

**PLAT COMMITTEE**

**January 14, 2026**

**Case Number:** 2025-PLT-081  
**Address:** 1438 North Park Avenue (approximate address)  
**Location:** Center Township, Council District #13  
**Zoning:** D-8 (ONS – IHPC)  
**Petitioner:** Timothy Joseph Graham, Trustee T Graham 2017 Revocable Trust,  
by John Cross  
**Request:** Approval of a Subdivision Plat, to be known as Replat of a Part of  
Lot 7 in Bradshaw and Butler's Addition to College Corner, dividing  
0.12-acre into two single-family attached 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 22, 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-8 and is developed with a two-family dwelling. The proposed plat would subdivide the property into two (2) lots. Lots One and Two 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 has been developed with a two-family dwelling since at least 1915 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 One and Two would front on North Park Avenue. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are existing along North Park Avenue and East 15<sup>th</sup> 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-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

## GENERAL INFORMATION

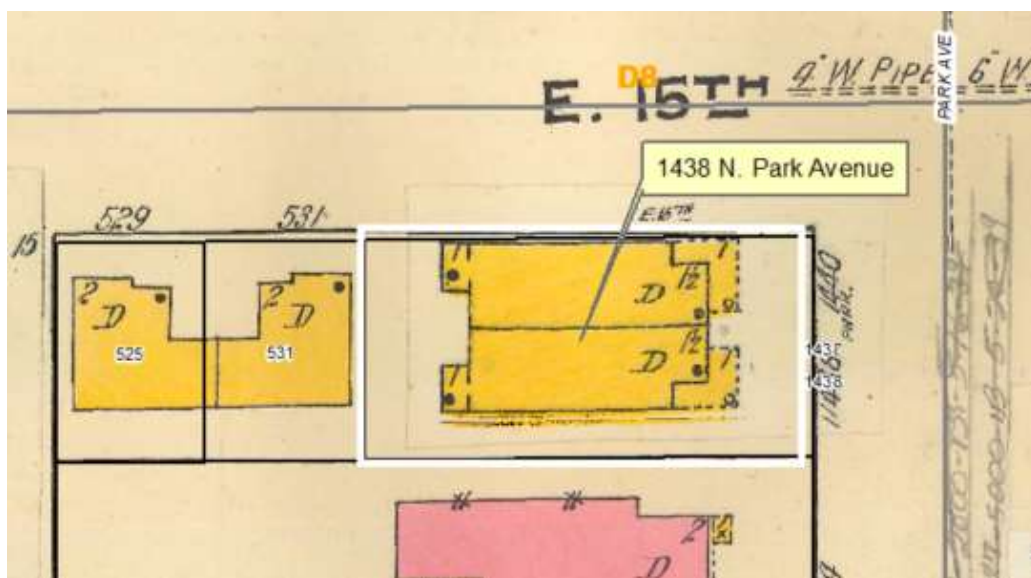
|                                |                          |                                            |
|--------------------------------|--------------------------|--------------------------------------------|
| <b>Existing Zoning</b>         | D-8                      |                                            |
| <b>Existing Land Use</b>       | Two-Family Dwelling      |                                            |
| <b>Comprehensive Plan</b>      | Traditional Neighborhood |                                            |
| <b>Surrounding Context</b>     | <b><u>Zoning</u></b>     | <b><u>Land Use</u></b>                     |
| North:                         | D-8                      | Single-Family Residential                  |
| South:                         | D-8                      | Single-Family Residential                  |
| East:                          | D-8                      | Single-Family Residential                  |
| West:                          | D-8                      | Two-Family Residential                     |
| <b>Thoroughfare Plan</b>       |                          |                                            |
| North Park Avenue              | Local Street             | 60-foot existing and proposed right-of-way |
| <b>Petition Submittal Date</b> | October 22, 2025         |                                            |

