



PLAT COMMITTEE

July 10, 2024

Case Number:	2024-PLT-041
Property Address:	50 North Tibbs Avenue (approximate address)
Location:	Center Township, Council District # 18
Petitioner:	City of Indianapolis, by Anthony B. Syers
Zoning:	D-P / D-10 (FF)
Request:	Approval of a Subdivision Plat, to be known as 50 North Tibbs Subdivision, subdividing 12.92 acres into two lots and two blocks.
Waiver Requested:	None
Current Land Use:	Vacant
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 June 10, 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 site is zoned D-P / D-10 (FF) and is vacant. This proposed plat would divide this property into two lots- Lots 1 and 2, and into two blocks- Blocks A and B. Block A would be an existing cemetery and a small portion of it is zoned D-P. The proposed plat generally meets the standards of the D-10 zoning classification.

STREETS

Lots 1 and 2, and Block A would front on North Tibbs Avenue, while Block B would not have frontage along North Tibbs Avenue. When these blocks are platted, all lots will require public street frontage or a variance. No new streets are proposed.

SIDEWALKS

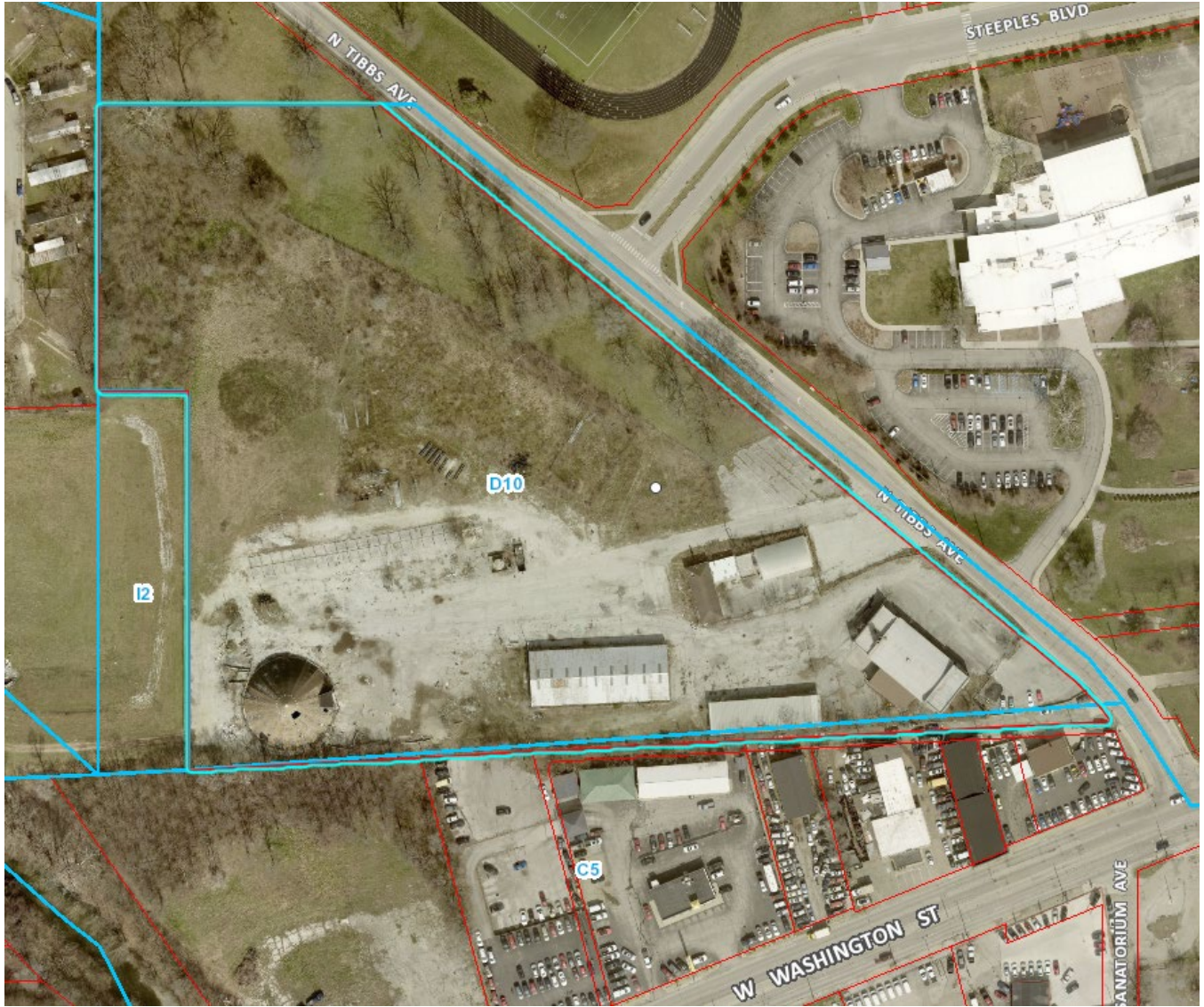
Sidewalks are existing on North Tibbs Avenue.

