



Metropolitan Development Commission Plat Committee (August 14, 2024) 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 14, 2024 **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:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

1. **2024-PLT-032 | 4150 North Keystone Avenue**

Washington Township, CD #8, Zoned C-4 (FF)
LandWorx Engineering, LLC, by Leslie Steinert

Approval of a Subdivision Plat to be known as Mainscape Plaza Subdivision, subdividing 12.253 acres into two lots.

2. **2024-PLT-040 | 1806 North Alabama Street**

Center Township, CD #12, Zoned D-8 (IHPC-HMP)
M3 Urban Investment Group, LLC, by Paul J. Lambie

Approval of a Subdivision Plat to be known as 1806 Alabama Replat, subdividing 0.538-acre into four lots.

3. **2024-PLT-043 | 3630 Guion Road**

Wayne Township, CD #5, Zoned HD-1 (FF)
Guion Properties 3660, LLC, by Andrea Townsend

Approval of a Subdivision Plat to be known as Guion Properties, subdividing 11.67 acres into two lots.

4. **2024-PLT-044 | 1571 South Grant Avenue**

Center Township, Council District #19, Zoned D-3
Jose Guardiola, by Kim and Mark Crouch

Approval of a Subdivision Plat to be known as Guardiola Acres, dividing 0.902-acre into 2 lots.

5. 2024-PLT-045A | 2051 Columbia Avenue

Center Township, CD #13, Zoned D-8
Brian Maire, by Kim and Mark Crouch

Approval of a Subdivision Plat to be known as Paddington Brothers Properties, Section 1, subdividing 0.13-acre into 2 lots.

6. 2024-PLT-045B | 2051 Columbia Avenue

Center Township, CD #13 Zoned D-8
Brian Maire, by Kim and Mark Crouch

Approval of a Subdivision Plat to be known as Paddington Brothers Properties, Section 2, subdividing 0.13-acre into 2 lots.

7. 2024-PLT-046 | 6240 Five Points Road

Franklin Township, CD #25, Zoned D-2
James K. Butler, by Gregory J. Ilko

Approval of a Subdivision Plat to be known as Benson Cornelius Minor, dividing 2.68 acres into three lots.

8. 2024-PLT-047 | 5344 Poindexter Drive

City of Lawrence, Lawrence Township, CD #10, Zoned C-S
BGP Development, Ltd., by Evan Evans

Approval of a Subdivision Plat to be known as Poindexter Industrial Park Phase 2, Replat of Lot 2, subdividing 3.691 acres into two lots.

9. 2024-PLT-048 | 4310 North Carroll Road

Lawrence Township, CD #15 Zoned D-P (FF)
Lennar Homes of Indiana, LLC, by Brett Huff

Approval of a Subdivision Plat to be known as Clifton Trace Section 3, subdividing 15.38 acres into 68 lots.

10. 2024-PLT-049 | 7725 Kentucky Avenue

Decatur Township, CD #21 Zoned C-4 / D-4
Lennar Homes of Indiana, LLC, by Jim Pence

Approval of a Subdivision Plat to be known as Noble Heights Minor Subdivision, subdividing 62.49 acres into two lots.

11. 2024-PLT-050 | 3801 North Raceway Road

Pike Township, CD #11, Zoned D-6
D R Horton - Indiana, LLC, by Keith R. Gilson

Approval of a Subdivision Plat to be known as Victory Manor, subdividing 8.533 acres into 50 lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. 2024-PLT-031 | 7125 Wellingshire Boulevard

Perry Township, CD #22, Zoned D-P (FF)
Wellingshire Partners, LLC, by Brady Kuhn

Approval of a Subdivision Plat to be known as Southern Dunes Commons at Wellingshire, subdividing 18.73 acres into two lots and three blocks, with a waiver of sidewalk requirements along Southport Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

13. 2024-PLT-039 (Amended) | 5252 Hickory Road

Franklin Township, CD #24, Zoned D-4 (FF/FW)
Grand Communities, LLC, by Eric Wickersham

Approval of a Subdivision Plat to be known as Emerald Preserve, subdividing 32.309 acres into 74 lots.

PETITIONS FOR PUBLIC HEARING (New Petitions):

None.

Additional Business:

TBD

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. Written objections to a proposal are encouraged to be filed via email at 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.



PLAT COMMITTEE **August 14, 2024**

Case Number: 2024-PLT-032

Property Address: 4150 North Keystone Avenue (*Approximate Address*)

Location: Washington Township, Council District #8

Petitioner: Landworx Engineering LLC, by Leslie Steinert

Zoning: C-4 (FF)

Request: Approval of a Subdivision Plat to be known as Mainscape Plaza Subdivision, subdividing 12.253 acres into two lots.

Waiver Requested: None

Current Land Use: Commercial

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

ADDENDUM FOR AUGUST 14, 2024 PLAT COMMITTEE HEARING

This petition was continued to the August 14, 2024 Plat Committee hearing to review the submitted proposal.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 2, 2024, 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.



**Department of Metropolitan Development
Division of Planning
Current Planning**

- 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

This site is zoned C-4 (FF) and developed with commercial uses. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot One and Two would front on North Keystone Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are not provided along North Keystone Avenue.

EASEMENTS

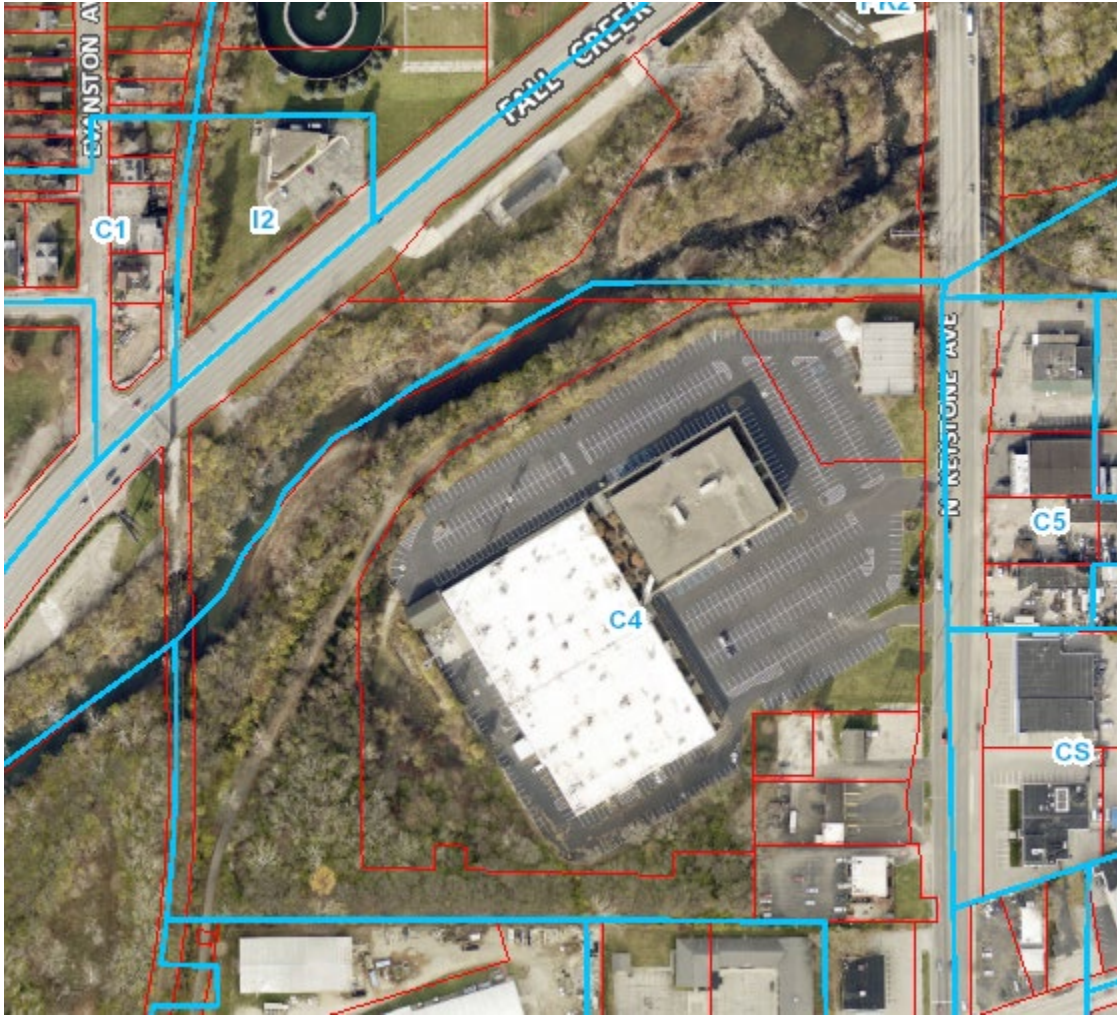
An easement exists along the north end of the site for the Fall Creek Greenway which shall remain in place as a part of the proposed plat.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
	North: PK-2	Linear Park
	South: I-3 / D-5	Industrial / Commercial
	East: C-5-C-S	Commercial
West: PK-2	Linear Park	
Thoroughfare Plan		
Street	Primary Arterial	92-foot existing and 78 feet proposed
Petition Submittal Date	May 2, 2024	

