



# Metropolitan Development Commission Plat Committee (June 10, 2026) 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, June 10, 2026

**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

#### [2026-PLT-006](#) | 5100 Knollton Road

Washington Township, Council District #2, zoned D-S (FW) (FF)  
John & Jane Murphy, by Justin Kingen

Approval of a Subdivision Plat to be known as Replat of Lot 1A of Murphy Property, dividing 21.06-acres into two single-family detached lots.

**\*\*This petition will be withdrawn.**

## PETITIONS REQUESTING TO BE CONTINUED:

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

### 1. **2026-PLT-010 | 1100 North German Church and 11020 East 10th Street**

Warren Township, Council District #15, zoned C-3 / C-4  
S & D Fuel Inc, by Russell Spiars

Approval of a Subdivision Plat to be known as German Church and 10th Street Commercial Center, dividing 3.45-acres into three lots.

### 2. **2026-PLT-022 | 2701 South Emerson Avenue**

Warren Township, Council District #20, zoned I-4  
Shelby Gravel Inc., by Jennifer Morehouse

Approval of a Subdivision Plat to be known as Replat of Amtrak Industrial Park, subdividing 15.42 acres into two lots.

### 3. **2026-PLT-023 | 8828 Stonewall Drive**

Wayne Township, Council District #17, zoned D-4  
Bridgeport Commons by Rachel Keesling

Approval of a Subdivision Plat to be known as Bridgeport Commons Section 1, subdividing 0.49 acres into two (2) lots.

**4. 2026-PLT-024 | 10435 East Washington Street**  
Warren Township, Council District #20, zoned C-4 (TOD) (FF)  
Washington Market Realty, LLC, by Schneider Geomatics

Approval of Subdivision Plat to be known as Replat of Block "A" Washington Market Commercial Subdivision, dividing 9.98 acres into two lots.

**5. 2026-PLT-026 | 5261 Elmwood Avenue**  
Franklin Township, Council District #20, zoned C-5  
Craig May, by Weihe Engineers

Approval of Subdivision Plat to be known as Replat of Part of Tracts 25, 26, and 27 of the Victory Park Survey 2nd Section, dividing 13.30 acres into two lots.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**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 [planneroncall@indy.gov](mailto:planneroncall@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) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

<b>PLAT COMMITTEE of the METROPOLITAN DEVELOPMENT COMMISSION (MDC)</b>		
<b>Member</b>	<b>Approving Authority</b>	<b>Term</b>
Kelly Evans	MDC	01/1/2026 - 12/31/2026
Brandon Herget	MDC	01/1/2026 - 12/31/2026
Destiny McCormick	MDC	01/1/2026 - 12/31/2026
Joe Smoker	MDC	01/1/2026 – 12/31/2026
VACANT	MDC	

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/WatchPreviouslyRecordedPrograms).



**PLAT COMMITTEE**

April 7, 2026

**Case Number:** 2026-PLT-006  
**Property Address:** 5100 Knollton Road (*approximate address*)  
**Location:** Washington Township, Council District # 2  
**Petitioner:** John & Jane Murphy, by Justin Kingen  
**Zoning:** D-S (FW) (FF)  
**Request:** Approval of a Subdivision Plat to be known as Replat of Lot 1A of Murphy Property, dividing 21.06-acres into two single-family detached lots.  
**Waiver Requested:** None  
**Current Land Use:** Residential / Undeveloped / Floodway  
**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

**6/10/26:** The petitioner indicated in writing their intent to have both this petition as well as the related variance of development standards withdrawn from consideration. The Committee will acknowledge the withdrawal at the June 10<sup>th</sup> hearing date.

**4/7/26:** The plat as proposed would not meet all standards of the Indianapolis Zoning Ordinance (deficient lot frontage), and therefore could not be approved by the Committee without a variance of development standards in place. This petition will need to be continued to the June 10<sup>th</sup> hearing date of the Plat Committee to allow time for potential variance approval.

