

PLAT COMMITTEE

June 11, 2025

Case Number:	2025-PLT-029
Property Address:	2932 Central Avenue (<i>approximate address</i>)
Location:	Center Township, Council District #12
Petitioner:	College Flats, LLC, by Eric Armstrong
Zoning:	C-1 (D-8 pending)
Request:	Approval of a Subdivision Plat to be known as College Flats Subdivision, dividing 0.15-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 plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 22, 2025, 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 currently zoned C-1 and is unimproved. Surrounding land uses are primarily residential in nature but also include a small AES substation to the south of the property. The rezoning petition 2025ZON026 would rezone this parcel to the D-8 zoning designation; it was approved by the Metropolitan Development Commission on May 7, 2025 and is pending approval by the City-County Council on June 9, 2025 prior to the scheduled hearing of this plat. Although it appears that some foundation work has begun at the site without issued permits in place, permit applications have been filed with the Department of Business and Neighborhood Services that will match the property boundaries shown on the plat.

The proposed plat would divide the existing parcel into two (2) lots: Lot 1 would have a width of 20.58 feet and an area of 2760 square feet, while Lot 2 would have a width of 29.58 feet and an area of 3968 square feet. The proposed plat meets the requirements of the D-8 zoning district for row house development per Table 742.103.03 of the Indianapolis Zoning Ordinance as well as commitments related to 2025ZON026.

STREETS

Both lots would front on Central Avenue to the east and an existing improved alley to the west. No new street are proposed. Per commitment from the 2025 rezone, a 39-foot half right-of-way will be dedicated.

SIDEWALKS

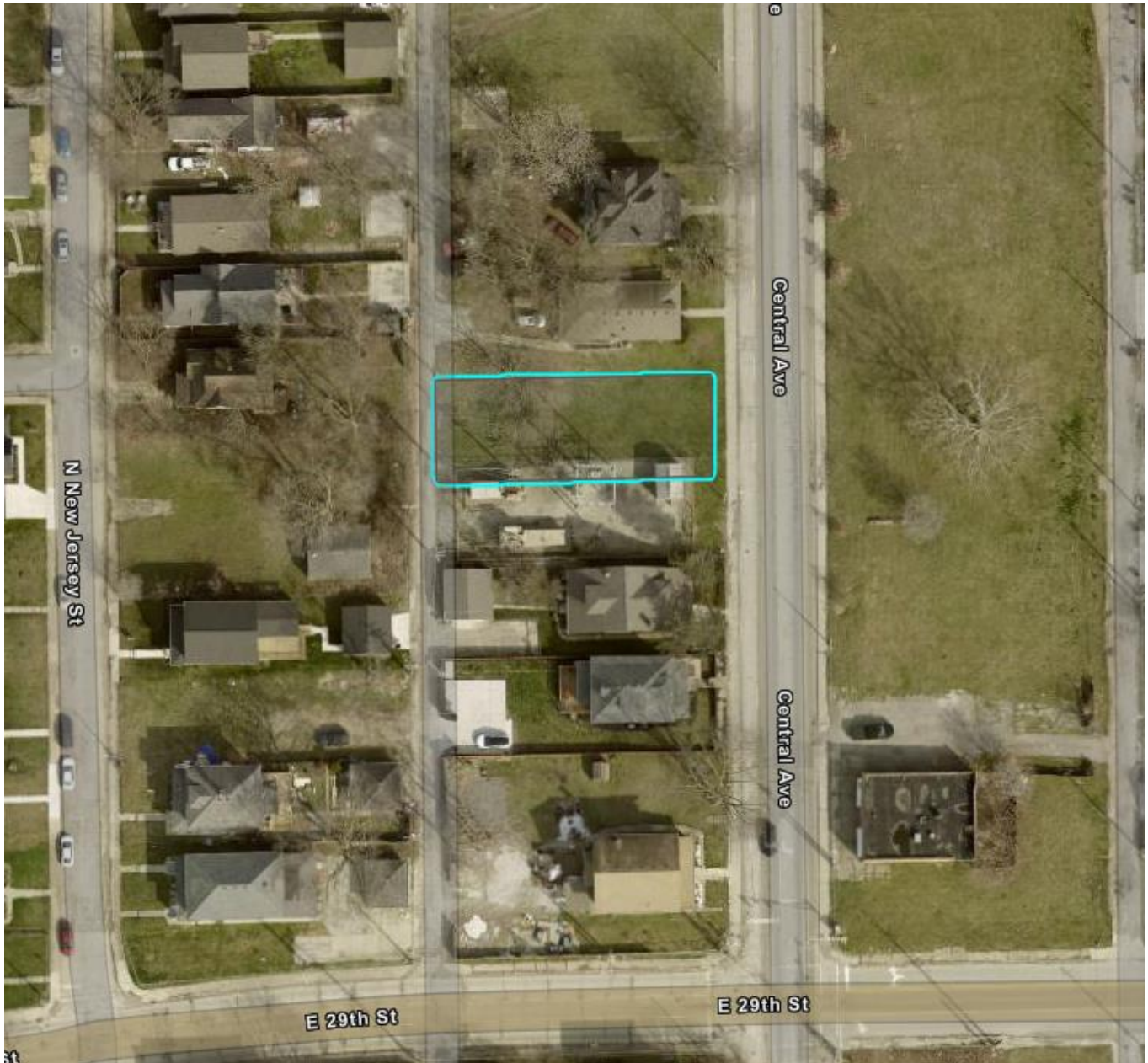
Sidewalks are existing along Central Avenue.

