

PLAT COMMITTEE

October 11, 2023

Case Number:	2023-PLT-076
Property Address:	1405 Broad Ripple Avenue and 6229 Indianola Avenue (Approximate Address)
Location:	Washington Township, Council District #2
Petitioner:	KG 1405 LLC, by Tracy L McGill
Zoning:	C-1
Request:	Approval of a Subdivision Plat, to be known as Indianola Minor Subdivision, dividing 0.639-acres into two lots
Waiver Requested:	None
Current Land Use:	Commercial and Residential
Staff Reviewer:	Noah Stern, Associate 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 August 30th, 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 C-1 and developed with a commercial building with a small parking lot and a single-family residential home. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-1 zoning classification.

STREETS

Lot One would front on Broad Ripple Avenue and Indianola Avenue and Lot Two would front on Indianola Avenue. No new streets are proposed as part of this petition.

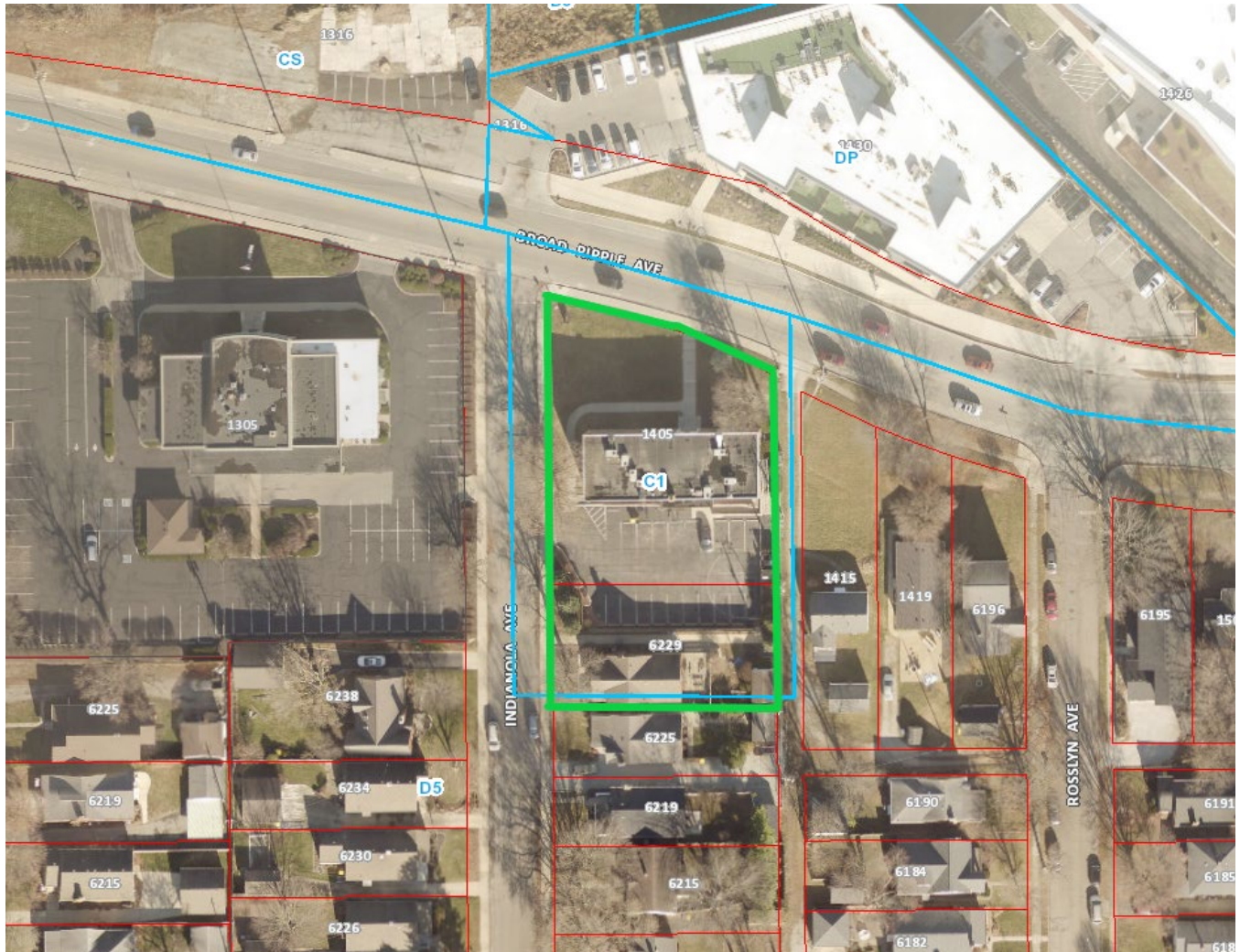
SIDEWALKS

Sidewalks are in place along Broad Ripple Avenue and Indianola Avenue.

