

PLAT COMMITTEE

June 11th, 2025

Case Number:	2025-PLT-026
Property Address:	1312 North Dearborn Street (Approximate Address)
Location:	Center Township, Council District #13
Petitioner:	Lazarus Development, LLC, by John Cross and Paul Carroll
Zoning:	D-5
Request:	Approval of a Subdivision Plat to be known as Replat of Lot 1 in Square 9 in Fletcher's South Brookside Addition, subdividing 0.18-acre into two, single-family attached lots.
Waiver Requested:	N/A
Current Land Use:	Residential
Staff Reviewer:	Kiya Mullins, Associate 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 April 11th, 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. 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.
12. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is 0.18-acre in a D-5 zoning district. If approved, this plat petition will divide the existing parcel into two (2) parcels and separate the existing duplex into two (2) to allow for the individual sale of each dwelling.

STREETS

There are no current plans to affect East 13th Street or North Dearborn Street.

SIDEWALKS

There are no current plans to affect the sidewalk off North Dearborn Street, and there are no sidewalks on East 13th Street.

PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. The existing duplex on the newly created parcels will be required to meet all development standards of the D-5 Walkable Neighborhood Dwelling District, including, but not limited to, setbacks, minimum open space, use standards, and frontages.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	SU-2	Traditional Neighborhood
South:	SU-2	Traditional Neighborhood
East:	D-5	Traditional Neighborhood
West:	D-5	Traditional Neighborhood
Thoroughfare Plan		
East 13 th Street	Local Street	50 feet of right-of-way existing and 48 feet proposed.



Department of Metropolitan Development
Division of Planning
Current Planning

North Dearborn Street	Local Street	59 feet of right-of-way existing and 48 feet proposed.
Petition Submittal Date	April 11 th 2025	

EXHIBITS

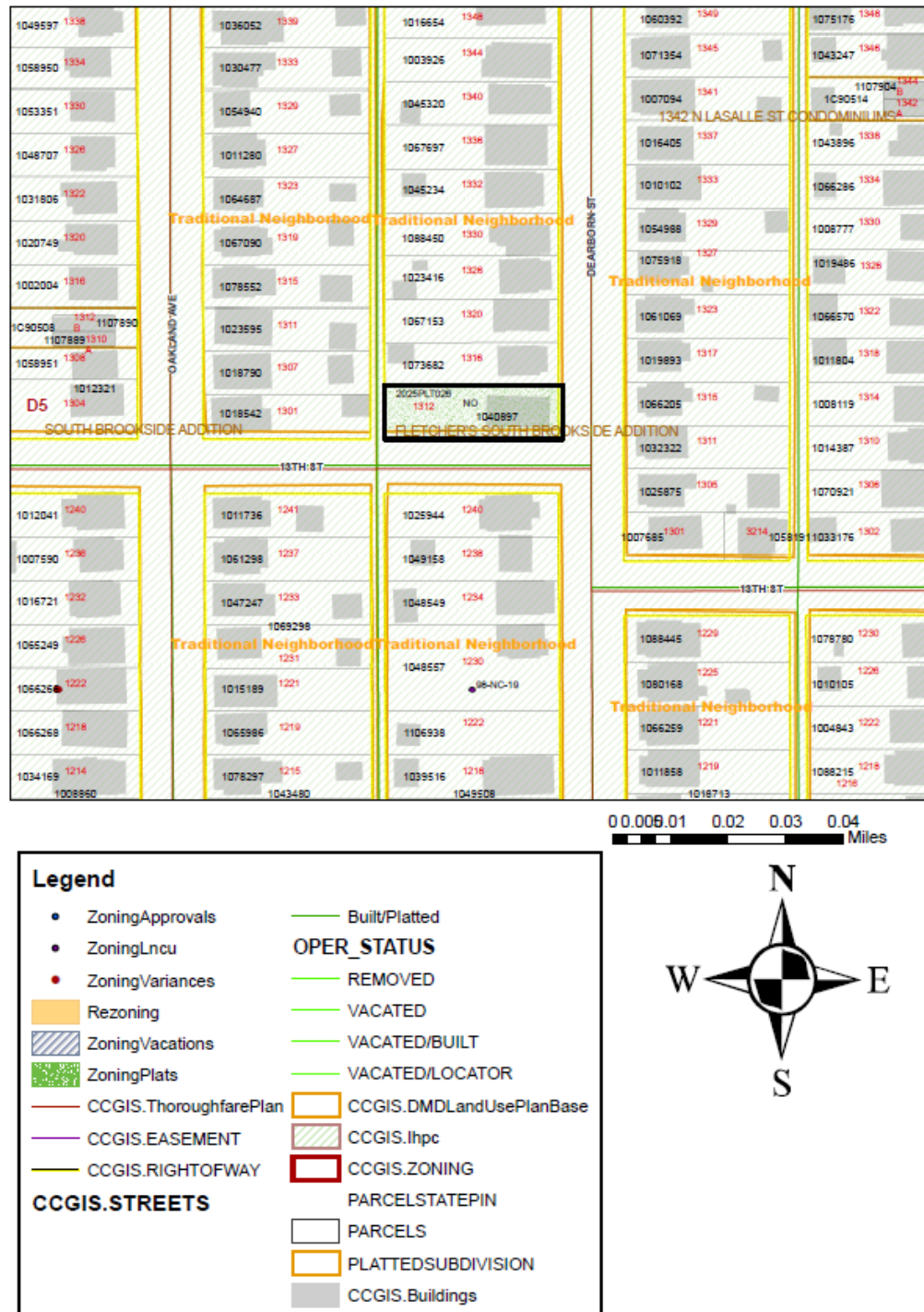
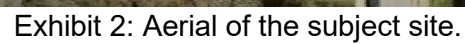