EXHIBITS

Aerial Map



PHOTOS









PLAT COMMITTEE **August 14, 2024**

Case Number: 2024-PLT-040

Property Address: 1806 North Alabama Street (*Approximate Address*)

Location: Center Township, Council District # 12

Petitioner: M3 Urban Investment Group, by Paul J. Lambie

Zoning: D-8 (IHPC-HMP)

Request: Approval of a Subdivision Plat, to be known as 1806 Alabama Replat, subdividing 0.538-acre into four lots.

Current Land Use: Church (to be demolished)

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued from the July 10, 2024 hearing to the August 14th hearing date by a timely automatic continuance request from a neighborhood organization.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 27, 2024, 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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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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and currently contains a church. 2024-COA-034 was approved to allow for demolition of the historic building which would result in a vacant lot. This proposed plat would divide the existing lot (0.538 ac) into four total lots. The proposed plat appears to meet the standards of the D-8 zoning classification.

STREETS

All lots would front onto Alabama Street. Alley access is available to the west in addition to street parking.

SIDEWALKS

Sidewalks are existing along the western side of Alabama Street.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Church (to be demolished)	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-8	Single-Family residential
West:	D-8	Single-Family residential
Thoroughfare Plan		
Alabama Street	Local Street	60-feet existing and 48-feet proposed
Petition Submittal Date	May 27, 2024	

EXHIBITS

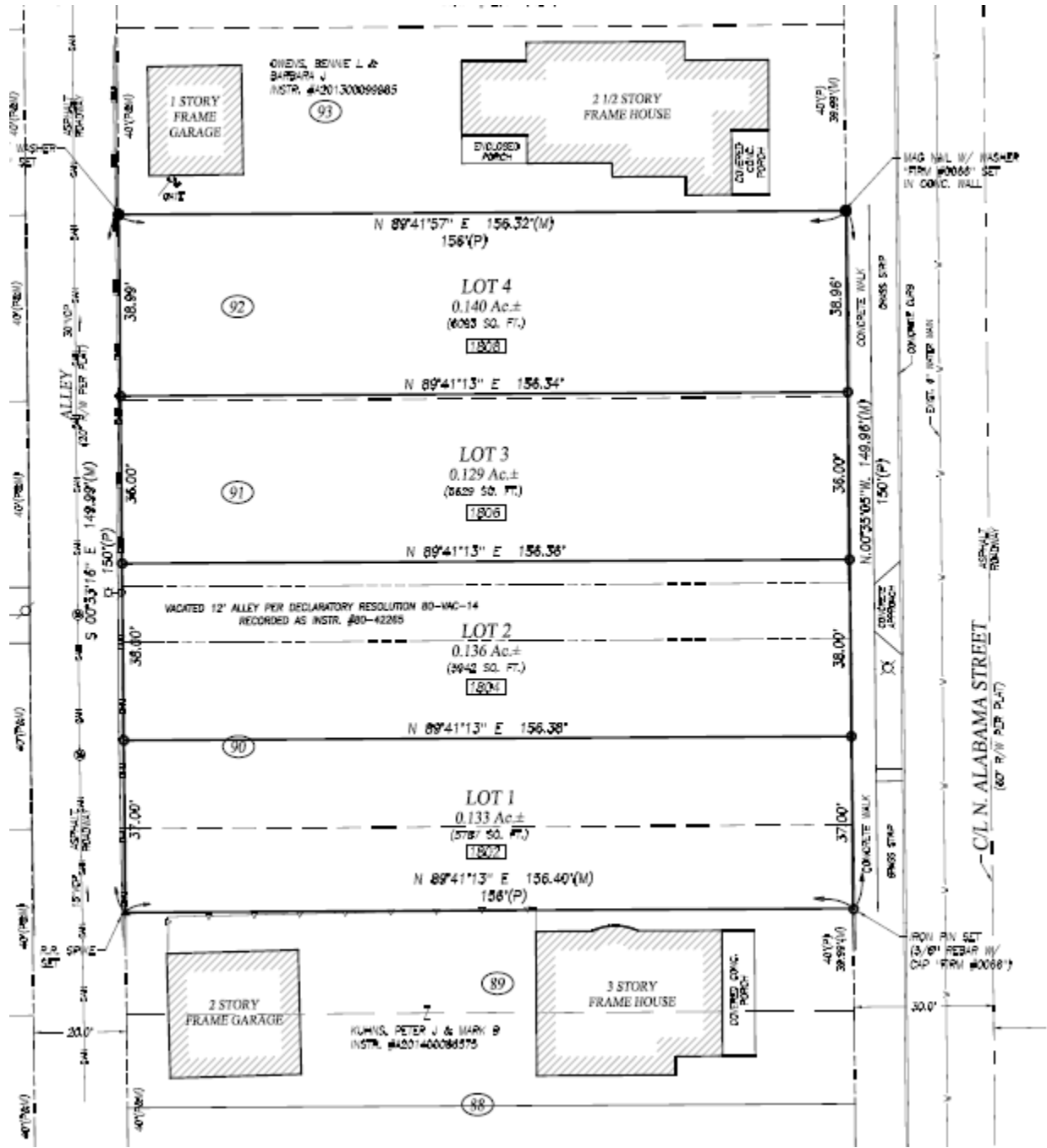
2024-PLT-040 ; Aerial Map





Department of Metropolitan Development
Division of Planning
Current Planning

2024-PLT-040 ; Proposed Plat



PHOTOS



Photo 1: Subject Site Viewed from Across Street to East (Alabama)



Photo 2: Adjacent Property to the East

PHOTOS



Photo 3: Adjacent Property to the South



Photo 4: Adjacent Property to the North



PLAT COMMITTEE

August 14, 2024

Case Number:	2024-PLT-043
Property Address:	3630 Guion Road (<i>Approximate Address</i>)
Location:	Wayne Township, Council District #5
Petitioner:	Guion Properties 3660, LLC, by Andrea Townsend
Zoning:	HD-1 (FF)
Request:	Approval of a Subdivision Plat, to be known as Guion Properties, subdividing 11.67 acres into two lots.
Waiver Requested:	None
Current Land Use:	Vacant
Staff Reviewer:	Noah Stern, 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 July 16, 2024, 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.



Department of Metropolitan Development
 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 HD-1 (FF) and is vacant. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the HD-1 zoning classification.

STREETS

Lot Two would front on Guion Road and Lot One would not front public right-of-way. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required as a part of this plat.

GENERAL INFORMATION

Existing Zoning	HD-1 (FF)	
Existing Land Use	Vacant	
Comprehensive Plan	Regional Special Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	HD-1 Hospital
	South:	SU-2 / D-3 Religious uses / Residential
	East:	D-6II Residential
	West:	C-5 Commercial
Thoroughfare Plan		
Guion Road	Primary Collector	55-foot existing and 80-foot proposed right-of-way
Petition Submittal Date	6/14/24	

EXHIBITS

Aerial





Department of Metropolitan Development
Division of Planning
Current Planning

GUION PROPERTIES

COPYES OF THIS PLAN IN THIS SUBDIVISION SHALL BE FILED TO SAID CTR. SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS AS SHOWN ON THE WITHIN PLAT.

