

## PLAT COMMITTEE

March 12<sup>th</sup>, 2025

<b>Case Number:</b>	2025-PLT-008
<b>Property Address:</b>	134 and 142 West 30 <sup>th</sup> Street, and 3006 North Kenwood
<b>Location:</b>	Center Township, Council District #8
<b>Petitioner:</b>	MS One Investments, LLC, by Mark and Kim Crouch
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Kenwood Commons, dividing 0.22-acre into three single-family detached lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Vacant
<b>Staff Reviewer:</b>	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 15<sup>th</sup>, 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 sites total 0.22-acre in a D-8 zoning district. If approved, this plat petition will replat the division of the three parcels at 134 West 30<sup>th</sup> Street, 142 West 30<sup>th</sup> Street, and 3006 North Kenwood.

**STREETS**

This plat petition will include the addition of 14 feet of right of way, along 30th Street.

**SIDEWALKS**

Sidewalks exist along 30th Street and North Kenwood Avenue, in compliance with the Subdivision Regulations

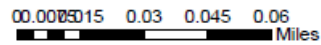
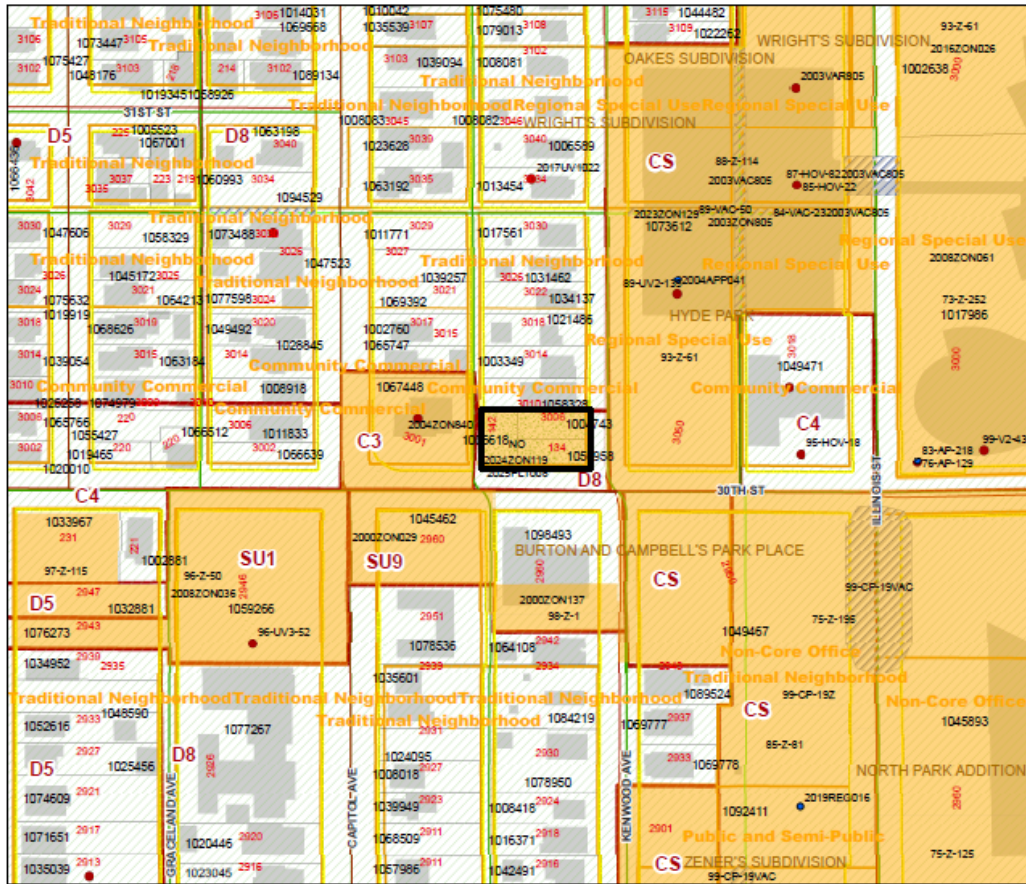
**PROCEDURE**

If approved, the plat petition only legally establishes the division of the land. When construction begins on these parcels, they must 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>	Vacant	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-8	Traditional Neighborhood
South:	SU-9	Traditional Neighborhood
East:	C-S	Regional Special Use
West:	C-3	Community Commercial
<b>Thoroughfare Plan</b>		
Kenwood Avenue	Local Street	48 feet of right-of-way existing and 48 feet proposed.
30 <sup>th</sup> Street	Primary Arterial	50 feet of right-of-way existing and 78 feet proposed.
<b>Petition Submittal Date</b>	January 15 <sup>th</sup> , 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.



