

PLAT COMMITTEE

January 11, 2023

Case Number: 2022-PLT-091
Property Address: 2535 Burton Avenue (Approximate Address)
Location: Center Township, Council District # 11
Petitioner: KRC Holdings LLC, by Jynell D. Berkshire
Zoning: I-2
Request: Approval of a Subdivision Plat to be known as Aviators Burton Avenue Addition (a replat of Lots 192-208 in Charles F. Robbins' Second North Indianapolis Addition), dividing 1.76 acres into two lots.
Waiver Requested: None
Current Land Use: Industrial
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 21, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted 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

This site is zoned I-2 and developed with an industrial building. The proposed plat would subdivide the property into two lots along an existing common wall. The proposed plat meets the standards of the I-2 zoning classification.

STREETS

Lot One and Two would front on Burton Avenue with alley access to the east, and railroad access at the southeast corner of Lot One. The Central Canal Trail runs parallel to the alley. No new streets are proposed as part of this petition.

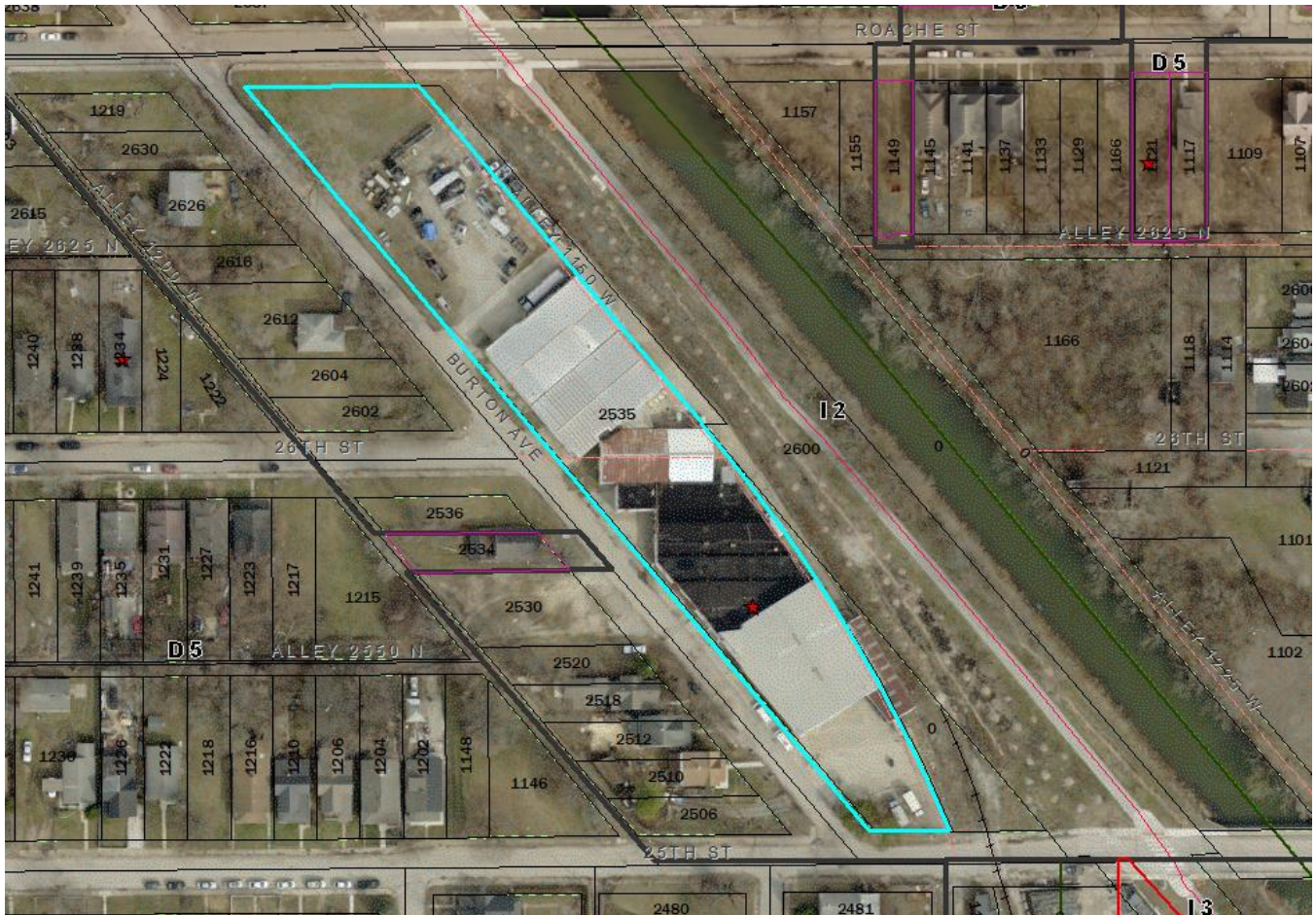
SIDEWALKS

Sidewalks are required along Burton Avenue.

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Industrial	
Comprehensive Plan	Planned Development, Primarily Residential	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-2	Undeveloped
South:	D-5 / I-3	Residential / Industrial
East:	I-2	Public Trail / Canal
West:	I-2	Residential / Undeveloped
Thoroughfare Plan		
Burton Avenue	Local Street	50-foot existing and proposed
Petition Submittal Date	November 21, 2022	

EXHIBITS





Axis SURVEYING, LLC Complete Surveying Services for Commercial • Construction • Residential (317) 841-1936 • www.Axisindy.com • P.O. BOX 952389 • Indianapolis, IN 46259		SHEET 1 OF 1	PROJECT NUMBER 1-248181
PROJECT LOCATED IN: NORTHEAST QUARTER OF SECTION 27 TOWNSHIP 18 NORTH RANGE 3 EAST CENTER TOWNSHIP MARION COUNTY		DRAWN BY: R. STOHLER	PROJECT 1-248181
PREPARED FOR: 2535 BURTON AVENUE INDIANAPOLIS, INDIANA (a Replica of Lots 182-208 to Charles P. Robbins' Second North Indianapolis Addition)	CHECKED BY: D. SCOTTEN	ISSUE DATE: 11-16-2022	

PHOTOS



Proposed Lot Two viewed from Roache Street, facing south



Proposed Lot Two viewed from Burton Avenue, facing east



Proposed Lot Two Burton Avenue frontage, facing south



Proposed Lot One viewed from Burton Avenue, facing east



Subject Site Proposed Lot One, viewed from 25th Street, facing northeast. Trail shown right.