

PLAT COMMITTEE

June 11, 2025

Case Number: 2025-PLT-027

Property Address: 1711 North Campbell Avenue AKA 1714 North Arlington 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 63 in Arlington Heights, Third Section, subdividing 0.359-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 with widths of 58.65 feet and areas of 0.179 acres each. The proposed plat meets the standards of the D-5 zoning classification.

STREETS

Both lots would front on Campbell Avenue to the west and an unimproved alley to the east. No new street 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 north and south 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	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Residential
South:	D-5	Undeveloped
East:	D-5	Residential
West:	D-5	Residential
Thoroughfare Plan		
Campbell Avenue	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	April 11, 2025	

EXHIBITS

2025PLT027 ; Aerial Map



2025PLT027 ; Photographs



Photo 1: Subject Site Viewed from West



Photo 2: Adjacent Property to South

2025PLT027 ; Photographs (continued)



Photo 3: Adjacent Property to North



Photo 4: Adjacent Property to West