DATE THIS _____ DAY OF _____ 2024
GUION PROPERTIES 3660 LLC

BY: _____
TITLE _____
STATE OF _____)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AND DECLARED FOR THE PURPOSES HEREIN EXPRESSED AND AFFIRMED HIS SIGNATURE HERETO.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2024.
SIGNATURE _____

PRINTED NAME _____
MY COUNTY OF RESIDENCE IS _____
MY COMMISSION EXPIRES _____
STATE OF _____
COUNTY OF _____

GENERAL NOTES

- 1. THE ACCURACY OF THE FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD HAZARD DATA. THE CITY OF INDIANAPOLIS, INDIANA, COMMUNITY # 48010 - MAP ASSOCIATED WITH DATED APRIL 19, 2018, IS THE SOURCE OF THE FLOOD HAZARD DATA. THE FLOOD HAZARD DATA IS A SHADY ZONE ANNUAL CHANCE FLOODPLAIN (AREA BASE FLOOD ELEVATIONS ARE DETERMINED PART OF THE SHADY ZONE REAL ESTATE LIES WITHIN UNSHADY ZONE "X" WHICH IS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. BASED UPON THE MARION COUNTY THODORAPARE PLAN UPDATED IN 2015, GUION ROAD IS CLASSIFIED AS A PRIMARY COLLECTOR.

CONCRETE CURB/EASEMENT

THE UNDERSIGNED, GUION PROPERTIES 3660 LLC, THE OWNER OF RECORD OF THE REAL ESTATE DESCRIBED HEREIN, HAS CAUSED THIS CONCRETE CURB/EASEMENT TO BE PLACED AND BOUND AS SHOWN HEREON IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GUION PROPERTIES, A SUBDIVISION IN WAYNE TOWNSHIP, MARION COUNTY, INDIANA.

ALL STREETS SHOWN HEREON WHICH HAVE NOT BEEN HERETOFORE DEDICATED TO THE PUBLIC ARE HEREBY DEDICATED TO THE PUBLIC AS SHOWN HEREON. MARION COUNTY, AS PUBLIC DEPARTMENT FOR ROADS AND STREETS AS SHOWN HEREON.

EMERGENCY EASEMENT
METROPOLITAN DEVELOPMENT COMMISSION: THE METROPOLITAN DEVELOPMENT COMMISSION (MDC) HAS REVIEWED THIS SUBDIVISION AND HAS DETERMINED THAT THE SUBDIVISION IS IN COMPLIANCE WITH THE MDC ORDINANCES AND REGULATIONS. THE MDC HAS GRANTED AN EMERGENCY EASEMENT TO THE SUBDIVISION TO ALLOW FOR THE CONSTRUCTION OF THE SUBDIVISION.

SIGHT TRIANGLE
SIGHT TRIANGLE: NO REMOTE WALL, WEDGE OR OTHER OBSTRUCTION SHALL BE PLACED AT THE CORNER OF ANY LOT WITHIN THE THIRDMILE AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE OF ADJACENT PROPERTY CORNER FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENSION TO THE STREET RIGHT-OF-WAY LINE WITH THE EDGE OF THE DRIVEWAY OR ALLEY LINE. NO TREE SHALL BE PLACED AT A SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT TRIANGLE.

SEWERAGE/ELECTRICITY
SEWERAGE/ELECTRICITY: THE SEWERAGE/ELECTRICITY SHALL BE MAINTAINED IN THE CORNER AT OPERATIONS AND MAINTENANCE MANUALS AVAILABLE TO THE PUBLIC AND WITHIN THE AREA OF THE PLAT. ANY AND ALL SEWERAGE/ELECTRICITY SHALL BE MAINTAINED WITH THE OPERATIONS AND MAINTENANCE MANUAL, FEES AND MAINTENANCE REQUIREMENTS.

REGISTERED LAND SURVEYORS CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT AND THE SUBDIVISION THEREON AND ALL THEREON HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA AND THE MATTERS OF SURVEY PRESCRIBED BY THE CONSTITUTION AND LAWS OF THE STATE OF INDIANA.

WITNESS MY SIGNATURE THIS _____ DAY OF _____ 2024.
JOSHUA DAVID WERNER
INDIANA LICENSE NO. 120200

This instrument prepared by: Joshua David Werner
10955 N. College Avenue
Indianapolis, Indiana 46250
werner@whe.com
889 432 4418
317 843 0546/64

This instrument prepared for:
GUION PROPERTIES 3660, LLC
TAMARA CRIST
3520 GUION ROAD
INDIANAPOLIS, IN 4622
317-624-1100

REGISTERED LAND SURVEYORS
INDIANA BOARD OF SURVEYORS
INDIANAPOLIS, INDIANA 46204

SHEET 2 OF 2
PROJECT NO. 1922972

PHOTOS







PLAT COMMITTEE **August 14, 2024**

Case Number: 2023-PLT-044

Property Address: 1571 South Grant Avenue (approximate address)

Location: Center Township, Council District #19

Petitioner: Jose Guardiola, by Kim and Mark Crouch

Zoning: D-3

Request: Approval of a Subdivision Plat, to be known as Guardiola Acres, dividing 0.902-acre into 2 lots.

Waiver Requested: None

Current Land Use: Residential

Staff Reviewer: Michael Weigel, 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 June 26, 2024, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-3 and developed with a primary residence and various accessory structures (permits for a detached carport were approved in 2023). This proposed plat would divide this property into two lots to allow for development of a second single-family residence to the south. The proposed plat generally meets the standards of the D-3 zoning classification.

STREETS

Both lots would front on Grant Avenue. No new streets are proposed.

SIDEWALKS

No sidewalks exist along Grant Avenue at either the subject site or adjacent properties. Per 744-303.B of the Ordinance, this property would be exempt from the need for sidewalk installation or a waiver.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-3	Single-Family residential
South:	D-3	Single-Family residential
East:	D-3	Single-Family residential
West:	D-3	Single-Family residential
Thoroughfare Plan		
Grant Avenue	Local Street	50-feet existing and 50-feet proposed
Petition Submittal Date	June 26, 2024	

