

## PLAT COMMITTEE

October 9<sup>th</sup>, 2024

<b>Case Number:</b>	2024-PLT-059
<b>Property Address:</b>	2514 Carrollton Avenue
<b>Location:</b>	Center Township, Council District #8
<b>Petitioner:</b>	Rupesh Chemudur and Swarupa Amaraswamy. Represented by Jynell D. Berkshire
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat, to be known as B. Wood's Carrollton Avenue Addition, a replat of Nurdyke & Hollowell's Grand View Addition, diving 0.18-acre into 2 lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Residential
<b>Staff Reviewer:</b>	Kiya Mullins, Associate Planner

## PETITION HISTORY

This is the second hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 26<sup>th</sup>, 2024, 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-8 and half developed with one single family dwelling at address 2415 Carrollton Ave. This proposed plat would divide the existing parcel into two lots. Lots one and two would each contain half of a planned two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of side of the duplex, with minimal impact on the surrounding property owners.

**STREETS**

Lots one and two would front on Carrollton Avenue, with alley access from the north-south alley between North College Avenue and Carrollton Avenue. No new streets are proposed.

**SIDEWALKS**

Sidewalks are existing along Carrollton Avenue.

**PROCEDURE**

This plat petition, if approved, only legally establishes the division of land. When the new duplex is built, if the plat is approved, any new 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**

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
	North:	D-8 Traditional Neighborhood
	South:	D-8 Traditional Neighborhood
	East:	D-8 Traditional Neighborhood
	West:	C-3 Traditional Neighborhood
<b>Thoroughfare Plan</b>		
Carrollton Avenue	Local Street	60-foot right-of-way existing and 48-foot right-of-way proposed.
<b>Petition Submittal Date</b>	7/28/2024	



Department of Metropolitan Development  
Division of Planning  
Current Planning

<b>Final Plat Submittal Date</b>	08/02/2024
--------------------------------------	------------

