ArcGIS map of property with surrounding area.

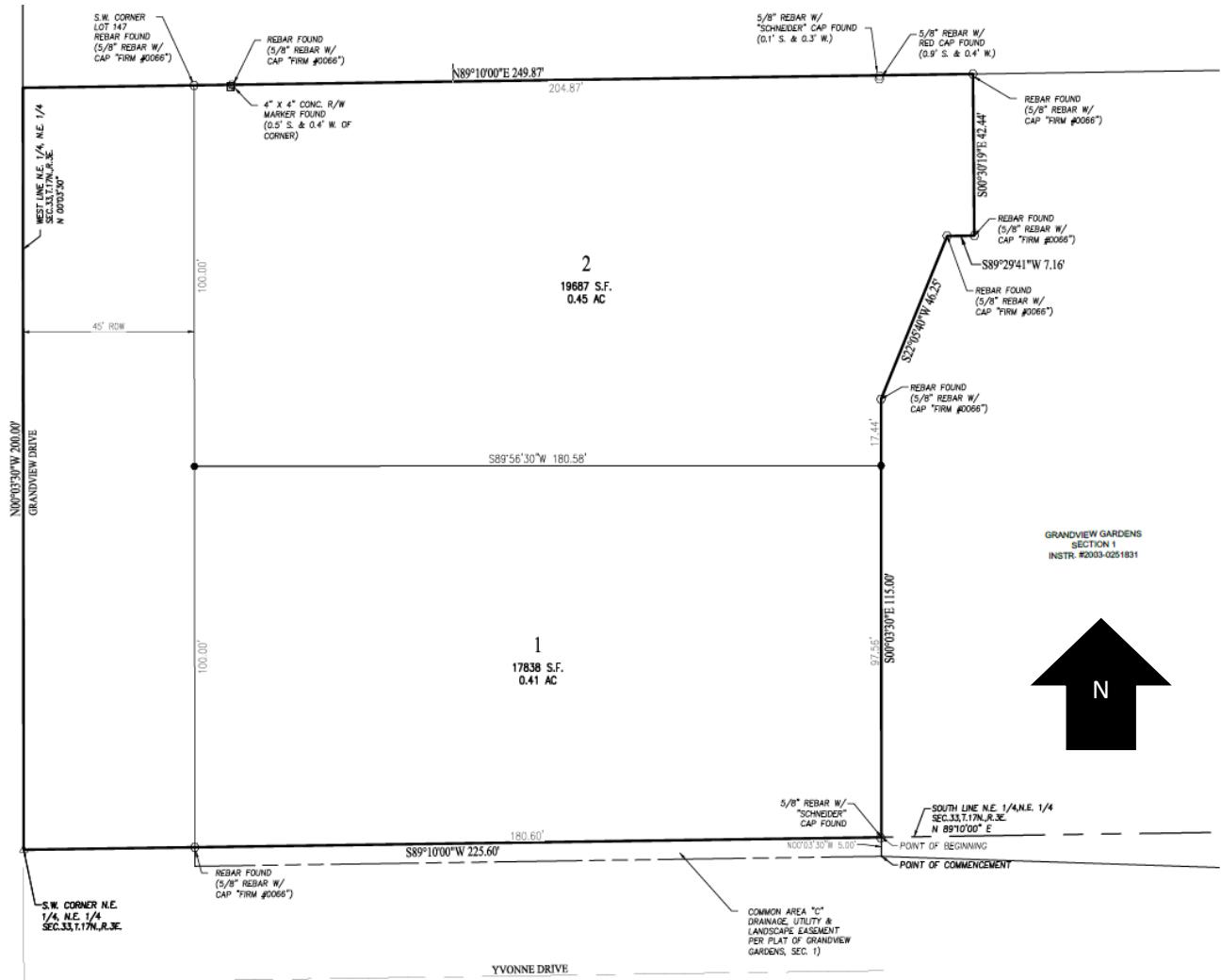


Exhibit 2: Plat split of 6725 Grandview Drive.

