



PLAT COMMITTEE

July 10, 2024

Case Number:	2024-PLT-037
Property Address:	1718 and 1730 Bellefontaine Street (approximate addresses)
Location:	Center Township, Council District # 13
Petitioner:	Compendium Group LLC and M3 Urban Investments Group LLC by Paul J. Lambie
Zoning:	D-8
Request:	Approval of a Subdivision Plat, to be known as 1732 Bellefontaine Replat, subdividing 0.492-acre into five lots.
Waiver Requested:	None
Current Land Use:	Residential
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 9, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject sites are zoned D-8, with 1718 Bellefontaine Street being vacant, and 1730 Bellefontaine Street being improved with a single-family dwelling unit. This proposed plat would divide these properties into five lots- Lots 1, 2, 3, 4, and 5. The proposed plat generally meets the standards of the D-8 zoning classification for row house-large lot.

STREETS

All lots would front on Bellefontaine Street with alley access on the rear. No new streets are proposed.

SIDEWALKS

Sidewalks are existing on Bellefontaine Street.

GENERAL INFORMATION

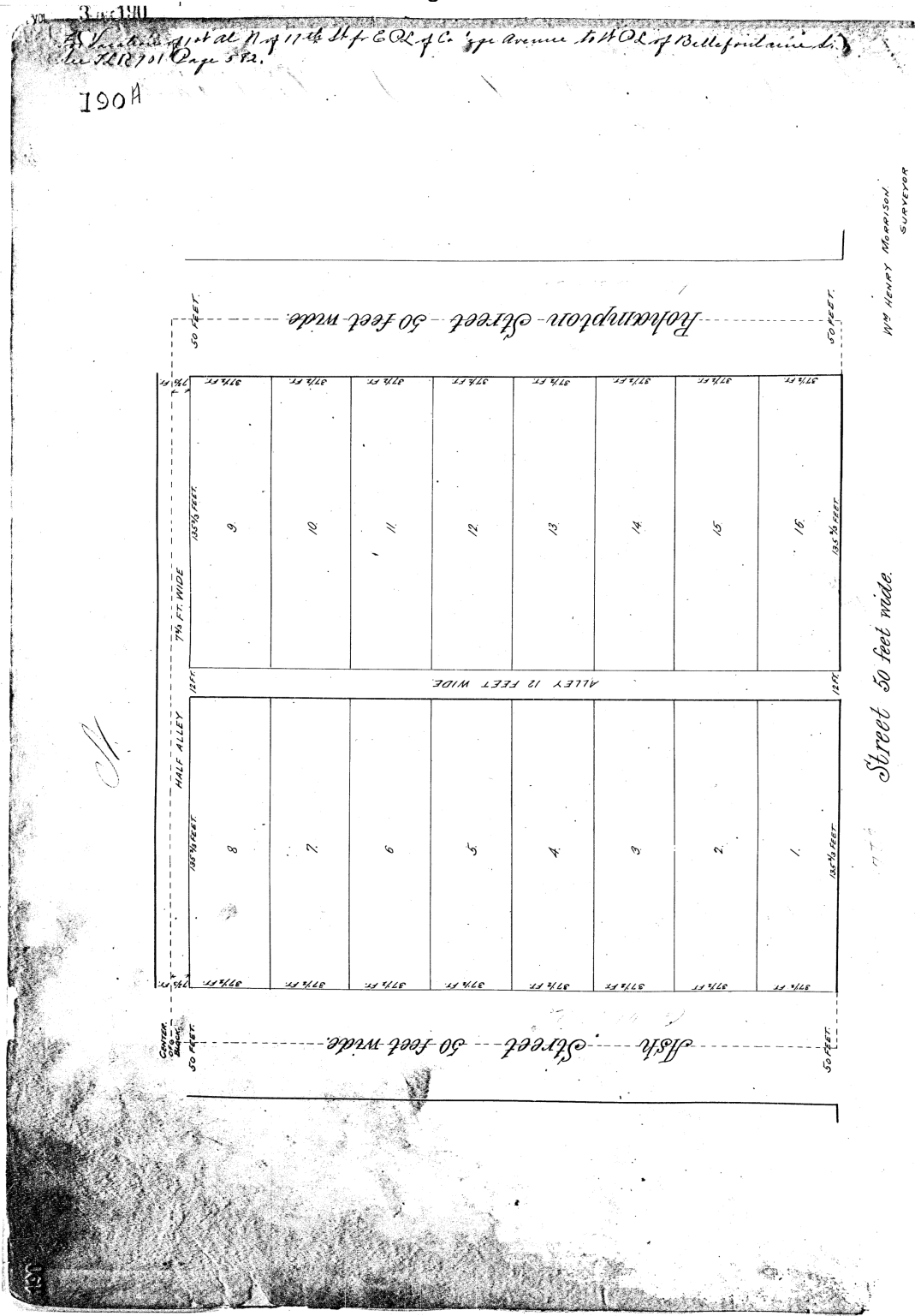
Existing Zoning	D-8	
Existing Land Use	Single-family attached dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-8	Single-Family residential
West:	D-8	Single-family residential
Thoroughfare Plan		
Bellefontaine Street	Local Street	50-feet existing and 48-feet proposed
Petition Submittal Date	May 6, 2024	

EXHIBITS

Aerial



Original Plat



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Robert N. Lamb's Subdivision, Indianapolis

Robert N. Lamb's Subdivision of the South East quarter of Block No. 22 in Thomas Johnson's Heirs Addition to the City of Indianapolis (being the N.E. 1/4 of Sec. 36; T. 16. N. R. 3. East) See Plat Book No. 3. Page 46 The locations dimensions and numbers of the lots and the widths of the streets and alleys which are donated for public use are shown on this Plat. August 1st 1871.

Robert N. Lamb.

I James H. Ruddell join in the above Plat for the purpose of dedicating to the Public use 25 feet off of the East side of the S. W. 1/4 of said Sec. 22 in Johnson Add. to be used as a Public street which with 25 feet dedicated by Robert N. Lamb makes the street marked on the Plat as Ash Street 50 feet wide.

James H. Ruddell.

State of Indiana }
Marion County } ss.
Before me, William C. Smock a Notary Public in and for said County on this 1st day of August 1871 Personally appeared Robert N. Lamb and James H. Ruddell and each acknowledged the execution of the Plat for the uses and purposes therein mentioned.

Witness my hand and Notarial seal

William C. Smock
Notary Public.

Recorded August 2nd 1871 at 9 o'clock A. M.

PHOTOS



