

## PLAT COMMITTEE

October 8, 2025

**Case Number:** 2025-PLT-059  
**Property Address:** 5102 West Bradbury Avenue (*approximate address*)  
**Location:** Wayne Township, Council District # 17  
**Petitioner:** Darin Jackson  
**Zoning:** D-4  
**Request:** Approval of a Subdivision Plat, to be known as Jackson's Beulah Avenue Lots, dividing 0.84-acre into four single-family detached lots.  
**Waiver Requested:** None  
**Current Land Use:** Residential  
**Staff Reviewer:** Michael Weigel, 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 14, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted 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.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned D-4 for residential uses and is currently developed with two (2) residential structures and an accessory storage building for the southernmost residence. The proposed plat would subdivide the property into four (4) lots: Lot 1 would contain a current residence and would have a width of 70 feet and an area of 7715 square feet. Lots 2 and 3 are currently undeveloped and would have widths of 77.97 feet and areas of around 8595 square feet. Lot 4 would contain the southern residence and have an area of 11896 square feet. The proposed plat meets the standards of the D-4 zoning classification.

### STREETS

Lots 1 through 3 would front on Beulah Avenue, and Lot 4 would have frontage on both Bradbury Avenue and Beulah Avenue. No new streets are proposed as part of this petition.

### SIDEWALKS

No sidewalks are existing or proposed as a part of this plat. Since adjacent properties to the south, east, and west also do not contain sidewalks, none would be required per 744-303.B of the Ordinance.

## GENERAL INFORMATION

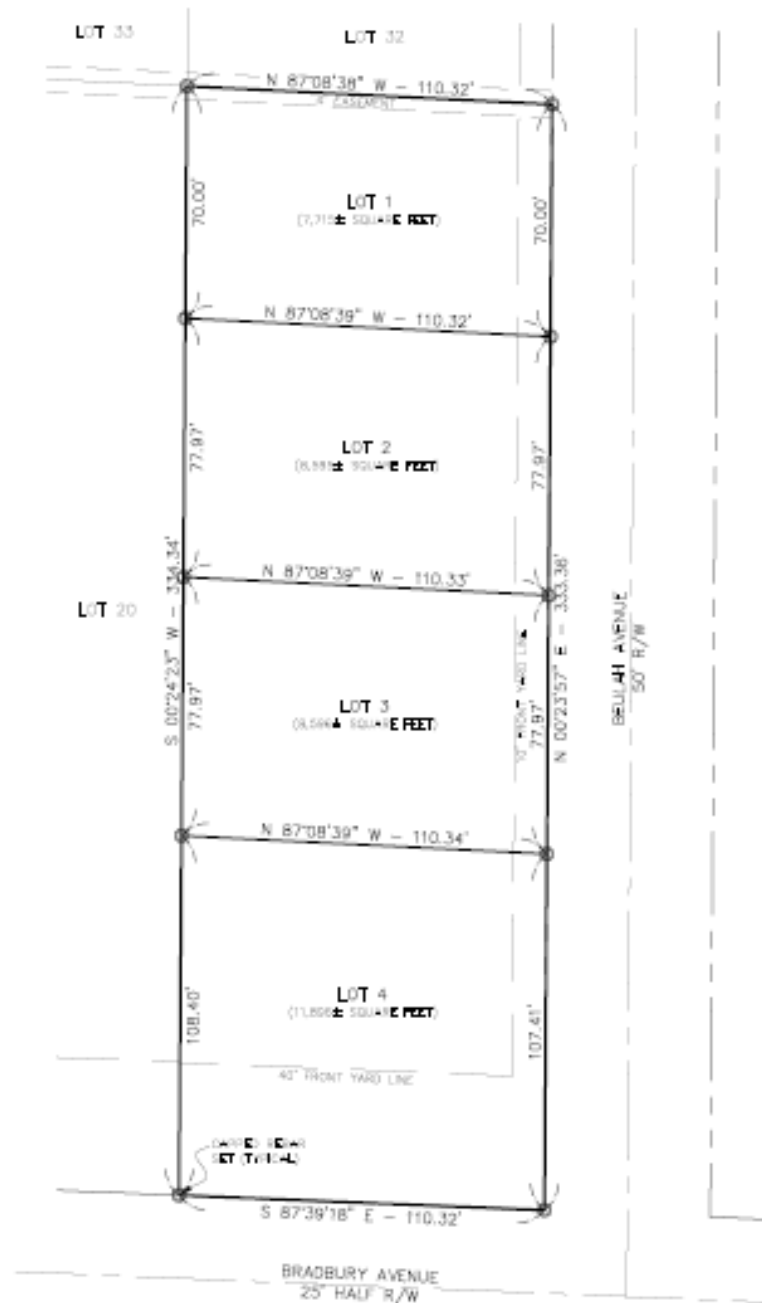
<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Office/Industrial Mixed-Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: D-4	Residential
	South: C-7	Commercial
	East: D-4	Residential
	West: D-4	Residential
<b>Thoroughfare Plan</b>		
Bradbury Avenue	Local Street	50-foot existing and 48-foot proposed
South Beulah Avenue	Local Street	50-foot existing and 48-foot proposed
<b>Petition Submittal Date</b>	July 14, 2025	

EXHIBITS

2025PLT059 ; Aerial Map



**2025PLT059 ; Proposed Plat**





**2025PLT059 ; Photographs**



Photo 1: Proposed Lots 1-3 Viewed from East



Photo 2: Proposed Lot 4 Viewed from East



**2025PLT059 ; Photographs (continued)**



Photo 3: Subject Site Viewed from South (October 2024)



Photo 4: Adjacent Property to South

**2025PLT059 ; Photographs (continued)**



Photo 5: Adjacent Property to West



Photo 6: Adjacent Property to East