



## PLAT COMMITTEE

March 12<sup>th</sup>, 2024

<b>Case Number:</b>	2025-PLT-001
<b>Property Address:</b>	1018 and 1024 Calvary Street (Approximate Addresses)
<b>Location:</b>	Center Township, Council District #18
<b>Petitioner:</b>	Jason Blankenship, by Mark and Kim Crouch
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat to be known as Calvary Townhomes subdividing 0.27-acre into three lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Kiya Mullins, Associate Planner

## PETITION HISTORY

This is the second public hearing for this plat petition.

This petition was continued at its first public hearing on February 12<sup>th</sup>, 2025, because the required affidavit and fee were not provided.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 14<sup>th</sup>, 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.
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## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is 0.27-acre in a D-8 zoning district. If approved, this plat petition will split parcel 1018 into two parcels and increase its size by shrinking parcel 1024. Two, two-family dwellings have already been constructed on these sites.

### STREETS

No changes regarding the street are currently planned for this plat petition.

### SIDEWALKS

No changes regarding sidewalks are currently planned for this plat petition.

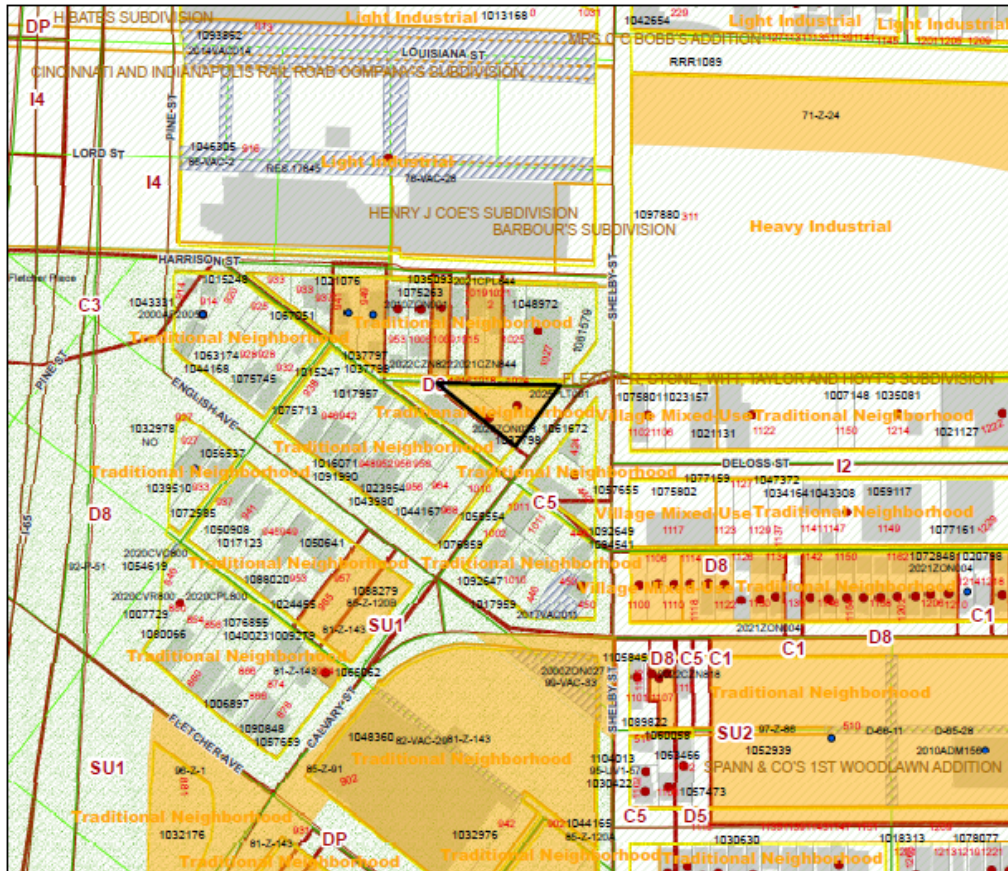
### PROCEDURE

If approved, the plat petition only legally establishes the division of the land. The new already constructed dwellings must be required to meet all development standards of the D-8 Dwelling District, including but not limited to, setbacks, minimum open space, frontage, etc.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-4	Light Industrial
South:	C-5	Traditional Neighborhood
East:	I-2	Village Mixed Use
West:	D-8	Traditional Neighborhood
<b>Thoroughfare Plan</b>		
Calvary Street	Local Street	57 feet of right-of-way existing and 48 feet proposed
<b>Petition Submittal Date</b>	December 14 <sup>th</sup> , 2024	

