

Department of Metropolitan Development Division of Planning Current Planning

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.



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- 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 20th 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.

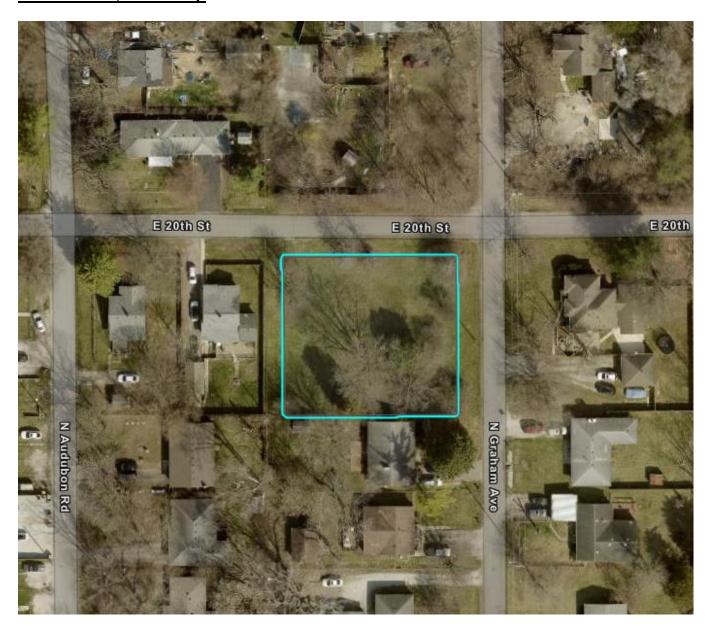
GENERAL INFORMATION

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



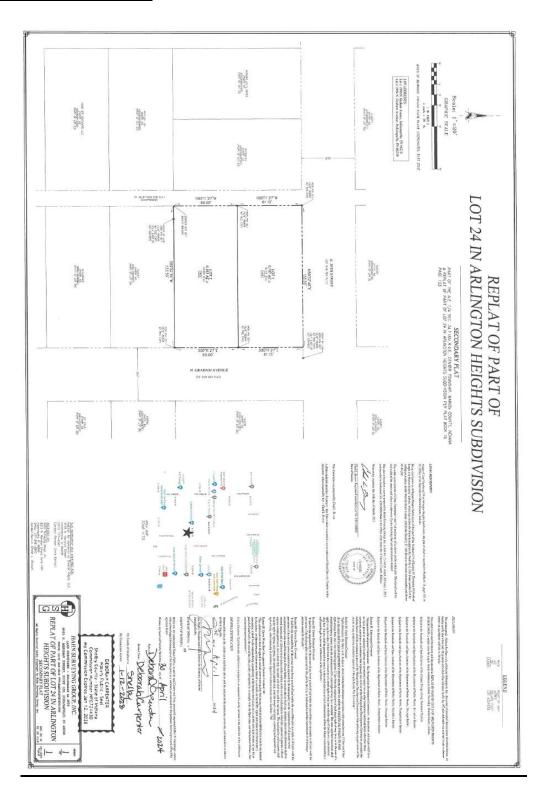
EXHIBITS

2025PLT028; Aerial Map





2025PLT028; Proposed Plat





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