



PLAT COMMITTEE

March 12th, 2025

| | |
|--------------------------|---|
| Case Number: | 2025-PLT-009 |
| Property Address: | 2013 Yandes Street (Approximate Address) |
| Location: | Center Township, Council District #13 |
| Petitioner: | Jason Blankenship, by Mark and Kim Crouch |
| Zoning: | D-8 |
| Request: | Approval of a Subdivision plat to be known as Yandes Townhomes, dividing 0.13-acre into two lots. |
| Waiver Requested: | None |
| Current Land Use: | Residential |
| Staff Reviewer: | Kiya Mullins, 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 30th, 2025, 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. 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 0.13-acre in a D-8 zoning district. If approved, this plat petition will split 2013 Yandes into two parcels. One, two-family dwelling has already been constructed on this site.

STREETS

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

SIDEWALKS

Sidewalks are present along Yandes Street, but this plat petition currently has no plans that will affect them.

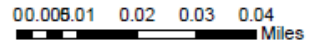
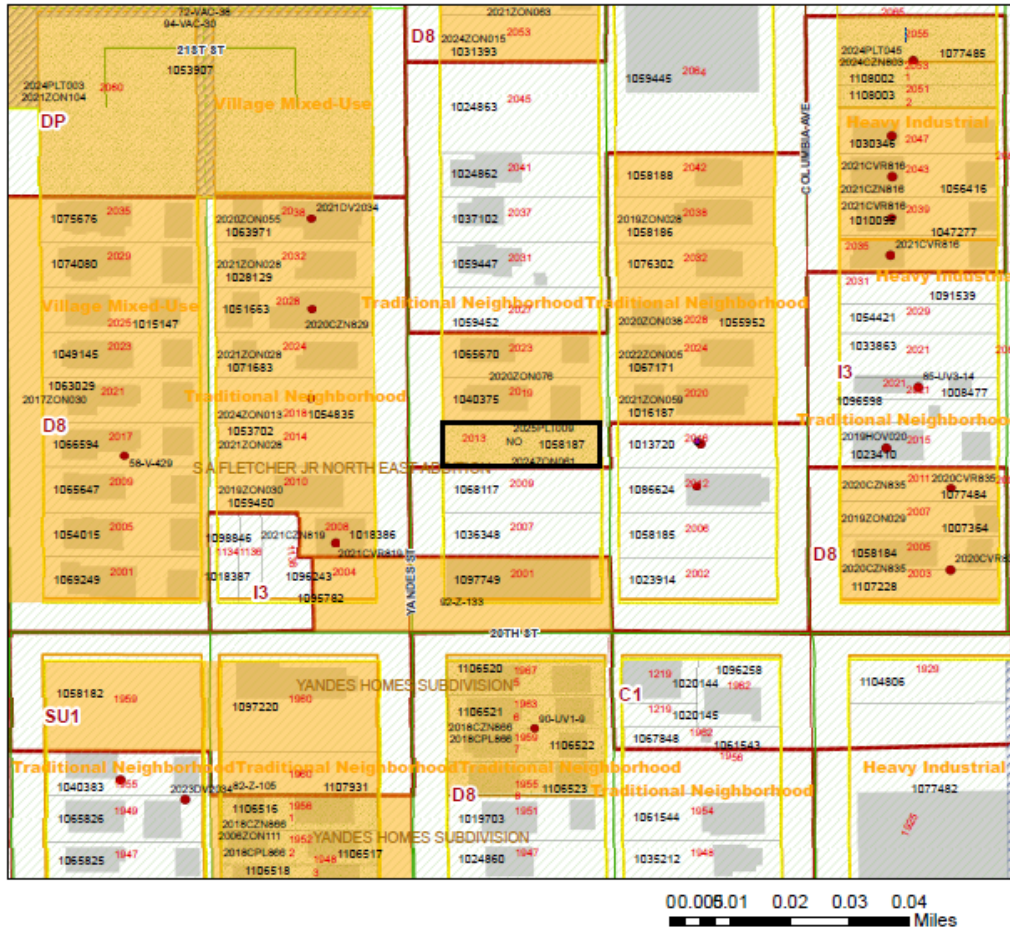
PROCEDURE

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

| | | |
|--------------------------------|---------------------------------|--|
| Existing Zoning | D-8 | |
| Existing Land Use | Residential | |
| Comprehensive Plan | Traditional Neighborhood | |
| Surrounding Context | Zoning | Land Use |
| North: | I-3 | Traditional Neighborhood |
| South: | SU-1 | Traditional Neighborhood |
| East: | D-8 | Traditional Neighborhood |
| West: | D-8 | Traditional Neighborhood |
| Thoroughfare Plan | | |
| Yandes Street | Local Street | 60 feet of right-of-way existing and 48 feet proposed. |
| Petition Submittal Date | January 30 th , 2025 | |

EXHIBITS

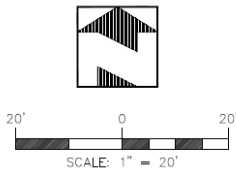


Legend

- 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

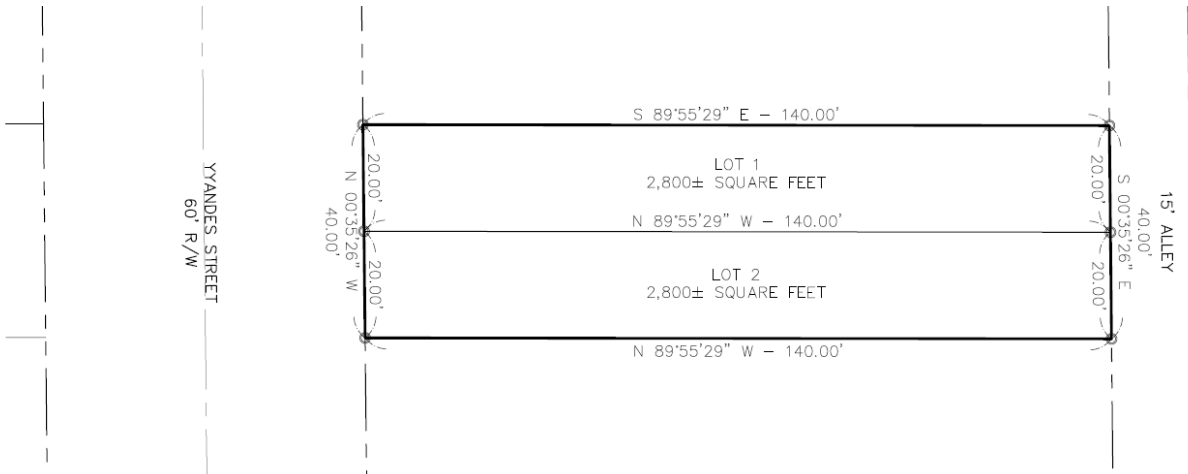


Exhibit 1: ArcGIS map of the surrounding area.



LOT ADDRESSES:
 Lot 1: 2015 Yandes Street, Indianapolis, IN
 Lot 2: 2013 Yandes Street, Indianapolis, IN

LEGEND
 ○ 5/8"x24" STEEL REBAR WITH PLASTIC CAP "ARE SURVEYING FIRM #0097"



EASEMENT NOTE:
 Each Lot in this Subdivision is subject to a blanket non-exclusive easement for utility service connections in favor of the other Lots.

Exhibit 2: The proposed plat division.



Exhibit 3: Aerial of subject site.



Exhibit 4: Duplex constructed on 2013 Yandes Street.



Exhibit 5: Looking south down Yandes Street.



Exhibit 6: Looking north up Yandes Street.