**3/11/26:** Due to a lack of quorum anticipated at the March 11<sup>th</sup>, 2026 Plat Committee hearing, this petition will need to be continued to the April 8<sup>th</sup>, 2026 hearing date.



**PLAT COMMITTEE** **June 10, 2026**

**Case Number:** 2026-PLT-010  
**Address:** 1100 North German Church and 11020 East 10th Street (Approximate Addresses)  
**Location:** Warren Township, Council District #15  
**Zoning:** C-3 / C-4  
**Petitioner:** S & D Fuel Inc, by Russell Spiars  
**Request:** Approval of a Subdivision Plat to be known as German Church and 10th Street Commercial Center, dividing 3.45-acres into three lots.

**Waiver Requested:** None  
**Current Land Use:** Medical office building  
**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This petition was previously continued from the April 8, 2026, hearing, to the May 13, 2026, hearing, to provide for public notice. A Registered Neighborhood Organization automatically continued this petition from the May 13, 2026, hearing, to the June 10, 2026, hearing.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 18, 2026, 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 C-3 and C-4. The site is developed with a medical office building. The proposed plat would subdivide the property into three (3) lots: Lot One would be 0.835-acre and is undeveloped. Lot Two would be 1.83 acres and is undeveloped. Lot Three would be 0.778-acre and is developed with a medical office building. The proposed plat meets the standards of the C-3 and C-4 zoning classification.

Staff will note that this plat will cause Lot 1 to be a split zoned parcel, containing both the C-3 and C-4 districts. The petitioner has indicated their intent to develop an automobile fueling station with a convenience store on Lot 1. The proposed Lot 1, with the two zoning districts, will not be eligible to be developed as intended. If the site is to be developed with an automobile fueling station and a convenience store, then the entire parcel will need to be rezoned to C-4. Or the entire fueling station and convenience store will need to be placed within the C-4 portion of the parcel.

**STREETS**

Lot One would front on both East 10h Street to the south, and North German Church Road to the west. Lot Two would front on East 10<sup>th</sup> Street to the south. Lot Three would front on North German Church Road to the west. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks are required along all street frontages on North German Church and 11020 East 10th Street.



**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-3 / C-4	
<b>Existing Land Use</b>	Medical Office Building	
<b>Comprehensive Plan</b>	Office Commercial Uses	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	C-3/D-A      Single-family Dwellings
	South:	C-3 / C-4      Gas Station / Undeveloped
	East:	D-A      Single-Family Dwellings
	West:	SU-2      Elementary School
<b>Thoroughfare Plan</b>		
North German Church Road	Primary Arterial	95-foot existing and 119-foot proposed right-of-way
East 10 <sup>th</sup> Stret	Primary Collector	80-foot existing and proposed right-of-way
<b>Petition Submittal Date</b>	February 18, 2026	

**EXHIBITS**

**2026-PLT-010; Aerial Map**





**PHOTOS**



Lot 1, looking east from North German Church Road.



Lot 2 looking north from East 10<sup>th</sup> Street.



Lot 3 looking east from North German Church Road.



**PLAT COMMITTEE** **June 10, 2026**

**Case Number:** 2026-PLT-022  
**Address:** 2701 South Emerson Avenue (approximate address)  
**Location:** Warren Township, Council District #20  
**Zoning:** I-4  
**Petitioner:** Shelby Gravel Inc., by Jennifer Morehouse  
**Request:** Approval of a Subdivision Plat to be known as Replat of Amtrack Industrial Park, subdividing 15.42 acres into two lots.

**Waiver Requested:** None  
**Current Land Use:** Gravel and Aggregate company  
**Staff Reviewer:** Robert Uhlenhake, 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 May 4, 2026, 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.



