

PLAT COMMITTEE

August 13, 2025

Case Number:	2025-PLT-043
Property Address:	1114 W 31 st Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #12
Petitioner:	Lazarus Development, LLC, by John Cross
Zoning:	D-5
Request:	Approval of a Subdivision Plat, to be known as Replat of Lot 130 in Clifton Place, subdividing 0.13-acre into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
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 July 3, 2025, 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-5 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 130A and 130B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1916, per the Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 130A and Lot 130B would front on West 31st Street. No new streets are proposed.

PROCEDURE

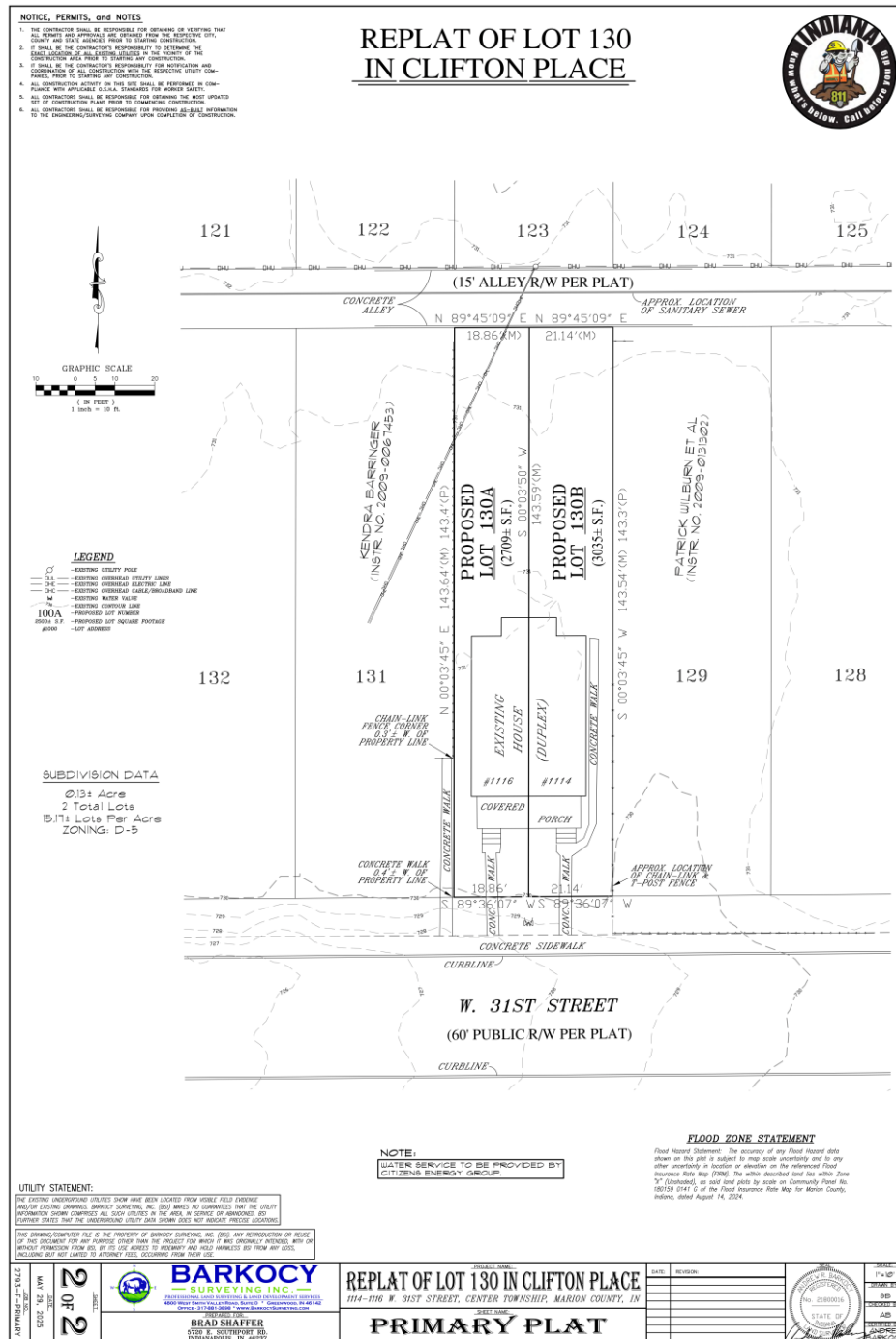
This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the 5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	3.5-5 Dwellings units/acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Vacant
West:	D-5	Single-Family residential
Thoroughfare Plan		
West 31 st Street	Local Street	60-foot existing and 48-foot proposed
Petition Submittal Date	June 18, 2025	

