

PLAT COMMITTEE

June 11th, 2025

Case Number:	2025-PLT-025
Property Address:	537 West 29 th Street (Approximate Address)
Location:	Center Township, Council District #12
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 145 in Eliza T. Edwards' Northwestern Park Addition, subdividing 0.12-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 0.12-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 West 29th Street.

SIDEWALKS

There are no current plans to affect the sidewalk off West 29th 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	Dwellings 3.5 – 5 Units per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-1	Special Use – Church
South:	D-5	Dwellings 3.5 – 5 Units per Acre
East:	D-5	Dwellings 3.5 – 5 Units per Acre
West:	D-5	Dwellings 3.5 – 5 Units per Acre
Thoroughfare Plan		
West 29 th Street	Primary Arterial	60 feet of right-of-way existing and 78 feet proposed.
Petition Submittal Date	April 11 th , 2025	

EXHIBITS

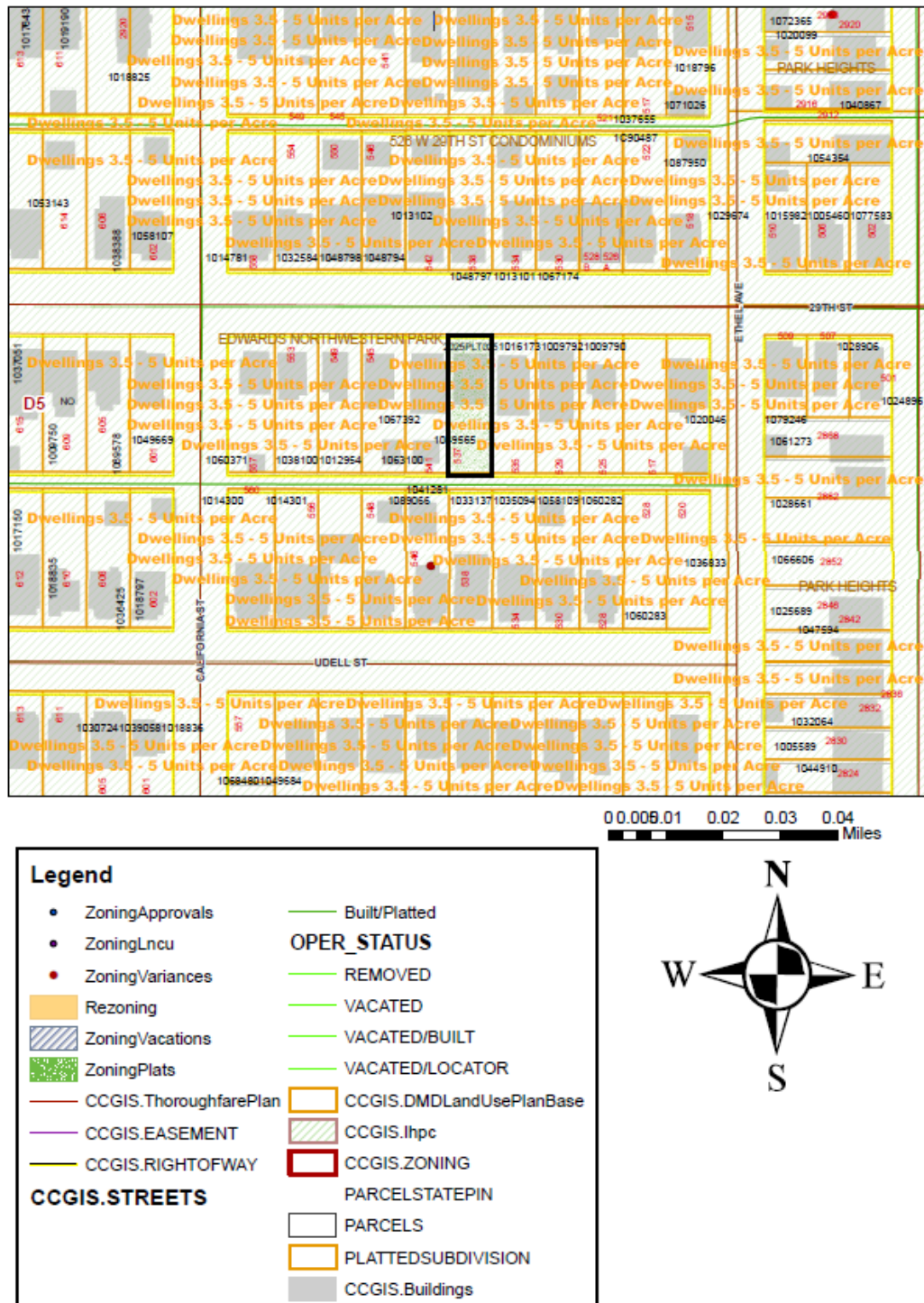


Exhibit 1: ArcGIS map of the subject site and the surrounding area.



