

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-063
Property Address:	71, 73, 75, and 77 Steeples Boulevard (<i>Approximate Address</i>)
Location:	Center Township, Council District # 18
Petitioner:	Dunnhaven Homes, Inc., by Rick Ellis
Zoning:	D-P
Request:	Approval of a Subdivision Plat, to be known as Central Greens Rowhomes, dividing 0.32-acre into four lots.
Waiver Requested:	None
Current Land Use:	Vacant
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 September 11, 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.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P and developed with four row houses. This proposed plat would divide this property into four single-family attached lots along the common walls—Lots 18, 19, 20, and 21. The proposed plat generally meets the standards of the D-P zoning classification per the DP Statement from 2007ZON134 and 2013ZON065.

STREETS

All lots would front on Steeples Boulevard and Lot 21 would also front along Central Greens Boulevard. No new streets are proposed.

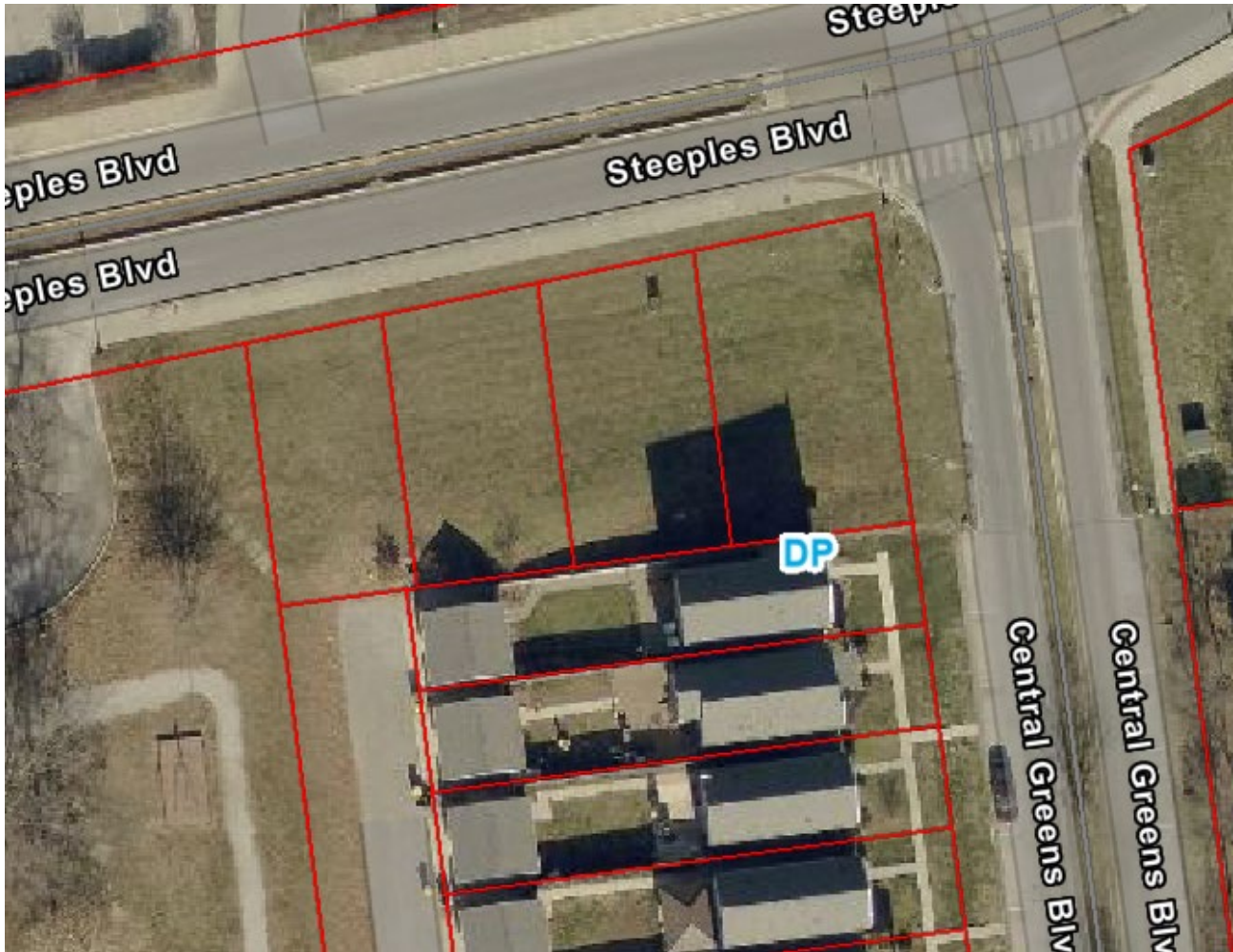
SIDEWALKS

Sidewalks are existing on Steeples Boulevard and are required to be installed along Central Greens Boulevard.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Vacant	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Special uses
South:	D-P	Single-Family attached residential
East:	D-P	Single-Family attached residential
West:	D-P	Special uses
Thoroughfare Plan		
Steeples Boulevard	Local Street	80-feet existing and 48-feet proposed
Central Greens Blvd	Local Street	72-feet existing and 48-feet proposed
Petition Submittal Date	August 28, 2025	

EXHIBITS



Aerial Photo



PHOTOS

