

PLAT COMMITTEE

November 13th, 2026

Case Number: 2026-PLT-049
Property Address: 3191 South Tacoma Avenue (Approximate Address)
Location: Perry Township, Council District #19
Petitioner: Eduardo Aguilar, by Jorge Oscar Gonzales
Zoning: D-5
Request: Approval of a Subdivision Plat to be known as Aviator's Tacoma Avenue Addition, subdividing 0.57-acres into three lots.
Current Land Use: Single-family Residence
Staff Reviewer: Adam Skrzyszewski, Senior Planner

PETITION HISTORY

Due to a lack of quorum for the initially scheduled October 14th, 2026 hearing for this case, this case was continued one month from the October 14th, 2026 hearing to the November 13th, 2026 hearing without new notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 28th, 2026, 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-5 and the lot is currently occupied by one single-family home. The proposed plat would subdivide the parcel into three almost equal in size lots for residential uses. Lot 1 will be the new parcel on the northern side of the subdivision, at 0.199-acres; Lot 2, on the southwest side of the subdivision, at 0.185 acres; and Lot 3, on the southeast side of the subdivision, at 0.185-acres. The total area of the current lot, unsubdivided, is 0.57-acres.

Streets

The lot is a corner lot and fronts two different thoroughfares. Lot 3 will front Murry Street to the south, Lot 2 will be on the corner and will front both Murry Street and Tacoma Avenue, and Lot 1 will front Tacoma Avenue to the west.

Sidewalks

No sidewalks are required on any of the street frontages for the plat. There are no sidewalks throughout the neighborhood, therefore qualifying for an exemption from having to provide any sidewalks stated in Section 744.303.B of the Ordinance.

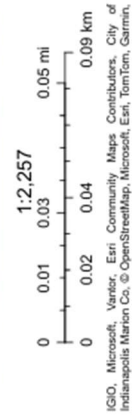
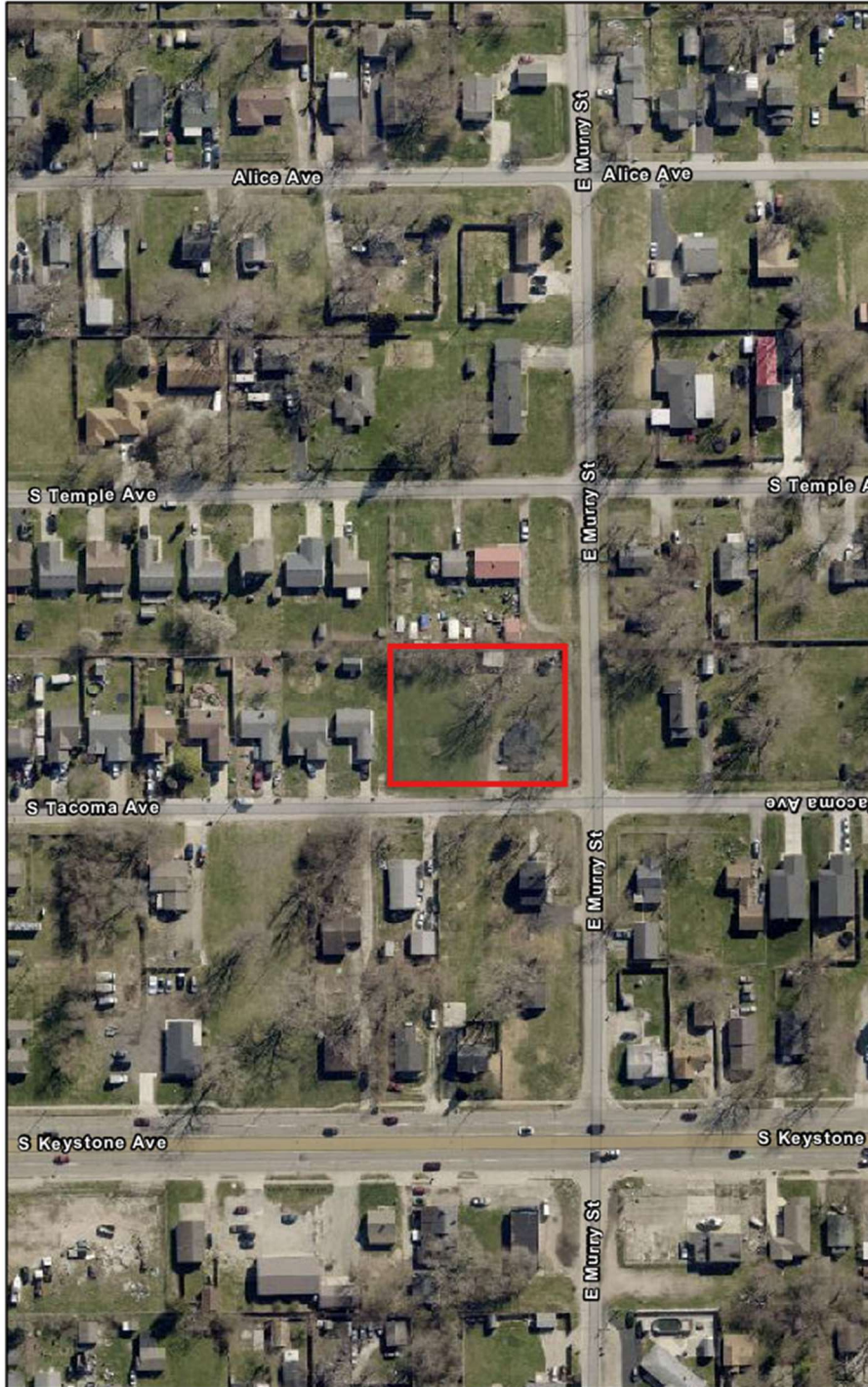
Procedure

