

PLAT COMMITTEE

November 12, 2025

Case Number:	2021-PLT-075
Property Address:	548 East 82 nd Street (<i>Approximate Address</i>)
Location:	Washington Township, Council District #2
Petitioner:	Penny A Weed LLC, by Misha Rabinowitch
Zoning:	D-2
Request:	Approval of a Subdivision Plat, to be known as William's Crown, a replat of a part of Lot 19 in Orchard Acres and a portion of a vacated street east of said lot, dividing 0.857-acre into two lots.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 2, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-2 and made up of one (1) existing lot. This lot was developed with a single-family dwelling that was demolished in 2022 and is currently undeveloped. This proposed plat would divide this property into two (2) lots—Lot One would contain 19,814 square feet, and Lot Two would contain 17,528 square feet. A portion of a cul-de-sac known as County Lane was vacated via the petition 2021-VAC-005 and is also proposed as a part of Lot 2.

Although this plat was approved by the Committee via the petition 2021-PLT-074, it was not formally recorded within two (2) years of approval and therefore would require re-approval. The proposed plat meets the standards of the D-2 zoning classification.

STREETS

Lots One and Two would front on East 82nd Street. No new streets are proposed.

SIDEWALKS

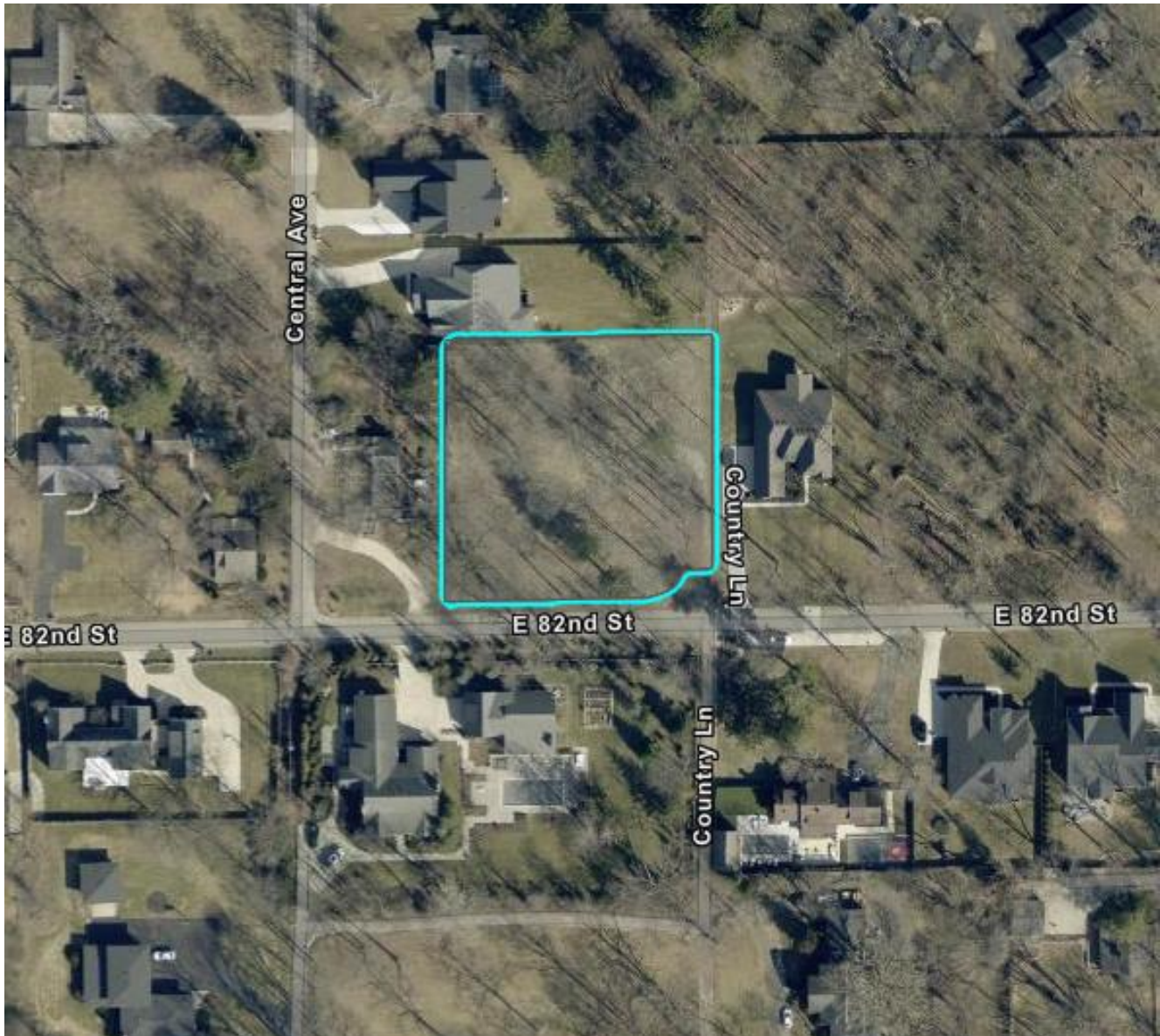
Sidewalks are not required per the exemption in Section 744-303.B of the zoning and subdivision ordinance.

GENERAL INFORMATION

Existing Zoning	D-2	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-2	Single-Family residential
South:	D-2	Single-Family residential
East:	D-2	Single-Family residential
West:	D-2	Single-family residential
Thoroughfare Plan		
East 82 nd Street	Primary Collector	40-foot existing and 80-feet proposed
Petition Submittal Date	October 2, 2025	

EXHIBITS

2025PLT075 ; Aerial Map



2025PLT075 ; Plat

[illegible]

Photos



Photo 1: Proposed Lot 1



Photo 2: Proposed Lot 2