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Division of Planning  
Current Planning**

- 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 I-4. The site contains a gravel and aggregate supply company. The proposed plat would subdivide the property into two (2) lots. The proposed plat meets the standards of the I-4 zoning classification.

**STREETS**

Lots One and Two would access Subway Street, via an easement. No new streets are proposed as part of this petition.

**SIDEWALKS**

There are no sidewalks along this portion of Subway Street or South Emerson Avenue.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	I-4	
<b>Existing Land Use</b>	Gravel and aggregate supply company	
<b>Comprehensive Plan</b>	Heavy Industrial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-4	Industrial uses
South:	I-4	Industrial uses
East:	I-4	Industrial uses
West:	I-4	Industrial uses
<b>Thoroughfare Plan</b>		
Subway Street	Primary Collector	61-foot existing right-of-way and 90-foot proposed right-of-way
<b>Petition Submittal Date</b>	May 4, 2026	

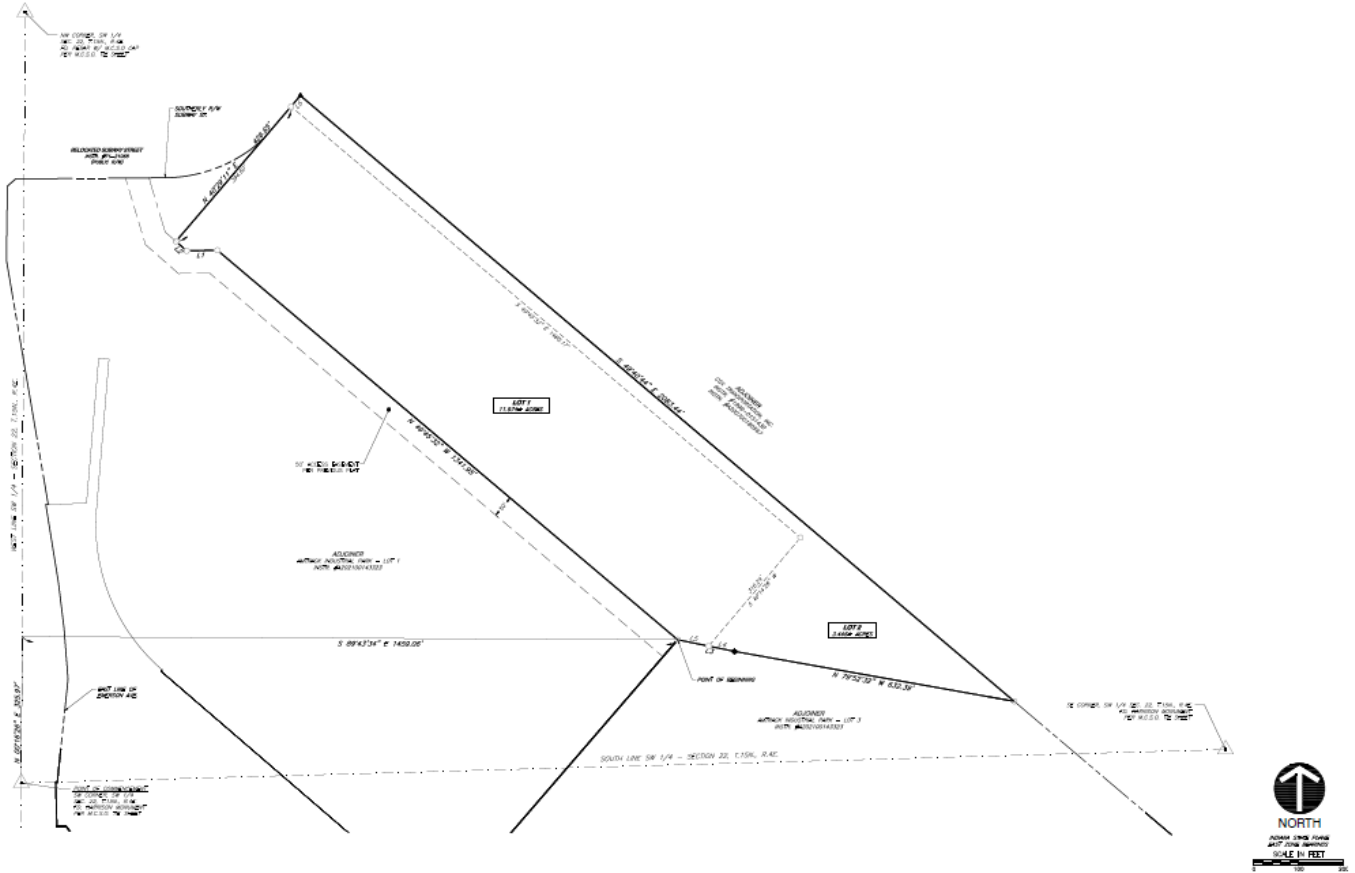
**EXHIBITS**

**LOCATION MAP**





PLAT SURVEY – SITE PLAN



**PHOTOS**



Proposed Lot One, looking southeast.



Proposed Lot Two, looking southeast.



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## PLAT COMMITTEE

June 10, 2026

<b>Case Number:</b>	2026-PLT-023
<b>Property Address:</b>	8828 Stonewall Dr ( <i>Approximate Address</i> )
<b>Location:</b>	Wayne, Council District #17
<b>Petitioner:</b>	Bridgeport Commons, by Rachel Keesling
<b>Zoning:</b>	D-4
<b>Request:</b>	Approval of a Subdivision Plat to be known as Bridgeport Commons Section 1, subdividing 0.49 acres into two (2) lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Residential
<b>Staff Reviewer:</b>	Adrienne Baker, Principal 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 21, 2026 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
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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 zoned D-4 and is currently an undeveloped plat. This proposed plat would divide the existing parcel into two lots. Lot 2A would contain 10,908 sq ft. of developable land and 2B would each contain 10,876 sq ft of developable land. 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**

Both Lot 2A and 2B would front a Local Street and contain an equal amount of frontage. No new streets are proposed.

**SIDEWALKS**

Sidewalks exist along a Local Street.

