

PLAT COMMITTEE

October 14, 2026

Case Number: 2026-PLT-048
Address: 415 East 32nd Street (approximate addresses)
Location: Center Township, Council District #8
Zoning: D-5
Petitioner: DeQuan Branch
Request: Approval of a Subdivision Plat, to be known as Visionary Empire Homes, subdividing 0.17-acre into two lots.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 31, 2026, 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. Only multi-unit houses shall be built on the individual lots. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-5 for residential uses and is undeveloped. The proposed plat would subdivide the property into two (2) lots. Lot 1 would have a width of 42.08 feet and an area of 3,790 square feet (0.085 acres), and Lot 2 would have a width of 42.09 feet and an area of 3,790 square feet (0.085 acres). The proposed plat meets the standards of the D-5 zoning classification for multi-unit houses. Therefore, only multi-unit houses shall be built on the individual lots. No detached single-family dwellings shall be built on the individual lots, as the proposed lots would not meet the minimum lot size standard for a single family detached house on a small lot.

STREETS

Lots 1 and 2 would front on New Jersey Street. No new streets are proposed as part of this petition.

SIDEWALKS

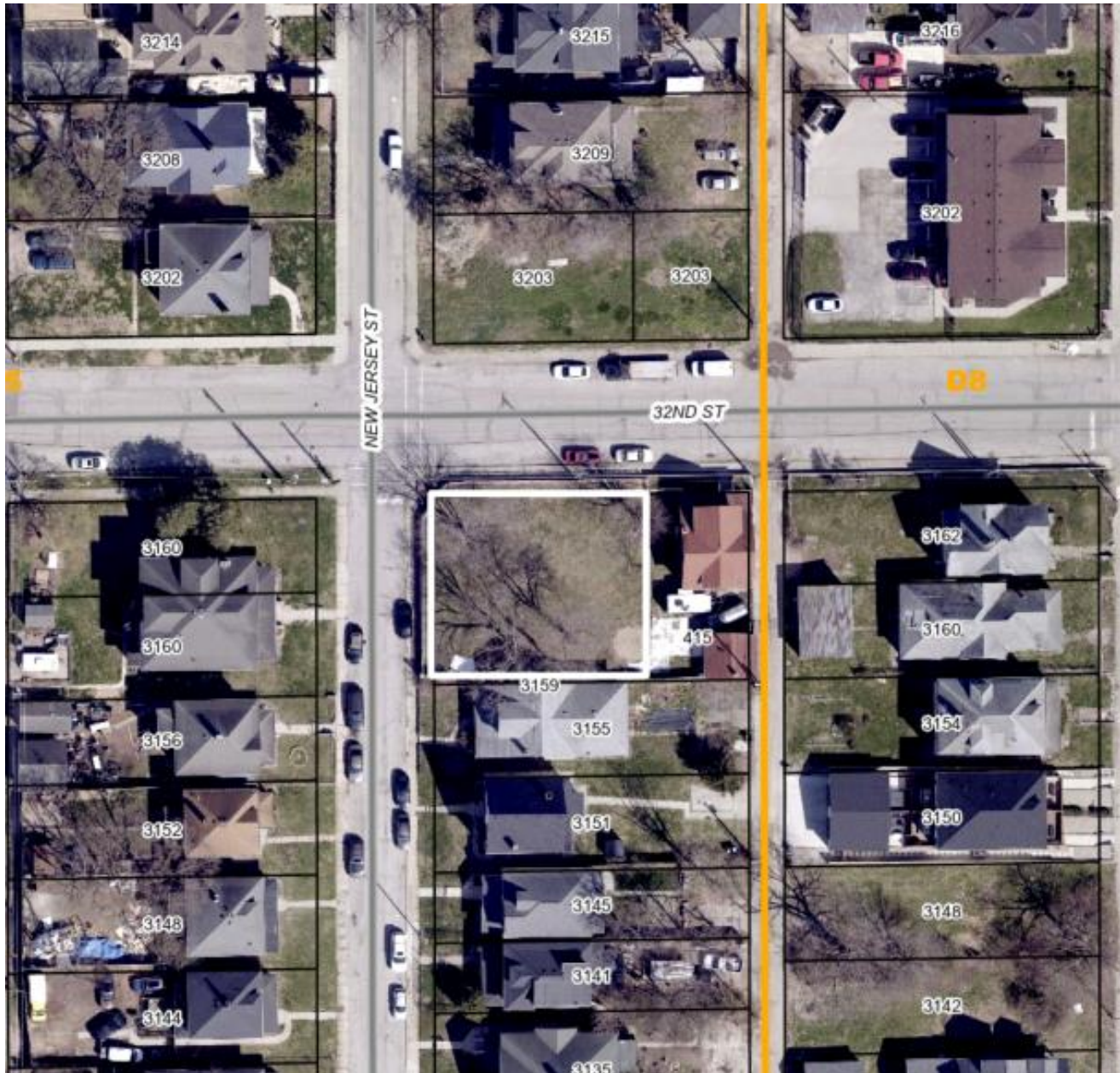
Sidewalks are existing along New Jersey Street and East 32nd Street.

