

## PLAT COMMITTEE

June 11<sup>th</sup>, 2025

<b>Case Number:</b>	2025-PLT-014
<b>Property Address:</b>	2749 North Temple Avenue (Approximate Address)
<b>Location:</b>	Center Township, Council District #8
<b>Petitioner:</b>	Kaneesha Henson, by Stephanie Fall
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat to be known as Henson's Elmwood Replat, dividing 0.256-acre into two lots.
<b>Waiver Requested:</b>	N/A
<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 April 25<sup>th</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.
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## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is 0.256-acre in a D-8 zoning district. If approved, this plat petition will split the existing parcel into two (2) parcels.

### STREETS

There are no current plans to affect Temple Avenue or 28<sup>th</sup> Street.

### SIDEWALKS

There are no current plans to affect the sidewalk off of Temple Avenue or 28<sup>th</sup> Street.

### PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. The new constructions, when built on these newly created parcels, will be required to meet all development standards of the D-8 Walkable Neighborhood Dwelling District, including, but not limited to, setbacks, minimum open space, use standards, and frontages.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-8	Traditional Neighborhood
South:	D-8	Traditional Neighborhood
East:	D-8	Traditional Neighborhood
West:	D-8	Traditional Neighborhood
<b>Thoroughfare Plan</b>		
Temple Avenue	Local Street	50 feet of right-of-way existing and 48 feet proposed.
28 <sup>th</sup> Street	Local Street	50 feet of right-of-way existing and 48 feet proposed.
<b>Petition Submittal Date</b>	April 25 <sup>th</sup> 2025	