**PROCEDURE**

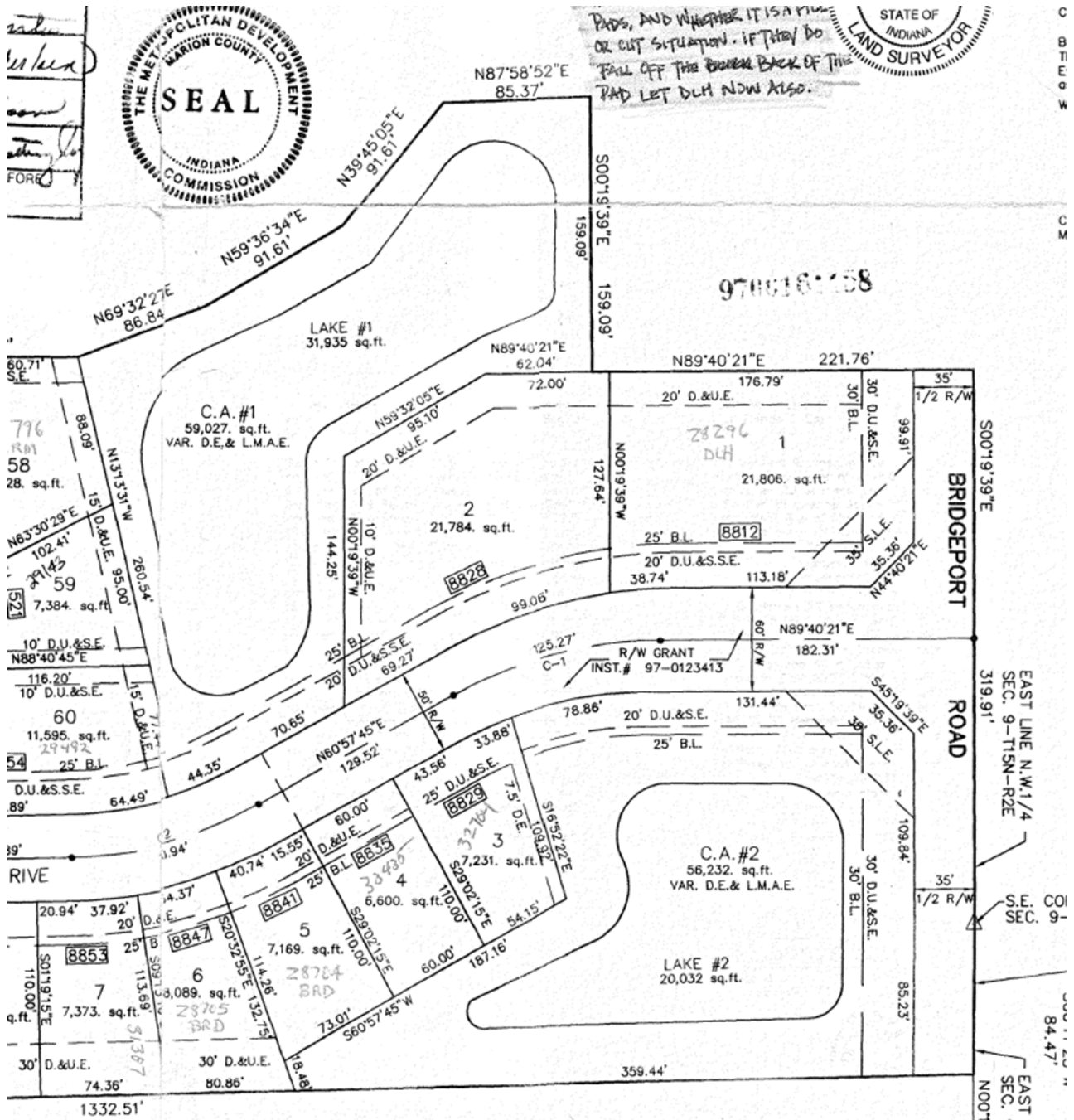
This plat petition, if approved, only legally establishes the division of land. All new construction would be required to meet all development standards of the D-4 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-4	Single-Family Residential
South:	D-4	Single-Family Residential
East:	C-1	Undeveloped Residential
West:	D-4	Single-Family Residential
<b>Thoroughfare Plan</b>		
Stonewall Drive	Local Street	50-foot existing and 50-foot proposed
<b>Petition Submittal Date</b>	April 21, 2026	

**EXHIBITS**

**Original Plat**







**PHOTOS**



Facing Northwest



Facing Northwest



Facing North



Facing Northeast



Facing Northeast



**PLAT COMMITTEE** **June 10, 2026**

**Case Number:** 2026-PLT-024

**Property Address:** 10435 East Washington Street (*Approximate Address*)

**Location:** Warren Township, Council District 20

**Petitioner:** Washington Market Realty, LLC, by Schneider Geomatics (Norman Hiselman)

**Zoning:** C-4

**Request:** Approval of Subdivision Plat to be known as Replat of Block "A" Washington Market Commercial Subdivision, dividing 9.98 acres into two lots

**Waiver Requested:** None

**Current Land Use:** Commercial / Undeveloped

**Staff Reviewer:** Josh Levesque, 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 16, 2026, 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.



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- 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 zoned C-4 is largely developed and is part of a larger integrated center. Lots 1 and 2 have already been individually platted and are not part of this petition. Lot 2 is currently vacant while Lot 1 has recently become home to an instant oil change provider. Lots 1 and 2 appear to have been platted in 2023 as part of 2023CPL808. This proposed plat would parcel off 1.48 acres from the remaining 9.88 acres in Block A.

