

PLAT COMMITTEE

November 9, 2022

Case Number: 2022-PLT-067
Property Address: 2525 and 2529 Guilford Avenue (*Approximate Address*)
Location: Center Township, Council District # 17
Petitioner: Arcadia 1 Development LLC, by Jynell D. Berkshire
Zoning: D-8
Request: Approval of a Subdivision Plat, to be known as Guilford Homes Addition, dividing 0.12-acre into two lots, and Approval of a Subdivision Plat, to be known as Guilford Homes 2 Addition, dividing 0.12-acre into two lots.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Allison Richardson, 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 August 31, 2022, 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 consists of two undeveloped lots in the D-8 district. This proposal would subdivide each existing lot into two lots for a row house development, Guilford Homes Addition, lots one and two; and Guilford Homes 2 Addition, lots one and two. Each proposed plat would contain a two-unit row house. Each lot would contain at least 2,560 square feet and would be 18.29 feet wide. The proposed plat generally meets the standards of the D-8 zoning classification and the row house residential typology.

STREETS

Guilford Homes Addition Lots One and Two and Guilford Homes 2 Addition Lots One and Two would front on Guilford Avenue. All lots are accessible from the alley to the east as well. No new streets are proposed.

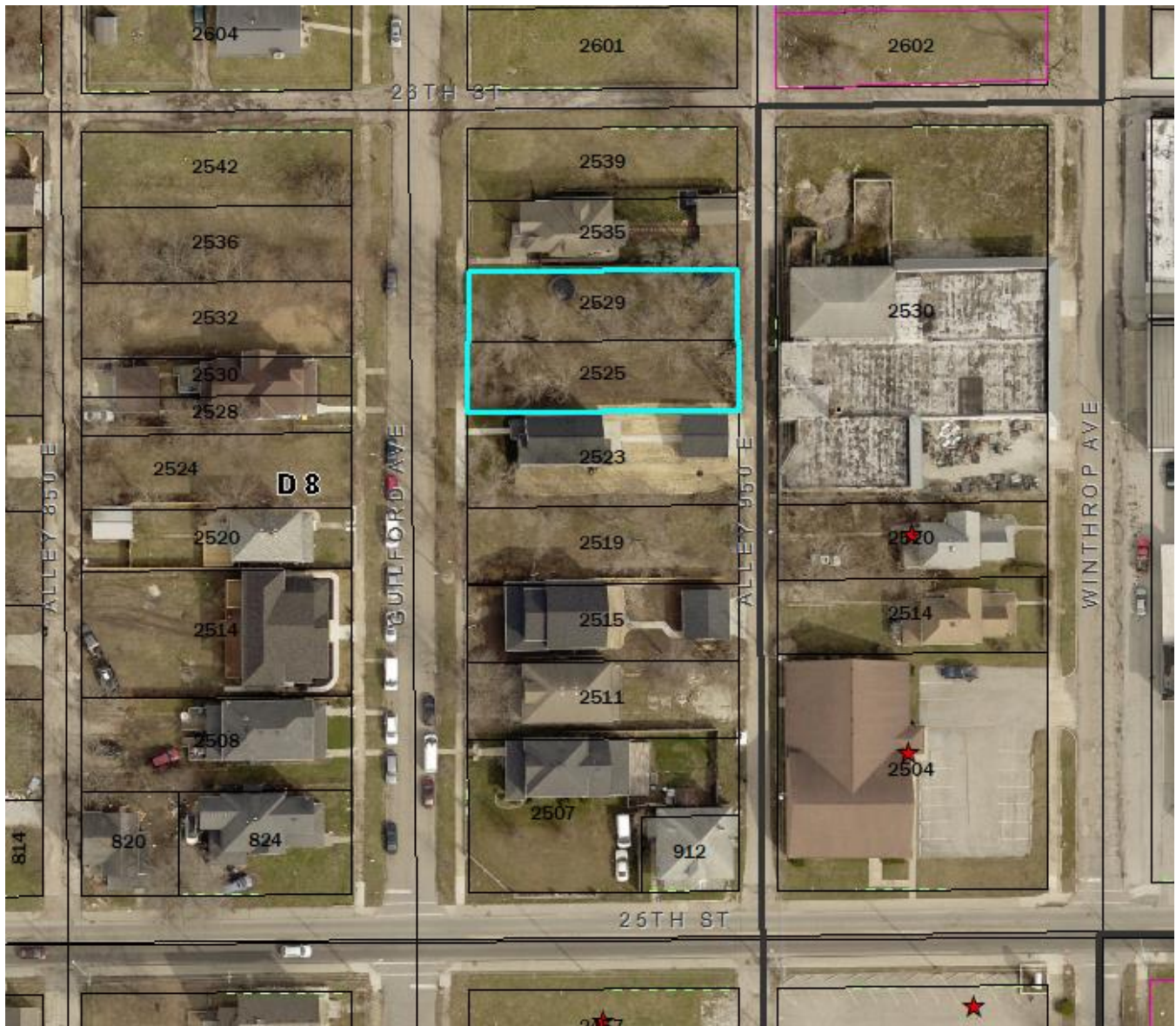
SIDEWALKS

Sidewalks are existing in the right-of-way on Guilford Avenue.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	I-2	Industrial
West:	D-8	Two-family residential
Thoroughfare Plan		
Guilford Avenue	Local Street	60-feet existing and proposed
Petition Submittal Date	August 31, 2022	

EXHIBITS





SHEET
1 OF 1

PROJECT
NUMBER
1-24457 P

DRAWN BY: R. STOHLER
CHECKED BY: D. SCOTTEN
ISSUE DATE: 08-26-2022

SCALE 1" = 20'

GUILFOORD
(a Replate)
in Norlyle and
INDIANAPOLIS, INDIANA



DRAWN BY: R. STOHLER
CHECKED BY: D. SCOTTEN
ISSUE DATE: 08-26-2022

2529 & 2531 GUILFORD AVENUE
INDIANAPOLIS, INDIANA

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I'M SURE YOU'VE HEARD THE NEWS. BUT I HAVE ONE REQUEST FOR A REPLY.