GENERAL INFORMATION

Existing Zoning	D-P / D-10 (FF)	
Existing Land Use	Vacant	
Comprehensive Plan	Special Use	
Surrounding Context	Zoning	Land Use
North:	D-P	Educational
South:	C-5	Commercial
East:	D-P	Educational
West:	I-2	Industrial
Thoroughfare Plan		
North Tibbs Avenue	Primary Collector	66-feet existing and 56-feet proposed
Petition Submittal Date	June 2, 2024	

EXHIBITS

Aerial



50 NORTH TIBBS SUBDIVISION
A PLAT OF THE REAL ESTATE CONVEYED TO THE CITY OF INDIANAPOLIS IN INSTRUMENT NUMBER A201900107067 IN THE OFFICE
OF THE RECORDER OF MARION COUNTY, INDIANA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH,
RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WAYNE TOWNSHIP, MARION COUNTY, INDIANA.

IMPROVEMENTS AGREEMENT
The grantee of this instrument shall include the following comment on the recorded plat, on per section 20-1-32(c):
The Metropolitan Development Commission, the Metropolitan Development Commission, its successors and assigns, shall be responsible for the construction and completion of the improvements shown on the plat. The grantor hereby agrees to release the Metropolitan Development Commission from providing any percentage of any work, for any conditions related to approval of this plat.

STATE EASEMENT AGREEMENT
The grantor of this instrument shall include the following comment on the recorded plat, on per section 20-1-32(c):
The grantee of this instrument shall include the following comment on the recorded plat, on per section 20-1-32(c):
This plat is subject to the following comment on the recorded plat, on per section 20-1-32(c):

STORM DRAINAGE EASEMENT (DRAINAGE AND FLOOD CONTROL)
The grantor of this instrument shall include the following comment on the recorded plat, on per section 20-1-32(c):

SEWER EASEMENT
The grantor of this instrument shall include the following comment on the recorded plat, on per section 20-1-32(c):

**OWNER'S CERTIFICATE OF PLATTING
STATEMENT OF SIGNATURES AND SIGNIFICATION OF COVENANTS**
I, the undersigned, being the duly authorized officer of the City of Indianapolis, do hereby certify that this plat complies with all applicable laws and ordinances of the City of Indianapolis, and that the same have been duly recorded in the office of the Recorder of Marion County, Indiana, on this _____ day of _____, 2024.
This subdivision complies with Section 15-2-2-2 of the Indiana Code, which requires that a plat be approved by the Board of Zoning Adjustments of Marion County, Indiana, in accordance with the provisions of the ordinance.

SOURCE OF TITLE
Owner: City of Indianapolis
Instrument Number: 4200500107067
Project Number: A201900107067
Project Name: 50 North Tibbs Subdivision
Approved by City & Environmental Commission, Inc. on
Project Number: A201900107067, dated March 19, 2024.

PURPOSE
The purpose of this plat is to redivide the property described in the foregoing plat into two lots, to be used for residential purposes, in accordance with the provisions of the ordinance of the City of Indianapolis, Indiana, which require that a plat be approved by the Board of Zoning Adjustments of Marion County, Indiana, in accordance with the provisions of the ordinance.

FLOOD NOTE
Persons of the parcel described and shown herein have been notified by the City of Indianapolis, Indiana, of the Flood Hazard Risk Study for Marion County, Indiana, which identifies flood hazard areas in Marion County, Indiana. It is hereby noted that the parcel described herein is located in an area designated as a Flood Hazard Risk Area by the City of Indianapolis, Indiana.

ZONING INFORMATION
The subject real estate is zoned R10 per the Comprehensive Zoning Map for Marion County, Indiana.
DISPLACED INFORMATION
Reference the plat 2024-PL-041
ADDRESSES
The lots depicted herein are addressed as follows:
LOT 1: 302 N. Tibbs Ave.
LOT 2: 304 N. Tibbs Ave.

SURVEYOR'S CERTIFICATE
I hereby state that this plat is true and correct to the best of my knowledge and belief and that I have personally examined the same and that the same are correct to the best of my knowledge and belief. I have caused this plat to be recorded in the office of the Recorder of Marion County, Indiana, in accordance with the provisions of the ordinance of the City of Indianapolis, Indiana, which require that a plat be approved by the Board of Zoning Adjustments of Marion County, Indiana, in accordance with the provisions of the ordinance.
Witness my hand and seal on the 17th day of May, 2024.

Yusef J. Thompson
Recorder of Marion County
Incorporated City of Indianapolis



APPROVED BY:	DATE:
PREPARED BY:	DATE:
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
50 NORTH TIBBS SUBDIVISION	

WODA COOPER COMPANIES, INC.
50 NORTH TIBBS AVENUE
INDIANAPOLIS, INDIANA 46222

CEI
Civil & Environmentals, Inc.
330 E. Ohio Street
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NO.	DATE	REVISION DESCRIPTION

PHOTOS





