



PLAT COMMITTEE

October 11, 2023

Case Number:	2023-PLT-077
Property Address:	6209 East Edgewood Avenue (Approximate Address)
Location:	Franklin Township, Council District #25
Petitioner:	Salina and Jaime Hernandez, by David Gilman
Zoning:	D-1
Request:	Approval of a Subdivision Plat to be known as Hernandez's Edgewood Estates, dividing 4.83 acres into two lots.
Waiver Requested:	None
Current Land Use:	Residential
Staff Reviewer:	Jeffrey York, Principal 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 September 1, 2023, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-1 and is developed with a single-family dwelling and an accessory building, on Proposed Lot One. The site was rezoned to D-1, via 2023-CZN-827, with a variance for proposed Lot Two to have a 25-foot lot width, along Edgewood Avenue, via 2023-CVR-827. D-1 lots are required to have a minimum of 90 feet lot width. Proposed Lot One would be 100 feet in width. Proposed Lot One would have 0.76-acre and proposed Lot Two would be 4.036 acres. The proposed plat generally meets the standards of the D-1 zoning classification and the variance that was previously granted for Lot Two.

STREETS

Both lots would be accessed from Edgewood Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks do not exist along this portion of Edgewood Avenue.

GENERAL INFORMATION

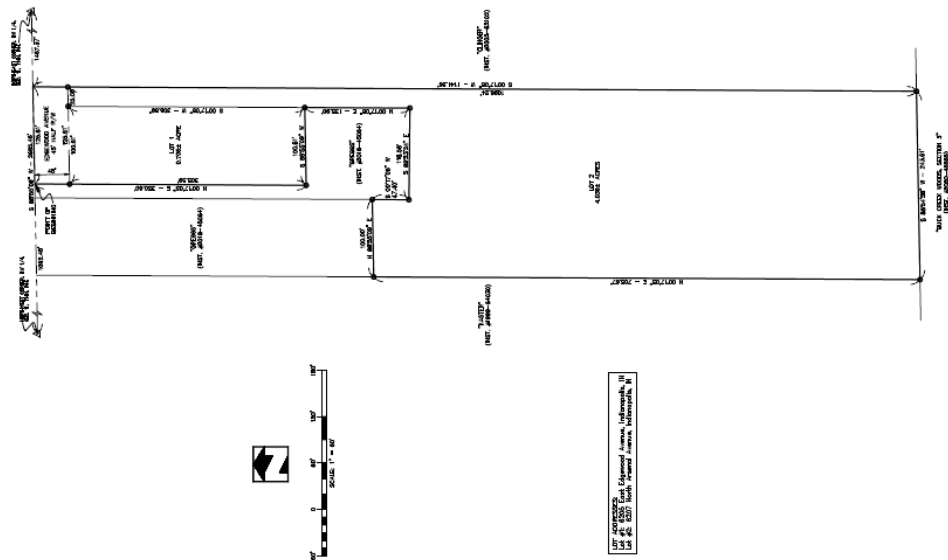
Existing Zoning	D-1		
Existing Land Use	Residential		
Comprehensive Plan	Suburban Neighborhood with Environmentally Sensitive Overlay		
Surrounding Context	Zoning	Land Use	
	North:	D-3	Single-family residential
	South:	D-3	Single-family residential
	East:	D-A	Single-family residential
	West:	D-A	Single-family residential
Thoroughfare Plan			
Edgewood Avenue	Primary Arterial	80-foot right-of-way existing and proposed	
Petition Submittal Date	September 1, 2023		

EXHIBITS



SECONDARY FLAT OF:
HERNANDEZ'S EDGEWOOD ESTATES
 PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST
 INDIANAPOLIS, FRANKLIN TOWNSHIP, MARION COUNTY, INDIANA

LEGEND
 1. AS SHOWN ON THE
 2. AS SHOWN ON THE
 3. AS SHOWN ON THE



REQUIREMENTS

The applicant is to provide a plat of the subject property that complies with the requirements of the Indiana Platting Act, Chapter 36, Article 2, and the Indiana Surveying Act, Chapter 36, Article 3. The applicant is to provide a plat of the subject property that complies with the requirements of the Indiana Platting Act, Chapter 36, Article 2, and the Indiana Surveying Act, Chapter 36, Article 3. The applicant is to provide a plat of the subject property that complies with the requirements of the Indiana Platting Act, Chapter 36, Article 2, and the Indiana Surveying Act, Chapter 36, Article 3.

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 11, Township 14 North, Range 4 East, Marion County, Indiana, containing approximately 10,000 square feet of land, more or less, as shown on the attached plat.

OWNER'S CERTIFICATION

I, the undersigned, certify that the information provided in this plat is true and correct to the best of my knowledge and belief, and that I am the owner of the subject property.

NOTARY PUBLIC

Notary Public for Marion County, Indiana, My Commission Expires _____

REVISIONS

NO.	DATE	DESCRIPTION
1	06/25/23	Initial

ARE SURVEYING CONSULTANTS, INC.
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 WWW.ARESURVEYING.COM



This document was prepared by
 James B. Hernandez, Professional Surveyor, No. 200006, State of Indiana, Inc.
 Date: 06/25/23

Source of Title: Plat 4020-14173

Plotted by: James B. Hernandez
 Date: 06/25/23
 Scale: As Shown
 Sheet 1 of 1

PHOTOS



Existing single-family dwelling and accessory building – Proposed Lot One



Subject site to the right, east neighbor to the left



Existing neighboring dwelling to the right (6201 East Edgewood Avenue) and access drive for Proposed Lot Two



Proposed Lot Two, approximate location of proposed dwelling, facing west