EXHIBITS

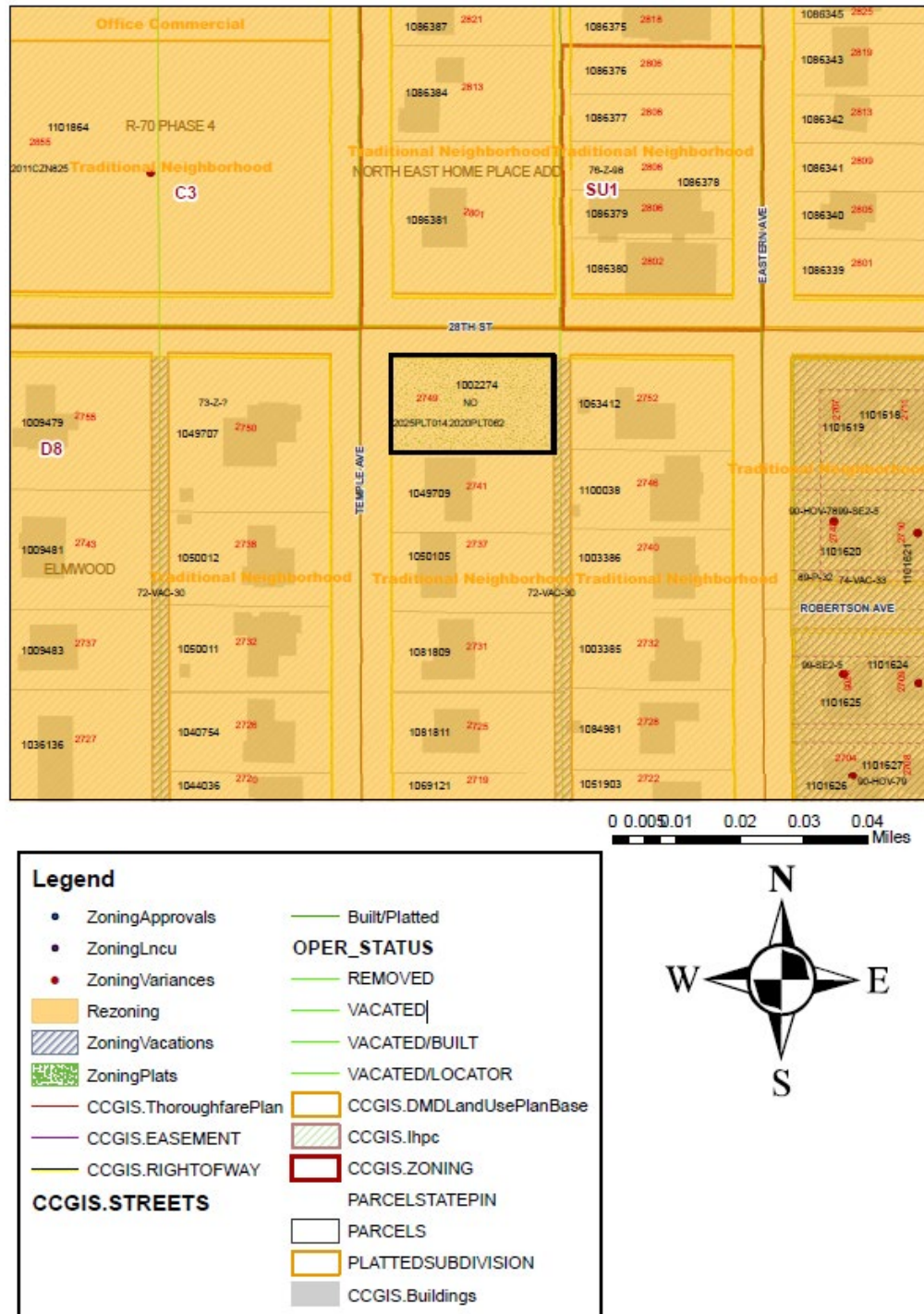


Exhibit 1: ArcGIS map of the subject site and surrounding area.



Exhibit 2: Aerial of the subject site.

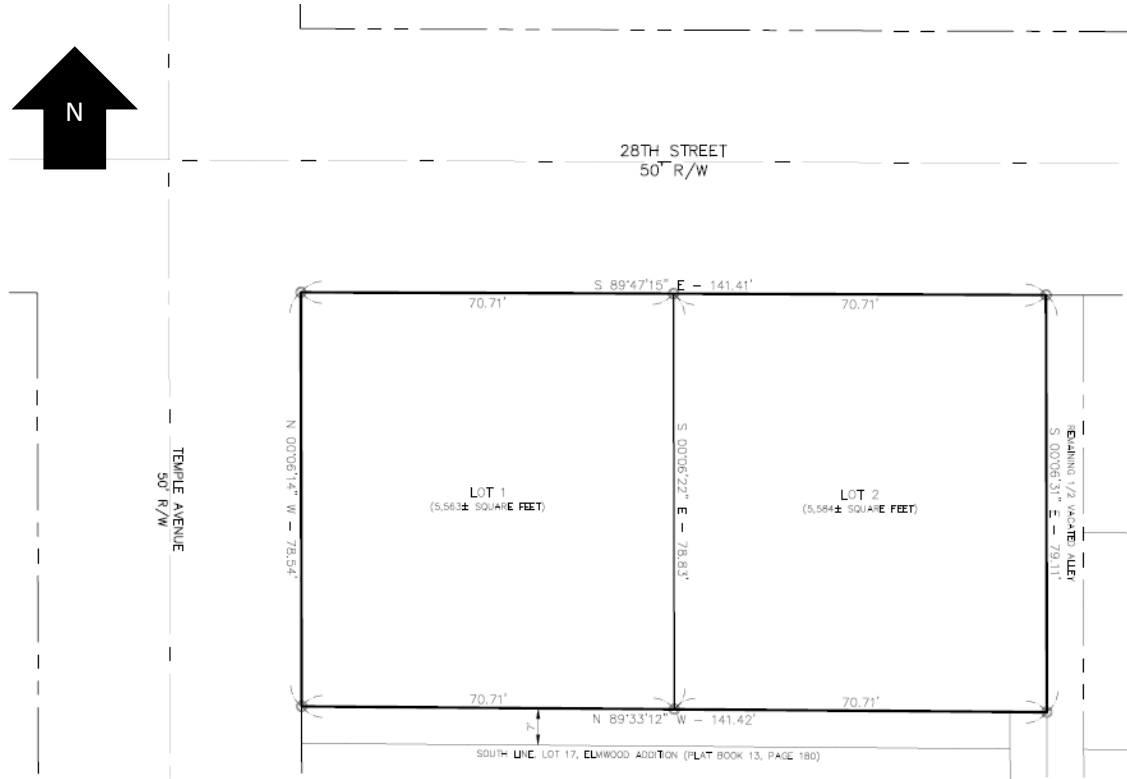


Exhibit 3: The proposed parcel split.





Exhibit 4: The subject site looking southeast.



Exhibit 5: The subject side looking east.





Exhibit 6: Looking east down 28<sup>th</sup> Street with sidewalk on subject site.



Exhibit 7: Looking south down Temple Avenue.