GENERAL INFORMATION

Existing Zoning	C-1 (D-8 pending)	
Existing Land Use	Undeveloped	
Comprehensive Plan	8-15 Residential Units per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Residential
South:	C-1	AES substation
East:	MU-2	Undeveloped
West:	D-5	Residential
Thoroughfare Plan		
Central Avenue	Primary Arterial	60-foot existing and 78-foot proposed
Petition Submittal Date	April 22, 2025	

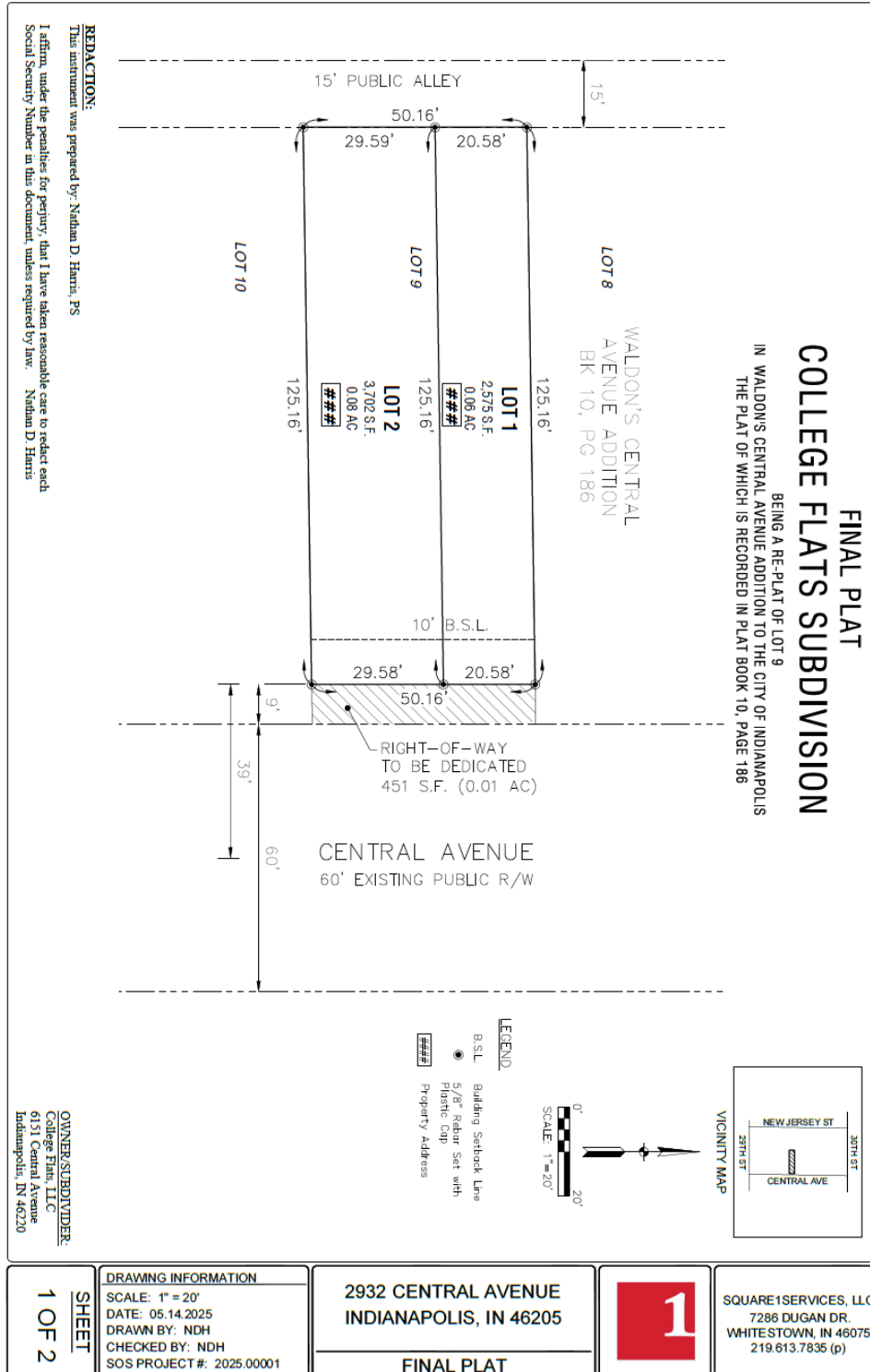
EXHIBITS

2025PLT029 ; Aerial Map



(Note: aerial photograph was taken prior to unpermitted site work + laying of foundation)

2025PLT029 : Proposed Plat



2025PLT029 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Adjacent Property to South

2025PLT029 ; Photographs (continued)



Photo 3: Adjacent Property to North



Photo 4: Adjacent Property to East