

PLAT COMMITTEE

September 10, 2025

Case Number:	2025-PLT-055
Property Address:	302 and 306 Orange Street and 1251 South Alabama Street (approximate addresses)
Location:	Center Township, Council District #18
Petitioner:	David Rollings, by Mark and Kim Crouch
Zoning:	D-5
Request:	Approval of a Subdivision Plat, to be known as Rollings's Alabama Street Lots, dividing 0.29-acre into two lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Noah Stern, 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 August 7, 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-5 and developed with two, single-family detached dwellings on two of the existing lots and a vacant lot to the east. This proposed plat would combine two of the lots with the undeveloped lot to the east, effectively enlarging the developed lots. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 1 would front on South Alabama Street and Lot 2 would front on South Alabama Street and Orange Street. No new streets are proposed.

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 construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two, single-family detached dwellings	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Two-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
43rd Street	Local Street	50-foot existing and 48-foot proposed
Capitol Avenue	Secondary Arterial	60-foot existing and 56-foot proposed
Petition Submittal Date	July 28, 2025	

Original Plat



Preliminary Plat

[illegible]

Present day aerial



PHOTOS