**STREETS**

Lot 3 would have frontage on East Washington Street while Block A would continue to have frontage on East Washington Street via a 38-foot-wide access easement.

**SIDEWALKS**

Sidewalks already exist along this portion of East Washington Street.

**PROCEDURE**

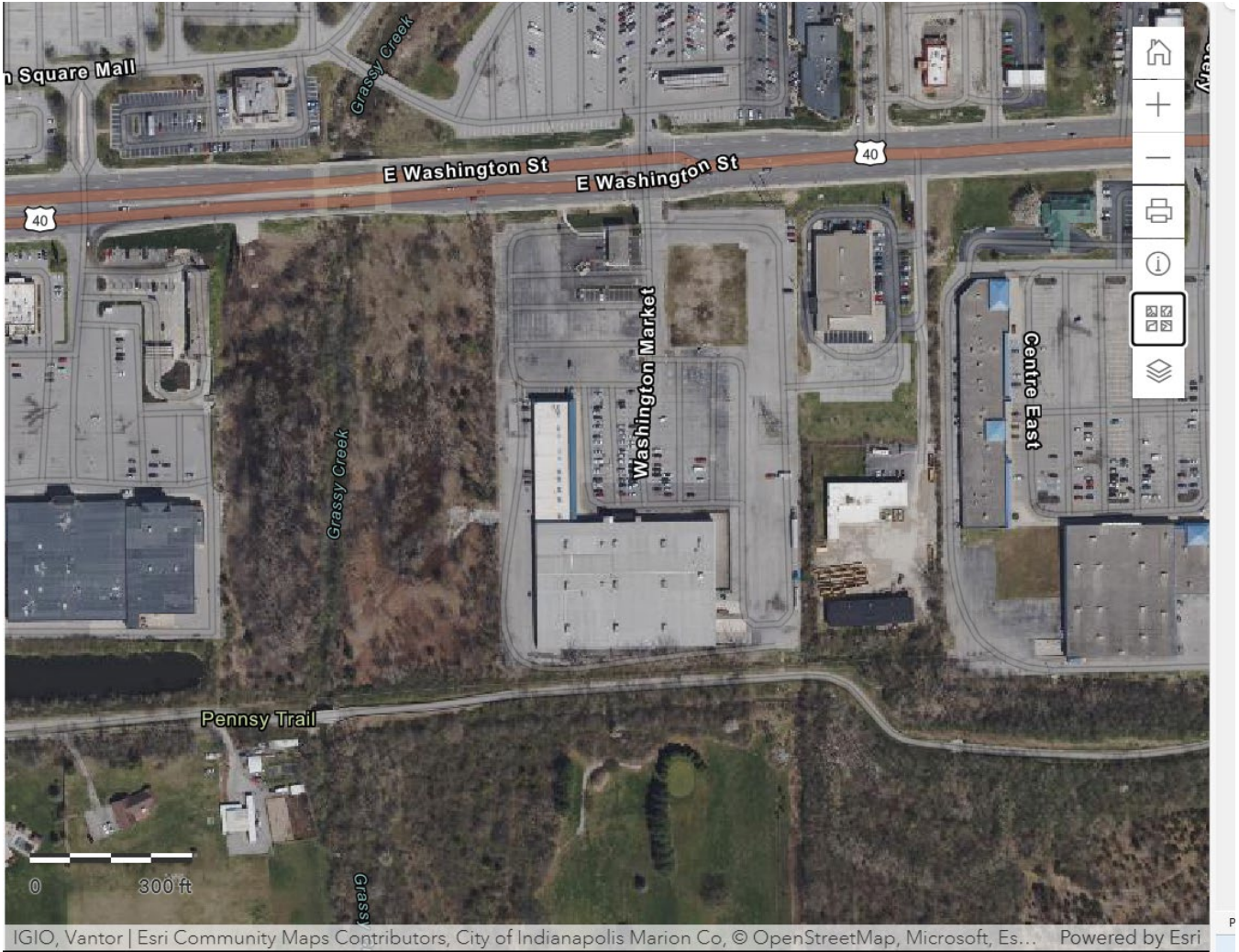
This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the C-4 district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Regional Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-4	Commercial
South:	SU-3	Golf Course
East:	C-5	Commercial/Heavy Commercial
West:	D-A	Undeveloped
<b>Thoroughfare Plan</b>		
Washington Street	Primary Arterial	146-foot existing and 124 feet proposed
<b>Petition Submittal Date</b>	March 2026	