Exhibit 2: Aerial of the subject site.

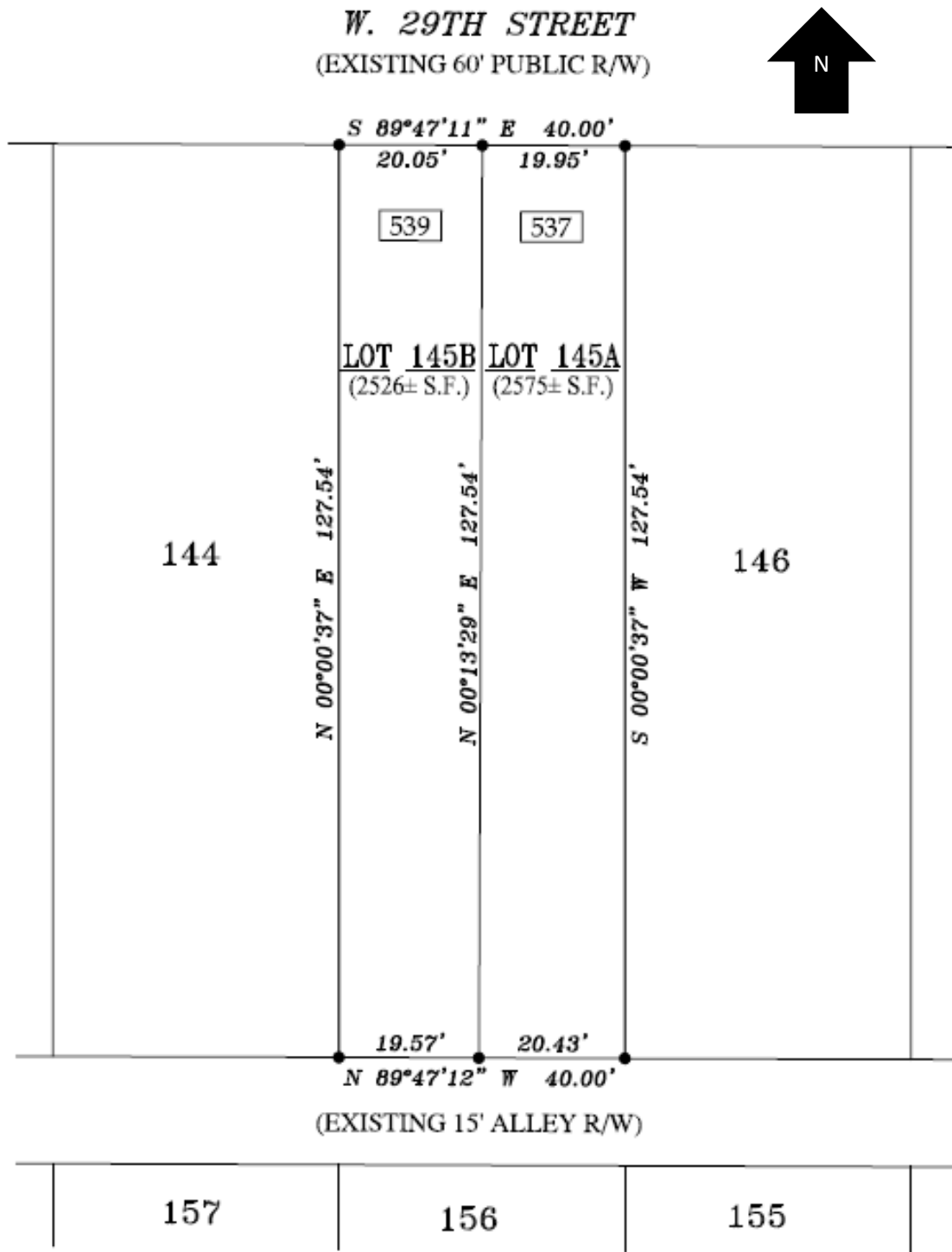


Exhibit 3: The proposed parcel split.