This plat petition, if approved, only legally establishes the division of land and all commitments. Any new developments or infrastructure improvements to any of the three new parcels and public rights-of-way would be required to receive permits from the Department of Business and Neighborhood Services, and meet all development standards for the D-5 district.

Existing Zoning	D-5	
Existing Land Use	Single-family Residence	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single-family Residential
South:	D-5	Single-family Residential
East:	D-5	Single-family Residential
West:	D-5	Single-family Residential
Thoroughfare Plan		
East Murry Street	Local Street	50-foot existing and proposed ROW
South Tacoma Avenue	Local Street	50-foot existing and proposed ROW
Petition Submittal Date	July 28 th , 2026	
Final Plat Submittal Date	July 28 th , 2026	

EXHIBITS

3191 S Tacoma Ave current aerial



10/1/2026

BOUNDARY RETRACEMENT SURVEY

BASIS OF BEARINGS:

The basis of bearings for this survey were based on the Indiana State Plane Coordinate System, East Zone 1301, NAD 1983 (2011), using GPS observations on the monuments shown herein.

THEORY OF LOCATION:

Railroad spikes were found at the intersection of Murry Street and Temple Avenue, at the intersection of Murry Street and Tacoma Avenue, and at a point 668.88 feet North of said intersection. Said railroad spikes were used to establish the centerline of both Murry Street and Tacoma Avenue. With the magnitude of the uncertainties associated with the monuments found within the interior of the block being 2 feet, more or less, the bearings of said established centerlines were utilized as the East-West and North-South directions for the lines on this survey. The point of establishing said centerlines, record right-of-way and lot/section distances were utilized in the establishment of the lines and corners of the subject parcel. Where survey corners were not found at the various corners of the subject Real Estate, from No. 0288 capped 3/8" rebar were set, as shown.

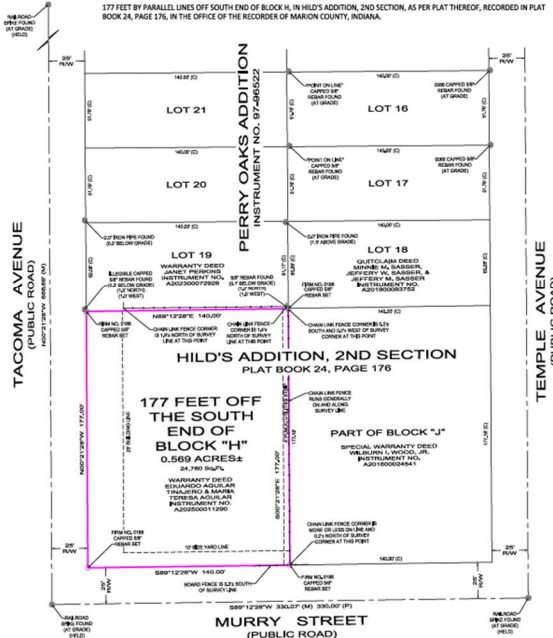
NOTES:

- 1) Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.
- 2) Survey monuments set for the survey are 5/8 inch diameter 24 inch long rebar set at grade with "Firm No. 0188" identification caps, unless otherwise noted on plat.
- 3) A commitment for title insurance was not provided for use on this survey. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 4) Fence lines, as shown, are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between said fence lines and deed lines.
- 5) Unless specifically shown herein, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials, and the surveyor expressly disclaims any responsibility or liability for the same.
- 6) A search for easements of record is not to be implied by this survey. Matters of zoning compliance is not expressed or guaranteed by this survey.



DESCRIPTION - INSTRUMENT NO. A202500011290:

177 FEET BY PARALLEL LINES OFF SOUTH END OF BLOCK H, IN HILD'S ADDITION, 2ND SECTION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 176, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.



LAND DESCRIPTION:

A part of Block "H" in Hild's Addition, the plat of which is recorded in Plat Book 24, page 176, in the Office of the Recorder of Marion County, Indiana, based on a boundary retracement survey certified by Lee Wood, Professional Surveyor #020020, on March 27, 2025, as Project Number 25-024, more particularly described as follows:

BEGINNING at the Southwest corner of Block "H" and running thence North 00 degrees 21 minutes 28 seconds West, on and along the West line of said Block, a distance of 177.00 feet to the Southwest corner of Lot 19 in Perry Oaks Addition, the plat of which is recorded as Instrument No. 97-045522 in the Office of the Recorder of Marion County, Indiana, thence North 89 degrees 21 minutes 28 seconds East, on and along the South line of said Lot 19, a distance of 146.00 feet to the Southeast corner of said Lot 19, thence North 89 degrees 21 minutes 28 seconds East, on and along the East line of said Block "H", a distance of 177.00 feet to the Southeast corner of said Block, thence South 89 degrees 12 minutes 28 seconds West, on and along the South line of said Block, a distance of 146.00 feet to the POINT OF BEGINNING of this description, containing in all 0.569 acres, more or less.

