

PLAT COMMITTEE

June 11th, 2025

Case Number: 2025-PLT-033
Property Address: 8047 West Mooresville Road
Location: Decatur Township, Council District #21
Petitioner: Kenneth D. Bartlett Living Trust, by Andrew Barkocy
Zoning: D-A
Request: Approval of a Subdivision Plat to be known as Bartlett's Camby Estates, subdividing 37.69 acres into two lots.
Waiver Requested: N/A
Current Land Use: Residential
Staff Reviewer: 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 June 2nd, 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 37.69 acres in a D-A zoning district. If approved, this plat petition will split the existing parcel into two (2) parcels.

STREETS

There are no current plans to affect West Mooresville Road or Ralston Road.

SIDEWALKS

There are currently no sidewalks in the area off of West Mooresville Road and Ralston Road.

PROCEDURE

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

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A	Suburban Neighborhood
South:	D-A	Rural or Estate Neighborhood
East:	D-3	Rural or Estate Neighborhood
West:	D-3	Rural or Estate Neighborhood
Thoroughfare Plan		
West Mooresville Road	Secondary Arterial	50 feet of right-of-way existing and 80 feet proposed.
Ralston Road	Primary Collector	30 feet of right-of-way existing and 80 feet proposed.
Petition Submittal Date	June 2 nd , 2025	

EXHIBITS

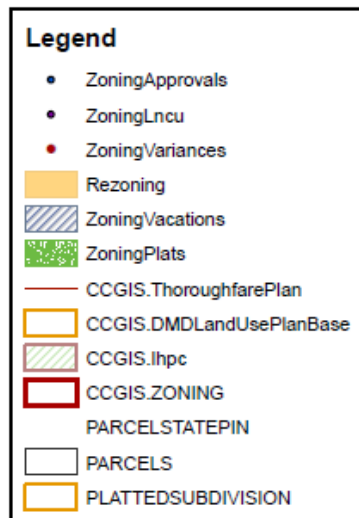
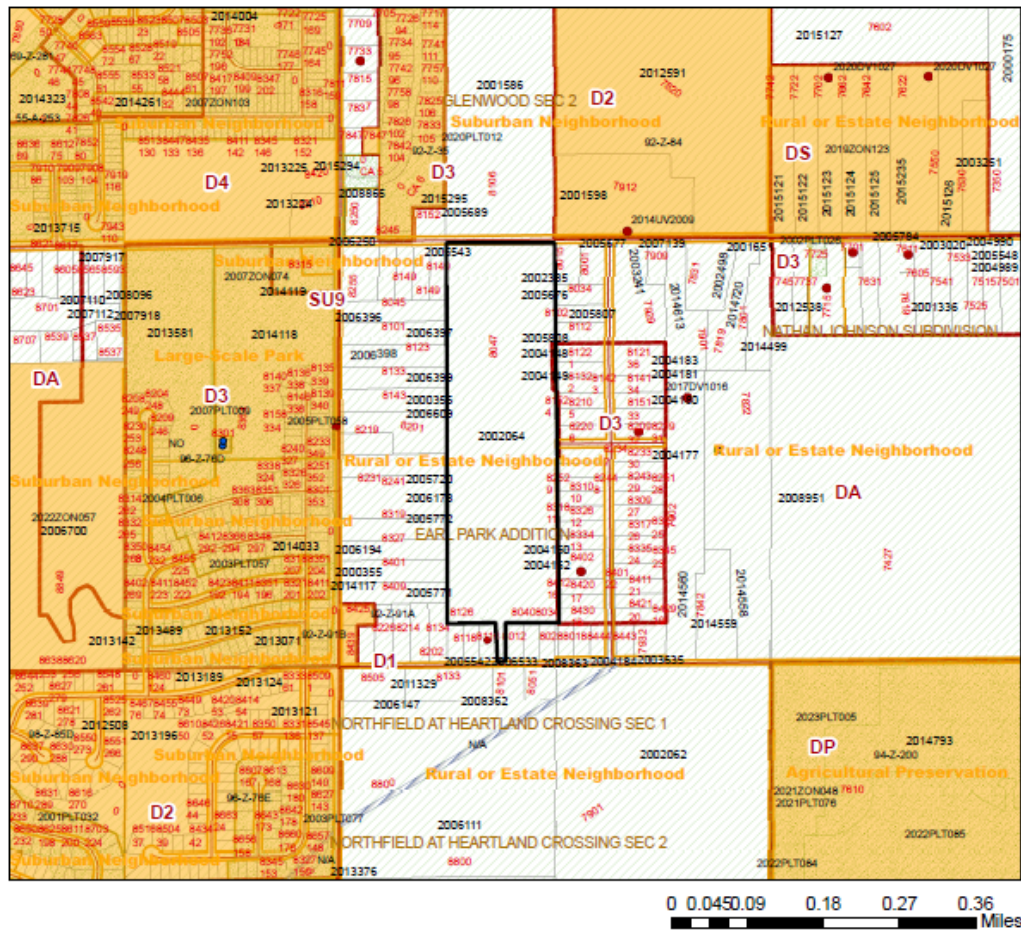


