



## Metropolitan Development Commission Plat Committee (August 9, 2023) Meeting Agenda

### Meeting Details

Notice is hereby given that the Plat Committee of the Metropolitan Development Commission of Marion County, IN will hold public hearings on:

**Date:** Wednesday, August 09, 2023

**Time:** 1:00 PM

**Location:** Room 260, 2nd Floor, City-County Building, 200 E. Washington Street

At which time and place the following petitions requesting approval of subdivision plats and petitions and resolutions for the vacation of Streets, Alleys, Plats, or Public Grounds, will be heard, pursuant to Indiana Code 36-7-4-700, series and action thereon determined.

### Business:

#### Adoption of Meeting Minutes:

#### Special Requests

#### PETITIONS REQUESTING TO BE CONTINUED:

**1. 2023-PLT-011 | 3725 Kentucky Avenue**

Decatur Township, Council District #22, Zoned C-1 and C-3  
Baback, LLC by Pat Rooney

Approval of a Subdivision Plat to be known as 3725 Kentucky Ave., dividing 2.11 acres into three lots.

**\*\* Continuance requested by staff**

**2. 2023-PLT-037 | 4437 Clark Drive**

Franklin Township, Council District #25, Zoned C-S (FF)  
David A. Retherford, Trustee of the Russell E. Flagle Revocable Trust

Approval of a Subdivision Plat, to be known as Flagle Pointe Commercial Subdivision, dividing 37.62 acres into two lots, one common area and one block, with a waiver of the sidewalk requirement along Block A.

**\*\* Continuance requested by staff**

**3. 2023-PLT-047 | 6121 Crawfordsville Road**

Wayne Township, Council District #6, Zoned C-4  
Plaza and Speedway, LLC, by Bill Terry

Approval of a Subdivision Plat to be known as Plaza at Speedway Minor Plat, subdividing 9.41 acres into one lot and one block.

**\*\* Continuance requested by staff**

**4. 2023-PLT-057 | 1111 North Hamilton Avenue**

Center Township, Council District #17, Zoned D-5  
Jennifer Serviss White and Marshall White, by Adam Dehart

Approval of a Subdivision Plat, to be known as Replat of Lot 44 in Clifford Place, dividing 0.14-acre into two single-family attached lots.

**\*\*Continuance requested by staff**

**5. 2023-VAC-004 | 8118 Windcombe Boulevard**

Washington Township, Council District #2  
James and Kristen Murney, by Michael E. Brannan

Vacation of a 60-foot platted building line setback recorded as part of Windcombe, Second Section Subdivision in Plat Book 28, Page 228, with a waiver of the assessment of benefits.

**\*\*Automatic continuance to be acknowledged**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**6. 2023-PLT-049 | 553 South Post Road**

Warren Township, Council District #18, Zoned SU-5 (FF)  
CCB Real Estate, LLC, by Russell L. Brown

Approval of a Subdivision Plat to be known as WISH Towers, dividing 39.544 acres into three lots.

**7. 2023-PLT-050 | 4310 North Carroll Road**

Warren Township, Council District #14, Zoned D-P  
Lennar Homes of Indiana, LLC, by Brett Huff

Approval of a Subdivision Plat, to be known as Clifton Trace, Section One, dividing 12.34 acres into 29 lots.

**8. 2023-PLT-051 | 1435 South Alabama Street**

Center Township, Council District #16, Zoned D-5  
ISG Properties, LLC, by Jynell D. Berkshire

Approval of a Subdivision Plat to be known as Moss's Alabama Street Addition, dividing 0.17-acre into two single-family attached lots.

**9. 2023-PLT-053 | 11625 Fox Road**

Lawrence Township, Council District #5, Zoned C-4  
11625 Fox Road, LLC, by Jynell D. Berkshire

Approval of a Subdivision Plat to be known as Hamilton's Fox Road Addition, dividing 4.2 acres into two lots.

**10. 2023-PLT-054 | 11629 Fox Road**

Lawrence Township, Council District #5, Zoned C-4  
Geist Center BGOG, LLC, by Jynell D. Berkshire

Approval of a Subdivision Plat to be known as Fox Road Addition, dividing 8.45 acres into two lots.

**11. 2023-PLT-055 | 5800 Stanley Road**

Decatur Township, Council District #20, Zoned C-S (FF)  
Midwest Logistics Partners, LP, by Greg Dempsey

Approval of a Subdivision Plat, to be known as Ameriplex Site 23, dividing 7.39 acres into two lots.

