



## PLAT COMMITTEE

February 14, 2024

|                   |  |
|-------------------|--|
| Case Number:      | 2023-PLT-099   |
| Property Address: | 2434 and 2444 Winthrop Avenue (Approximate Address)  |
| Location:         | Center Township, Council District #8   |
| Petitioner:       | Indianapolis Neighborhood Housing Project, by Leslie Steinert  |
| Zoning:           | D-8  |
| Request:          | Approval of Subdivision Plat to be known as Secondary Plat of Arnold's Place, dividing 1.35 acres into 33 townhome lots. |
| Waiver Requested: | None   |
| Current Land Use: | Vacant   |
| Staff Reviewer:   | Linda Ahlbrand, Principal Planner II   |

## PETITION HISTORY

This is the second hearing for this petition.

This petition was continued from January 10, 2024 to February 14, 2024 to allow time for the petitioner to make changes to the plat.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 5, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. 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-8 and is vacant. The site was rezoned in 2023 (2023-ZON-015) to allow for the development of townhomes. The site also received a variance (2023-DV3-038) to provide for a six-foot rear setback. The proposed plat would divide the 1.35 acres into 33 lots to provide for the townhomes permitted by the D-8 rezoning. The proposed plat meets the standards of the D-8 zoning classification and the subdivision regulations.

**STREETS**

All lots would front on Winthrop Avenue, 24<sup>th</sup> Street, or an interior access drive (Peoples Drive). An access easement has been provided over proposed Peoples Drive. No new public streets are proposed as part of this petition.

**SIDEWALKS**

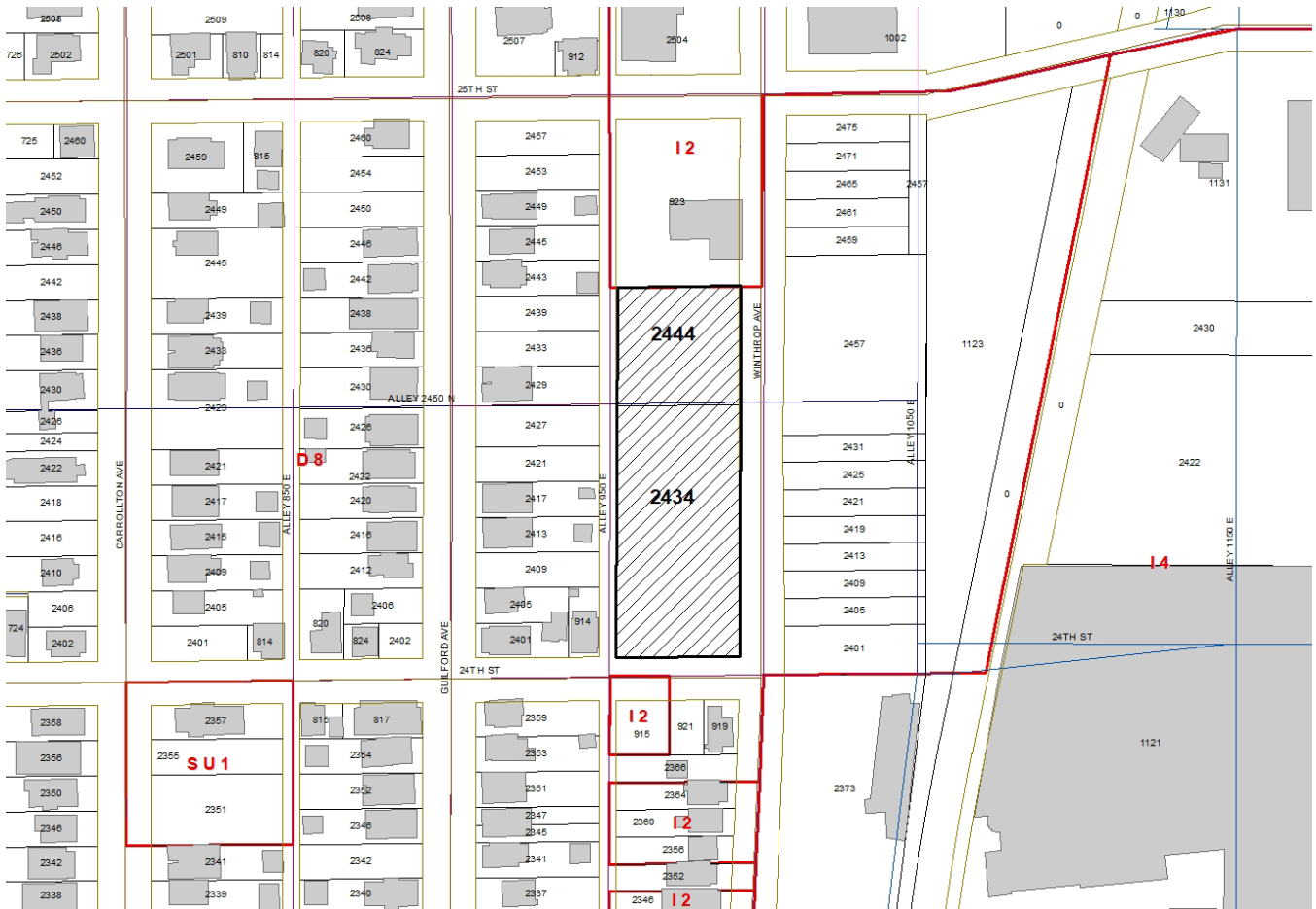
Sidewalks are existing along both street frontages.

