



PLAT COMMITTEE

March 13, 2024

Case Number:	2024-PLT-008
Property Address:	3842 and 3846 North Audubon Road (Approximate Addresses)
Location:	Lawrence Township, Council District #9
Petitioner:	Indianapolis Neighborhood Partnership, by Jeff Hasser
Zoning:	D-5
Request:	Approval of a Subdivision Plat, to be known as Audubon Commons, dividing 0.598-acre into three single-family detached lots.
Waiver Requested:	None
Current Land Use:	Vacant
Staff Reviewer:	Marleny Iraheta, 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 February 1, 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 0.598-acre subject site is zoned D-5 and is developed as parking lot that was once used by the church to the south. This proposed plat would divide the existing parcels into three single-family detached lots.

STREETS

The three lots would front on Audubon Road. No new streets are proposed.

SIDEWALKS

Sidewalks do not exist along Audubon Road.

Section 744-303.B notes “When a single-family detached dwelling, single-family attached dwelling, two-family dwelling, triplex or fourplex is constructed on a freestanding lot, a sidewalk must be provided only if either one of the adjacent lots has a sidewalk installed. A sidewalk along each frontage shall be provided and connect with each existing sidewalk on an adjacent property.”

This section of the Ordinance exempts the installation of sidewalks for this minor subdivision plat.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Vacant	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	SU-1	Residential (Single-family dwelling)
South:	SU-1	Parking lot
East:	D-5	Residential (Single-family dwellings)
West:	D-10	Residential (Multifamily dwellings)
Thoroughfare Plan		
38 th Street	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	February 1, 2024	

EXHIBITS



PHOTOS



Photo of the subject site looking west.



Photo of the subject site looking southwest from Autudbon Road.