

PLAT COMMITTEE

December 11th, 2024

Case Number:	2024-PLT-071
Property Address:	1502 Dunlap Avenue
Location:	Wayne Township, Council District #17
Petitioner:	Elore Alom, LLC, by Matthew Peyton
Zoning:	D-5
Request:	Approval of a Subdivision Plat, to be known as Brown's Replat of Part of Lots 139 and 140 in Lynhurst Heights Subdivision, dividing 0.645-acre into three lots.
Waiver Requested:	None
Current Land Use:	Residential
Staff Reviewer:	Kiya Mullins, Associate 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 October 31st, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is 0.64 acres and zoned D-5. If approved, this plat petition will split the existing 0.64 acres into three (3) parcels. If this plat petition is approved, the existing primary structure will remain on one of the newly created parcels, and two (2) dwellings are planned to be built on the other two parcels.

SETBACKS

This property was platted sometime in or around 1937, and the existing primary structure was built in 1940. The north side of the building does not meet the setback standards stated in the current version of the Consolidated Zoning/Subdivision Ordinance. The north side setback is 2.3 feet, while the required setback is three (3) feet. Plans for the two (2) dwellings that will be built on the other two (2) parcels will meet the current Indy Rezone standards for setbacks.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. If the existing single-family residential home is ever to be removed, any new homes built on this parcel or the two newly created parcels would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-3	Traditional Neighborhood
South:	D-3	Traditional Neighborhood
East:	SU-2	Traditional Neighborhood
West:	D-3	Traditional Neighborhood
Thoroughfare Plan		
Dunlap Avenue	Local Street	44 feet existing and 48 feet proposed
Petition Submittal Date	October 31 st , 2024	

EXHIBITS



Exhibit 1: Aerial image of 1502 Dunlap Avenue and the surrounding area from DMD's ArcGIS. 1502 Dunlap Avenue is shown in red.