EXHIBITS

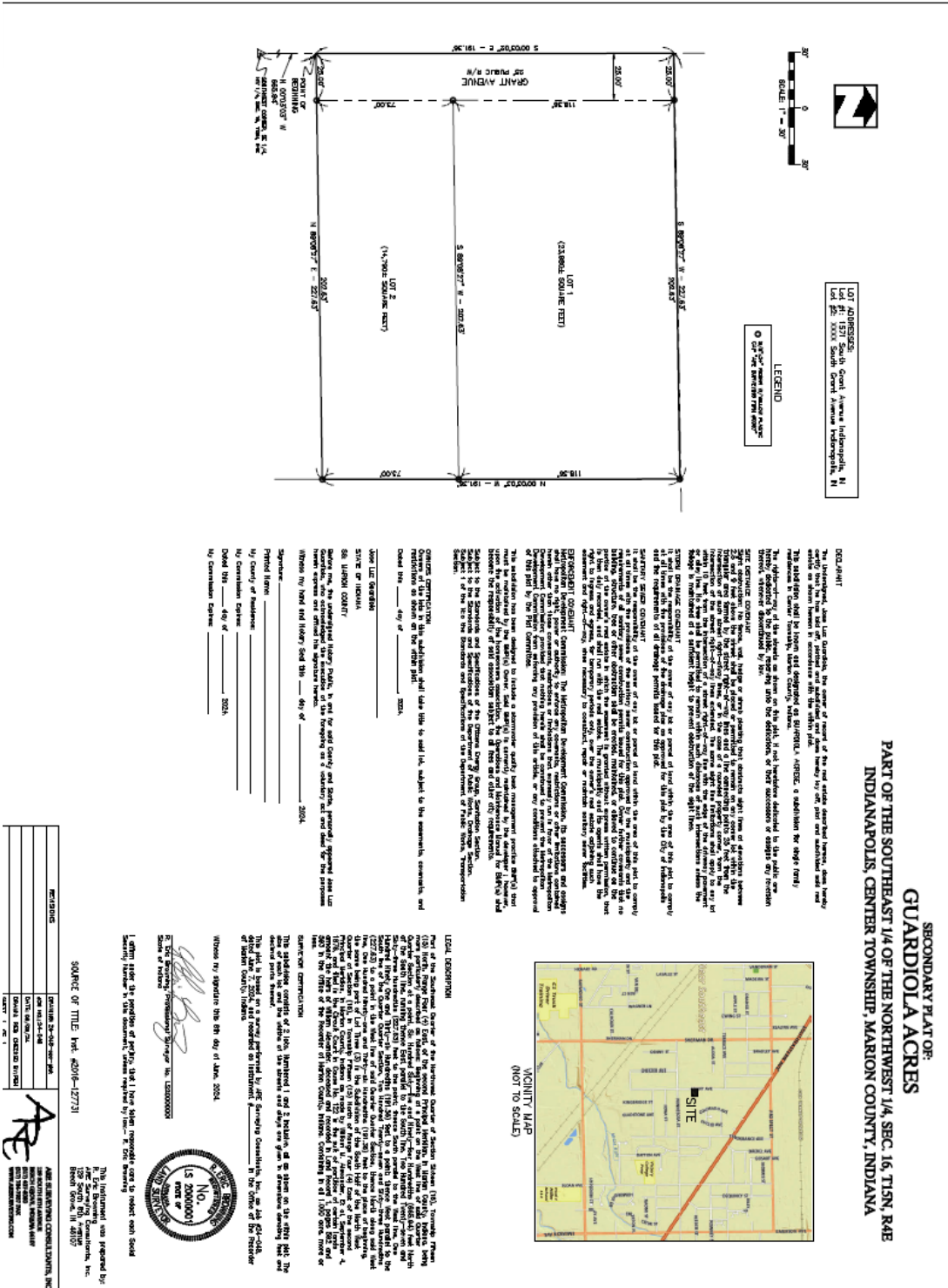
2024-PLT-044 ; Aerial Map





Department of Metropolitan Development
Division of Planning
Current Planning

2024-PLT-044 ; Preliminary Plat



LOT ADDRESS: 1401 Grant Avenue, Indianapolis, IN 46203; 1403 South Grant Avenue, Indianapolis, IN 46203

LOT OR PART THEREOF

DECIPLANT

The undersigned, upon the receipt of the copy of record of the plat, hereby certify that the plat is a true and correct copy of the original plat as filed with the office of the Recorder of Deeds for Marion County, Indiana, and that the same is in accordance with the public policy...

DEPARTMENT OF METROPOLITAN DEVELOPMENT

The undersigned, upon the receipt of the copy of record of the plat, hereby certify that the plat is a true and correct copy of the original plat as filed with the office of the Recorder of Deeds for Marion County, Indiana, and that the same is in accordance with the public policy...

CONTRACT

The undersigned, upon the receipt of the copy of record of the plat, hereby certify that the plat is a true and correct copy of the original plat as filed with the office of the Recorder of Deeds for Marion County, Indiana, and that the same is in accordance with the public policy...

DEED

The undersigned, upon the receipt of the copy of record of the plat, hereby certify that the plat is a true and correct copy of the original plat as filed with the office of the Recorder of Deeds for Marion County, Indiana, and that the same is in accordance with the public policy...

PLAT

The undersigned, upon the receipt of the copy of record of the plat, hereby certify that the plat is a true and correct copy of the original plat as filed with the office of the Recorder of Deeds for Marion County, Indiana, and that the same is in accordance with the public policy...

SECONDARY PLAT OR:
GUARDIOLA ACRES
PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 SEC. 16, T15N, R4E
INDIANAPOLIS, CENTER TOWNSHIP, MARION COUNTY, INDIANA



VICINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section Sixteen (16), Township Five North, Range Four East, Marion County, Indiana, containing approximately 1.00 acre, more or less, as shown on the plat hereunto filed, and as more fully described in the plat hereunto filed, and as more fully described in the plat hereunto filed, and as more fully described in the plat hereunto filed...



Witness my signature this 09th day of June, 2024.

Table with 2 columns: FIELD NO. and RECORD NO. containing identification numbers for the plat.

AR

APPROVED AND FORWARDED:
PLANNING COMMISSIONER
PLANNING DEPARTMENT
DEPARTMENT OF METROPOLITAN DEVELOPMENT
INDIANAPOLIS, INDIANA

PHOTOS



Photo 1: Proposed Lot 1 (existing home)



Photo 2: Proposed Lot 2 (accessory structures)



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

August 14, 2024

Case Number:	2024-PLT-045A
Property Address:	2051 Columbia Avenue (Approximate Address)
Location:	Center Township, Council District #13
Petitioner:	Brian Maire, by Mark and Kim Crouch
Zoning:	D-8
Request:	Approval of a Subdivision Plat to be known as Paddington Brothers Properties, Section 1, subdividing 0.13-acre into two lots.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Jeffrey York, Principal Planner II

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 June 27, 2024, 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.
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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.
12. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-8 and is undeveloped. The site was rezoned in 2024 (2024-CZN-803) to allow for single-family attached dwellings. This plat would divide the parcel the southern portion of the parcel into two lots to provide for development of an attached single-family dwelling.

The proposed plat would subdivide the property into two lots, with each of the lots being 2,800 square feet. A variance for a proposed three-foot building setback was denied (2024-CVR-803), therefore, new development would require a five-foot setback along the north and south property lines. The proposed plat meets the standards of the D-8 zoning classification and the subdivision regulations.

STREETS

Both lots would be located along Columbia Avenue, with rear access to proposed garages from a 15-foot alley. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Columbia Avenue; however, the sidewalk is in poor condition with no curbs. A curb cut to the street exists. The sidewalk must be rebuilt to DPW standards, with performance and maintenance bonds required.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Heavy Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	I-3 Industrial
	South:	D-8 Single-family dwellings
	East:	I-3 Industrial
	West:	I-3 Industrial
Thoroughfare Plan		
Columbia Avenue	Local Street	56 feet existing and 48-foot proposed right-of-way
Petition Submittal Date	June 27, 2024	

EXHIBITS



PHOTOS



View of existing lot with adjacent single-family dwelling to the south (right of the photo)



Single-family dwellings to south of the subject site



PLAT COMMITTEE

August 14, 2024

Case Number: 2024-PLT-045B
 Property Address: 2051 Columbia Avenue (Approximate Address)
 Location: Center Township, Council District #13
 Petitioner: Brian Maire, by Mark and Kim Crouch
 Zoning: D-8
 Request: Approval of a Subdivision Plat to be known as Paddington Brothers Properties, Section 2, subdividing 0.13-acre into two lots.
 Waiver Requested: None
 Current Land Use: Undeveloped
 Staff Reviewer: Jeffrey York, Principal Planner II

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 June 27, 2024, 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.



Department of Metropolitan Development
 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.
- 12. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-8 and is undeveloped. The site was rezoned in 2024 (2024-CZN-803) to allow for single-family attached dwellings. This plat would divide the parcel the northern portion of the parcel into two lots to provide for development of an attached single-family dwelling.

The proposed plat would subdivide the property into two lots, with each of the lots being 2,800 square feet. A variance for a proposed three-foot building setback was denied (2024-CVR-803), therefore, new development would require a five-foot setback along the north and south property lines. The proposed plat meets the standards of the D-8 zoning classification and the subdivision regulations.

STREETS

Both lots would be located along Columbia Avenue, with rear access to proposed garages from a 15-foot alley. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Columbia Avenue; however, the sidewalk is in poor condition with no curbs. A curb cut to the street exists. The sidewalk must be rebuilt to DPW standards, with performance and maintenance bonds required.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Heavy Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	I-3 Industrial
	South:	D-8 Single-family dwellings
	East:	I-3 Industrial
	West:	I-3 Industrial
Thoroughfare Plan		
Columbia Avenue	Local Street	56 feet existing and 48-foot proposed right-of-way
Petition Submittal Date	June 27, 2024	

EXHIBITS



PHOTOS



View of existing lot with adjacent industrial use to the north (left of the photo)



Industrial use to the north of the subject site



PLAT COMMITTEE **August 14, 2024**

Case Number: 2023-PLT-046

Property Address: 6240 Five Points Road (approximate address)

Location: Franklin Township, Council District #25

Petitioner: James K. Butler, by Gergory J. Ilko

Zoning: D-2

Request: Approval of a Subdivision Plat, to be known as Benson Cornelius Minor, dividing 2.68 acres into three lots.

