

PLAT COMMITTEE August 13, 2025

Case Number: 2025-PLT-039

Property Address: 1135 and 1141 North Tacoma Avenue
Location: Center Township, Council District #13

Petitioner: Ariana Mathews and Joel D. Mathews, by Paul J. Lambie

Zoning: D-5

Request: Approval of a Subdivision Plat, to be known as Mathews' Tacoma Tracts,

subdividing 0.36-acre into three lots.

Waiver Requested: N/A

Current Land Use: Residential

Staff Reviewer: Kiya Mullins, Associate Planner

PETITION HISTORY

This petition was continued from the July 9, 2025, at the request of staff. A revised plat was submitted to the file on July 29, 2025.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee approve and find that the plat, file-dated July 29, 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. 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.
- 12. That the final plat includes a Note that states the following: Lots 2A and 2B shall only be developed with a two-family dwelling, with a party wall(s) to be built along the intervening lot line.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is 0.36-acre in a D-5 zoning district and is undeveloped. If approved, this plat petition will move the current split of the existing parcels and redivide the site into three (3) parcels.

STREETS

There are no current plans to affect Tacoma Avenue or 12th Street. There are no new streets proposed.

SIDEWALKS

Sidewalks exist along Tacoma Avenue and 12th Street.

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-5 Walkable Neighborhood Dwelling Districts, including but not limited to setbacks, minimum open space, and use standards.

The site is currently undeveloped. Proposed lots 2A and 2B would have 20-foot lot widths and would be developed with a two-family dwelling to be divided into attached single-family dwellings. The Ordinance requires a minimum of 60-foot lot widths for two-family dwellings. Additionally, D-5 development standards do not permit for an undeveloped lot to be divided into individual lots for sale for attached dwellings. The Ordinance provides for division of land for this purpose when the parcel is improved with an existing two-family dwelling, regardless of the proposed lot widths. Therefore, staff requests a condition that includes a note on the plat that indicates that Lot 2A and Lot 2B shall only be developed with a two-family dwelling, with a party wall(s) to be built along the intervening lot line. The petitioner agrees with this condition.

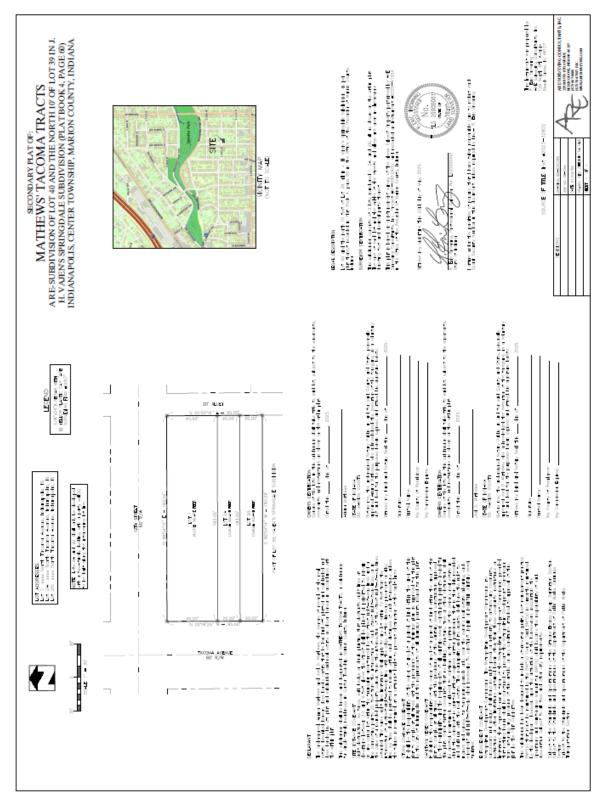


NERAL INFORMATION	D. 5	
Existing Zoning	D-5	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	PK-1	Large Scale-Park
South:	MU-1	Village Mixed-Use
East:	D-5	Traditional Neighborhood
West:	D-5	Traditional Neighborhood
Thoroughfare Plan		
Tacoma Avenue	Local Street	60 feet of right-of-way existing and 48 feet proposed.
12 th Street	Local Street	50 feet of right-of-way existing and 48 feet proposed.
Petition Submittal Date	June 10, 2025; revised July	29, 2025



EXHIBITS











Photos of the subject site from Tacoma Avenue looking east





Photo of the subject site from 12th Street looking south