GENERAL INFORMATION

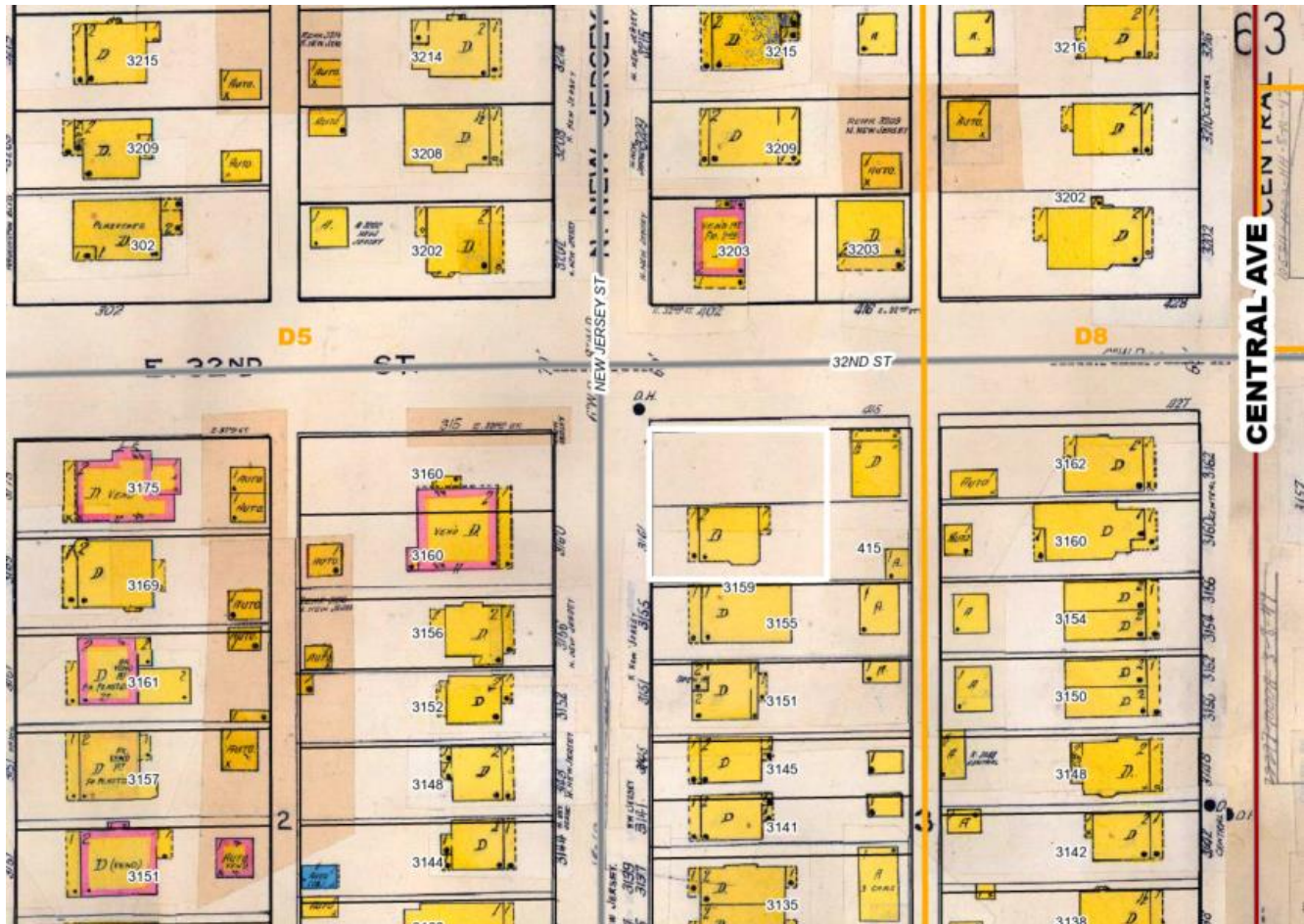
Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	8-15 Residential Units Per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Undeveloped
South:	D-5	Single-Family Residential
East:	D-5	Single-Family Residential
West:	D-5	Single-Family Residential
Thoroughfare Plan		
New Jersey Street	Local Street	48-foot existing and proposed right-of-way
East 32 nd Street	Local Street	65-foot existing and proposed right-of-way
Petition Submittal Date	July 31, 2026	

EXHIBITS

LOCATION MAP



SANBORN MAP - 1915



PHOTOS



Proposed Lot 1 and 2, looking east From New Jersey Street.



Subject site, looking south from East 32nd Street.



Adjacent single-family dwelling to the south, looking east.



Adjacent single-family dwelling to the east, looking south.