Exhibit 1: ArcGIS map of the subject site and the surrounding area.



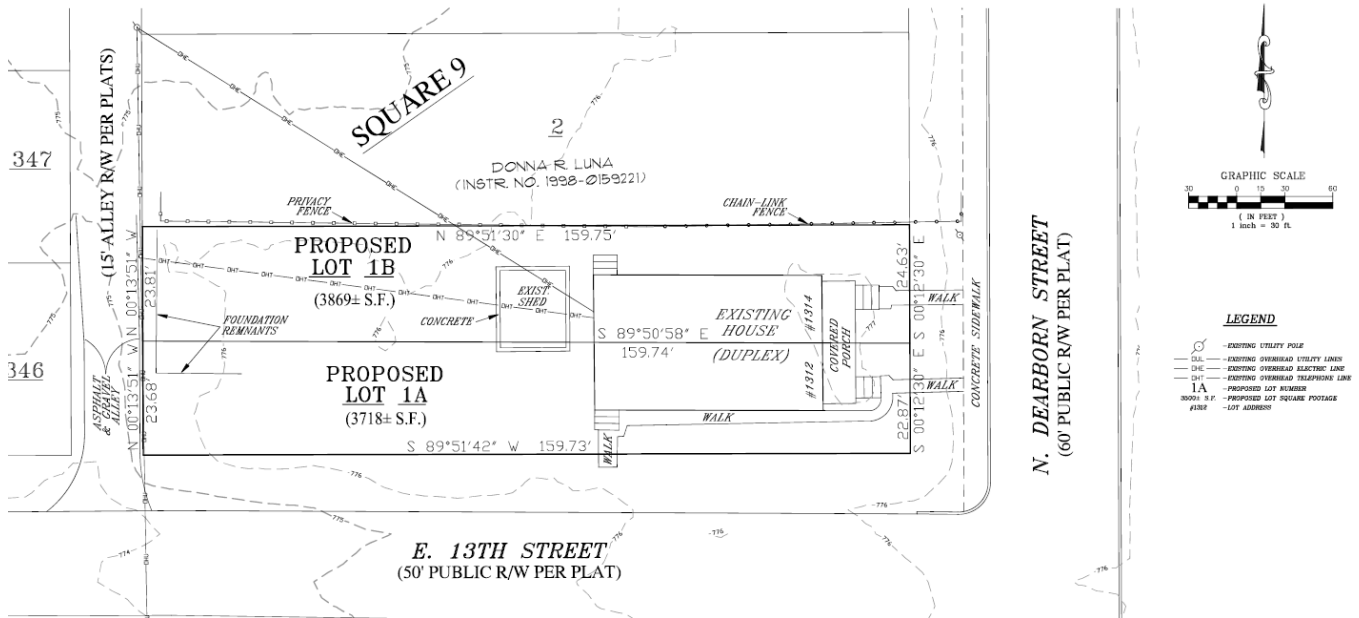


Exhibit 4: The proposed plat split with existing duplex footprint.



Exhibit 5: The subject site and existing duplex.



Exhibit 6: Looking at the duplex from East 13th Street.



Exhibit 7: Looking west down East 13th Street.



Exhibit 8: Looking north up North Dearborn Street.



Exhibit 9: Looking south down North Dearborn Street.