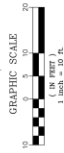
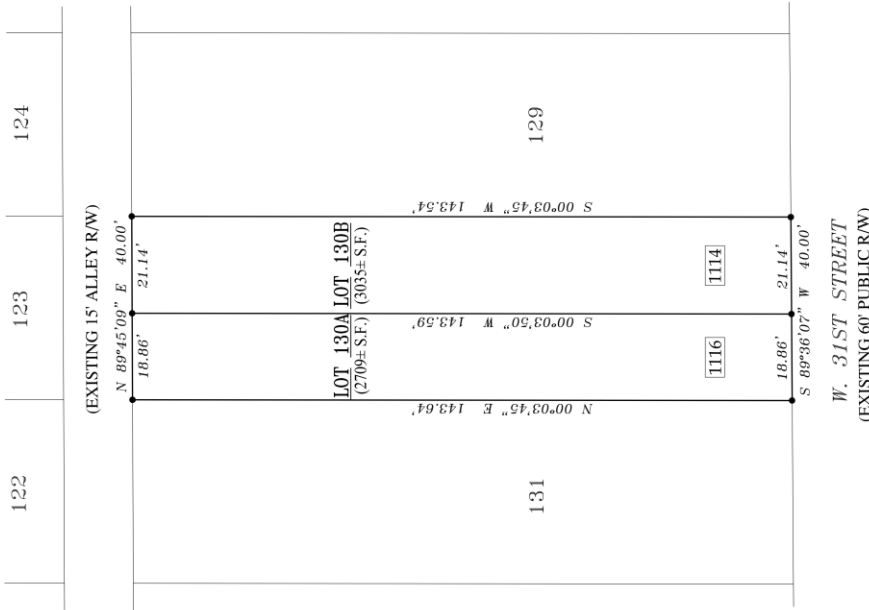
EXHIBITS

Preliminary Plat



**REPLAT OF LOT 130
IN CLIFTON PLACE**

PART OF THE SOUTHEAST QUARTER OF
SECTION 22, TOWNSHIP 16 NORTH, RANGE 3 EAST
CENTER TOWNSHIP, MARION COUNTY, INDIANA



LEGEND

- 1A - LOT NUMBER
- 1000 - LOT ADDRESS
- SET 5/8" BEAR W/BULE CAP
- STAMPED "BARKOCY LS21800016"
- OR MAG NAIL SET IN PAYMENT

REPLAT OF LOT 130
IN CLIFTON PLACE

LEGAL DESCRIPTION
Lot numbered Day Hundred Twenty 1300 in Clifton Place, an addition to the City of Indianapolis, as recorded in Vol. 1200 of the Public Records of Marion County, Indiana.

1. I, ANDREW BARCOKY, hereby certify that I am a MARION COUNTY, INDIANA, LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY CERTIFY THAT THIS PLAT COMPLETES THE REQUIRING OF THE STATE OF INDIANA FOR THIS PLAT. THIS PLAT CORRECTLY REPRESENTS THE SURVEY AND SUBDIVISION.