EXHIBITS

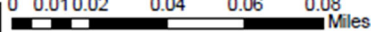
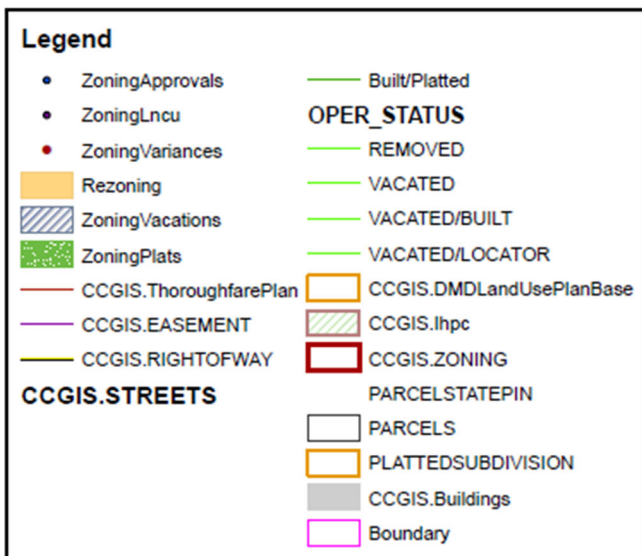
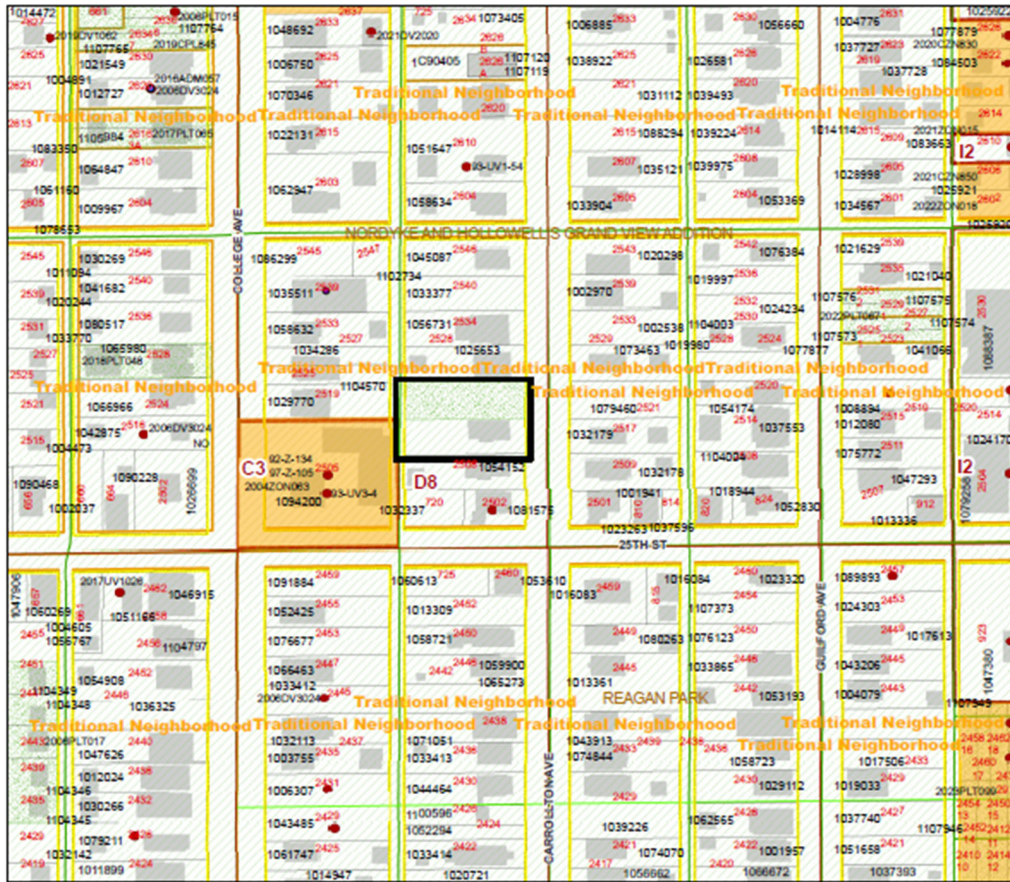
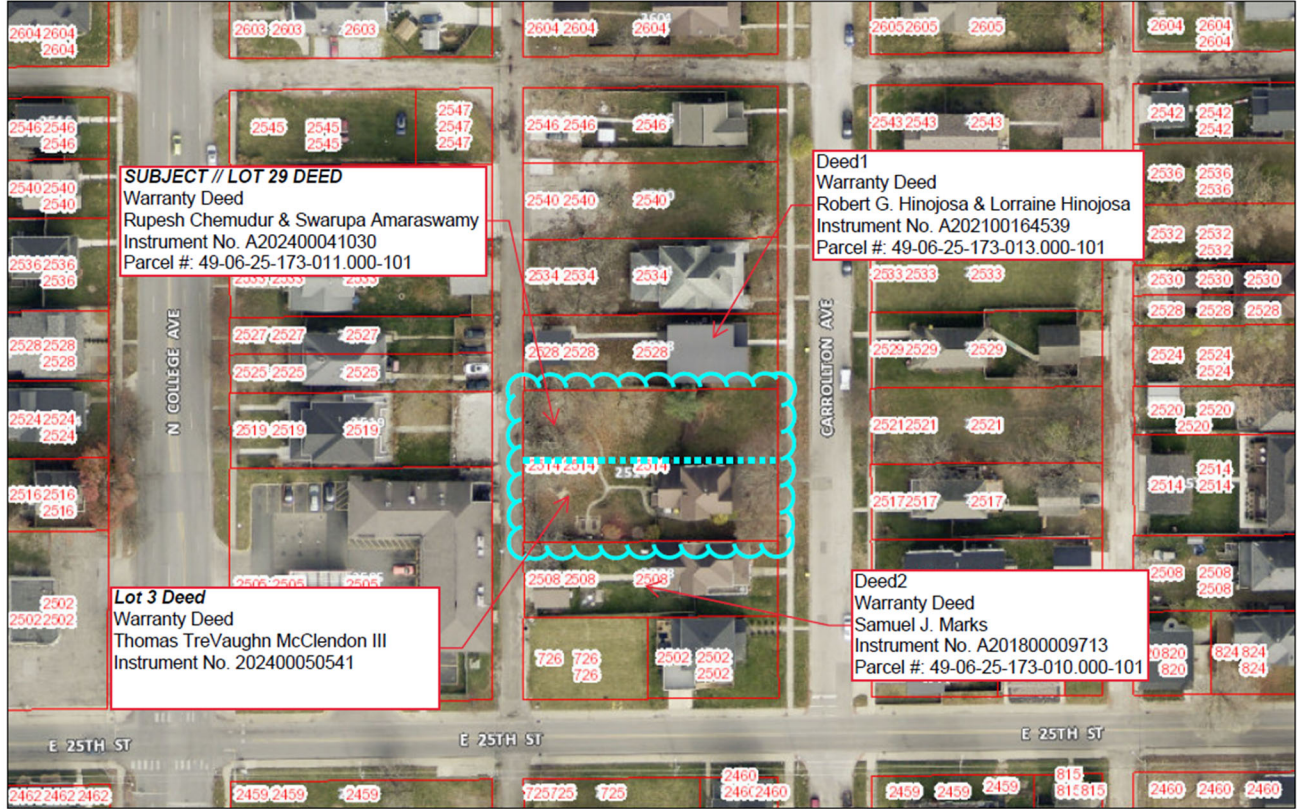