## EXHIBITS

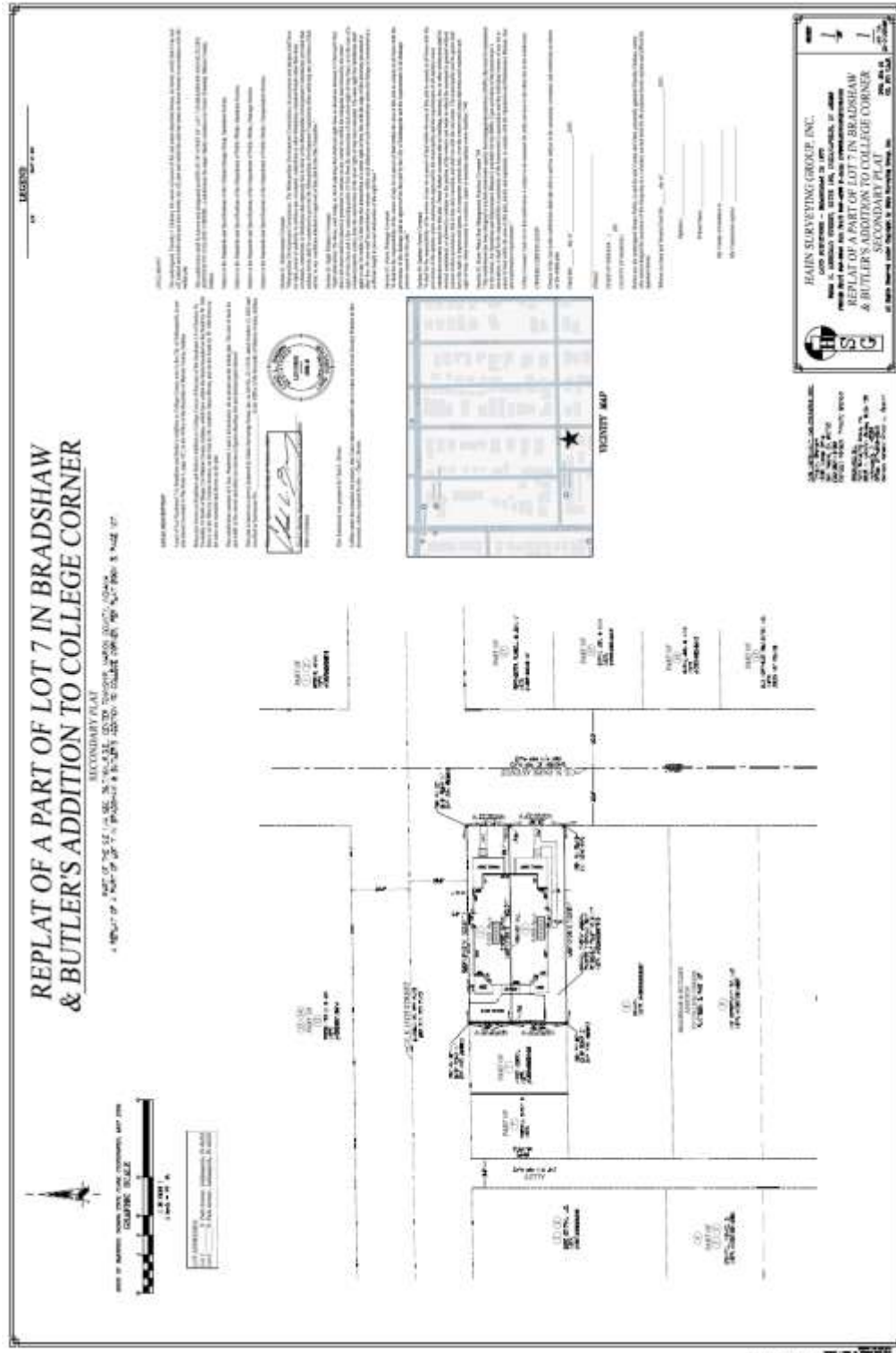
### LOCATION MAP



### SANBORN MAP



## PLAT SURVEY – SITE PLAN





PHOTOS



Proposed Lot 1 and 2, looking west.



Rear of existing structure / parcel, looking south.