**EXHIBITS**

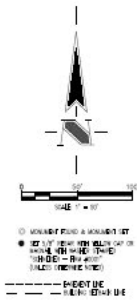
**2026PLT024: Aerial Images**



**2026PLT024: Proposed Plat**

Replat of Block "A" Washington Market Commercial Subdivision

PART OF THE SOUTHWEST QUARTER - SEC. 4 - T15N - R5E  
WARREN TOWNSHIP, MARION COUNTY, INDIANA



**PHOTOS**

**2026PLT024: Photographs**



Photo 1: View of Lot 2 with Washington Street in background

**2026PLT024: Photographs**



Photo 2: View of some of the tenant spaces on Lot A

**2026PLT024: Photographs**



Photo 3: Another view of the tenant spaces on Lot A

**2026PLT024: Photographs**



Photo 4: View of proposed Lot 3

**2026PLT024: Photographs**



Photo 5: View of parking lot included in Lot 3



**PLAT COMMITTEE**

**June 10, 2026**

**Case Number:** 2026-PLT-026

**Property Address:** 5261 Elmwood Avenue (*Approximate Address*)

**Location:** Franklin Township, Council District 20

**Petitioner:** Craig May, by Weihe Engineers (Joshua Werner)

**Zoning:** C-5

**Request:** Approval of Subdivision Plat to be known as Replat of Part of Tracts 25, 26, and 27 of the Victory Park Survey 2<sup>nd</sup> Section, dividing 13.30 acres into two lots

**Waiver Requested:** None

**Current Land Use:** Commercial

**Staff Reviewer:** Josh Levesque, 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 May 1, 2026, 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.
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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.



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- 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**

The subject site is zoned C-5. The parcel currently hosts a bowling alley and a former indoor theme park. The proposed plat would split the bowling alley and indoor theme park into two separate lots with Lot 1 containing the bowling alley and Lot 2 containing the theme park. There does not appear to be any record of previous plats for this site.

**STREETS**

Lots 1 and 2 would have frontage on Elmwood Avenue.

**SIDEWALKS**

As this property does not qualify for a sidewalk exemption, sidewalks will need to be installed along the Elmwood Avenue frontage. Petitioners have not requested a sidewalk waiver.

