

PLAT COMMITTEE

May 8, 2024

Case Number:	2024-PLT-020
Property Address:	1401 Woodlawn Ave. (<i>Approximate Address</i>)
Location:	Center Township, Council District # 18
Petitioner:	Sunrise Results, LLC, by John Cross
Zoning:	D-5
Request:	Approval of a Subdivision Plat to be known as Laurel Woodlawn Townhomes, subdividing 0.11 acres into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Residential
Staff Reviewer:	Jeffrey York, Principal Planner I

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 March 27, 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.



- 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-5 Residential. There is currently a two-family multi-unit on site. The Petitioner intends to subdivide the property between the two units. The structure was built prior to 1900. All setbacks associated are deemed as Legal Nonconforming. This proposed plat meets the Zoning and Subdivision Control Ordinance.

STREETS

Units have access via Woodlawn Avenue and Laurel Street.

SIDEWALKS

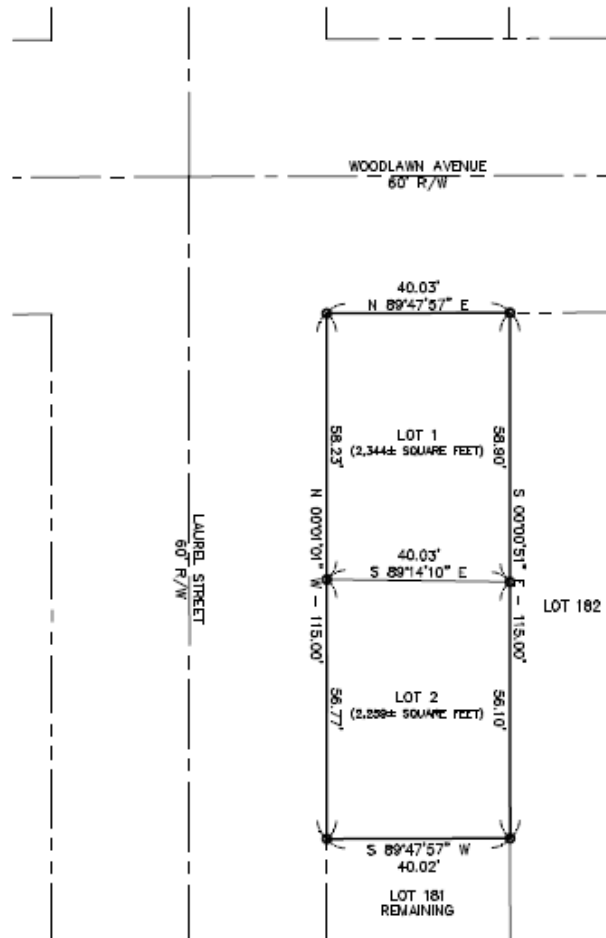
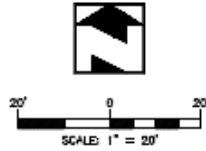
Sidewalks are existing along Woodlawn Avenue and Laurel Street.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two-Family Multi-unit	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Residential
South:	D-5	Residential
East:	D-5	Residential
West:	D-5	Religious Use
Thoroughfare Plan		
Woodlawn Avenue	Local Street	60-foot right-of-way existing and proposed
Laurel Street	Local Street	60-foot right-of-way existing and proposed
Petition Submittal Date	March 27, 2024	