Waiver Requested: None

Current Land Use: Residential

Staff Reviewer: Michael Weigel, 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 July 16, 2024, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-2 and developed with a single primary residence on the southern portion of the lot. The Comprehensive Plan indicates a portion of this property is considered for Linear Park uses in conjunction with the proposed Little Buck Creek Greenway (this would have no impact on issuance of the rezoning petition or plat petition). This proposed plat would divide this property into three lots to allow for development of additional single-family residences to the north while accommodating the existing drainage easement that intersects the site. The property was recently rezoned from both D-A and D-2 to solely the D-2 designation to allow for development of additional homes. The proposed plat generally meets the standards of the D-2 zoning classification and complies with the 2024-ZON-043 commitment indicating the need for the dedication of a 40-foot half right-of-way along the frontage of Five Points Road.

STREETS

Each lot would front on Five Points Road. No new streets are proposed.

SIDEWALKS

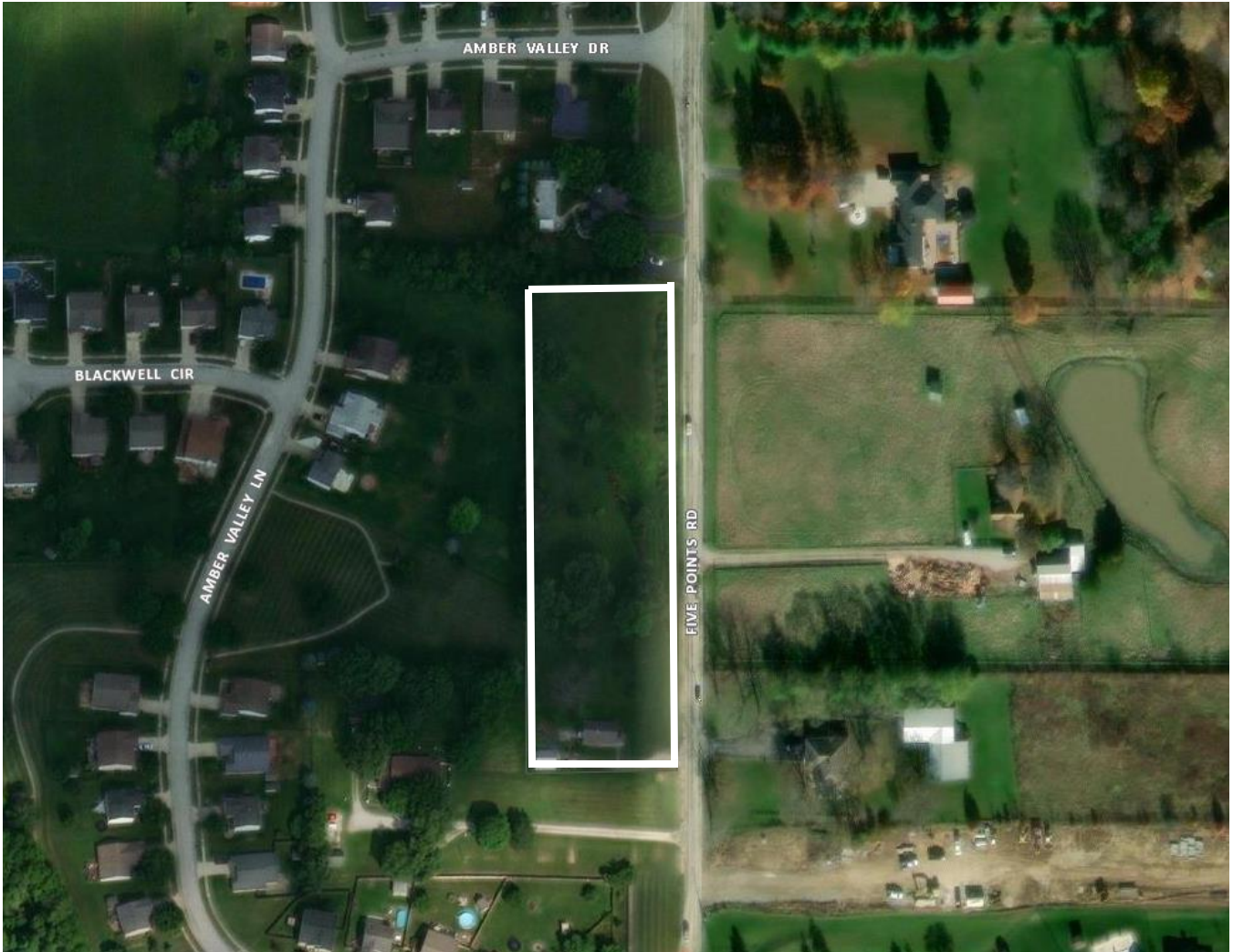
No sidewalks exist along Five Points Road at either the subject site or adjacent properties. Per 744-303.B of the Ordinance, this property would be exempt from the need for sidewalk installation or a waiver.

GENERAL INFORMATION

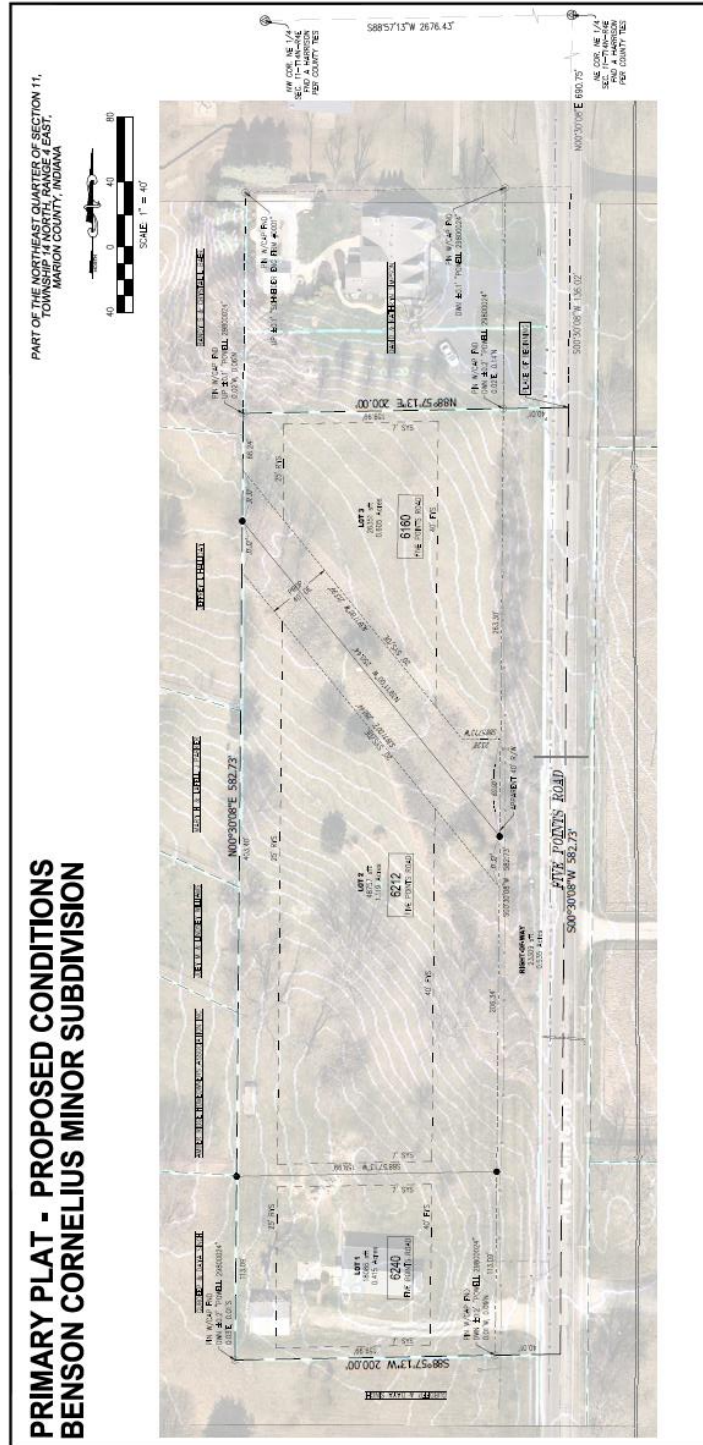
Existing Zoning	D-2	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-A	Single-Family residential
South:	D-2	Single-Family residential
East:	D-A	Single-Family residential
West:	D-2	Single-Family residential
Thoroughfare Plan		
Five Points Road	Primary Collector	58-feet existing and 80-feet proposed
Petition Submittal Date	July 16, 2024	

EXHIBITS

2024-PLT-046 ; Aerial Map



2024-PLT-046 ; Preliminary Plat



PHOTOS



Photo of the subject site looking north.