Exhibit 1: ArcGIS map of the subject site and the surrounding area.

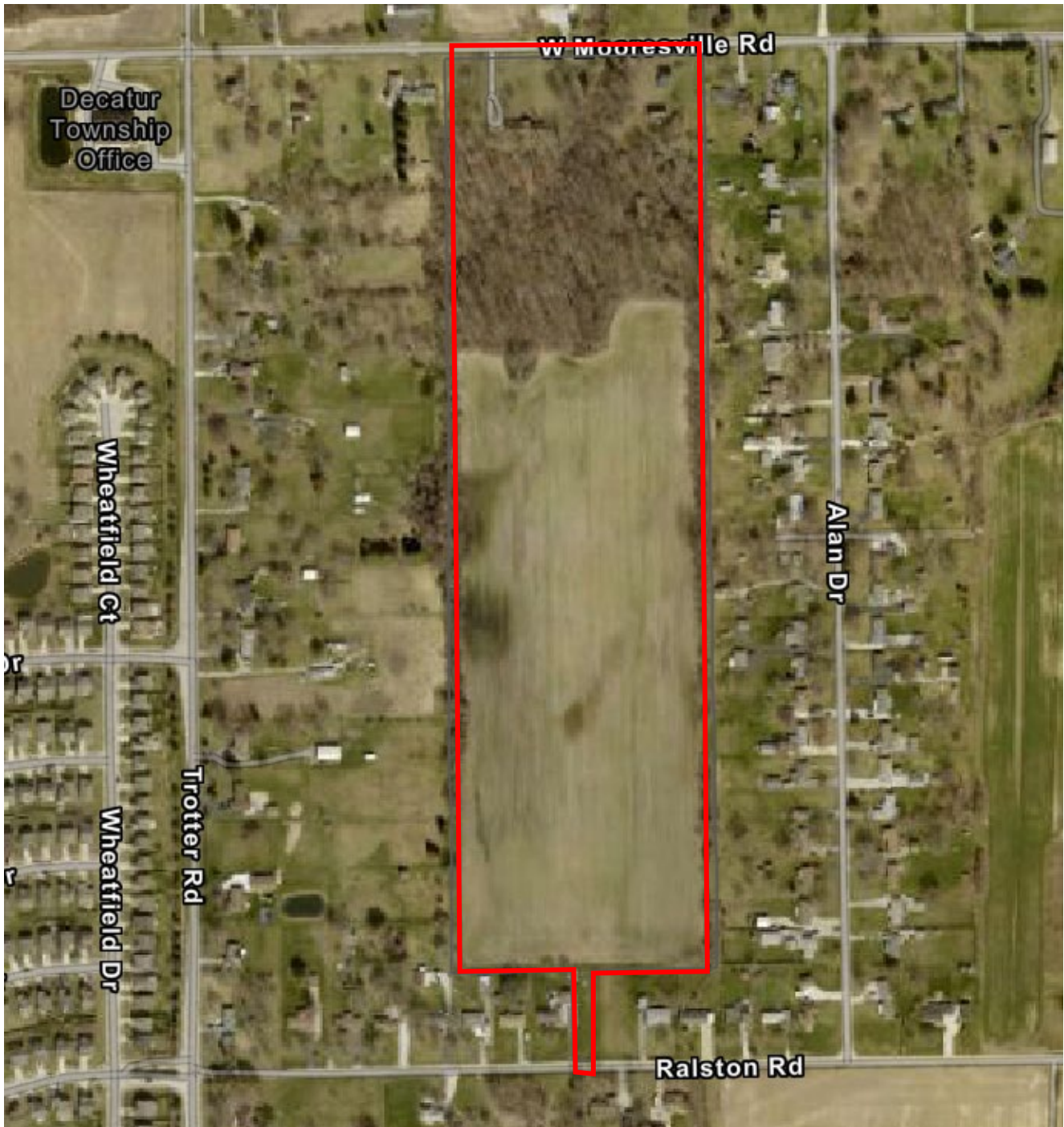


Exhibit 2: Aerial of the subject site.