THIS PLAT HEREIN CONSISTS OF TWO (2) LOTS NUMBERED 130A & 130B AS SHOWN ON THE ATTACHED MAP. THE TOTAL AREA OF THE PLAT IS 5744± SQUARE FEET. THE PLAT CORRECTLY REPRESENTS THE SURVEY AND SUBDIVISION.

ALL MONUMENTATION SHOWN HEREON WILL EXIST, AND THAT THEIR LOCATION IS ACCURATELY SHOWN, AND THAT THIS PLAT COMPLETES THE REQUIRING OF THE STATE OF INDIANA FOR THIS PLAT. THIS PLAT CORRECTLY REPRESENTS THE SURVEY AND SUBDIVISION.

Shown in figures showing feet and decimal parts thereof.

Certified this _____ day of _____, 2025.



Andrew Barcoky
Surveyor
Indiana No. 251800016

**REPLAT OF LOT 130
IN CLIFTON PLACE**

COVENANTS

The undersigned, Andrew Barcoky, Surveyor, State of Indiana, License No. 251800016, hereby certifies that the replat of Lot 130 in Clifton Place, as shown on the attached map, is a correct and accurate representation of the actual survey and subdivision of the land described in the above-captioned instrument. The replat of Lot 130 in Clifton Place, as shown on the attached map, is a correct and accurate representation of the actual survey and subdivision of the land described in the above-captioned instrument. The replat of Lot 130 in Clifton Place, as shown on the attached map, is a correct and accurate representation of the actual survey and subdivision of the land described in the above-captioned instrument.

1. EVIDENT COVENANTS: THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SHOWN ON THE PLAT OF LOT 130 IN CLIFTON PLACE, AS SHOWN ON THE ATTACHED MAP, ARE HEREBY REPRODUCED AND INCORPORATED INTO THIS INSTRUMENT. THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SHOWN ON THE PLAT OF LOT 130 IN CLIFTON PLACE, AS SHOWN ON THE ATTACHED MAP, ARE HEREBY REPRODUCED AND INCORPORATED INTO THIS INSTRUMENT.

2. SIGHT DISTANCE COVENANTS: THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SHOWN ON THE PLAT OF LOT 130 IN CLIFTON PLACE, AS SHOWN ON THE ATTACHED MAP, ARE HEREBY REPRODUCED AND INCORPORATED INTO THIS INSTRUMENT. THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SHOWN ON THE PLAT OF LOT 130 IN CLIFTON PLACE, AS SHOWN ON THE ATTACHED MAP, ARE HEREBY REPRODUCED AND INCORPORATED INTO THIS INSTRUMENT.

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THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "REPLAT OF LOT 130 IN CLIFTON PLACE," A SUBDIVISION IN THE CITY OF INDIANAPOLIS, MARION COUNTY, STATE OF INDIANA, AS SHOWN ON THE ATTACHED MAP. THE PLAT CORRECTLY REPRESENTS THE SURVEY AND SUBDIVISION OF THE LAND DESCRIBED IN THE ABOVE-CAPTIONED INSTRUMENT.

IN TESTIMONY WHEREOF, I, Andrew Barcoky, Surveyor, State of Indiana, License No. 251800016, have hereunto set my hand and the seal of my office, at Indianapolis, Indiana, this _____ day of _____, 2025.

By: _____
Lawson Development, LLC

By: _____
Bradley M. Shaffer, Member

STATE OF INDIANA)
COUNTY OF _____) SS:

Before me, a Notary Public, in and for said County and State, personally appeared _____
Bradley M. Shaffer, Member of Lawson Development, LLC, who acknowledged the execution of the foregoing Plat Comprehend, and who, being duly sworn, stated that only _____
representations contained herein are true.

Witness my hand and Notary Seal this _____ day of _____, 2025.