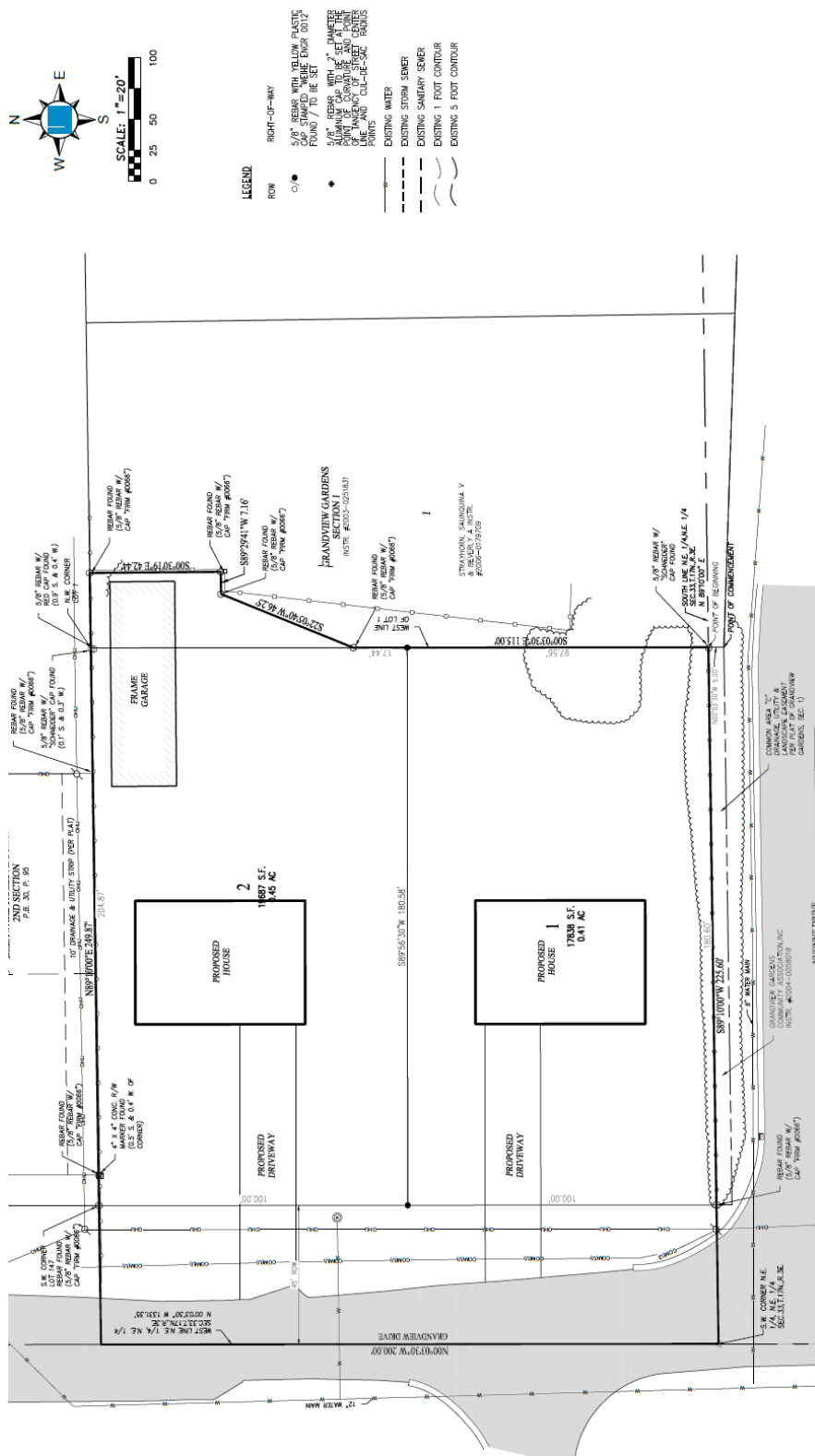


Exhibit 4: Proposed single-family structures to be built on the newly created parcels if approved.



Exhibit 5: 6725 Grandview Drive.



Exhibit 6: Looking south down Grandview Drive.



Exhibit 7: Looking north down Grandview Drive.





Exhibit 8: Homes across the street from 6725 Grandview Drive.