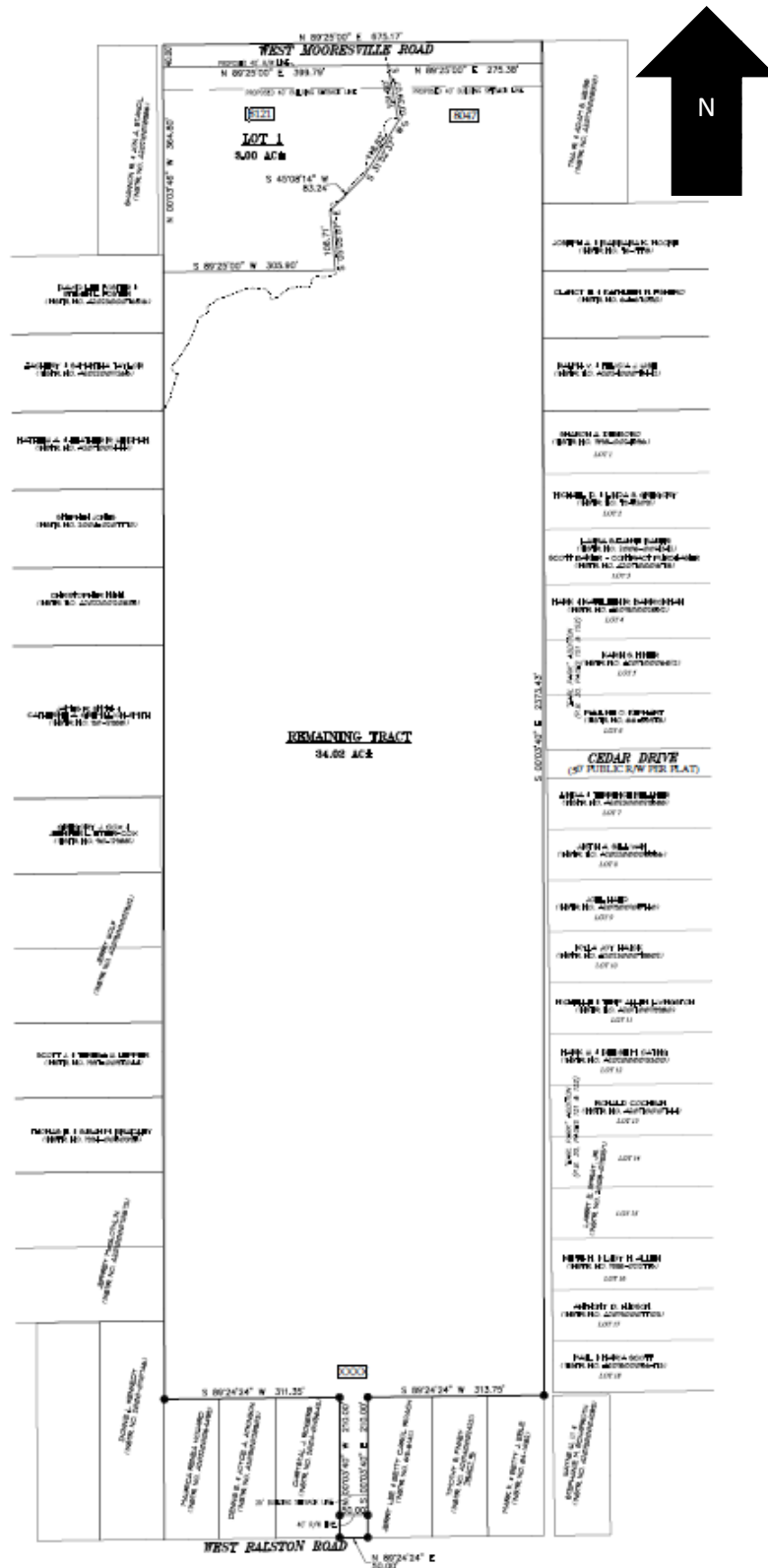


Exhibit 3: The proposed lot split.

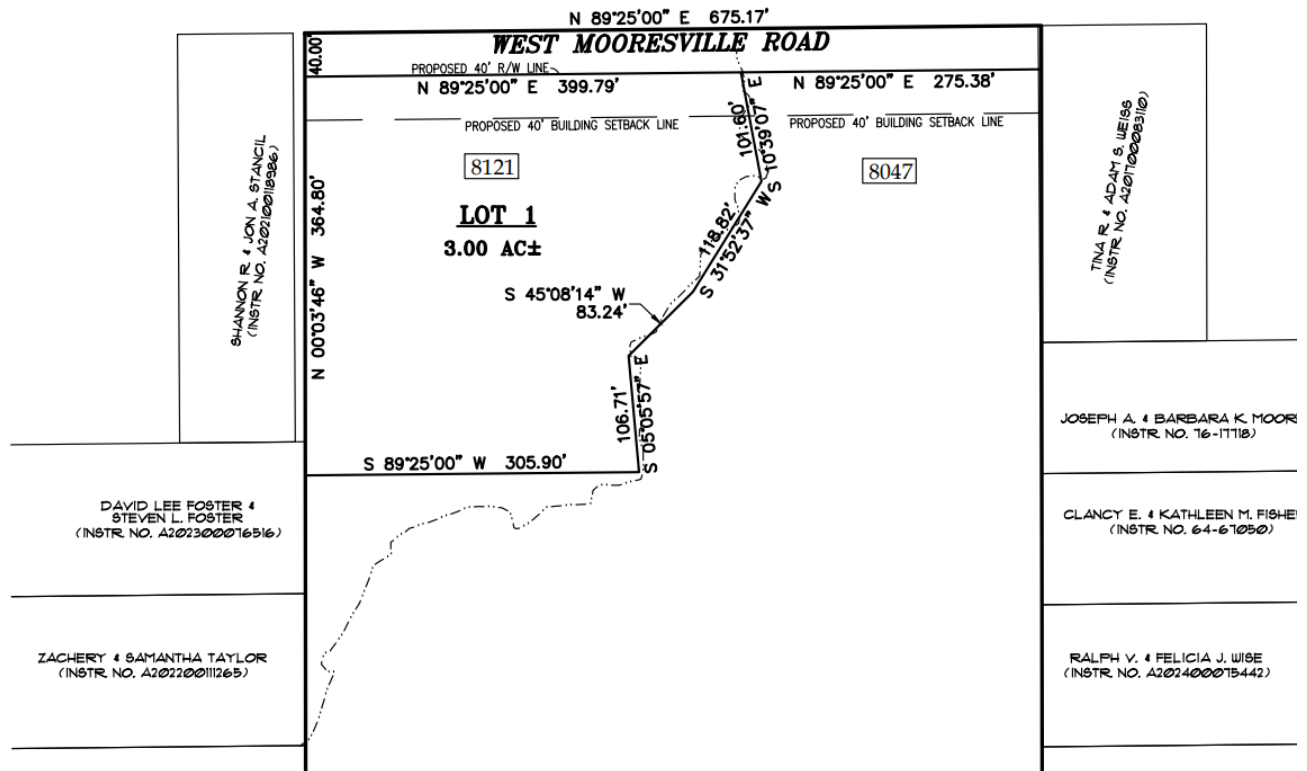


Exhibit 4: Detail image for Lot 1.



Exhibit 5: Primary dwelling on Lot 1.



Exhibit 6: Primary dwelling on Lot 2.



Exhibit 7: Rear of Lot 2 from Ralston Road.