



PLAT COMMITTEE

May 8, 2024

Case Number:	2024-PLT-015
Property Address:	1552 Ringgold Avenue (Approximate Address)
Location:	Center Township, Council District #18
Petitioner:	Jason Blankenship, by Mark and Kim Crouch
Zoning:	D-5II
Request:	Approval of a Subdivision Plat to be known as Moore's Barth Heirs Townhomes, subdividing 0.14-acre into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-family dwelling
Staff Reviewer:	Jeffrey York, Principal Planner I

PETITION HISTORY

This petition was continued with notice from the April 10, 2024, hearing to the May 8, 2024, hearing, due to a staff error on the Legal Notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 29, 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

This site is zoned D-5II and developed with a two-family dwelling. The site was rezoned in 2023 (2023-ZON-054) to allow for a two-family dwelling.

The proposed plat would subdivide the property into two single-family attached lots, with each lot being 2,957 square feet in size. Both lots would be located along Ringgold Avenue, with rear access to an alley. The proposed plat meets the standards of the D-5II zoning classification and the subdivision regulations.

STREETS

Each lot would front on Ringgold Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Ringgold Avenue.

GENERAL INFORMATION

Existing Zoning	D-5II	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Two-family dwelling
South:	D-5	Two-family dwelling
East:	D-5	Single-family residential
West:	D-5	Single-family residential
Thoroughfare Plan		
Ringgold Avenue	Local Street	48 feet existing and proposed
Petition Submittal Date	February 29, 2024	

EXHIBITS



SECONDARY PLAT OF:
MOORE'S BARTH HEIRS TOWNHOMES
A RE-SUBDIVISION OF LOT 13 IN BLOCK 8 OF JOSEPH A. MOORE'S
SUBDIVISION OF BARTH HEIRS ADDITION (P.B. # 9, P. 8)
INDIANAPOLIS, CENTER TOWNSHIP, MARION COUNTY, INDIANA



LEGEND
① PART OF MARION COUNTY
② PART OF CENTER TOWNSHIP

LOCAL DESCRIPTION
Lot 12 in Block 8 of Joseph A. Moore's Subdivision of Barth Heirs Addition, as per plat previously recorded in Part Book #9, page 8 in the Office of the Recorder of Marion County, Indiana.

SUBJECT OF APPLICATION
This subdivision consists of 2 lots, numbered 12 and 13, respectively, as shown on the above plat. The lot of John A. Moore, one of the owners of the above plat, who also owns the adjoining lot with the proposed park, is shown.

THE EASE TO BE GRANTED
The easement to be granted is a utility easement for electric, gas, water and sewer lines, as shown on the above plat, to be used by the utility companies in Marion County, Indiana.

Witness my Signature this 20th day of September, 2023.

[Signature]
S. CPA, Executive, Professional Engineer No. 1282880001
State of Indiana

This plat was prepared by
APL Engineering, Inc.
128 North 101st Street
Bloomington, IN 47407

PREPARED BY	APL ENGINEERING
PROJECT NO.	MOORE'S BARTH HEIRS TOWNHOMES
DATE	09/20/2023
DRAWN BY	ARE

OWNER CONTRIBUTION
Owner of the lot to which easements and long-term easements are granted, and the fee to be paid in the amount of \$100.00 per acre, to be used for the purposes of the easements granted, shall be the responsibility of the owner of the land to which the easements are granted.

STATE OF INDIANA
S. CPA, Executive, Professional Engineer No. 1282880001
State of Indiana

PROVIDED That the easements granted hereon shall be subject to the terms and conditions set forth in the plat hereto attached and to the provisions of the plat hereto attached, which are hereby incorporated into this plat as if they were hereon set forth in full and as if they were hereon set forth in full.

Witness my hand and seal this 20th day of September, 2023.

[Signature]
My Office is located at _____, City of _____, State of _____, U.S.A.

DECLARATION
The undersigned, James Blankenship, Principal of Larkside Community Investments LLC, and the undersigned, James Blankenship, Principal of Larkside Community Investments LLC, who are the owners of the lots to which the easements are granted, do hereby declare that the easements granted hereon are necessary and convenient for the purposes of the easements granted and that the easements granted hereon are necessary and convenient for the purposes of the easements granted and that the easements granted hereon are necessary and convenient for the purposes of the easements granted.

STATE OF INDIANA
S. CPA, Executive, Professional Engineer No. 1282880001
State of Indiana

PROVIDED That the easements granted hereon shall be subject to the terms and conditions set forth in the plat hereto attached and to the provisions of the plat hereto attached, which are hereby incorporated into this plat as if they were hereon set forth in full and as if they were hereon set forth in full.

Witness my hand and seal this 20th day of September, 2023.

[Signature]
My Office is located at _____, City of _____, State of _____, U.S.A.

PHOTOS



View of existing dwelling



Views of dwellings to the north and south of the subject site



View of dwellings east of the subject site, across Ringgold Avenue