Photo of the subject site looking west.



Photo of the subject site looking east.



Photo of the subject site looking north.



Photo of the subject site looking west.



Photo of the subject site looking west.



Photo of the subject site looking west.



Photo of the subject site looking west.



Photo of the subject site looking west.



Photo of the single-family dwelling north of the site.



Photo of the single-family dwelling east of the site.



Photo of the single-family dwelling east of the site.



PLAT COMMITTEE

August 14, 2024

Case Number: 2024-PLT-047

Property Address: 5344 Poindexter Drive (*Approximate Address*)

Location: City of Lawrence, Lawrence Township, Council District #10

Petitioner: BGP Development, Ltd., by Evan Evans

Zoning: C-S

Request: Approval of a Subdivision Plat, to be known as Poindexter Industrial Park Phase 2, Replat of Lot 2, subdividing 3.691 acres into two lots.

Waiver Requested: None

Current Land Use: Vacant

Staff Reviewer: Noah Stern, 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 July 7, 2024, 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 the City of Lawrence, Sanitation Section.
3. Subject to the Standards and Specifications of the City of Lawrence, Drainage Section.
4. Subject to the Standards and Specifications of the City of Lawrence, 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-S and is vacant. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One and Two would front on Poindexter Drive. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required as a part of this plat.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: I-1	Industrial
	South: C-S	Commercial
	East: C-S	Commercial
West: D-5II	Residential	
Thoroughfare Plan		
Poindexter Drive	Local Street	48-foot existing and 48-feet proposed right-of-way
Petition Submittal Date	7/3/24	

EXHIBITS

Aerial





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Division of Planning
Current Planning

Main document content including plat title 'POINDEXTER INDUSTRIAL PARK PHASE 2, REPLAT OF LOT 2 SECONDARY PLAT', plat description, legal description, survey certificate, and key map. The key map shows Lot 2 (2.1538 acres) and Lot 3 (1.5388 acres) within the industrial park layout.

PHOTOS







PLAT COMMITTEE **August 14, 2024**

Case Number: 2024-PLT-048

Property Address: 4310 North Carroll Road (*Approximate Address*)

Location: Lawrence Township, Council District #15

Petitioner: Lennar Homes of Indiana, LLC, by Brett Huff

Zoning: D-P (FF)

Request: Approval of a Subdivision Plat, to be known as Clifton Trace, Section 3, subdividing 15.38 acres into 68 lots.

Waivers Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Jeffrey York, 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 July 15, 2024, 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.



**Department of Metropolitan Development
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.
12. That a street lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
13. That a Traffic Control plan compliant with Section 741-203 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
14. That a Natural Infrastructure plan compliant with Section 741-203 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
15. That a revised plan compliant with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance denoting concrete walk or sidewalks along the interior streets and along the frontage on Carroll Road be submitted prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P and is undeveloped. It was rezoned to the D-P classification in 2004 (2004-ZON-070) to provide for the proposed single-family residential development. The D-P was amended in 2005 to include a 32-acre park (2005-APP-084). The subject petition would be Section Three of Clifton Trace. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

STREETS

The plat would provide for two new streets and extensions of two streets, which would all be local streets. The extended streets would generate from Section Two of this development to the south. This Section was platted via 2024-PLT-026. The streets would lead to two access points to 42nd Street, one of which is within Section One, to the west.

SIDEWALKS

Sidewalks are required along Carroll Road and all proposed interior streets.



GENERAL INFORMATION

Existing Zoning	D-P (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	3.5-5 Residential Units per Acre / Airport Related Mixed Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	SU-2 (FF) School
	South:	D-P Undeveloped (Section Two – Clifton Trace)
	East:	Hancock County Agriculture / Residential
	West:	D-P (FF) Undeveloped
Thoroughfare Plan		
Carroll Road	Primary Collector	~36-feet existing and 106-foot proposed
42 nd Street	Primary Collector	50-foot existing and 80-foot proposed
Petition Submittal Date	July 5, 2024	



SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
741.201.A-C – Primary Plat Requirements:	<ul style="list-style-type: none"> Plat name, Legal Description, Surveyor Seal, Scale. Boundary Lines, Existing Street Names, and dimensions. Layout of Proposed Streets – names, widths, classifications. Layout of all easements and purpose thereof. Layout of lots with numbering and dimensions. Floodway/Floodplain Delineation. Topographic Map. Area Map. 	Satisfied
741-203.D – Traffic Control Plan	<ul style="list-style-type: none"> Traffic control street signs and devices. Traffic calming devices. Bicycle facilities. Sidewalks and pedestrian facilities. Transit facilities, such as bus stops pads or shelter. Street lighting. 	Not Submitted- See Condition #13
741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)	<ul style="list-style-type: none"> Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry Location of Open Space Areas of the open space common area, indicating size and general improvements Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	Not Submitted- See Condition #14
741-205 – Waivers	<ul style="list-style-type: none"> The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	None Requested



Department of Metropolitan Development
 Division of Planning
 Current Planning

741-300 Design and Installation Standards	<i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • <i>Comply with zoning district and any cluster approval or variance grant.</i> • <i>Lots must have positive drainage away from buildings.</i> • <i>No more than 25% of lot area may be under water.</i> • <i>Side lots lines at right angles to streets or radial to curving street line.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> 	Satisfied
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> • <i>Triple frontage lots are prohibited.</i> • <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> • <i>Lots shall not have direct access to arterial streets.</i> • <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i> 	Satisfied
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> • <i>Shall not exceed maximum block lengths per Table 741-302.1</i> • <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> ○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i> ○ <i>Adequate traffic calming provisions are made.</i> ○ <i>The block length must be exceeded because of physical conditions of the land.</i> 	None proposed



Department of Metropolitan Development
Division of Planning
Current Planning

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> • Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use, and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> • Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. • Not more than two streets shall intersect at any one point. • Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. • All streets shall be dedicated to the public. Alleys may be private. • Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	<p>Satisfied</p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> • Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. • Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. • All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. • Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. • Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. • Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> • In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Satisfied</p>
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> • <i>Street name signs, traffic control signs, bike route signs.</i> • <i>Traffic control devices for streets exceeding 900 feet in length.</i> • <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Not Submitted- See Condition #13</p>