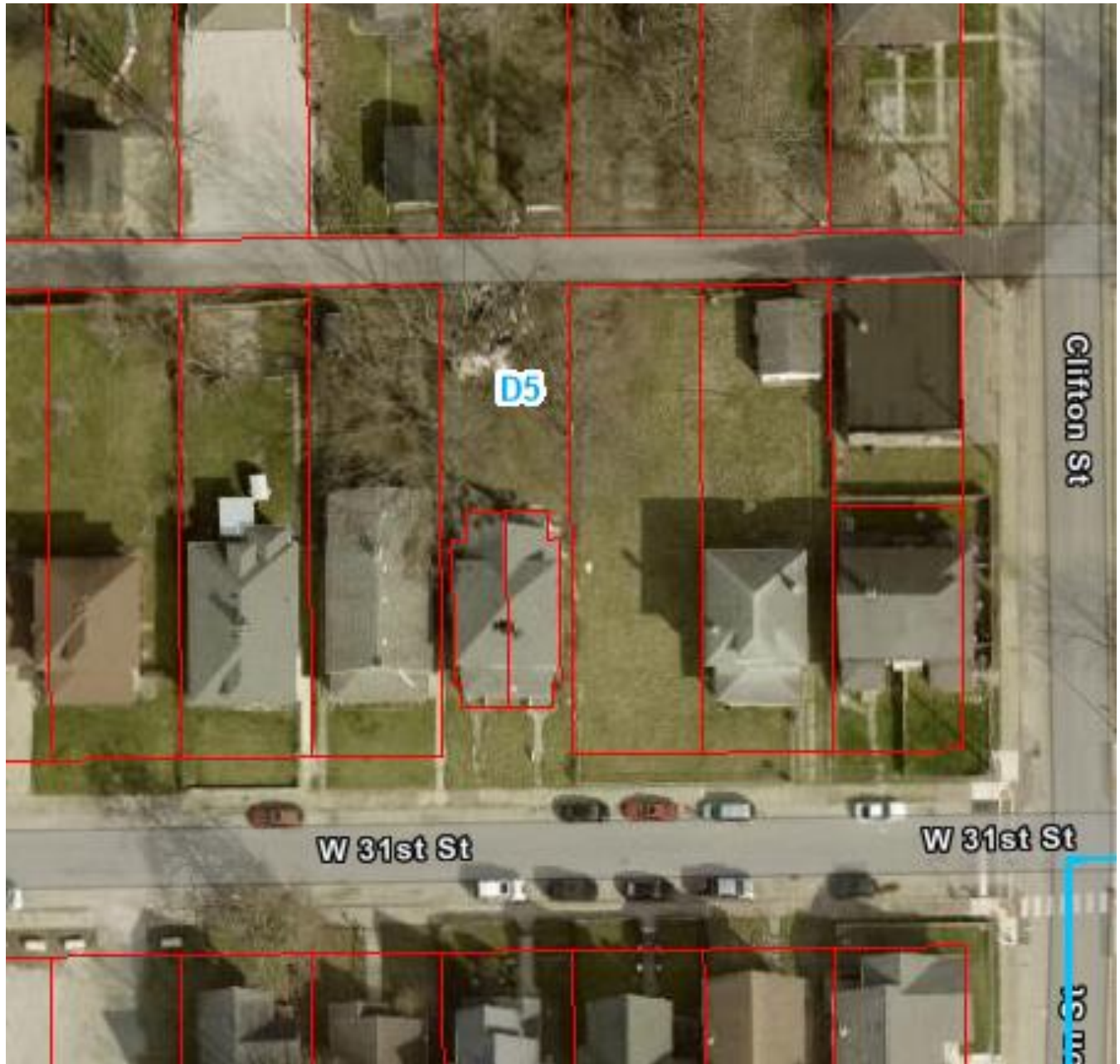
My Commission Expires: _____
Notary Public, Signature