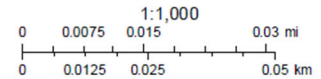
Exhibit 2: Area map around 2514 Carrollton Avenue.

1-24961 // 2522 Carrollton Ave



6/12/2024

- Parcel
- Interstates
- Thoroughfare
- Streets Image**
- Red: Red
- Green: Green
- Blue: Blue



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit 2: Parcel map submitted by the petitioner. Northern parcel will be split in half to provide for the two side of a duplex.

**B. WOOD'S CARROLLTON AVENUE ADDITION**  
(a Replat of LOT 29 IN BLOCK 1 NORDYKE AND HOLLOWELL'S GRAND VIEW ADDITION)

**LEGAL DESCRIPTION**  
Lot 29 in Block 1 in Nordyke and Hollowell's Grand View Addition to the City of Indianapolis, as per plat thereof, recorded July 4, 1931 in the Book 10, page 52, in the Office of the Recorder of Deeds County, Indiana.

**ADVERSE INTERESTS**  
I, Tami M. Ship, hereby certify that the plat is a representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

The address of the lot, numbered 1 and 2, and shall be known and designated as 4500 CARROLLTON AVENUE, HEREIN set public rights or was reserved and retained as shown on the plat.

The site of the lot and center of the street and easements are shown in figures showing lot and street plat thereof.

The building line for the plat as based on the survey recorded on \_\_\_\_\_ is set back from \_\_\_\_\_ to \_\_\_\_\_ in the Office of the Recorder of Deeds County, Indiana.

When my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**DEVELOPER'S CERTIFICATE**  
Metropolitan Development Corporation, the Metropolitan Development Corporation, its successors and assigns shall have no claim, power or authority to enforce any covenants, conditions or restrictions contained herein other than those specifically mentioned in this plat. The Metropolitan Development Corporation, its successors and assigns shall be released from all claims, conditions or restrictions contained herein other than those specifically mentioned in this plat by the City of Indianapolis.

