



PLAT COMMITTEE

February 12, 2025

Case Number:	2024-PLT-075
Property Address:	2126 North Delaware Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #12
Petitioner:	Indianapolis Neighborhood Housing Partnership, by Jeff Hasser
Zoning:	D-8 (IHPC-HMP) (TOD)
Request:	Approval of a Subdivision Plat, to be known as Replat of 2126 North Delaware Street, being Lot 33 of Morton Place Addition to City of Indianapolis, dividing 0.059-acre into two lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Noah Stern, Senior 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 14, 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. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 33A and 33B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 33A and 33B would front on North Delaware Street. No new streets are proposed.

SIDEWALKS

Sidewalks are existing along North Delaware Street.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-8 (IHPC-HMP) (TOD)	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8 (IHPC-HMP) (TOD)	Single-Family residential
South:	D-8 (IHPC-HMP) (TOD)	Single-Family residential
East:	D-8 (IHPC-HMP) (TOD)	Four-plex residential
West:	D-8 (IHPC-HMP) (TOD)	Single-Family residential
Thoroughfare Plan		
North Delaware Street	Local Street	70-foot existing and 78-foot proposed
Petition Submittal Date	December 14, 2024	

EXHIBITS

Preliminary Plat

PRIMARY PLAT REPLAT OF 2126 NORTH DELAWARE STREET BEING LOT 33 OF MORTON PLACE ADDITION TO CITY OF INDIANAPOLIS

SECTION 25, TOWNSHIP 16 NORTH, RANGE 3 EAST CENTER TOWNSHIP, MARION COUNTY, INDIANA PLAT NO.:

DEDICATION
The undersigned, owners of the within described real estate, do hereby by this replat of plat and subdivide the same into lots and easements in accordance with the provisions of the Indiana Plat Act, Chapter 36, Article 1, Section 1, of the Indiana Code, that the right-of-way of the streets as shown on this plat, if not otherwise provided for, shall be dedicated to the public as a public right-of-way.

The within plat shall be known and designated as, "Replat of 2126 North Delaware Street" in which the undersigned, have heretofore caused their names to be subscribed this _____ day of _____, 2024.

By: Indianapolis Neighborhood Housing Partnership
Official name/title printed:

State of Indiana } SS
County of Marion }
Before me, the undersigned Notary Public, in and for the aforesaid County and State, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat for the purpose therein expressed.

WITNES MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024.

Notary Public
Printed Name _____
Residing in _____ County
My Commission Expires: _____

PROPERTY FACTS:
LAST INSTRUMENT OF CONVEYANCE: _____
CURRENT ZONING: D-8 COMPACT
PROPOSED ZONING: D-8 COMPACT

ALL OF THE WITHIN DESCRIBED PARCELS ARE IN THE UNINCORPORATED TOWNSHIP 16 NORTH, RANGE 3 EAST, CENTER TOWNSHIP, MARION COUNTY, INDIANA. THE WITHIN DESCRIBED PARCELS ARE NOT SUBJECT TO ANY FEDERAL, STATE, COUNTY, OR LOCAL EASEMENTS, ENCUMBRANCES, OR INTERESTS. THE WITHIN DESCRIBED PARCELS ARE NOT SUBJECT TO ANY FEDERAL, STATE, COUNTY, OR LOCAL EASEMENTS, ENCUMBRANCES, OR INTERESTS. THE WITHIN DESCRIBED PARCELS ARE NOT SUBJECT TO ANY FEDERAL, STATE, COUNTY, OR LOCAL EASEMENTS, ENCUMBRANCES, OR INTERESTS.

DATE: APRIL 13, 2024

LEGEND:
△ — SECTION CORNER
○ — CORNER
— — UTILITIES
— — UTILITY POLE
SF. — SQUARE FOOTAGE
[---] — STREET ADDRESS

ENFORCEMENT COVENANT
Metropolitan Development Commission, The Metropolitan Development Commission, its successors, assigns, and licensees, shall have the right to enforce the provisions, restrictions, and covenants contained herein other than those covenants, restrictions, and conditions which are specifically stated to be non-enforceable. The Metropolitan Development Commission shall be deemed to have accepted the provisions, restrictions, and covenants contained herein upon its approval of this plat by the Plat Committee.

RIGHT DISTANCE COVENANT
Sight obstructions by trees, walls, hedge or other planting that obstruct sight lines at intersections shall be maintained to a minimum height of 10 feet above the finished ground level. Any trees, walls, hedge or other planting that obstruct sight lines at intersections shall be maintained to a minimum height of 10 feet above the finished ground level. Any trees, walls, hedge or other planting that obstruct sight lines at intersections shall be maintained to a minimum height of 10 feet above the finished ground level.

STORM DRAINAGE COVENANT
It shall be the responsibility of the owner of not less than 10% of the area of the lot within the area of this plat to provide for the drainage of the area of the lot with the provisions of the drainage plan as approved for this plat.

SANITARY SEWER COVENANT
It shall be the responsibility of the owner of any lot of parcel of land within the area of this plat to provide for the sanitary sewer service to the lot. The owner shall be responsible for the installation, maintenance, and repair of the sanitary sewer service to the lot. The owner shall be responsible for the installation, maintenance, and repair of the sanitary sewer service to the lot.

STORMWATER BEST MANAGEMENT PRACTICES COVENANT
This subdivision has been designed to include stormwater quality best management practices (BMPs) that must be maintained by the owner. The Operations and Maintenance Manual (OMM) shall be prepared by the owner and shall be submitted to the Metropolitan Development Commission for review and approval. The OMM shall be prepared in accordance with the requirements of the Metropolitan Development Commission and the Indianapolis Metropolitan Waterworks Department.

INDIANAPOLIS NEIGHBORHOOD HOUSING PARTNERSHIP
A LANDMARKS CONSULTING
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PREPARED FOR: Indianapolis Neighborhood Housing Partnership
11000 EAST 82ND AVENUE, SUITE 100, INDIANAPOLIS, IN 46226
THIS INSTRUMENT PREPARED BY: TROY A. TERP, A.L.L., OF THE NORTH-HAVEN, LLC
12/22/23
Troy A. Terp

EXHIBITS

Preliminary Plat

Present day aerial



PHOTOS



