

## PLAT COMMITTEE

February 14, 2024

<b>Case Number:</b>	2023-PLT-088
<b>Property Address:</b>	2411 North Rural Street ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District #8
<b>Petitioner:</b>	Martindale-Brightwood Community Development, by Pat Rooney
<b>Zoning:</b>	D-5
<b>Request:</b>	Approval of a Subdivision Plat to be known as Rural Street Villas, Section One, dividing 0.094-acre into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Two-Family Dwelling
<b>Staff Reviewer:</b>	Noah Stern, Associate 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 January 12, 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.
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 17A and 17B would each contain one unit 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 2022. 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**

Both Lot 17A and 17B would front on Rural Street with Lot 17B containing most of the frontage, with Lot 17A sitting primarily behind Lot 17B. No new streets are proposed.

**SIDEWALKS**

Sidewalks are existing along Rural Street.

**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 D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

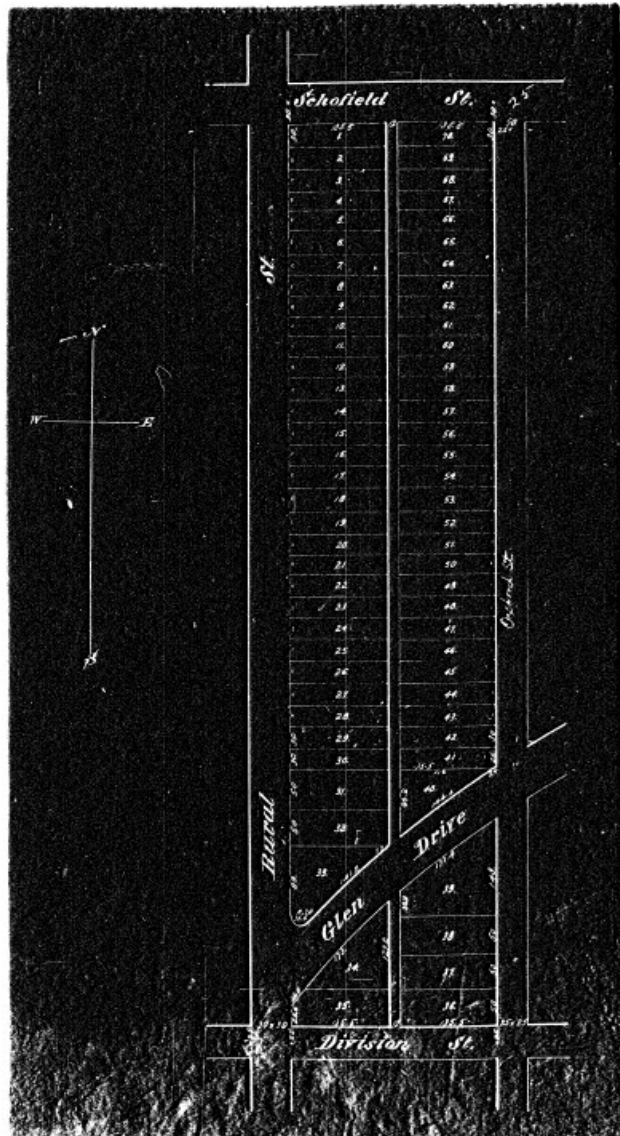
**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Two-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-5	Two-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
<b>Thoroughfare Plan</b>		
Rural Street	Local Street	60-foot existing and 48-foot proposed
<b>Petition Submittal Date</b>	October 18, 2023	

EXHIBITS

Original Plat

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Parker, Hanway and Hanna's redivision of Block Number One (1) in their Second Oak Hill addition to the City of Indianapolis.  
The size of the Lots, width of the Streets and alleys are marked on the Plat in feet and tenths of a foot,

Samuel Hanway (seal)  
George W Parker (seal)  
John L Hanna (seal)

State of Indiana }  
Marion County } 33 Before me William O. Smook a Notary Public in and  
for said County this 6th day of November 1872, George W. Parker, Samuel Hanway  
and John L. Hanna acknowledged the execution of the annexed Plat,

Witness my hand and Notarial Seal.

William O. Smook (L S)  
Notary Public

Recorded November 7 1872 at 5 o'clock P.M.





Present Day Aerial



PHOTOS