ENFORCEMENT COVENANT:

Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Committee.

SIGHT DISTANCE COVENANT:

Sight obstruction: No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 and 9 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of such street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of the sight lines.

STORM DRAINAGE COVENANT:

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the City of Indianapolis and the requirements of all drainage permits issued for this plat.

SANITARY SEWER COVENANT:

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the municipality and the requirements of all sanitary sewer construction permits issued for this plat. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement is granted without express written permission, that is then duly recorded, and shall run with the real estate. The municipality and its agents shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

STORM WATER BEST MANAGEMENT PRACTICES COVENANT:

This subdivision has been designed to include stormwater quality and/or quantity stormwater facilities that must be inspected and maintained by the owner. An Operations and Maintenance Manual is available for the stormwater facilities. Upon activation of the homeowner's association, it shall be the responsibility in perpetuity of the homeowner's association and the individual owners of any lot or parcel of land within the area of this plat, jointly and separately, to comply with the Operations and Maintenance Manual, fees and inspection and maintenance requirements.

UTILITY COVENANT:

Each lot in this subdivision is subject to an easement for utility services to the other lots in the subdivision.

OWNERS CERTIFICATE:

The undersigned, _____ and _____ owners of the real estate shown and described herein, as per deed recorded in the Office of the Recorder of Marion County, Indiana as Instrument A202500011290, hereby do certify that they have not sold, partitioned and subdivided and hereby do by this plat and subdivide said real estate into Lot 1, Lot 2, and Lot 3 of AVIATOR'S TACOMA AVENUE ADDITION, as shown on the within plat.

In testimony whereof, witness the signature of _____, the Owner and Declarant this _____ day of _____, 2025.

Print: _____

STATE OF _____)
COUNTY OF _____) ss:

AVIATOR'S TACOMA AVENUE ADDITION THE REPLAT OF A PART OF BLOCK "H" IN HILD'S ADDITION, SECOND SECTION, PLAT BOOK 24, PAGE 176 PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 04 EAST IN PERRY TOWNSHIP, MARION COUNTY, INDIANA



SURVEYOR'S CERTIFICATE:

I, Lee Wood, hereby certify that the within Plat is a representation of the lands surveyed and plotted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

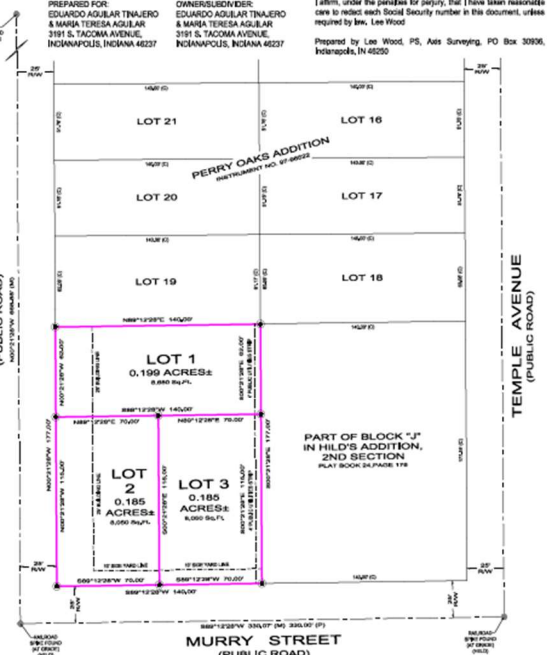
This subdivision consists of three (3) lots, numbered 1, 2, and 3, all inclusive, and shall be known and designated as AVIATOR'S TACOMA AVENUE ADDITION with public rights of way as shown on the within plat.

The size of each lot and widths of the streets are shown in figures denoting feet and decimal parts thereof.

This plat is based upon the Boundary Survey prepared by Ada Surveying, as Project No. 25-024, dated March 27, 2025, and recorded on _____ in the Office of the Recorder, Marion County, Indiana.

There have been no changes from the matters of survey revealed by the cross-referenced survey on any lines that are common with this subdivision plat. Monuments have been or will be set at all lot corners as required by IAC 855 and the subdivision control

LEGEND	
	BOUNDARY LINE
	CENTER LINE
	3/8" REBAR W/STAMP CAP STAMPED "FIRM NO 0188" SET FLUSH
	LOT ADDRESS



I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law. Lee Wood
Prepared by Lee Wood, P.E., Ada Surveying, PO Box 30390, Indianapolis, IN 46250

Site Visit, September 18th



1 - looking at subject home



2 - looking into S Tacoma Ave



3 - Looking West through E Murray St from subject parcel