GENERAL INFORMATION

Existing Zoning	C-1	
Existing Land Use	Commercial and Residential	
Comprehensive Plan	Office Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Commercial/Residential Mixed-Use
South:	D-5	Single-Family Residential
East:	D-5	Single-Family Residential
West:	D-5	Single-Family Residential
Thoroughfare Plan		
Broad Ripple Avenue	Primary Collector	ROW: 90-foot existing and 56-foot proposed
Indianola Avenue	Local Street	ROW: 50-foot existing and 48-foot proposed
Petition Submittal Date	August 30 th , 2023	

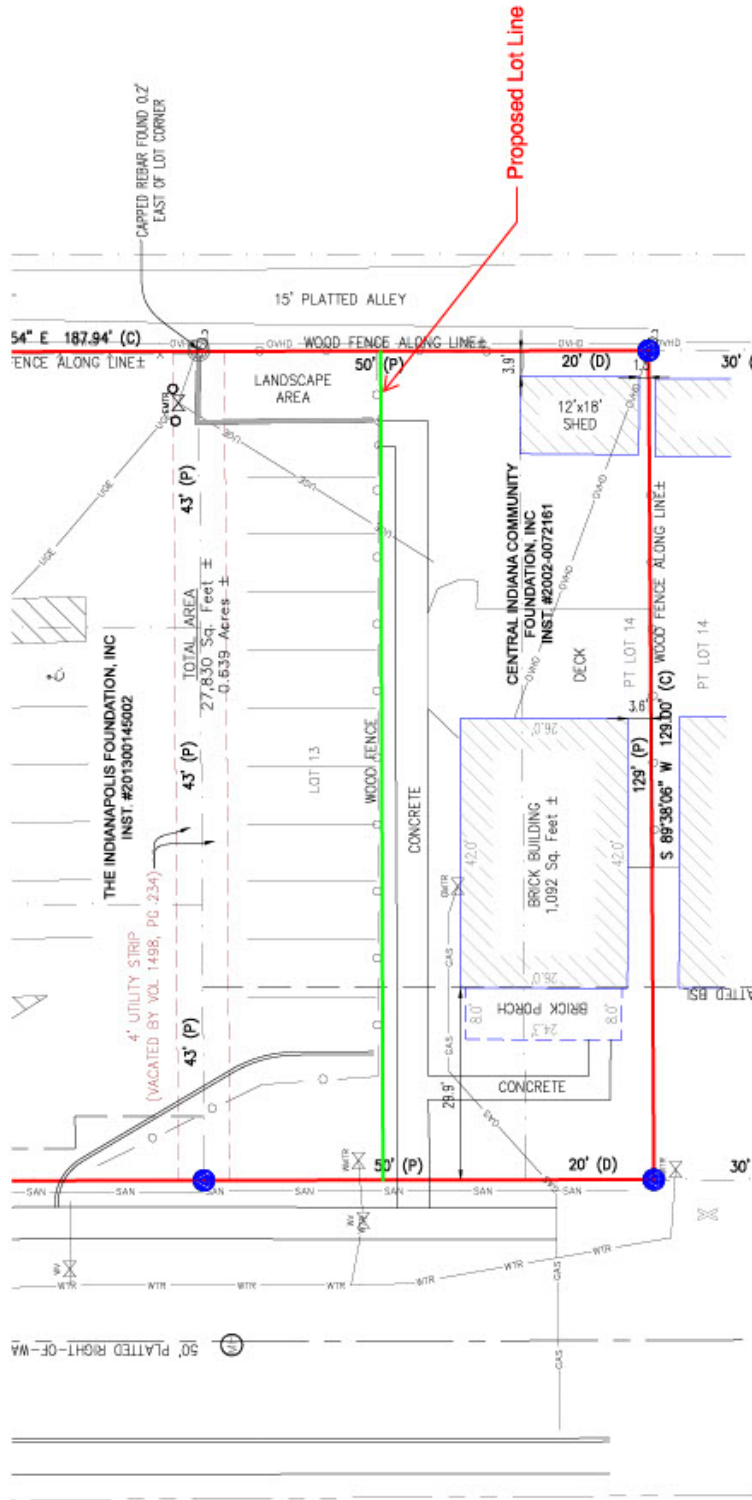
EXHIBITS



INDIANOLA MINOR SUBDIVISION

NORTHCLIFFE TERRACE, IN ADDITION TO THE CITY OF INDIANOLA,
NORTHCLIFFE TOWNSHIP, MADISON COUNTY, IN

LAND DESCRIPTION
Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 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2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 22



PHOTOS











