

PLAT COMMITTEE

September 9, 2026

Case Number: 2026-PLT-035
Property Address: 931 South East Street (*Approximate Address*)
Location: Center Township, Council District # 18
Petitioner: Akal Investments, by Pat Rooney
Zoning: C-5 (RC); D-8 (RC) (pending)
Request: Approval of a Subdivision Plat, to be known as 931 South Commercial Subdivision, subdividing 0.471-acre into two lots
Waiver Requested: None
Current Land Use: Surface parking lot and a commercial structure
Staff Reviewer: Jeffrey York, Manager

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 August 11, 2026, 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

The subject site is zoned C-5 (RC), however, proposed Lot 2 is the subject of a pending rezoning petition (2026-ZON-066), that, if approved, would rezone 0.222-acre to D-8 (RC), for residential development. Proposed Lot 1 would retain the C-5 (RC) zoning classification. Proposed Lot 1 would be 0.242-acre.

This proposed plat would combine and divide several lots that were part of Washington Smith's Subdivision, which was recorded on March 20, 1854. The plat also proposes to resolve a portion of the existing north-south alley abutting the site to the east. The plat indicates that 440 square feet of proposed Lot 2 would be dedicated as public right-of-way. Staff could not find evidence that this portion of the alley had ever been vacated, however, a re-dedication of this portion would clarify this right-of-way and provide for continued public use. The proposed plat generally meets the standards of the C-5 and D-8 zoning classifications for development.

STREETS

Both lots would have frontage along East Street.

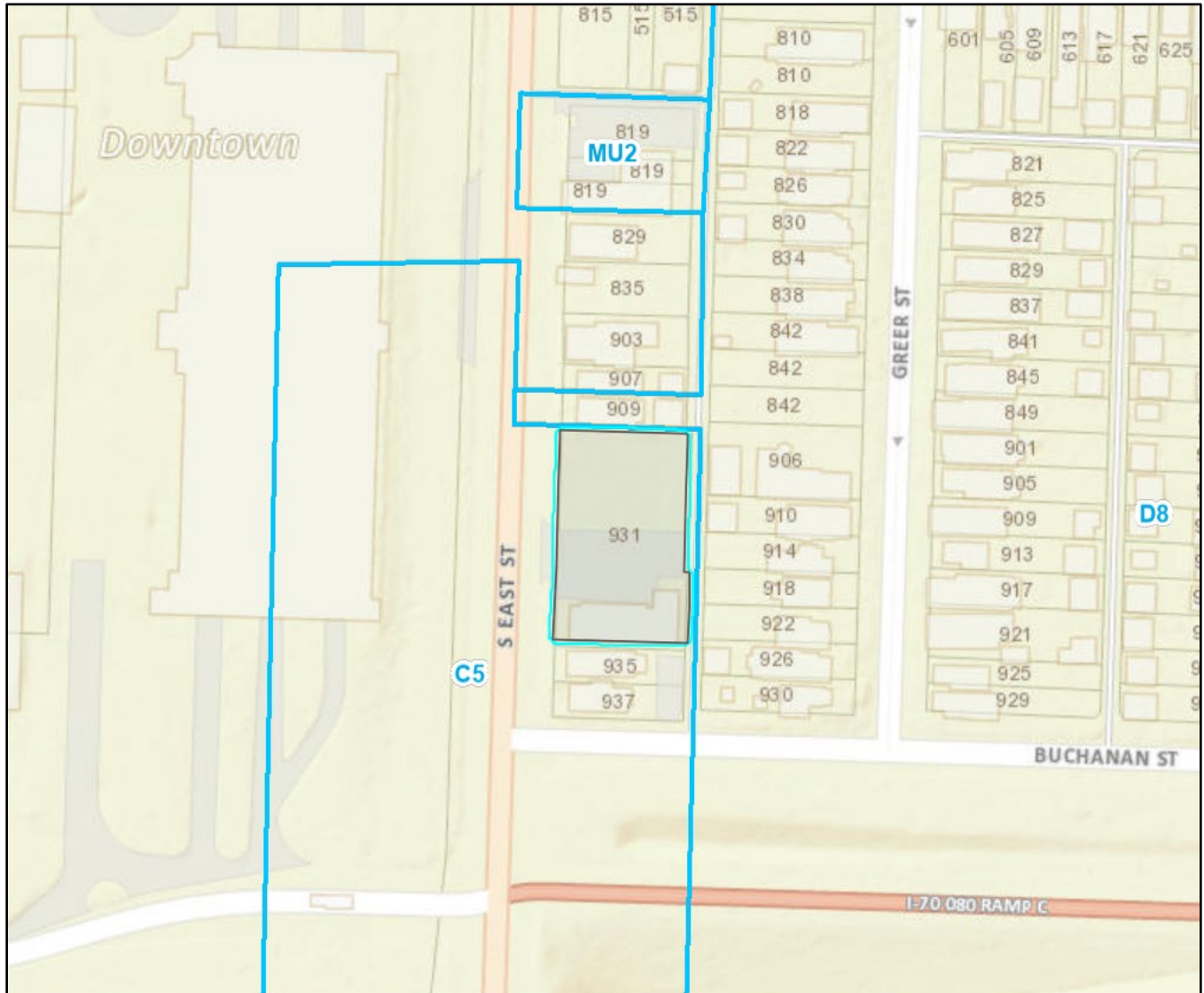
SIDEWALKS

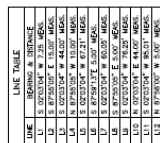
Sidewalks exist along East Street.

GENERAL INFORMATION

Existing Zoning	C-5 (RC); D-8 (RC) (pending)	
Existing Land Use	Surface parking lot and a commercial structure	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8 (RC)	Residential
South:	D-P (RC)	Commercial
East:	D-8 (RC)	Residential
West:	C-5 (RC) / I-3 (RC)	Offices
Thoroughfare Plan		
East Street	Primary arterial	80 feet existing and 78 feet proposed
Petition Submittal Date	May 29, 2026	

EXHIBITS





SECONDARY PLAT

5201 S. EAST STREET
INDIANAPOLIS, IN 46227
SUITE 1
PHONE: (317) 974-5555
FAX: (317) 974-5375
email: info@pandp.com

P&H
OFFICE ENGINEERING/SURVEYING

I agree, under the provision for injury, that I have taken reasonable care to protect each child. Similarly, I believe in this characterisation, when required to do so. (David J. Miller)

PHOTOS

