

PLAT COMMITTEE

October 8, 2025

Case Number: 2025-PLT-062
Property Address: 2427 and 2429 North Rural Street (*Approximate Address*)
Location: Center Township, Council District # 8
Petitioner: Troy Terew
Zoning: D-5
Request: Approval of a Subdivision Plat, to be known as Replat of 13A and 13B of Rural Street Villas, Section 2, dividing 0.093-acre into two single-family attached lots.
Current Land Use: Single-Family Attached Dwellings
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 20, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provide 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

The subject site is zoned D-5 and was recently improved with a two-unit attached dwelling. The lots were previously replatted via 2024-PLT-028 to create two 92) single-family attached lots, and the variance petition 2024-DV2-24 was approved to allow for deficient lot widths as small as eight (8) feet for the lot split.

This proposed plat would amend the previous plat to create two (2) new lots with widths of nine (9) feet and 21 feet per the below exhibit (new Lot 13A and 13B). The proposed plat would meet the standards of the D-5 zoning classification for two-family dwellings except for deficient lot widths which are allowed per approval of 2024-DV2-024 and would still be applicable for the proposed plat.

STREETS

Both lots would front onto Rural Street. Alley access is available to the east in addition to street parking.

SIDEWALKS

Sidewalks are existing along the eastern side of Rural Street.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single-Family Attached Dwellings	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Residential
South:	D-5	Residential
East:	D-5	Residential
West:	D-5	Residential
Thoroughfare Plan		
Rural Street	Local Street	60-feet existing and 48-feet proposed
Petition Submittal Date	August 20, 2025	

EXHIBITS

2024PLT028 ; Aerial Map





RURAL STREET
(60' PUBLIC R/W)

N00° 00' 00"E
30.00'

9.00' 21.00'

S89° 23' 00"E 45.04'

LOT #13B
1,938 S.F.
2429 RURAL STREET

13.00'

500' 28' 23"W

LOT #13A
2,125 S.F.
2427 RURAL STREET

S89° 23' 00"E 60.55'

N00° 37' 00"E
7.00'

19.88'

N89° 23' 00"W

15.00' 15.00'

30.00'

S00° 00' 00"E

(12' PLATTED ALLEY)

N89° 23' 00"W 135.50'

S89° 23' 00"E 135.50'

PREVIOUSLY RECORDED
COMMON WALL LOT LINE

PHOTOS



Photo 1: Subject Parcels Viewed from Across Street to West



Photo 2: Subject Parcels Viewed from West