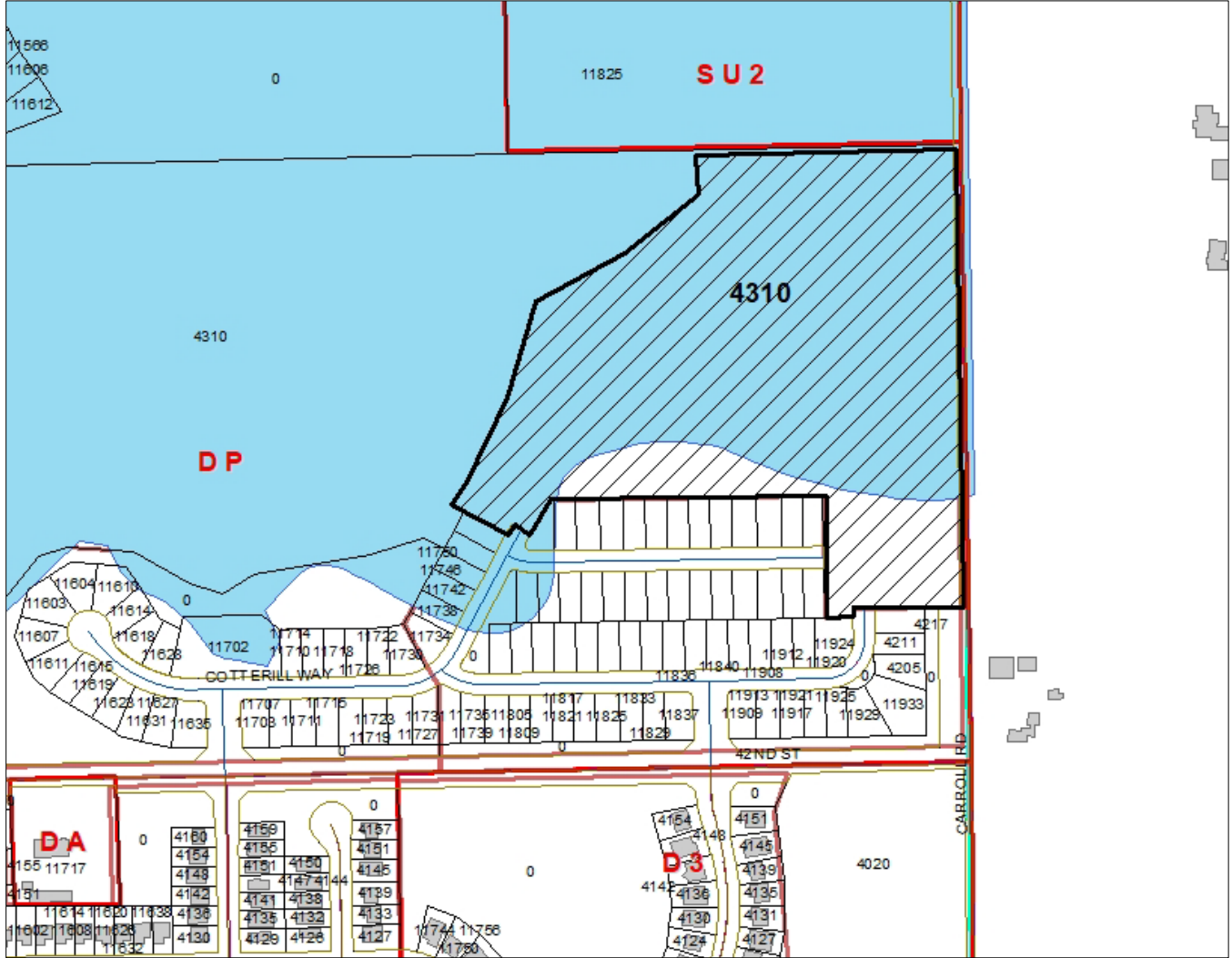


Department of Metropolitan Development
Division of Planning
Current Planning

	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> • <i>Street numbering per adopted addressing guidelines.</i> • <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>Street numbering not submitted</p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> • <i>Sidewalks shall be provided along all internal and external streets.</i> 	<p>Not Satisfied – See Condition #15</p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> • <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> • <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> • <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> • <i>All utilities shall be located underground.</i> • <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	<p>Satisfied</p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <i>Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> • <i>Reservation of land for public/semi-public purpose.</i> 	<p>Satisfied</p>
	<p>741.312 – <i>Monuments</i></p> <ul style="list-style-type: none"> • <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i> 	<p>Satisfied</p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> • <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> • <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> • <i>For Zone AE areas, the plat must show the BFE topographic line.</i> • <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i> 	<p>Satisfied</p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> • <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i> 	<p>Not Satisfied- See Commitment #12</p>



EXHIBITS





CLIFTON TRACE SECTION 3 FINAL PLAT

2024-PLT-048

UPON THE FIRST DAY OF FEBRUARY 2024, THE CITY OF CLIFTON TRACE, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

RESOLUTION NO. 2024-01

WHEREAS, THE CITY OF CLIFTON TRACE, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

RESOLUTION NO. 2024-01

WHEREAS, THE CITY OF CLIFTON TRACE, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

RESOLUTION NO. 2024-01

LEGAL DESCRIPTION

NOTES

NOTES

NOTES

CLIFTON TRACE SECTION 3

FINAL PLAT

2024-PLT-048

UPON THE FIRST DAY OF FEBRUARY 2024, THE CITY OF CLIFTON TRACE, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

RESOLUTION NO. 2024-01

WHEREAS, THE CITY OF CLIFTON TRACE, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

RESOLUTION NO. 2024-01

WHEREAS, THE CITY OF CLIFTON TRACE, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

RESOLUTION NO. 2024-01

LEGAL DESCRIPTION

NOTES

NOTES

NOTES

CLIFTON TRACE SECTION 3

FINAL PLAT

2024-PLT-048

UPON THE FIRST DAY OF FEBRUARY 2024, THE CITY OF CLIFTON TRACE, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

RESOLUTION NO. 2024-01

WHEREAS, THE CITY OF CLIFTON TRACE, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

RESOLUTION NO. 2024-01

WHEREAS, THE CITY OF CLIFTON TRACE, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

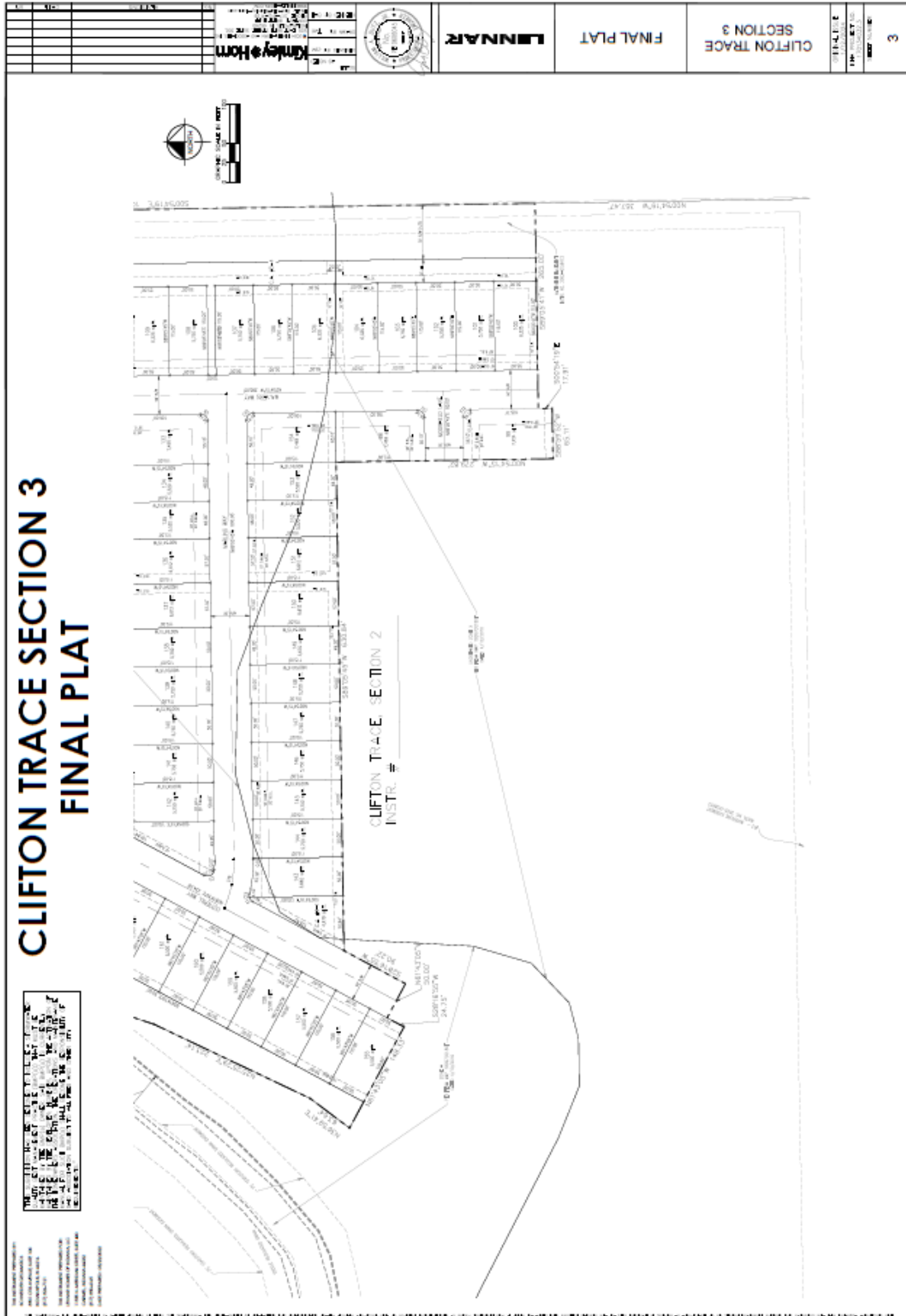
RESOLUTION NO. 2024-01

LEGAL DESCRIPTION

NOTES

NOTES

NOTES



PHOTOS



Views of north and western portions of the site (Carroll Road is to the right of the top photo)



View of western portion of subject site; (top); view of subject site looking south (Carroll Road is to the left of bottom photo)



PLAT COMMITTEE **August 14, 2024**

Case Number: 2024-PLT-049

Property Address: 7725 Kentucky Ave. (*Approximate Address*)

Location: Decatur Township, Council District # 21

Petitioner: Lennar Homes of Indiana, LLC, by Jim Pence

Zoning: C-4 / D-4

Request: Approval of a Subdivision Plat to be known as Noble Heights Minor Subdivision, subdividing 62.49 acres into two lots.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Jeffrey York, 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 August 5, 2024, 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.



