

## PLAT COMMITTEE

June 11, 2025

**Case Number:** 2025-PLT-028  
**Property Address:** 1962 North Graham Avenue (*approximate address*)  
**Location:** Warren Township, Council District # 14  
**Petitioner:** Habitat for Humanity of Greater Indianapolis, by Christopher Barnett  
**Zoning:** D-5  
**Request:** Approval of a Subdivision Plat to be known as Replat of Part of Lot 24 in Arlington Heights Subdivision, subdividing 0.371-acre into two lots.  
**Waiver Requested:** None  
**Current Land Use:** Undeveloped  
**Staff Reviewer:** Michael Weigel, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 11, 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.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned D-5 for residential uses and is currently undeveloped. The proposed plat would subdivide the property into two lots: Lot 1 would have a width of 61.15 feet and an area of 0.187 acres, and Lot 2 would have a width of 60 feet and an area of 0.183 acres. The proposed plat meets the standards of the D-5 zoning classification.

### STREETS

Both lots would front on Graham Avenue to the east and an unimproved alley to the west. Lot 1 would also front on 20<sup>th</sup> Street to the north. No new streets are proposed as part of this petition.

### SIDEWALKS

No sidewalks are existing or proposed as a part of this plat. Since adjacent properties to the south, east, and west also do not contain sidewalks, none would be required per 744-303.B of the Ordinance.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	D-5	Residential
South:	D-5	Residential
East:	D-5	Residential
West:	D-5	Residential
<b>Thoroughfare Plan</b>		
Graham Avenue	Local Street	50-foot existing and 48-foot proposed
20 <sup>th</sup> Street	Local Street	50-foot existing and 48-foot proposed
<b>Petition Submittal Date</b>	April 11, 2025	

EXHIBITS

2025PLT028 ; Aerial Map







**2025PLT028 ; Photographs**



Photo 1: Subject Site Viewed from East



Photo 2: Subject Site Viewed from North



**2025PLT028 ; Photographs (continued)**



Photo 3: Adjacent Property to East



Photo 4: Adjacent Property to South