

PLAT COMMITTEE

July 8, 2026

Case Number: 2026-PLT-018
Property Address: 2949, 2953, & 2959 Ruckle Street (*Approximate Address*)
Location: Center Township, Council District 8
Petitioner: O & D Holdings, LLC, by David Gilman
Zoning: D-5
Request: Approval of Subdivision Plat to be known as Replat of Paradigm City Townhomes, dividing 0.357-acre into two blocks.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Josh Levesque, 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 March 17, 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 D-5 and is currently undeveloped. This proposed plat would combine 3 parcels into 2 blocks. Block A, the larger of the two, would have an area of roughly 12,378 square feet while Block B would have an area of roughly 3,176 square feet.

STREETS

Both Block A and Block B would have frontage on 30th Street while only Block A would have frontage on Ruckle Street. Block B would also be adjacent to an alley.

SIDEWALKS

Sidewalks already exist along these portions of Ruckle and 30th Streets.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the D-8 district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space. Staff will note that, based on Table 742-103-03: Residential Building Type Standards, the size of Lot B would limit future development to single-family attached dwellings.

GENERAL INFORMATION

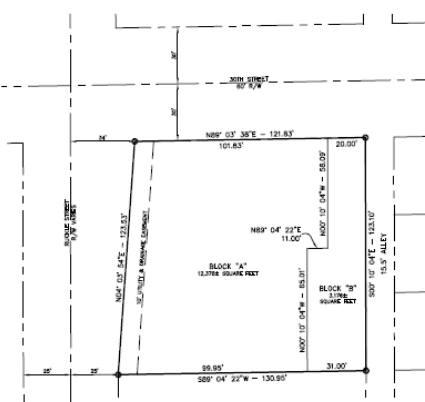
Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Mapleton-Fall Creek Neighborhood Land Use Plan	
Surrounding Context	Zoning	Land Use
North:	D-5	Residential
South:	D-5	Residential
East:	D-5	Residential
West:	D-5	Residential
Thoroughfare Plan		
30th Street	Primary Arterial	60-foot existing right-of-way and 88 feet proposed
Ruckle Street	Local Street	57-foot existing right-of-way and 48 feet proposed
Petition Submittal Date	March 2026	

EXHIBITS

2026PLT018: Aerial Images



2026PLT018: Proposed Plat



DEPARTMENT
The undersigned, successors, Principal, of D & D Holdings, LLC, the owner of record of the real estate described herein, does hereby certify that he has laid out, plotted and subdivided and does hereby lay out, plot and subdivided and real estate as shown herein in accordance with the within plat.

This subdivision was known and designated as PARADIGM CITY TOWNHOMES, a subdivision for single family residences in Marion County, Indiana, at right-of-way and easements shown herein not heretofore dedicated to the public are hereby so dedicated.

SITE DISTANCE COVENANT
Sight obstruction, by fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 and 9 feet above the street shall be placed or permitted to remain on any corner lot subject to the following: the intersection of the street right-of-way lines and a line connecting points 25 feet from the intersection of such street right-of-way lines, or in the case of a rounded street corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the side of the lot. The placement or stay line to trees shall be permitted to remain within such distance of such intersection unless the village is maintained at a sufficient height to prevent obstruction of the sight lines.

STORM DRAINAGE COVENANT
It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with all laws with the provisions of the drainage plan as approved for this plat by the City of Indianapolis and the requirements of all drainage permits issued for this plat.

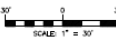
SANITARY SEWER COVENANT
It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with all laws with the provisions of the sanitary sewer construction approved by the municipality and the requirements of all sanitary sewer construction permits issued for this plat. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement is granted without express written permission, that in their duly required, and shall run with the real estate. The municipality and its agents shall have the right to remove and replace the temporary periodic rolls, over the owner's real estate, subject to such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

ENFORCEMENT COVENANT
Metropolitan Development Commission: The Metropolitan Development Commission, its successors and agents, shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Commission.