Exhibit 2: Current division of the three parcels.



**LEGEND**

- 5/8" x 24" STEEL REBAR WITH YELLOW PLASTIC CAP "A" E SURVEYING FIRM #0097

**LOT ADDRESSES:**  
 Lot #1: XXXX West 30th Street, Indianapolis, IN  
 Lot #2: XXXX West 30th Street, Indianapolis, IN  
 Lot #3: XXXX West 30th Street, Indianapolis, IN

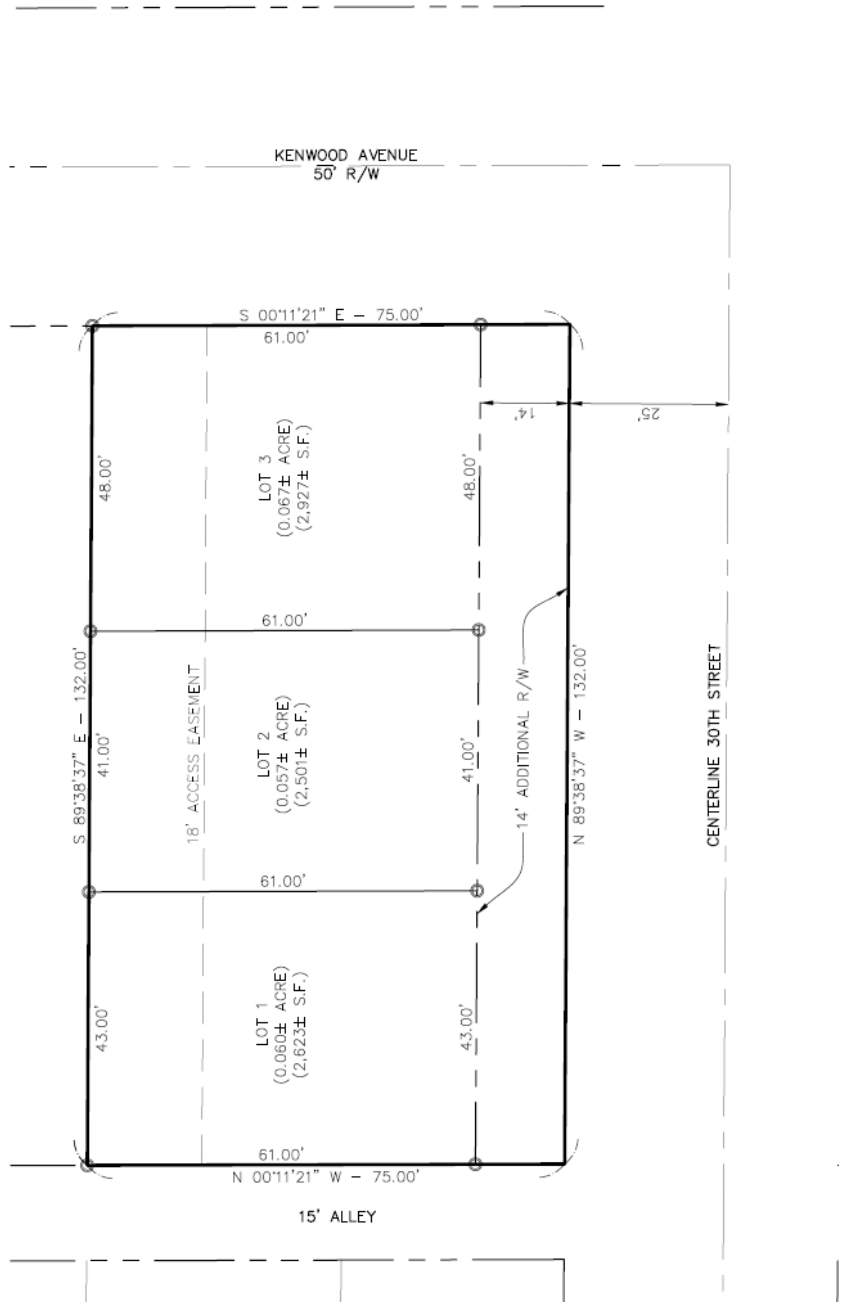
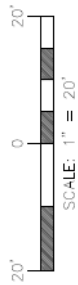


Exhibit 3: The proposed redivision of the parcels.



Exhibit 4: The subject site looking north.





Exhibit 5: The subject site looking west.