**STATE SURVEY CERTIFICATE**  
I, Tami M. Ship, being a duly qualified and licensed land surveyor in the State of Indiana, do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**STATE PLAT CERTIFICATE**  
I do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**PLAT CERTIFICATE**  
I do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

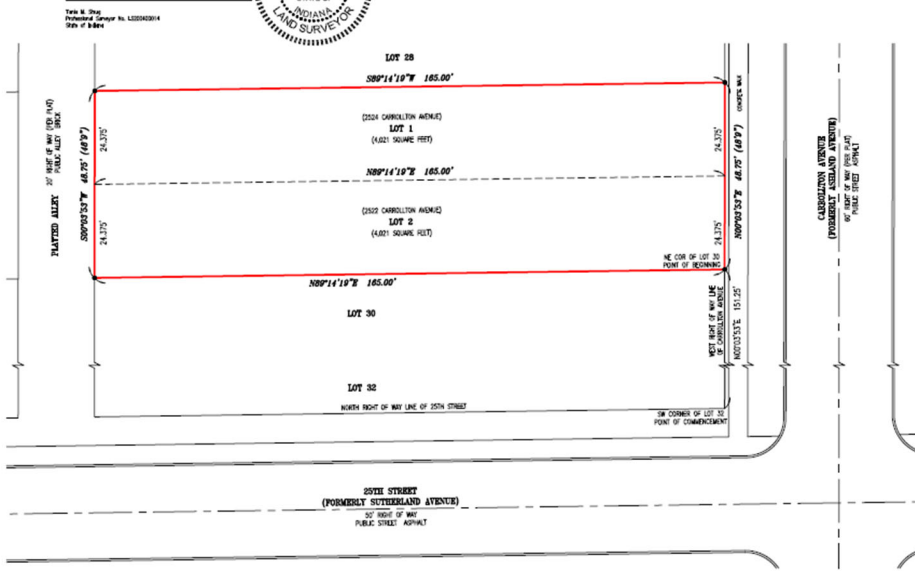
**PLAT CERTIFICATE**  
I do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**DEVELOPER'S CERTIFICATE**  
I do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**STATE SURVEY CERTIFICATE**  
I, Tami M. Ship, being a duly qualified and licensed land surveyor in the State of Indiana, do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**STATE PLAT CERTIFICATE**  
I do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**PLAT CERTIFICATE**  
I do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.



**DEVELOPER'S CERTIFICATE**  
I do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**STATE SURVEY CERTIFICATE**  
I, Tami M. Ship, being a duly qualified and licensed land surveyor in the State of Indiana, do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**STATE PLAT CERTIFICATE**  
I do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**PLAT CERTIFICATE**  
I do hereby certify that the plat is a true and correct representation of the facts surveyed and stated under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

**SCALE**  
1" = 15'

**VICINITY MAP (NOT TO SCALE)**  
SITE

**DRAWING LEGEND**  
- - - - - BOUNDARY  
- - - - - LOT LINE  
- - - - - CENTERLINE  
• 1/4" PERCH WITH GREEN TRIMMED  
"LIVING CORNER" SET PERCH

**AXIS SURVEYING, LLC**  
Complete Surveying Services for Commercial - Construction - Residential  
(317) 841-1506 - www.AXISindy.com P.O. BOX 502369 - Indianapolis, IN 46229

**PROJECT NUMBER: 1-24861 P**

**PREPARED BY:**  
TAMI M. SHIP  
INDIANAPOLIS, IN 46209  
(317) 841-1506 - WWW.AXISINDY.COM

**PREPARED BY:**  
TAMI M. SHIP  
INDIANAPOLIS, IN 46209  
(317) 841-1506 - WWW.AXISINDY.COM

**PREPARED BY:**  
TAMI M. SHIP  
INDIANAPOLIS, IN 46209  
(317) 841-1506 - WWW.AXISINDY.COM

**PREPARED BY:**  
TAMI M. SHIP  
INDIANAPOLIS, IN 46209  
(317) 841-1506 - WWW.AXISINDY.COM

Exhibit 3: The proposed plat plan.



Exhibit 4: 2522 Carrolton Avenue (Left), with empty area of parcel where the two parcel divisions will occur.



Exhibit 5: 2522 Carrollton Avenue, to the left of the proposed parcel split. Formerly a part of the parcel that will now be divided.





Exhibit 6: To the right of the proposed parcel split is property at 2528 Carrollton.



Exhibit 7: Across the street from the proposed 2514 Carrollton.