This subdivision has been designed to include a stormwater quality best management practice (BMP) that must be maintained by the BMP(s) Owner. Said BMP(s) is currently maintained by the developer. However, upon the activation of the Indianapolis condition, the Operation and Maintenance Manual for BMP(s) shall become the responsibility of said subdivision subject to all laws and other city requirements.

Subject to the Standards and Specifications of the Indiana Energy Group, Sanitation Section.
Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.

**SECONDARY PLAT OF:
PARADIGM CITY TOWNHOMES**
A RE-SUBDIVISION OF PARTS OF LOTS 1, 2, & 3 IN BLOCK 2 IN JOHN S. FLEMING'S NORTH PARK ADDITION (PLAT BOOK 9, PAGE 112) INDIANAPOLIS, CENTER TOWNSHIP, MARION COUNTY, INDIANA

LEGEND
○ Pinky color, light red color
○ Pink color, light red color

ASSIGNED ADDRESSES
2548 Ruckle Street, Indianapolis, IN
2550 Ruckle Street, Indianapolis, IN
2552 Ruckle Street, Indianapolis, IN
2554 Ruckle Street, Indianapolis, IN
2556 Ruckle Street, Indianapolis, IN
2558 Ruckle Street, Indianapolis, IN
2560 Ruckle Street, Indianapolis, IN
2562 Ruckle Street, Indianapolis, IN
2564 Ruckle Street, Indianapolis, IN
2566 Ruckle Street, Indianapolis, IN
2568 Ruckle Street, Indianapolis, IN
2570 Ruckle Street, Indianapolis, IN



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION
Part of Lots 1, 2, and 3 in Block 2 in Fleming's North Park Addition, as per plat thereof recorded in Plat Book 9, page 112 in the Office of the Recorder of Marion County Recorder's Office, said part being further described as follows: Beginning at the northeast corner of said Lot 3; thence North 04 degrees 03 minutes 44 seconds East 123.53 feet along the east right-of-way of Ruckle Street to the south right-of-way of 30th Street; being also the north line of Lot 1; thence North 88 degrees 03 minutes 28 seconds East 153.43 feet along the north line of Lot 1 to the northeast corner thereof; thence South 02 degrees 10 minutes 04 seconds East 123.10 feet along the east line of Lot 1, 2, and 3 to the southeast corner of said Lot 3; thence South 88 degrees 04 minutes 22 seconds West 130.95 feet along the south line of said Lot 3 to the Point of Beginning, containing 15,506 square feet, more or less.

SURVEYOR CERTIFICATION
This subdivision consists of 1 lot, numbered 1, all as shown on the within plat. The size of each lot and the widths of the streets and ditches are given in dimensions denoting feet and decimal parts thereof.

This plat is based on a re-survey of the above referenced Subject Property, performed by ABE Surveying Consultants, Inc., Project #17-1851, recorded as Instrument #2022-117458 in the Office of the Recorder of said County.

Witness my signature this 17th day of March, 2025.



ABE Surveying Consultants, Inc.
No. 15
LS 2000000
STATE OF INDIANA
LAND SURVEYOR

SOURCE OF TITLE: Inst. #2022-26258
Inst. #2022-117458
Inst. #2025-32446

REVISIONS	DATE	BY	REASON
1	03/17/25	ABE	INITIAL
2	03/17/25	ABE	INITIAL
3	03/17/25	ABE	INITIAL
4	03/17/25	ABE	INITIAL
5	03/17/25	ABE	INITIAL
6	03/17/25	ABE	INITIAL
7	03/17/25	ABE	INITIAL
8	03/17/25	ABE	INITIAL
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96	03/17/25	ABE	INITIAL
97	03/17/25	ABE	INITIAL
98	03/17/25	ABE	INITIAL
99	03/17/25	ABE	INITIAL
100	03/17/25	ABE	INITIAL

PHOTOS

2026PLT018: Photographs



Photo 1: View of subject site as seen from Ruckle Street

2026PLT018: Photographs



Photo 2: Looking south on Ruckle Street

2026PLT018: Photographs



Photo 3: Looking north on Ruckle Street at intersection with 30th Street

2026PLT018: Photographs



Photo 4: View of subject site from alley