

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.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
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	



Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS

<p>  </p>	<p> ARTS & CRAFTS CONSULTANTS, INC. 100 SOUTH CHURCH SUITE 200, CHICAGO, IL 60601 312.734.1000 312.734.1001 FAX 312.734.1002 312.734.1003 312.734.1004 312.734.1005 312.734.1006 312.734.1007 312.734.1008 312.734.1009 312.734.1010 312.734.1011 312.734.1012 312.734.1013 312.734.1014 312.734.1015 312.734.1016 312.734.1017 312.734.1018 312.734.1019 312.734.1020 312.734.1021 312.734.1022 312.734.1023 312.734.1024 312.734.1025 312.734.1026 312.734.1027 312.734.1028 312.734.1029 312.734.1030 312.734.1031 312.734.1032 312.734.1033 312.734.1034 312.734.1035 312.734.1036 312.734.1037 312.734.1038 312.734.1039 312.734.1040 312.734.1041 312.734.1042 312.734.1043 312.734.1044 312.734.1045 312.734.1046 312.734.1047 312.734.1048 312.734.1049 312.734.1050 312.734.1051 312.734.1052 312.734.1053 312.734.1054 312.734.1055 312.734.1056 312.734.1057 312.734.1058 312.734.1059 312.734.1060 312.734.1061 312.734.1062 312.734.1063 312.734.1064 312.734.1065 312.734.1066 312.734.1067 312.734.1068 312.734.1069 312.734.1070 312.734.1071 312.734.1072 312.734.1073 312.734.1074 312.734.1075 312.734.1076 312.734.1077 312.734.1078 312.734.1079 312.734.1080 312.734.1081 312.734.1082 312.734.1083 312.734.1084 312.734.1085 312.734.1086 312.734.1087 312.734.1088 312.734.1089 312.734.1090 312.734.1091 312.734.1092 312.734.1093 312.734.1094 312.734.1095 312.734.1096 312.734.1097 312.734.1098 312.734.1099 312.734.1100 312.734.1101 312.734.1102 312.734.1103 312.734.1104 312.734.1105 312.734.1106 312.734.1107 312.734.1108 312.734.1109 312.734.1110 312.734.1111 312.734.1112 312.734.1113 312.734.1114 312.734.1115 312.734.1116 312.734.1117 312.734.1118 312.734.1119 312.734.1120 312.734.1121 312.734.1122 312.734.1123 312.734.1124 312.734.1125 312.734.1126 312.734.1127 312.734.1128 312.734.1129 312.734.1130 312.734.1131 312.734.1132 312.734.1133 312.734.1134 312.734.1135 312.734.1136 312.734.1137 312.734.1138 312.734.1139 312.734.1140 312.734.1141 312.734.1142 312.734.1143 312.734.1144 312.734.1145 312.734.1146 312.734.1147 312.734.1148 312.734.1149 312.734.1150 312.734.1151 312.734.1152 312.734.1153 312.734.1154 312.734.1155 312.734.1156 312.734.1157 312.734.1158 312.734.1159 312.734.1160 312.734.1161 312.734.1162 312.734.1163 312.734.1164 312.734.1165 312.734.1166 312.734.1167 312.734.1168 312.734.1169 312.734.1170 312.734.1171 312.734.1172 312.734.1173 312.734.1174 312.734.1175 312.734.1176 312.734.1177 312.734.1178 312.734.1179 312.734.1180 312.734.1181 312.734.1182 312.734.1183 312.734.1184 312.734.1185 312.734.1186 312.734.1187 312.734.1188 312.734.1189 312.734.1190 312.734.1191 312.734.1192 312.734.1193 312.734.1194 312.734.1195 312.734.1196 312.734.1197 312.734.1198 312.734.1199 312.734.1200 312.734.1201 312.734.1202 312.734.1203 312.734.1204 312.734.1205 312.734.1206 312.734.1207 312.734.1208 312.734.1209 312.734.1210 312.734.1211 312.734.1212 312.734.1213 312.734.1214 312.734.1215 312.734.1216 312.734.1217 312.734.1218 312.734.1219 312.734.1220 312.734.1221 312.734.1222 312.734.1223 312.734.1224 312.734.1225 312.734.1226 312.734.1227 312.734.1228 312.734.1229 312.734.1230 312.734.1231 312.734.1232 31</p>
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Photos of the subject site from Tacoma Avenue looking east



Photo of the subject site from 12th Street looking south