

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-064
Property Address:	614 Silver Fox Court (<i>Approximate Address</i>)
Location:	Perry Township, Council District #22
Petitioner:	Williams Creek Homes, by Andrew Barkocy
Zoning:	D-5II
Request:	Approval of a Subdivision Plat, to be known as Replat of Lot 8 in Fox Ridge Subdivision, dividing 0.26-acre into two lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
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 September 2, 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-5II and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 8A and 8B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 8A would front on Silver Fox Drive and Silver Fox Court and Lot 8B would front on Silver Fox Court. No new streets are proposed. Sidewalks are existing on Silver Fox Court and Silver Fox Drive.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5II Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

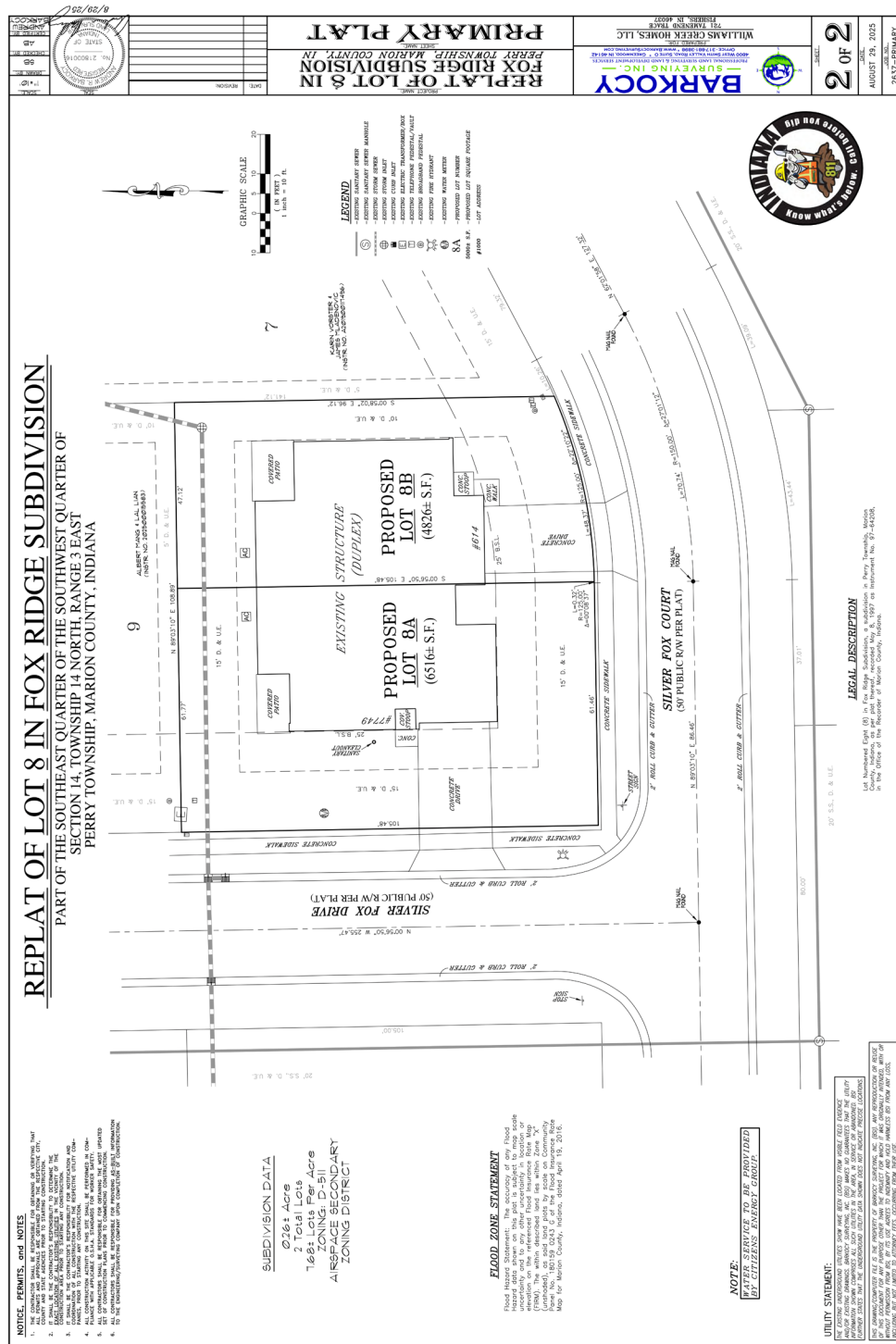
Existing Zoning	D-5II	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5II	Single-Family residential
South:	D-5II	Single-Family residential
East:	D-5II	Single-Family residential
West:	D-5II	Two-Family residential
Thoroughfare Plan		
Silver Fox Drive	Local Street	50-foot existing and 48-foot proposed
Silver Fox Court	Local Street	60-foot existing and 56-foot proposed
Petition Submittal Date	August 29, 2025	

