

## PLAT COMMITTEE

May 13, 2026

<b>Case Number:</b>	2026-PLT-012
<b>Address:</b>	2507 Rader Street and 978 West 25 <sup>th</sup> Street ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District #12
<b>Zoning:</b>	C-1 / D-5
<b>Petitioner:</b>	A & L Real Properties LLC, by Amber Randolph
<b>Request:</b>	Approval of a Subdivision Plat to be known as Jamie's Rader Street Addition, dividing 0.17-acre into three (3) lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial building, Single-family dwelling, Two-family dwelling
<b>Staff Reviewer:</b>	Robert Uhlenhake, Senior Planner

## PETITION HISTORY

This is the first hearing of this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 27, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted 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**

This site is zoned C-1 and D-5. The site is developed with a former commercial building, a single -family dwelling, and a two-family dwelling. The proposed plat would subdivide the property into three (3) lots: Lot One would be 0.044-acre and is developed with the existing two-family dwelling. Lot Two would be 0.047-acre and is developed with an existing commercial building. Lot Three would be 0.082-acre and is developed with an existing single-family dwelling. The proposed plat meets the standards of the C-1 and D-5 zoning classifications.

**STREETS**

Lot One would front on Rader Street to the west. Lot Two would front on both Rader Street to the west and West 25<sup>th</sup> Street to the South. Lot Three would front on West 25<sup>th</sup> Street to the south. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks are existing along Rader Street and East 25<sup>th</sup> Street.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-1 / D-5	
<b>Existing Land Use</b>	Commercial building, Single-family dwelling, Two-family dwelling	
<b>Comprehensive Plan</b>	Dwelling 3.5-5 Units per acre	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
	North:	C-1/D-5      Multi-family Dwellings / Undeveloped
	South:	C-3      Single-family dwelling / Undeveloped
	East:	D-5      Undeveloped / Single-family dwellings
	West:	SU-2      Grade School
<b>Thoroughfare Plan</b>		
Rader Street	Local Street	64-foot existing and proposed right-of-way
East 25 <sup>th</sup> Street	Local Street	60-foot existing and proposed right-of-way
<b>Petition Submittal Date</b>	February 20, 2026	





PHOTOS



Lot 1, looking west from Rader Street



Lot 2, looking west from Rader Street



Lot 2 looking north from West 25<sup>th</sup> Street



Lot 3 looking north from West 25th Street.