EXHIBITS



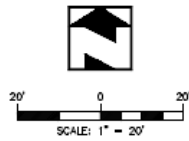
**Legend**

- ZoningApprovals
- ZoningLncu
- ZoningVariances
- Rezoning
- ZoningVacations
- ZoningPlats
- CCGIS.ThoroughfarePlan
- CCGIS.EASEMENT
- CCGIS.RIGHTOFWAY
- CCGIS.STREETS**

- Built/Platted
- OPER\_STATUS**
- REMOVED
- VACATED
- VACATED/BUILT
- VACATED/LOCATOR
- CCGIS.DMDLandUsePlanBase
- CCGIS.lhpc
- CCGIS.ZONING
- PARCELSTATEPIN
- PARCELS
- PLATTEDSUBDIVISION
- CCGIS.Buildings



Exhibit 1: ArcGIS map of the surrounding area.



LOT ADDRESSES:	
Lot 1:	1018 Calvary Street, Indianapolis, IN
Lot 2:	1020 Calvary Street, Indianapolis, IN
Lot 3:	1024 Calvary Street, Indianapolis, IN

**EASEMENT NOTE:**  
 Each Lot of this Subdivision is subject to a Market non-exclusive easement for utility service connections in favor of the other Lot(s).

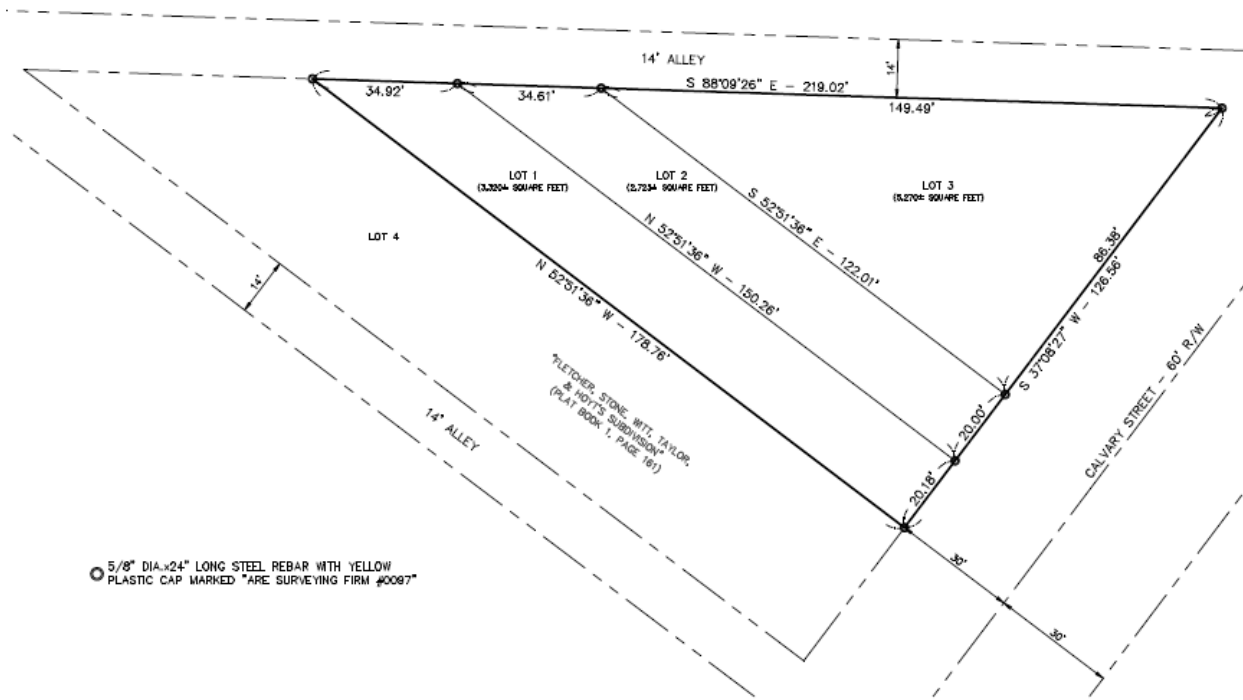


Exhibit 2: Plat split of 1018 Calvary Street and decrease in size for 1024 Calvary Street.



Exhibit 3: Aerial of the subject sites before construction.



Exhibit 4: Duplex placed on 1018 Calvary and if approved the newly created 1020 Calvary.



Exhibit 5: Duplex placed on 1024 Calvary.