

## PLAT COMMITTEE

July 12, 2023

<b>Case Number:</b>	2023-PLT-046
<b>Property Address:</b>	2251 Sloan Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District # 21
<b>Petitioner:</b>	City of Indianapolis Board of School Commissioners, by Michael Kalberg
<b>Zoning:</b>	SU-2 (FF) (FW)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Paul I. Miller IPS School 114, dividing 17.065 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	School
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 2, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides 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

This site is zoned SU-2, and developed with an elementary school. The proposed plat would subdivide the property into two lots to provide for a future development. The proposed plat meets the standards of the SU-2 zoning classification.

### STREETS

Lot One and Two would front on Sloan Avenue. Lot One would be a corner lot with frontage on Raymond Street.

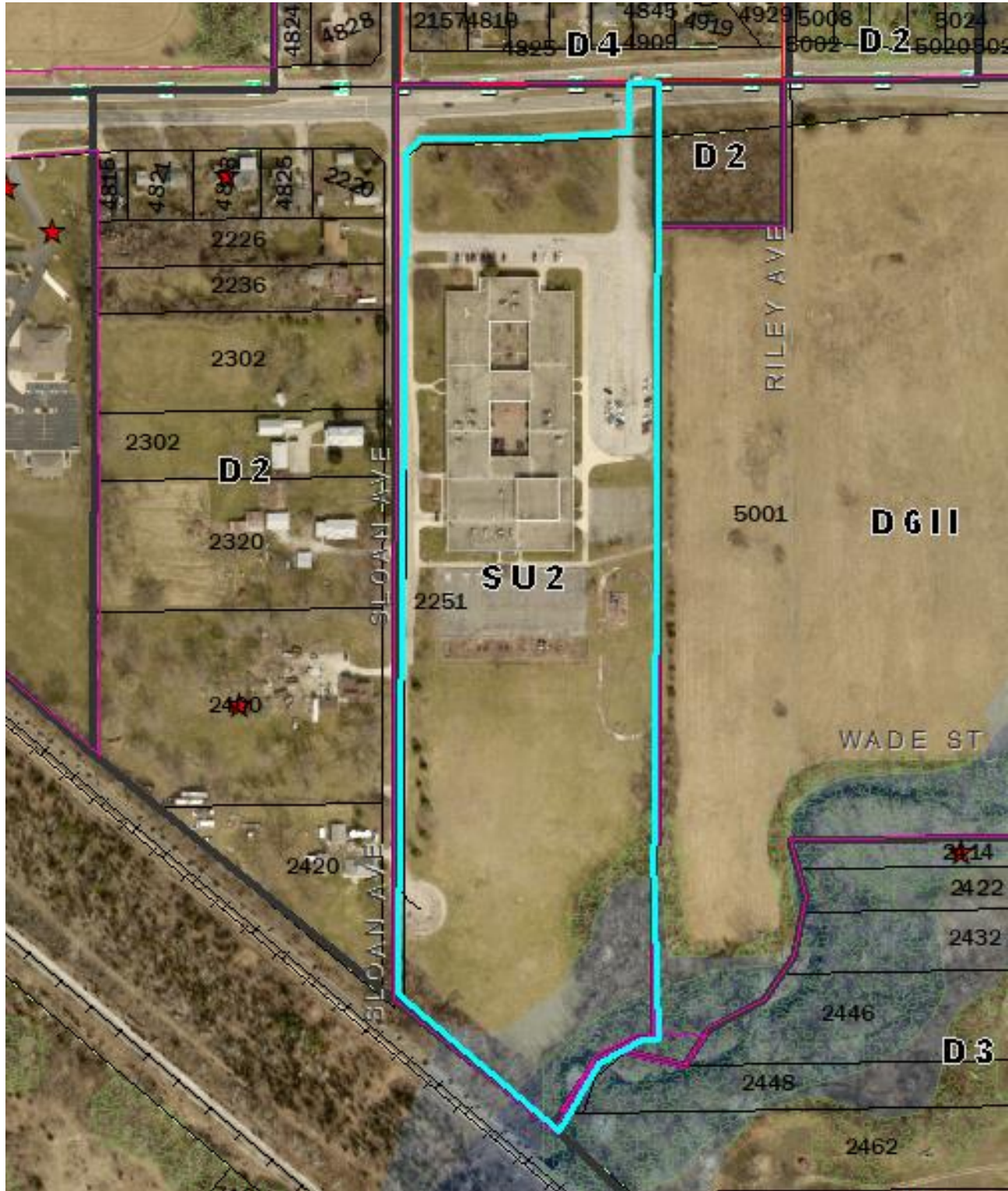
### SIDEWALKS

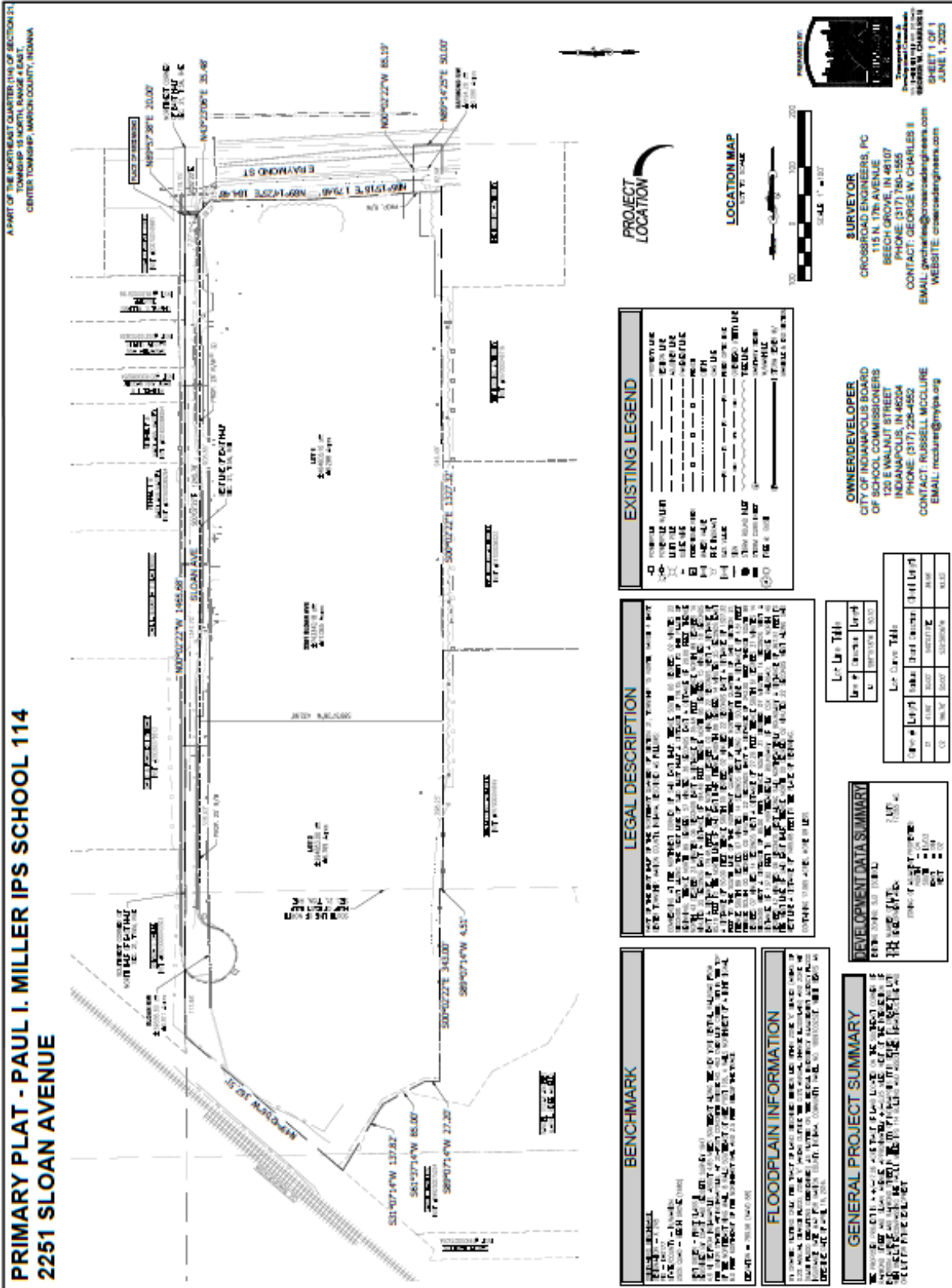
Sidewalks are required on Sloan Avenue. Sidewalks are existing on Raymond Street.

## GENERAL INFORMATION

<b>Existing Zoning</b>	SU-2	
<b>Existing Land Use</b>	School	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-4	Residential
South:	I-3	Industrial
East:	D-6II / D-3	Residential / Undeveloped
West:	I-3 / D-2	Industrial / Residential
<b>Thoroughfare Plan</b>		
Sloan Avenue	Local Street	42-foot existing and 50-feet proposed
Raymond Street	Primary Arterial	142-foot existing and proposed
<b>Petition Submittal Date</b>	June 2, 2023	

EXHIBITS







PHOTOS



Proposed Lot One, Raymond Street frontage, looking west



Proposed Lot One, looking south





Proposed Lot One, looking north



Proposed Lot Two, looking south





Proposed Lot Two, looking east



Proposed Lot Two, looking north