

PLAT COMMITTEE

July 9, 2025

Case Number:	2025-PLT-041
Property Address:	8115 Oaklandon Road, 12102, 12104, and 12106 East 79th Street (Approximate Address)
Location:	City of Lawrence, Lawrence Township, Council District #4
Petitioner:	David and Joanna Sweet, by Russell L. Brown
Zoning:	D-2 and SU-1 (FF) (FW)
Request:	Approval of a Subdivision Plat, to be known as David Sweet Family Subdivision, subdividing 15.79 acres into four lots and two blocks, and a waiver of the sidewalk requirement, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.
Waiver Requested:	Waiver of the sidewalk requirement along East 79 th Street
Current Land Use:	Residential
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 June 16, 2025, 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.
12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
13. That a site plan including a concrete sidewalk along the entire frontage on _Road in compliance with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
14. That the waiver of the sidewalk requirement along East 79th Street be denied.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-2 and SU-1 and is undeveloped. This proposed plat would divide this property into four lots and two blocks. The City of Lawrence Board of Zoning Appeals approved a variance (#25LSV07) for reduced lot frontage for the proposed lots. Additional information regarding the variance can be found in the approval letter below. The proposed plat generally meets the remaining standards of the D-2 zoning classification.

STREETS

All lots would be accessed via private drive that connects to East 79th Street. No new streets are proposed.

SIDEWALKS

Sidewalks do not exist on the subject site's location along East 79th Street and would be required as a part of this plat petition. Staff believes adding sidewalks along this portion of East 79th Street to be a necessary in the ongoing effort to expand the City's pedestrian infrastructure. Staff sees sidewalks to be a vital in achieving pedestrian safety along the City's roads and streets. Additionally, with sidewalks already existing just east of the subject site along East 79th Street, Staff sees adding sidewalk at this location to be an important addition that with help with eventually connecting to nearby sidewalks.

GENERAL INFORMATION

Existing Zoning	D-2 and SU-1	
Existing Land Use	Single-family attached dwelling	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-1	Religious Uses



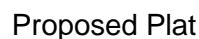
Department of Metropolitan Development
Division of Planning
Current Planning

South:	D-A	Single-Family residential
East:	D-3	Single-Family residential
West:	D-A	Single-family residential
Thoroughfare Plan		
East 79 th Street	Primary Arterial	140-feet existing and 119-feet proposed
Petition Submittal Date	April 23, 2025	

EXHIBITS



Present Aerial





City of
Lawrence
Indiana

June 18, 2025

David and Joanna Sweet
12110 E 79th St
Lawrence, IN 46236

RE: Petition #25 LSV 07
Parcel 4033614, 4034189, and 4033615
12102, 12104 and 12106 E 79th St
Lawrence, IN 46236

To Whom It May Concern,

On June 17, 2025 the Lawrence Board of Zoning Appeals heard your petition for a Variance of Development Standards of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance from Table 742-103-4: Minimum Lot Frontage within D2 District, proposed 0, required 40' for a proposed 4 lot major subdivision accessed via a private drive from E 79th St.

The City of Lawrence Board of Zoning Appeals granted your petition with a unanimous vote

The Board's Findings are of record in the office of the Board of Zoning Appeals. If you have any questions regarding this matter, please contact our office.

Remain in good health,

Renea Rafala
Board Secretary

PHOTOS





