



PLAT COMMITTEE

April 8, 2026

Case Number: 2026-PLT-013
Address: 1326 Union Street (approximate address)
Location: Center Township, Council District #18
Zoning: D-5
Petitioner: HOF Grantor Trust S, by Andrew Wert
Request: Approval of a Subdivision Plat to be known as Jamie's Union Street Addition, subdividing 0.078-acre into two lots.
Waiver Requested: None
Current Land Use: Two-family attached dwelling
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 24, 2026, 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

This site is zoned D-5 and is developed with a two-family dwelling. The proposed plat would subdivide the property into two (2) lots. Lot 1 and Lot 2 would each contain half of the two-family dwelling with the lot line following the common wall and continuing through to the rear of the lot. The subject site was developed with a two-family dwelling as shown on the historic Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one (1) parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 1 and 2 would front on Union Street. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Union Street.

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 structure would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

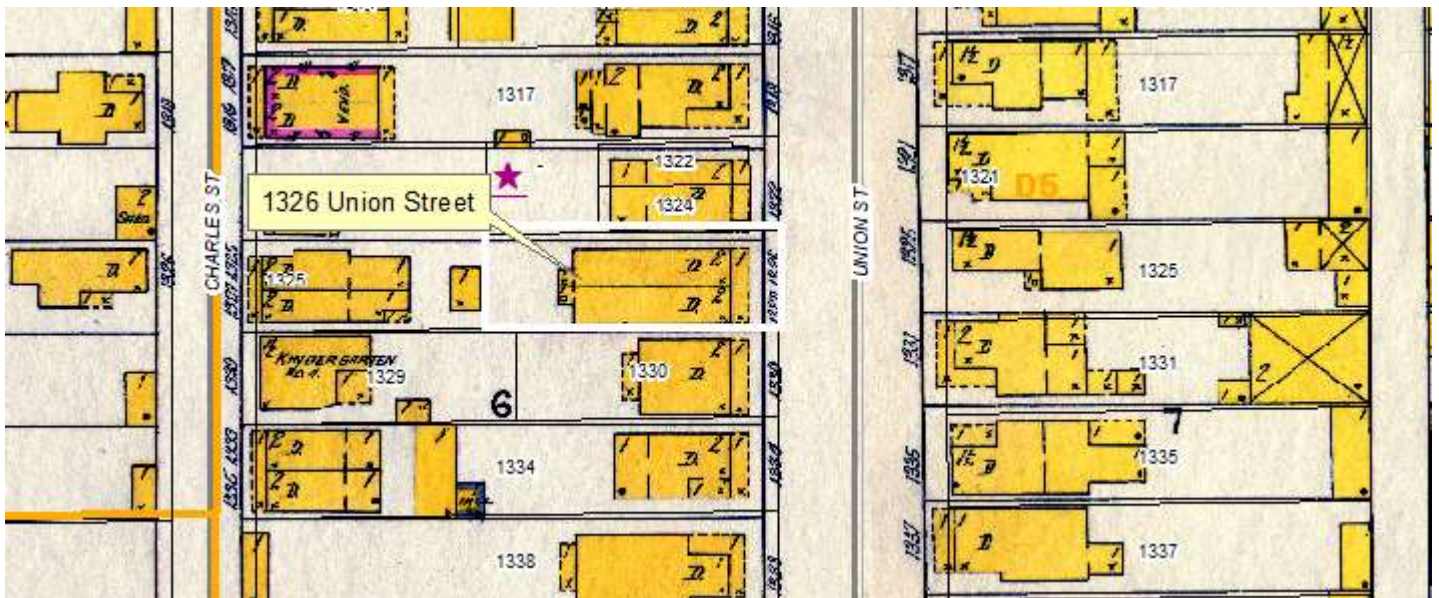
Existing Zoning	D-5		
Existing Land Use	Two-Family Dwelling		
Comprehensive Plan	Traditional Neighborhood		
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>	
	North:	D-5	Two-Family Residential
	South:	D-5	Single-Family Residential
	East:	D-5	Single-Family Residential
	West:	C-S	Undeveloped
Thoroughfare Plan			
Union Street	Local Street	60-foot existing and proposed right-of-way	
Petition Submittal Date	February 24, 2026		

EXHIBITS

LOCATION MAP



SANBORN MAP - 1915



PHOTOS



Subject site, proposed Lot 1 and 2, looking west.



Adjacent dwelling to the north, looking west.



Adjacent single-family dwelling to the south, looking west.