



PLAT COMMITTEE

April 8, 2026

Case Number: 2026-PLT-005
Address: 2437 Guilford Avenue (approximate addresses)
Location: Center Township, Council District #8
Zoning: D-8
Petitioner: Powderhouse Indy LLC, by Troy Terew
Request: Approval of a Subdivision Plat, to be known as Replat of Lot 145 of Reagan Park Addition to City of Indianapolis, dividing 0.128-acre into two single-family attached lots.
Waiver Requested: None
Current Land Use: Two-family attached dwelling
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

Due to a lack of quorum, this petition was previously continued from the March 12, 2025, hearing, to the April 8, 2026, hearing.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 20, 2026, 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

This site is zoned D-8 and is developed with a two-family dwelling. The proposed plat would subdivide the property into two (2) lots. Lots 145(A) and 145(B) would each contain half of the two-family dwelling with the lot line following the common wall and continuing through to the rear of the lot. The subject site had been developed with a two-family dwelling since at least 1915 as shown on the historic Sanborn map below. That two-family dwelling was demolished in 2015, and the current two-family dwelling was recently constructed. This replat would allow the property owner to sell each of the parcels individually, rather than as one (1) parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 145(A) and 145(B) would front on Guilford Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Guilford Avenue.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new structure would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Two-Family Dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family Residential
South:	D-8	Undeveloped / Two-Family Residential
East:	D-8	Multi-Family Residential
West:	D-8	Four-Unit Residential
Thoroughfare Plan		
Guilford Avenue	Local Street	60-foot existing and proposed right-of-way
Petition Submittal Date	January 20, 2026	

EXHIBITS

LOCATION MAP



SANBORN MAP - 1915



PHOTOS



Proposed Lot 1 and 2, looking east.



Adjacent dwelling to the north, looking west.



Adjacent undeveloped lot, and 2-family dwelling to the south, looking east.



Adjacent 4-unit multi-family dwelling to the west.