



PLAT COMMITTEE

December 11, 2024

Case Number:	2024-PLT-070
Property Address:	2130, 2138, and 2150 North Talbott Street (<i>Approximate Address</i>)
Location:	Center Township, Council District # 12
Petitioner:	Jonathan C. Chumley, by Paul J. Lambie
Zoning:	D-8
Request:	Approval of a Subdivision Plat, to be known as Chumley Talbott Street Replat, dividing 0.545-acre into six lots.
Waiver Requested:	None
Current Land Use:	Vacant
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 November 21, 2024 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. Future development must be one of the appropriate building typologies laid out in Table 742.103.03 based on the proposed lot width for each of the lots.
12. Each lot shall contain one native Indiana shade tree to be placed in the front yard in front of where the house is to be built.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and is undeveloped. This proposed plat would divide this property into six individual lots. The proposed plat generally meets the standards of the D-8 zoning classification for Detached House - Compact Lot, Row House – Compact Lot, and Row House – Small Lot.

STREETS

All lots would front on North Talbott Street with alley access on the rear. No new streets are proposed.

SIDEWALKS

Sidewalks are existing on North Talbott Street.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-8	Two-Family residential
West:	D-8	Two-family residential
Thoroughfare Plan		
North Talbott Street	Local Street	50-feet existing and 48-feet proposed
Petition Submittal Date	October 31, 2024	

EXHIBITS



TABLE 742.103.03 – RESIDENTIAL BUILDING TYPE STANDARDS

NAME/TYPE	LOT (MIN.) [1]		SETBACKS (MIN.)				BUILDING		Zoning Districts				
	AREA (S.F.)	WIDTH	FRONT	SIDE	CORNER SIDE	REAR	HEIGHT (MAX.) [2]	OPEN SPACE [3]	D5	D5II	D8	D9	D10
Detached House – Medium Lot	≥ 7.2K	60'	See Section 744, Article VII, Section 01.C, Private Frontage Types	7'	10'	20'	35' / 2.5 story	60%	■	■			
Detached House – Small Lot	≥ 5K	40'		5'	8'	20'	35' / 2.5 story	40%	■	■	■		
Detached House – Compact Lot	≥ 2.5K	25'		3'	8'	15'	35' / 2.5 story	20%		■	■	■	
Duplex (2 units)	≥ 7.2K	60'		5'	8'	20'	35' / 2.5 story	60%	■	■	■		
Multi-Unit House (2-4 units) – Small Lot	≥ 5K	40'		5'	8'	20'	35' / 2.5 story	40%	■	■	■		
Multi-Unit House - Compact Lot (2-4 units)	≥ 3.5K	35'		3'	8'	10'	35' / 2.5 story	20%	■	■	■	■	
Row House – Large Lot (2 – 8 units / building)	≥ 2K	20'		5' / 0' if party wall	8'	15'	40' / 3 story	15%		■	■	■	■
Row House – Small Lot (2-12 units / building)	≥ 1.2K	16'		5' / 0' if party wall	8'	15'	40' / 3 story	10%			■	■	■
Small Apartment (3 – 12 units)	4K – 12K	40' – 100'		5'	10'	10'	50' / 2-4 story	100 s.f. / unit			■	■	■
Medium Apartment (13-50 units)	12K – 1ac.	100' – 200'		5'	10'	10'	75' / 3-6 story	75 s.f. / unit				■	■
Large Apartment (51+ units)	≥ 1 ac.	150' min.	5'	10'	10'	150' / 3-12 story	60 s.f. / unit					■	

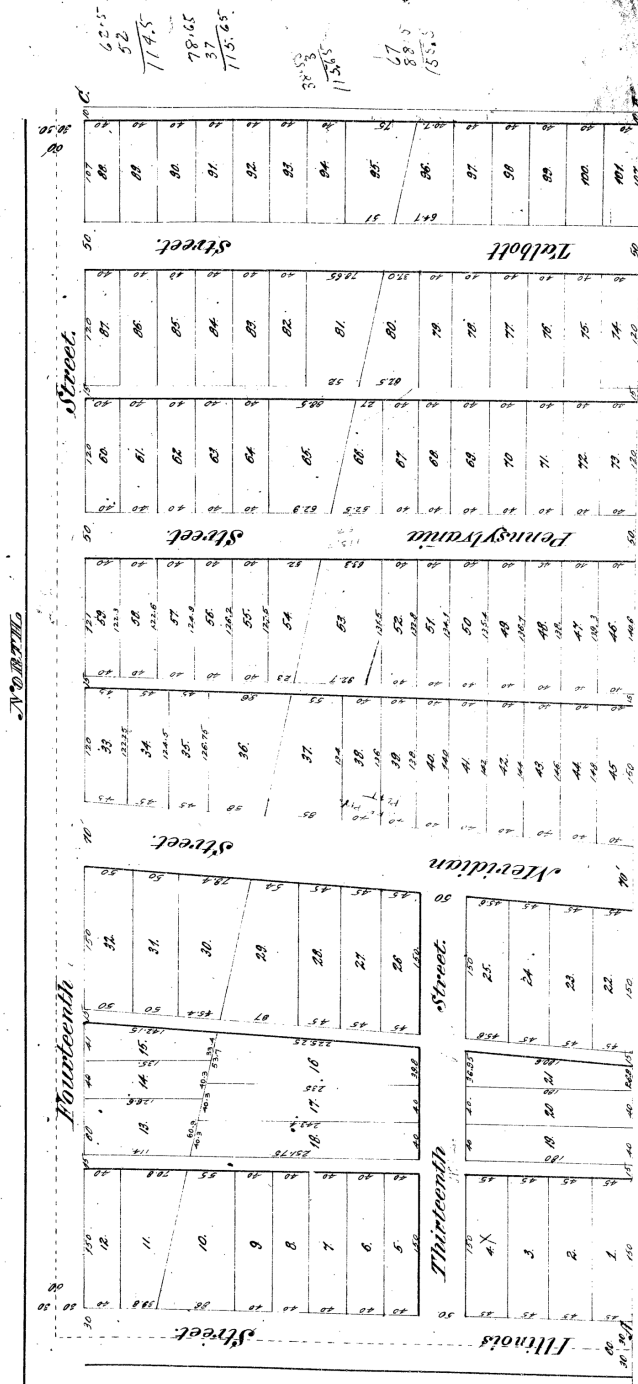
[1] Lot width shall exclusively control the application of the residential building type standards (except for Apartment Types).

[2] The lesser of the two values shall be the maximum height.

[3] See Walkable Neighborhood Design Standards, Section 744, Article VII, Section 01.D, Block & Lot Open Space for eligible open space designs.

■ Permitted lot and building type in zoning district.

Lazarus and Pierce's Meridian Place.



Proposed by immolation of the Addition to City of Indiana lots see Deed Record 214, page 125.
 In planning of 13th Street from front alley East of 2nd Street to the East line of 3rd Street Avenue see Deed Record 216 Page 149.
 For dedication of 3rd St. from front side of lots 1 to 12 see 9th Record 219 page 60.
 See Plat Book 11, page 138 for revised Plat of lots 13 to 21.

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PHOTOS