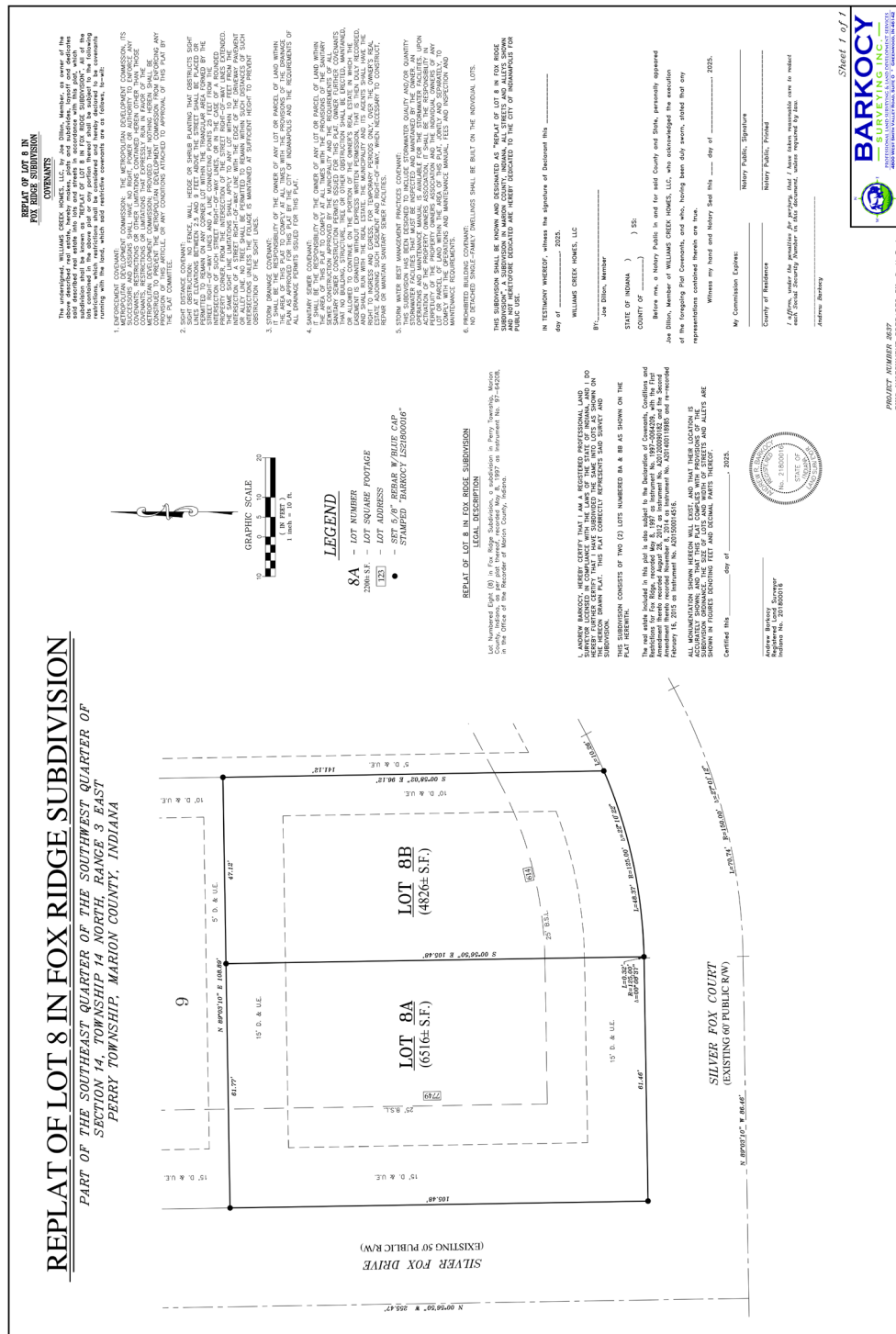
EXHIBITS



Present day aerial

Preliminary Plat





PHOTOS



