



PLAT COMMITTEE

January 14, 2026

Case Number:	2025-PLT-080
Address:	7936 Beaumont Green Place (approximate address)
Location:	Washington Township, Council District #3
Zoning:	D-5
Petitioner:	Davis Homes, by Kenny Mitchell and Brian Robinson
Request:	Approval of a Subdivision Plat, to be known as Replat of Lot 28 Beaumont on the Green, dividing 0.406-acre lot into two lots.
Waiver Requested:	None
Current Land Use:	Two-family attached dwelling
Staff Reviewer:	Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the December 10, 2025, hearing, to the January 14, 2026, hearing, due to an error involving the publication of legal notice within required newspapers.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 1, 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

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 28A would be 8,740 square feet and contain the south dwelling of the two-family dwelling. Lot 28B would be 8,938 square feet and contain the north dwelling of the two-family dwelling. 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. The proposed plat meets the standards of the D-5 zoning classification.

STREETS

Lots 28A and 20B would front on Beaumont Greet Place. No new streets are proposed as part of this petition.

SIDEWALKS

There are no current plans to install sidewalks along Beaumont Green Place.

GENERAL INFORMATION

Existing Zoning	D-5		
Existing Land Use	Two-Family Dwelling		
Comprehensive Plan	Suburban Neighborhood		
Surrounding Context	Zoning	Land Use	
	North:	D-5	Single-Family Residential
	South:	D-5	Single-Family Residential
	East:	D-5	Single-Family Residential
	West:	D-5	Single-Family Residential
Thoroughfare Plan			
Beaumont Green Place	Private Drive	Not indicated on the Thoroughfare Plan	
Petition Submittal Date	October 1, 2025		

EXHIBITS

Location Map



Plat Survey – Site Plan



PHOTOS



Proposed Lot 28A and 28B, looking west.