County of Residence _____
Notary Public, Printed

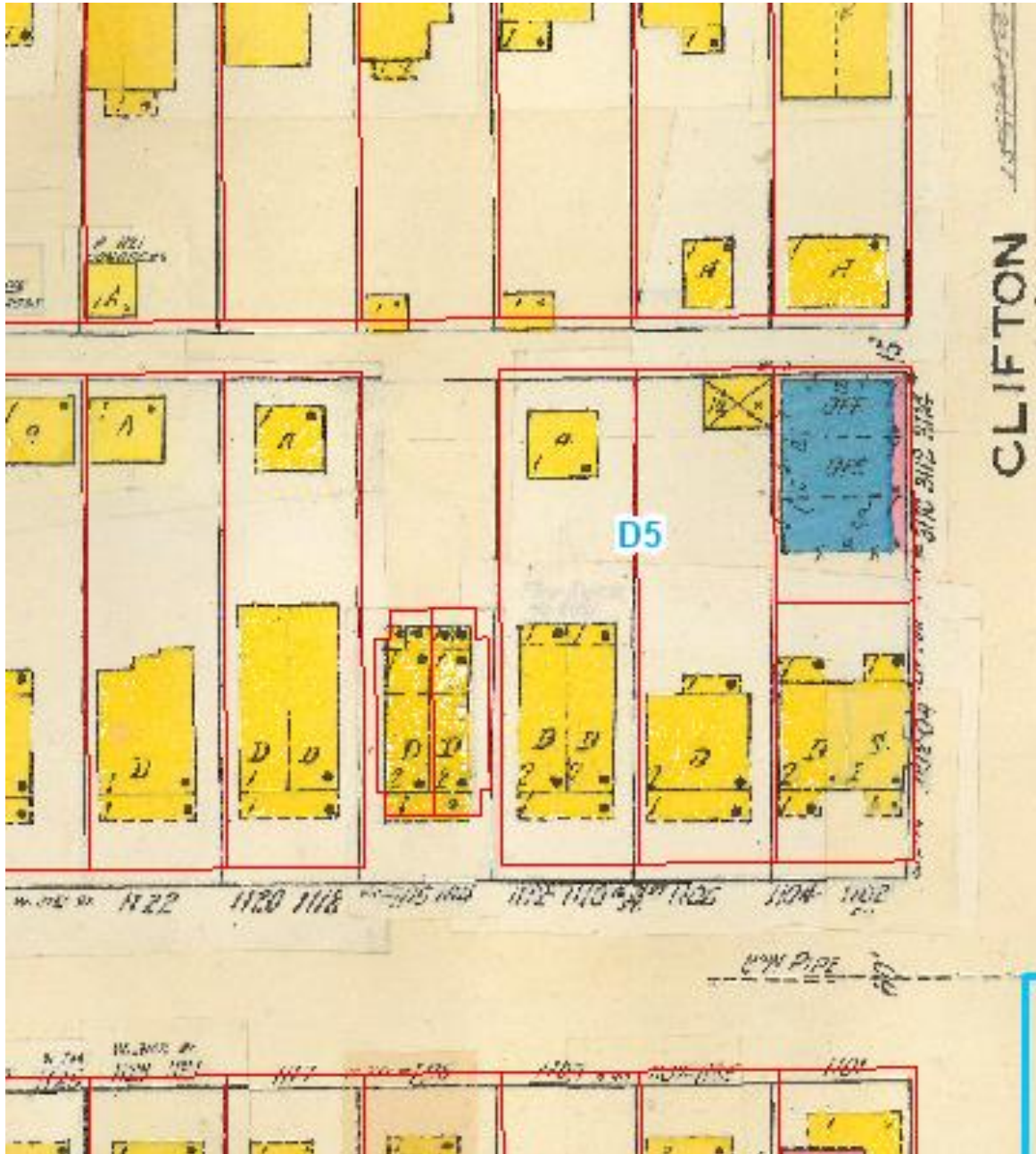
I affirm, under the penalties for perjury, that I have taken reasonable care to make each Social Security Number in this document, unless required by law.

Andrew Barcoky

Present day aerial



1916 Sanborn Map



PHOTOS

