

PLAT COMMITTEE

January 8, 2025

Case Number:	2024-PLT-073
Property Address:	1120 East 32 nd Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #8
Petitioner:	Monon 32, LLC, by Christopher White
Zoning:	D-5 / C-S / SU-1 / I-2
Request:	Approval of a Subdivision Plat, to be known as Monon 32, dividing 3.89 acres into two lots.
Waiver Requested:	None
Current Land Use:	One-story warehouse structure
Staff Reviewer:	Jeffrey York, Principal Planner II

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 November 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

Most of the subject site is zoned C-S and is part of an area planned for future development as part of Monon 30, a proposed mixed-use development, consisting of residential and commercial uses. The rezoning case is 2021-ZON-069. This plat seeks to divide nearly four acres into one lot and one block. The lot that would be created from this petition is planned for residential uses.

This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

STREETS

No new streets would be created and would have direct access to Sutherland Avenue to the north or to 32nd Street to the south.

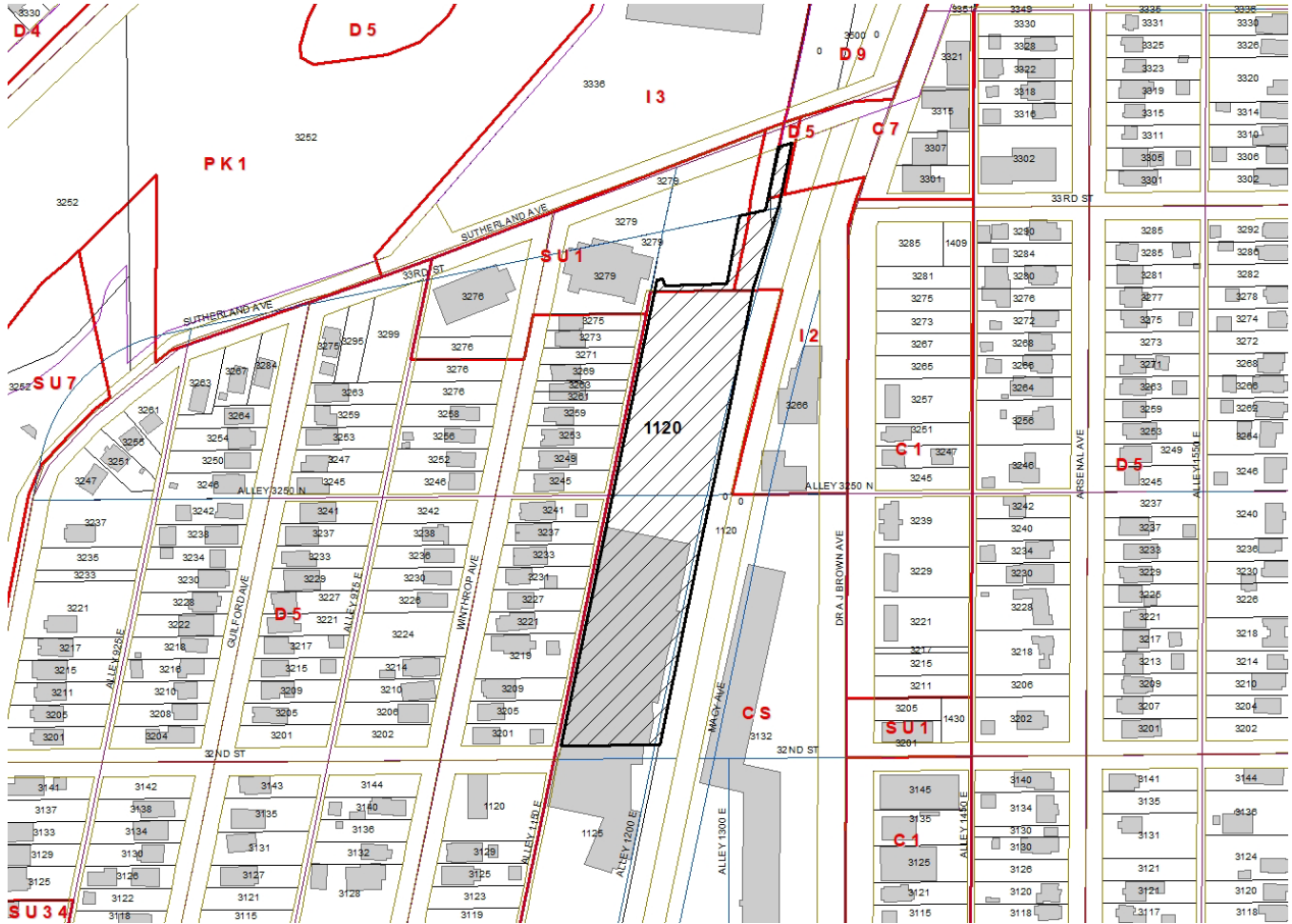
SIDEWALKS

A small section of sidewalk would need to be installed that would connect an existing sidewalk to the Monon Trail, along Sutherland Avenue, along the north property line.

GENERAL INFORMATION

Existing Zoning	D-5 / C-S / SU-1 / I-2	
Existing Land Use	One-story warehouse structure	
Comprehensive Plan	Village Mixed-Use development	
Surrounding Context	Zoning	Land Use
	North: SU-1 / D-5	Undeveloped
	South: C-S	Existing warehouse structure
	East: I-2	Light industrial
West: D-5	Single-family dwellings	
Thoroughfare Plan		
Sutherland Avenue	Local street	48-foot existing and proposed
32 nd Street	Local street	48-foot existing and proposed
Petition Submittal Date	November 12, 2024	

EXHIBITS



Photos



View along the north property line, along Sutherland Avenue (note missing section of sidewalk)



View from 32nd Street and alley, along southern property line



Google birds eye view of the site and surrounding area