EXHIBITS



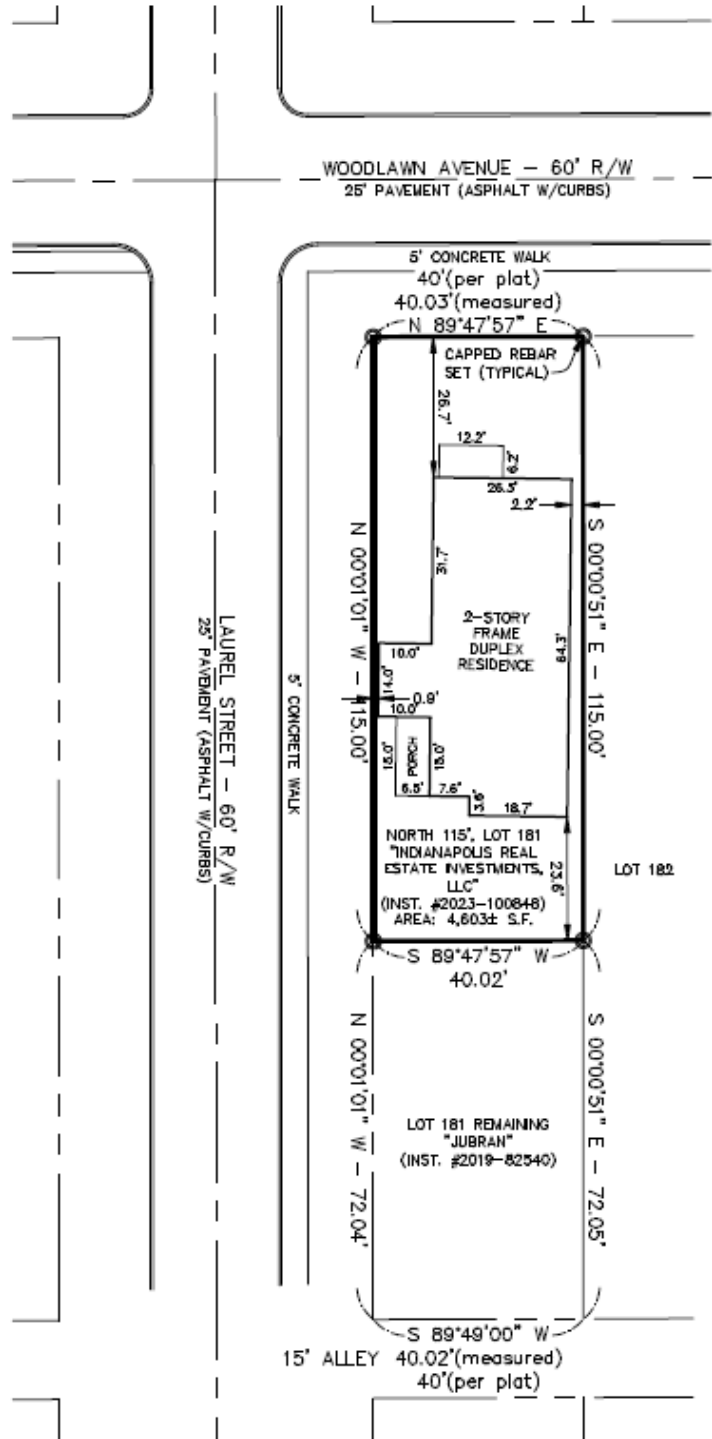
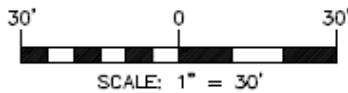


LOT ADDRESSES:
 Lot #1: 1401 Woodlawn Avenue, Indianapolis, IN
 Lot #2: 1509 Laurel Street, Indianapolis, IN

LEGEND
 0.1875" STEEL PIPE
 WITH PLASTIC CAP "A" TYPE
 SURVEYING PIN #0087

Preliminary Plat

**BOUNDARY RETRACEMENT SURVEY OF:
 PART OF LOT 181, E.T., S.K., & A.E.
 FLETCHER'S WOODLAWN SUBURB
 INDIANAPOLIS, CENTER TOWNSHIP,
 MARION COUNTY, INDIANA
 PROPERTY ADDRESS: 1401 WOODLAWN
 AVENUE
 FOR: INDIANAPOLIS REAL ESTATE
 INVESTMENTS, LLC**



PHOTOS



View of existing dwelling along Woodlawn Avenue



View of existing dwelling and sidewalk along Laurel Street



View of existing dwelling along Laurel Street