**12. 2023-PLT-056 | 1402 South Post Road**

Warren Township, Council District #18, Zoned D-A, SU-46, and I-3  
Dogwood Development, LLC, and Martin Kenric Fall Trustee / Martin Kenric Fall Living Trust, by Tracy L. McGill

Approval of a Subdivision Plat, to be known as Replat Block A, Post Road Commerce Park, dividing 80.53 acres into two blocks.

**13. 2023-VAC-003 | 1355 & 1515 North Senate Avenue, 227 West 14th Street, 120 West 15th Street, 155 West 16th Street and 1402 North Capitol Avenue**

Center Township, Council District #11  
Indiana University Health, Inc., by J. Murray Clark

Vacation of a portion of right-of-way, air rights, and subterranean rights of Capitol Avenue, which has an elevation of 721 feet, from an elevation of 671 feet to an elevation of 733.88 feet, from a point 135.64 feet north of the southwest corner of Lot 3 in DeWolf's Subdivision as recorded in Plat Book Four, Page 38 in the Office of the Recorder of Marion County, Indiana, to a point 22.83 feet north and seven feet in width, lying between 15th Street and 16th Street;

Vacation of a portion of right-of-way, air rights and subterranean rights of 14th Street, which has an elevation of 721 feet, from an elevation of 671 feet to an elevation of 735.69 feet, from a point 63.06 east of the northwest corner of Lot 1 in McKernan and Pierce's Subdivision of Lots 11 and 12 of Block 18 in Drake's Addition as recorded in Plat Book Two, Pages 81 and 95 in the Office of the Recorder of Marion County, Indiana, to a point 28.83 feet east and 5.33 feet in width, lying between vacated Senate Avenue (per Instrument No. A202000148626) and Capitol Avenue;

Vacation of an irregular-shaped portion of air rights of the south right-of-way of 16th Street and west right-of-way of Capitol Avenue, above 739.9 feet, being at least 18.9 feet above the grade of 16th Street and Capitol Avenue, which has an elevation of 721 feet, from a point 51.98 feet north of the southeast corner of Lot 3 in Block 28 of Drake's Addition to the City of Indianapolis, as recorded in Plat Book One, Pages 95 and 96 in the Office of the Recorder of Marion County, Indiana, to a point 111.02 feet north, thence west 144.17 feet and a maximum width of 22.34 feet;

Vacation of air rights of Capitol Avenue above 733.8 feet, being at least 12.8 feet above the grade of Capitol Avenue, which has an elevation of 721 feet, from a point 134.18 feet north of the southwest corner of Lot 3 in DeWolf's Subdivision as recorded in Plat Book Four, Page 38 in the Office of the Recorder of Marion County, Indiana, to a point 70 feet to the west and 25.75 feet in width, lying between 15th Street and 16th Street;

Vacation of air rights of 14th Street above 735.6 feet, being at least 14.5 feet above the grade of 14th Street, which has an elevation of 721 feet, from a point 62.65 feet west of the southwest corner of Lot 7 in Block 23 of James P. Drake's Subdivision of Blocks 18, 23, and 29 of Drake's Addition to the City of Indianapolis as recorded in Plat Book One, Pages 119-120 in the Office of the Recorder of Marion County, Indiana, to a point 30.25 east and 60 feet in width, lying between vacated Senate Avenue (per Instrument No. A202000148626) and Capitol Avenue;

Vacation of subterranean rights of 14th Street, which has an elevation of 721 feet, from an elevation of 684.42 feet to an elevation of 717.58 feet, from a point 20.24 feet east of the southwest corner of Lot 7 in Block 23 of James P. Drake's Subdivision of Blocks 18, 23, and 29 of Drake's Addition to the City of Indianapolis as recorded in Plat Book One, Pages 119 and 120 in the Office of the Recorder of Marion County, Indiana, to a point 22.67 feet east along the north right-of-way of 14th Street, thence 60 feet south to the south right-of-way of 16th Street;

Vacation of a portion of subterranean rights of 14th Street, which has an elevation of 721 feet, from an elevation of 697.08 feet to an elevation of 715.75 feet, from a point 159.27 feet east of the southwest corner of Lot 7 in Block 23 of James P. Drake's Subdivision of Blocks 18, 23, and 29 of Drake's Addition to the City of Indianapolis as recorded in Plat Book One, Pages 119 and 120 in the Office of the Recorder of Marion County, Indiana, to a point 26.67 feet east along the north right-of-way of 14th Street, thence 60 feet south to the south right-of-way of 16th Street;

All with a waiver of the assessment of benefits.

## Additional Business:

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto:dmdpubliccomments@indy.gov) before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.