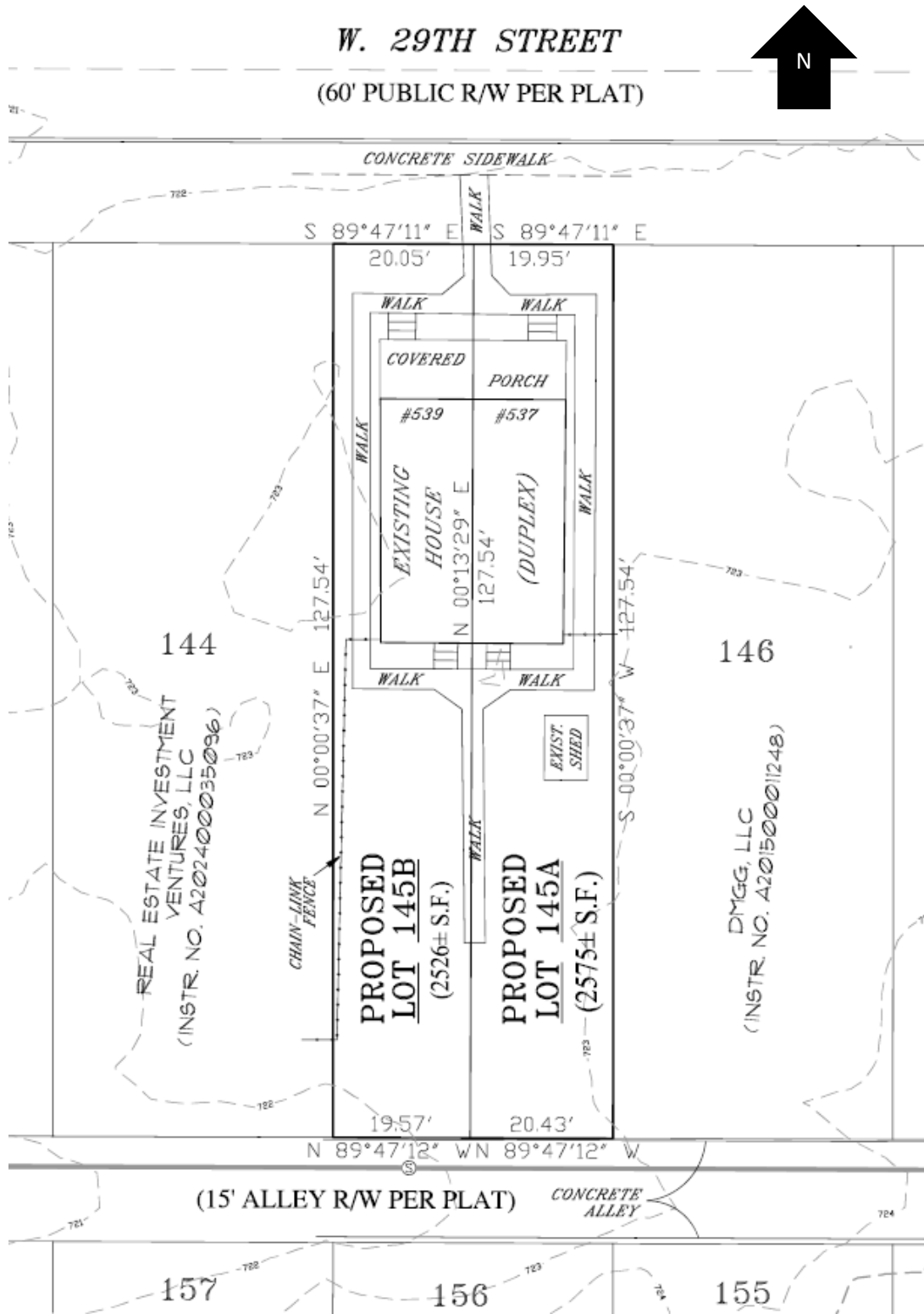


Exhibit 4: The proposed parcel split with existing duplex footprint.



Exhibit 5: The subject site and existing duplex.



Exhibit 6: The existing duplex.



Exhibit 7: Looking north up West 29th Street.



Exhibit 8: Looking south down West 29th Street.