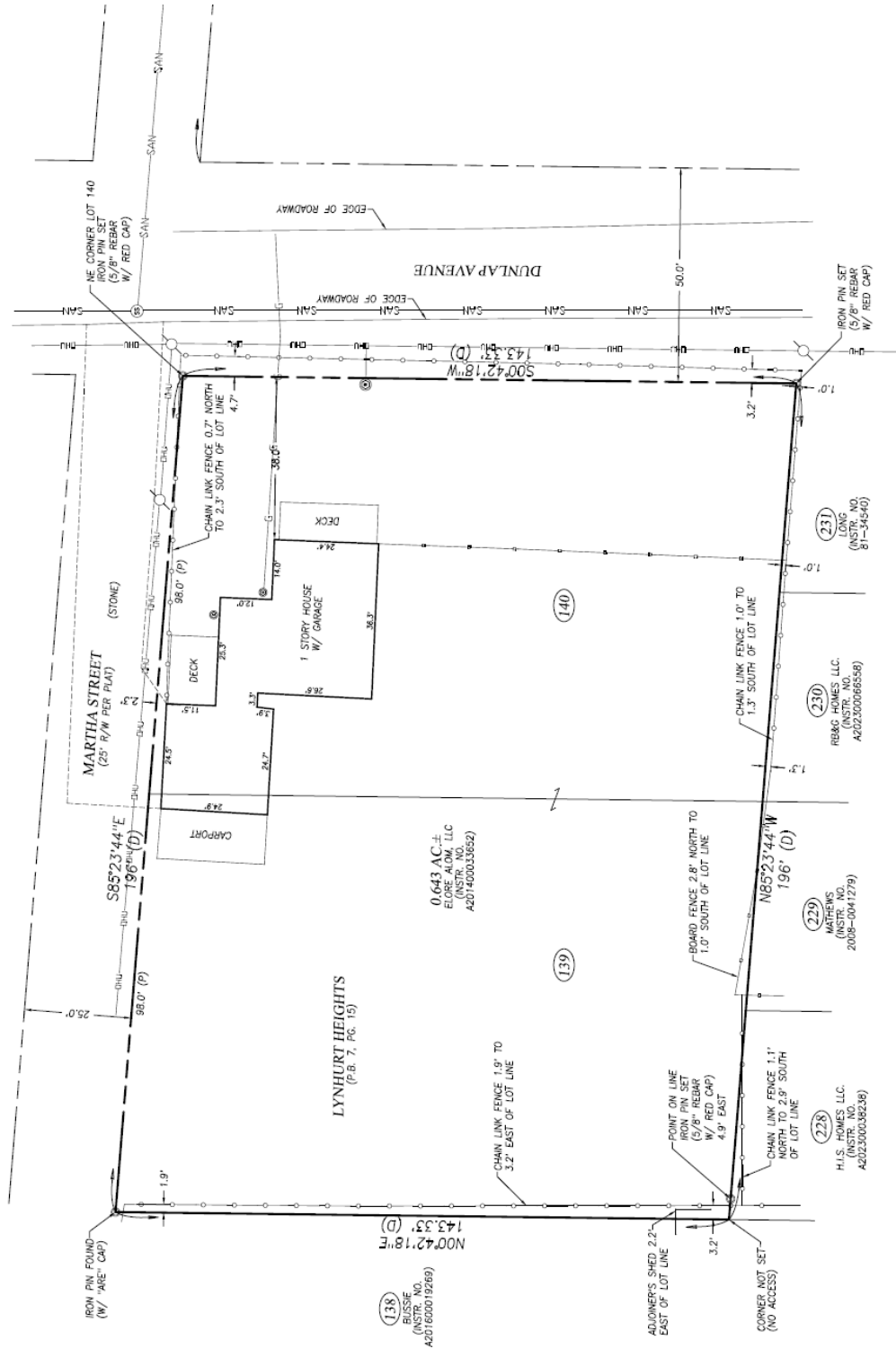


Exhibit 2: Survey of 1502 Dunlap Avenue in its current state.

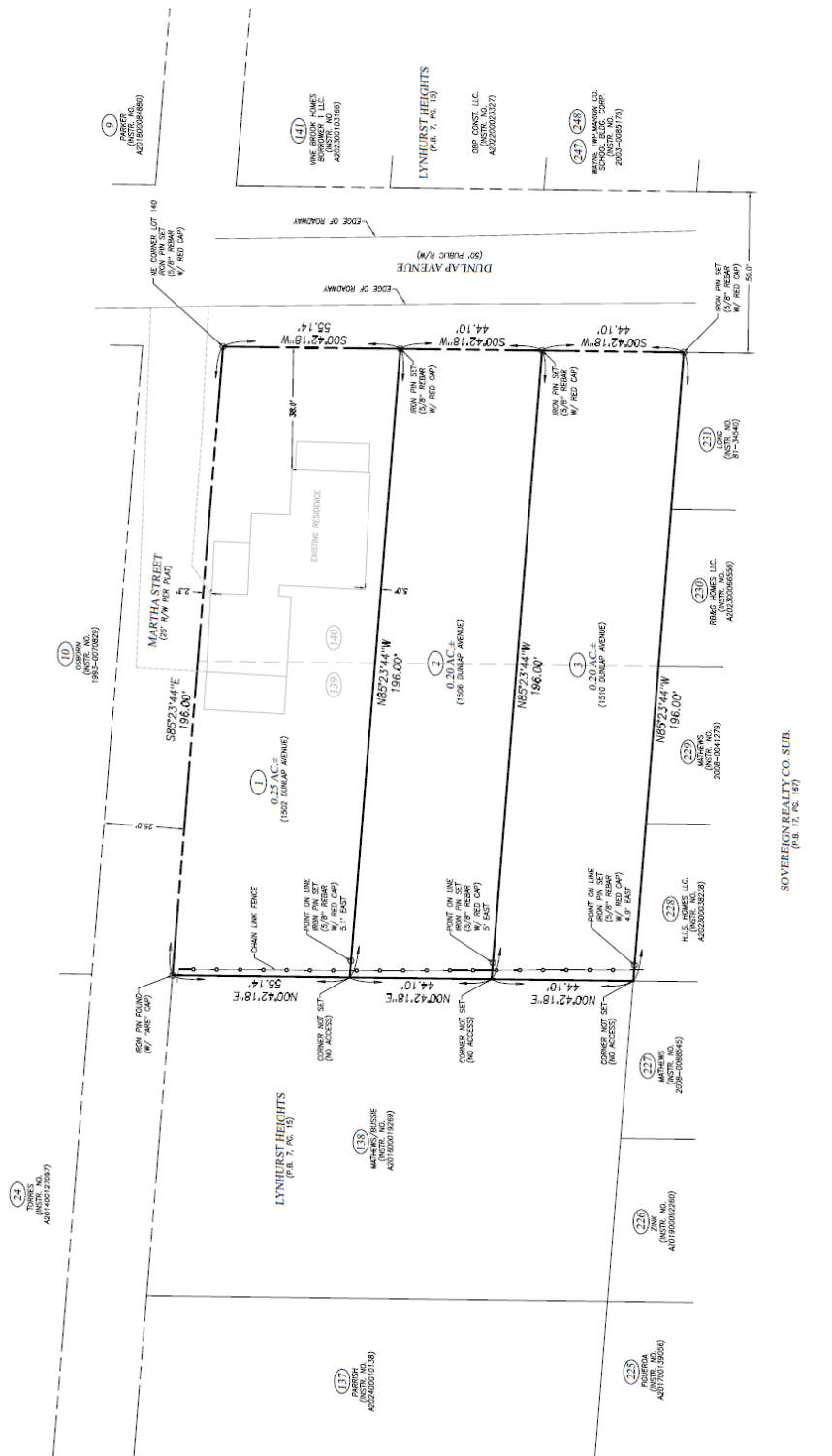


Exhibit 3: 1502 Dunlap Avenue survey with proposed parcel splits.



Exhibit 4: Looking South 1502 Dunlap Avenue.



Exhibit 5: Looking North 1502 Dunlap Avenue.



Exhibit 6: General area where the two dwellings will be built if this plat petition is approved.