

PLAT COMMITTEE

February 11, 2026

Case Number: 2025-PLT-090
Address: 1337 Barth Avenue (approximate address)
Location: Center Township, Council District #18
Zoning: D-5 (TOD)
Petitioner: 1137 Barth Ave LLC, by Jack Whitsitt
Request: Approval of a Subdivision Plat, to be known as Jamie's Orange Street Addition, dividing 0.141 acres into two (2) lots.
Waiver Requested: None
Current Land Use: Two (2) single-family dwellings
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously automatically continued by a Registered Neighborhood Organization from the January 14, 2026, hearing, to the February 11, 2026, hearing.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 25, 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

This site is zoned D-5 for residential uses and is currently developed with two (2) single-family dwellings. The proposed plat would subdivide the property into two lots: Lot 1 would have a width of 40.00 feet and an area of 0.081 acres, and Lot 2 would have a width of 60.59 feet and an area of 0.060 acres. The proposed plat meets the standards of the D-5 zoning classification.

STREETS

Lot 1 would front on Barth Avenue to the west, and Orange Street to the North. Lot 2 would front on Orange Street to the North and an unimproved alley to the east. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Barth Avenue and Orange Street.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two single-family dwellings	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	School / Residential uses.
South:	D-5	Residential
East:	C-3	Commercial uses
West:	D-5	Residential
Thoroughfare Plan		
Barth Avenue	Local Street	60-foot existing and proposed right-of-way.
Orange Street	Local Street	25-foot existing right-of-way and 48-foot proposed right-of-way
Petition Submittal Date	November 25, 2025	

EXHIBITS

2025-PLT-090; Aerial Map



JAMIE'S ORANGE STREET ADDITION
THE REPLAT OF LOT 20 AND PART OF LOT 19 IN BLOCK 1
OF BARTH HEIRS' ADDITION, PLAT BOOK 7, PAGE 173
PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 03 EAST
IN CENTER TOWNSHIP, MARION COUNTY, INDIANA

2025-PLT-090; Photographs



Photo 1: Subject Site, Barth Avenue existing single-family dwelling, looking east.



Photo 2: Subject Site, Orange Street existing single-family dwelling, looking southeast.