**PROCEDURE**

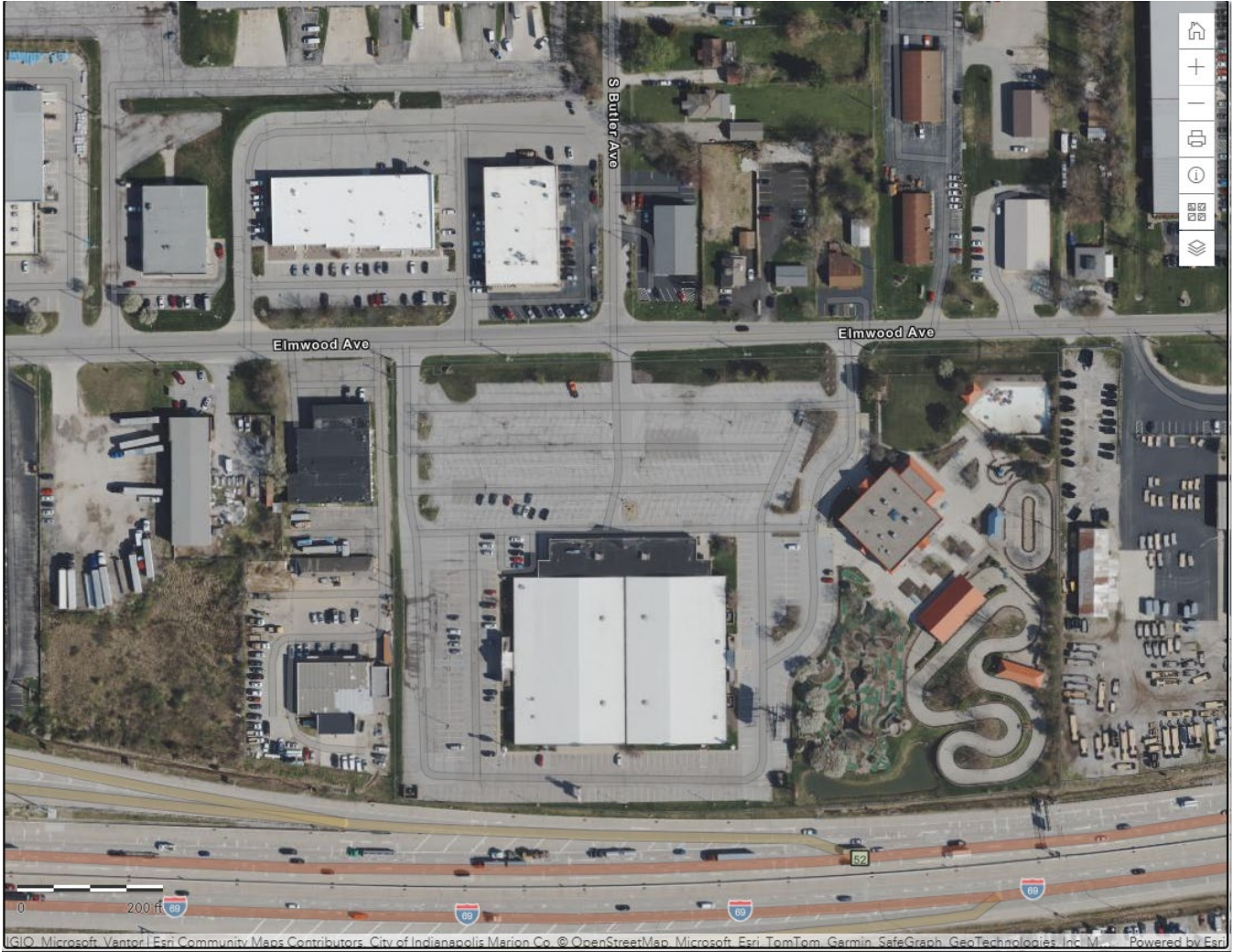
This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the C-5 district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-5	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-1, C-S, D-3, C-5, & C-7	Industrial, Commercial, & Residential
South:	C-4, C-5, & C-7	Commercial
East:	I-2	Industrial
West:	D-3 & C-4	Commercial
<b>Thoroughfare Plan</b>		
Elmwood Avenue	Primary Collector	66-foot existing and 80 feet proposed
<b>Petition Submittal Date</b>	May 2026	

**EXHIBITS**

**2026PLT026: Aerial Images**





**PHOTOS**

**2026PLT026: Photographs**



Photo 1: View of indoor theme park that currently occupies where Lot 2 will be

**2026PLT026: Photographs**



Photo 2: View of the bowling alley that currently occupies where Lot 1 will be

**2026PLT026: Photographs**



Photo 3: Surrounding properties across Elmwood Street looking west

**2026PLT026: Photographs**



Photo 4: Surrounding properties across Elmwood Street looking east

**2026PLT026: Photographs**



Photo 5: View of Interstate 465 on south end of lots