

PLAT COMMITTEE January 10, 2024

Case Number: 2023-PLT-100

Property Address: 1015 Harlan Street (Approximate Address)

Location: Center Township, Council District #18

Petitioner: M&H Estate, LLC, by Andrew Wert

Zoning: D-5

Request: Approval of Subdivision Plat to be known as Aviator's Harlan Street Addition,

dividing 0.124-acre into two single-family attached lots.

Waiver Requested: None

Current Land Use: Two-Family Dwelling

Staff Reviewer: Linda Ahlbrand, Principal Planner II

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 December 1, 2023, 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.
- 11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the detached garage at the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915 as shown on the historic Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots One and Two would front on Harlan Street, with alley access from the first north-south alley east of Harlan Street. No new streets are proposed.

PROCEDURE

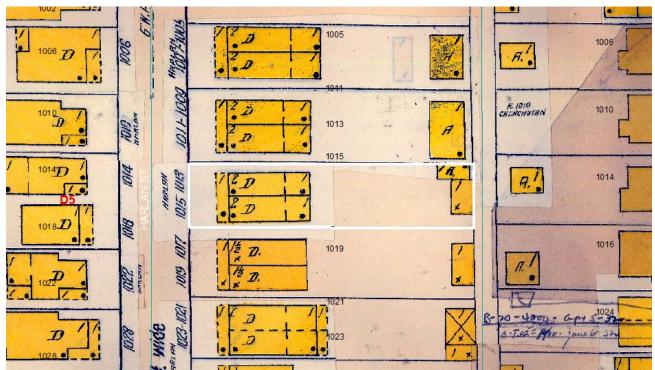
This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

| NERAL INFORMATION | | |
|-------------------------|--------------------------|-------------------------------|
| Existing Zoning | D-5 | |
| Existing Land Use | Two-family dwelling | |
| Comprehensive Plan | Traditional Neighborhood | |
| Surrounding Context | Zoning | Land Use |
| North: | D-5 | Two-Family dwelling |
| South: | D-5 | Two-Family dwelling |
| East: | D-5 | Single-Family residential |
| West: | D-5 | Single-Family residential |
| Thoroughfare Plan | | |
| Harlan Street | Local Street | 50-foot existing and proposed |
| Petition Submittal Date | December 1, 2023 | |



EXHIBITS





1915 Sanborn Map







R. STOHLER T. STRUG 11-27-2023 This subclosion consist of 2 Lats, Maribered 1 & 2 and shall be known and designated as <u>AMMIORS WARANTREFI</u> MODION with public rights of way, cosminers and autocias as shown on the within pict; The size of the jobs and widths of the street and essenants are shown in figures denoting feet and dozimal parts thereof; The within Pixt is a representation of the ands surveyed and pixtled under my direct supervision is true and correct to the best of my brondedge can beint; SURVEYOR'S CERTIFICATE CHECKED BY: ISSUE DATE: DRAWN BY: SHEET <u>٩</u> FUBLIC ALLEY CONCRETE 12.5' RIGHT OF WAY NE CORNER OF LOT 24 (317) 841-1506 - www.AXISIndy.com P.O. BOX 502369 - Indianapolis, IN 46250 SOUTH LINE OF .DI 21 PART OF LOT 22 VB9*54'06"E 143.50' I.T. DYE'S SUBBIFFIN . TANK STRUG HEREBY CERTIFY THAT **AVIATORS HARLAN STREET ADDITION** Complete Surveying Services for Commercial - Construction - Residential Mesmo (a replat of parts of Lots 22 & 23 LOT 1 (1015 HAPLAN STREET) 2,771± SOURE FEET 1.0T 2 (1017 HARLAN STREET) 2,610± SQUARE FEET N89'54'06'E 143.50 in J.T. Dye's Subdivision) WOODLAWN AVENUE 80' ROH OF WAY PUBLIC STREET ASPINE S89°54'06"W 143.50' LOT 24 LT. DYE'S SUBDIVISION SOUTH RIGHT OF WAY OF LHRUAN STREET LOT 19 LT. DYE'S SUBDIVISION LOT 21 I.T. DYE'S SUBDIVISIO PART OF LOT 23 J.T. DYE'S SUBBIVISH it wall be the responsibility of the corner of any lot or percol of and withn the area of this pat to comply at all from with the provisions of the desirage pass as approved for this pat by the City of instancypola and the requirements of all desirage permits insured for this plat. In addition to the output is cased at most age of the image and the interest in the state of the interest in the state of the cased and the interest in the in It be transport (if the exert of grid to transfer out of the transport of a first by transport out of the exert of grid transfer of the transfer out of the transfer of the transfer out of the transfer of the transfer out of the transfer of the transfer out to the transfer of the transfer out to the transfer of the transfer out to the transfer out the transfer out to the transfer out STANDARD RESTRICTIVE COVENANTS POINT OF COMMENCEMENT NE CORNER OF LOT 19 SW CORNER OF LOT 21 EAST RIGHT OF WAY PUBLIC STREET ASPHALT PROJECT LOCATED IN: SOUTHEAST QUARTER OF SECTION 7 TOWNSHIP 15 NORTH RANGE 4 EAST CENTER TOWNSHIP MARION COUNTY Links Listing Congrey Neuroly Dates 1448 LEG. Performed No. 2010/2010005 STOTE TO Result to 10 M or prince processor for for the service processor for the conference of the HE LANDSONG, DONGE OF THE MINISTERS OF LEST ON BESTELLING THE ALL MAN SHOWN THE YEAR THOUGH THE THE STATE ALCEREME, SHE YE FRANCEL IME COMMAND, COMMAND, STREAMS, STREAMS, THE FALL SHOW, MERRY, THE THE THE STATE ALCER ALC I, THE UNIESSOAED HERENY CERTIFY, UNDER THE PRINCIPES OF PRULIEY, THAT I HAVE TAKEN RECOVEREE DATE TO REDIKT EACH SOCIAL SECURITY MANGER IN THIS DOCUMENT, THESS REQUIES OF UM, AND THIS DOCUMENT PREPARED BY: bedde ke, the Undersored, a motar plad, in and for sud colant and sout, fossimuly apposed o representative of also Estat, L.S. and accentaced the decolang of this plat as als ucuative act are deed and afford his sourcire thereto. Commande, it is broadened, it is such die "Lei" of a federal ment of the edit die" of the "Lei" MODERN LEGAL DESCRIPTION PREPARED FOR: REDACTION STATEMENT is subject to an essensent for utility pervices to the other lists in the subdivisi-M & H Estate, LLC LEGAL DESCRIPTION DEED DEDICATION AVIATORS HARLAN STREET ADDITION (a replat of parts of Lots 22 & 23 in J.T. Dye's Subdivision) **EASEMENT NOTE** IN WITHESS WHEREIF, IMS HEREINTO CAUSED SLICH MANE TO BE SUBSCINES THE WITHIN PLAT SWILL DE KNOWN AS, AWAITORS HARLAN STREET ADDITION Jams WStrug a representative of Werl Estate, LLC 1015 & 1017 Harian Streel Indianapolis, Indiana



PHOTOS