**GENERAL INFORMATION**

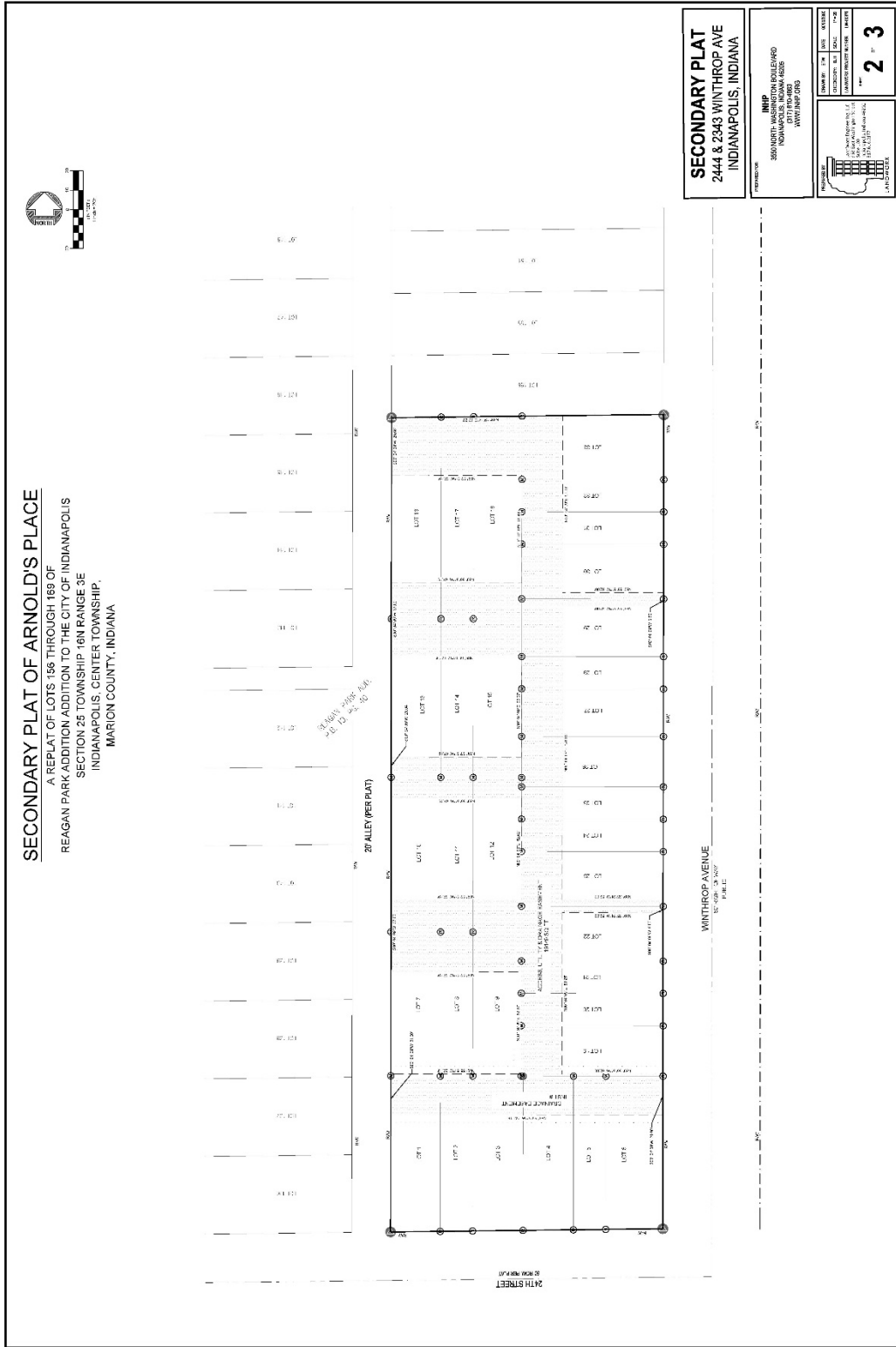
|                                |                          |                                       |
|--------------------------------|--------------------------|---------------------------------------|
| <b>Existing Zoning</b>         | D-8                      |                                       |
| <b>Existing Land Use</b>       | Vacant                   |                                       |
| <b>Comprehensive Plan</b>      | Traditional Neighborhood |                                       |
| <b>Surrounding Context</b>     | <b><u>Zoning</u></b>     | <b><u>Land Use</u></b>                |
|                                | North:                   | I-2 Industrial                        |
|                                | South:                   | I-2 / D-8 Residential / Undeveloped   |
|                                | East:                    | D-8 Undeveloped                       |
|                                | West:                    | D-8 Residential                       |
| <b>Thoroughfare Plan</b>       |                          |                                       |
| Winthrop Avenue                | Local Street             | 50 feet existing and 48 feet proposed |
| 24 <sup>th</sup> Street        | Local Street             | 50 feet existing and 48 feet proposed |
| <b>Petition Submittal Date</b> | November 29, 2023        |                                       |

**EXHIBITS**









PHOTOS