PURPOSE STATEMENT

2525 Guilford Avenue, Indianapolis, IN 46225:

The purpose of this Minor Plat Application as to this parcel is approval of a Subdivision Plat to be known as Guilford Homes Addition, A Replat of Lot 6 in Nordyke and Hollowell's Grandview Addition, dividing 0.12 acre into two single-family attached lots. The subject site is zoned D-8. Current land use is undeveloped.

This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of a proposed construction of a two-family dwelling with the lot line following the common wall. 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.

Lots One and Two would front on Guilford Avenue. Vehicular access would be provided via alley access on the rear. No new streets are proposed for the development.

The proposed new construction will meet all development standards of the D-8 Dwelling District, including, but not limited to setbacks, minimum lot width and frontage, and minimum open space.

2529 Guilford Avenue, Indianapolis, IN 46225:

The purpose of this Minor Plat Application as to this parcel is approval of a Subdivision Plat to be known as Guilford Homes 2 Addition, A Replat of Parts of Lot 6 and 7 in Nordyke and Hollowell's Grandview Addition, dividing 0.12 acre into two single-family attached lots. The subject site is zoned D-8. Current land use is undeveloped.

This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of a proposed construction of a two-family dwelling with the lot line following the common wall. 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.

Lots One and Two would front on Guilford Avenue. Vehicular access would be provided via alley access on the rear. No new streets are proposed for the development.

The proposed new construction will meet all development standards of the D-8 Dwelling District, including, but not limited to setbacks, minimum lot width and frontage, and minimum open space.

Metropolitan Development
Aug 31 2022
Division of Planning

Photos



Subject site viewed from Guilford Avenue



Subject site viewed from alley