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Division of Planning
Current Planning**

- 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 and D-4. Proposed Lot One would be 2.28 acres and zoned C-4, with the remaining parcel being proposed Lot Two, zoned D-4 and 60.21 acres. Lot Two would be developed for residential development, as part of Noble Heights. A portion of this parcel was platted, but not yet recorded, via 2024-PLT-022. The plat would provide for the sale of the commercial lot.

STREETS

Access would be provided via Camby Village Boulevard to both lots. Any access to Kentucky Avenue would require approval from the Indiana Department of Transportation, as this is a state highway (Indiana 67).

SIDEWALKS

Sidewalks are required along Camby Village Boulevard and Kentucky Avenue.

GENERAL INFORMATION

Existing Zoning	C-4 / D-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	C-S	Undeveloped
South:	D-4/D-7	Residential
East:	C-S/D-7	Undeveloped
West:	D-A/SU-46	Undeveloped
Thoroughfare Plan		
Kentucky Avenue	Primary arterial	102 feet existing and proposed
Camby Village Boulevard	Local Street	50 feet existing and proposed
Petition Submittal Date	July 9, 2024	

PHOTOS



View from Kentucky Avenue looking east toward subject site



View from Kentucky Avenue looking east toward subject site



View from Camby Village Boulevard looking southeast toward subject site



View of north end of subject site along Camby Village Boulevard looking east

PLAT COMMITTEE **August 14, 2024**

Case Number: 2024-PLT-050
Property Address: 3801 North Raceway Road (*Approximate Address*)
Location: Pike Township, Council District # 11
Petitioner: D. R. Horton – Indiana, LLC, by Keith R. Gilson
Zoning: D-6
Request: Approval of a Subdivision Plat to be known as Victory Manor, subdividing 8.533 acres into 50 lots.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Jeffrey York, 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 August 5, 2024, 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.



**Department of Metropolitan Development
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.
12. That a street lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-6. D-6 permits single-family, two-family, triplex and fourplex dwellings. Single-family dwelling lots are required to have a minimum of 20 feet of street frontage. Two-family dwelling lots have a minimum street frontage of 35 feet, triplex and fourplex dwelling lots have a minimum street frontage of 50 feet. Most of the lots have street frontages ranging from 20 feet to 56 feet, with corner lots with much larger street frontages. This plat would meet the zoning commitments and subdivision regulation requirements.

STREETS

Two streets would be developed, with one street having direct access from Raceway Road.

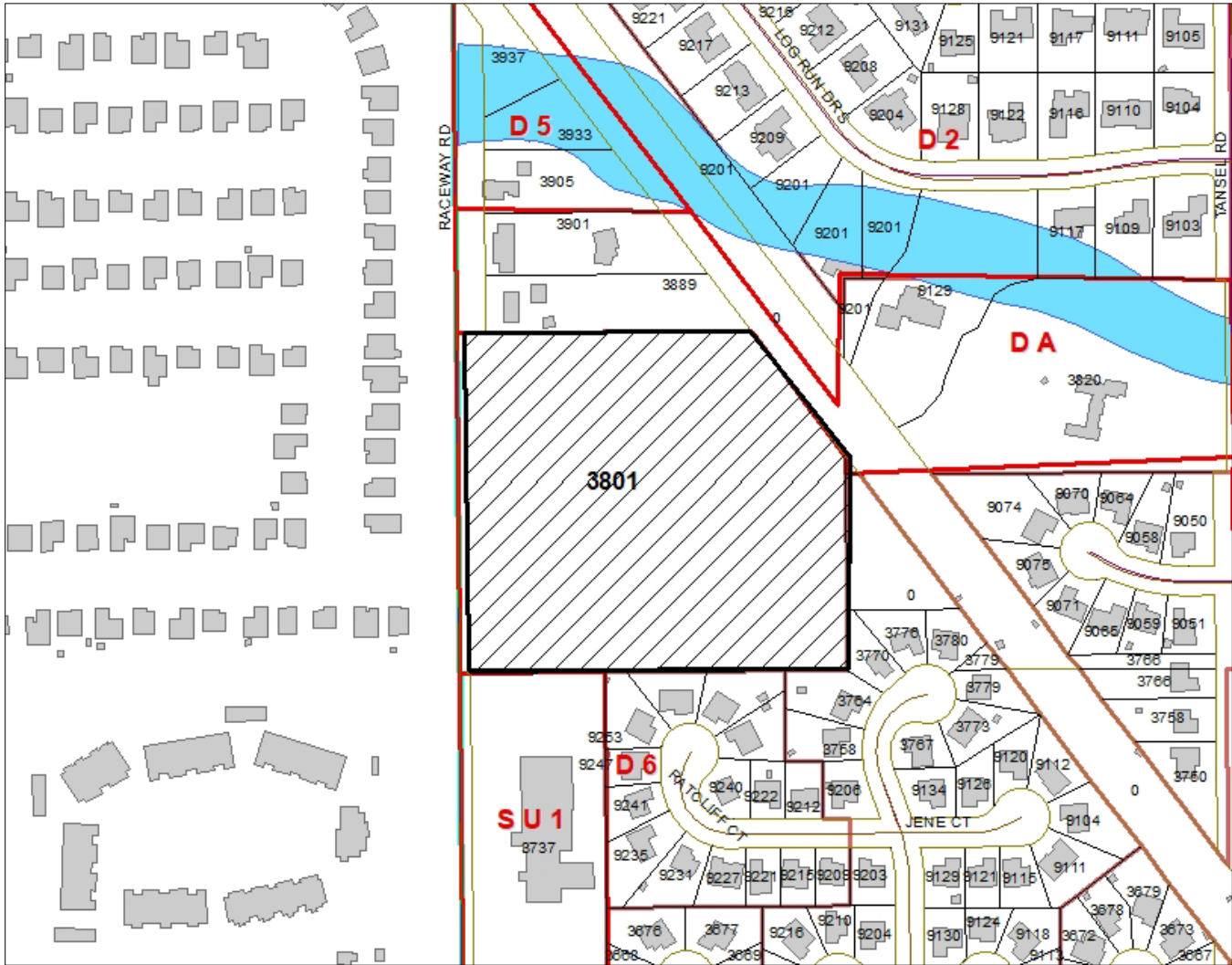
SIDEWALKS

Sidewalks are required along the internal streets and along Raceway Road.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-A	Single-family dwelling
South:	D-6/SU-1	Single-family dwellings/ religious uses
East:	D-A/D-6	Railroad / single-family dwellings
West:	Hendricks County	Residential uses
Thoroughfare Plan		
Raceway Road	Primary Collector	56-foot right-of-way existing and 106-foot right-of-way proposed
Petition Submittal Date	July 10, 2024	

EXHIBITS





SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

<p><i>741.201.A-C – Primary Plat Requirements:</i></p> <ul style="list-style-type: none"> • <i>Plat name, Legal Description, Surveyor Seal, Scale.</i> • <i>Boundary Lines, Existing Street Names, and dimensions.</i> • <i>Layout of Proposed Streets – names, widths, classifications.</i> • <i>Layout of all easements and purpose thereof.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> • <i>Area Map.</i> 	<p>Satisfied</p>
<p><i>741-203.D – Traffic Control Plan</i></p> <ul style="list-style-type: none"> • <i>Traffic control street signs and devices.</i> • <i>Traffic calming devices.</i> • <i>Bicycle facilities.</i> • <i>Sidewalks and pedestrian facilities.</i> • <i>Transit facilities, such as bus stops pads or shelter.</i> • <i>Street lighting.</i> 	<p>Satisfied</p>
<p><i>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</i></p> <ul style="list-style-type: none"> • <i>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</i> • <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i> • <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i> 	<p>Satisfied</p>
<p><i>741-205 – Waivers</i></p> <ul style="list-style-type: none"> • <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i> • <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i> • <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i> • <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i> • <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i> 	<p>None Requested</p>



Department of Metropolitan Development
 Division of Planning
 Current Planning

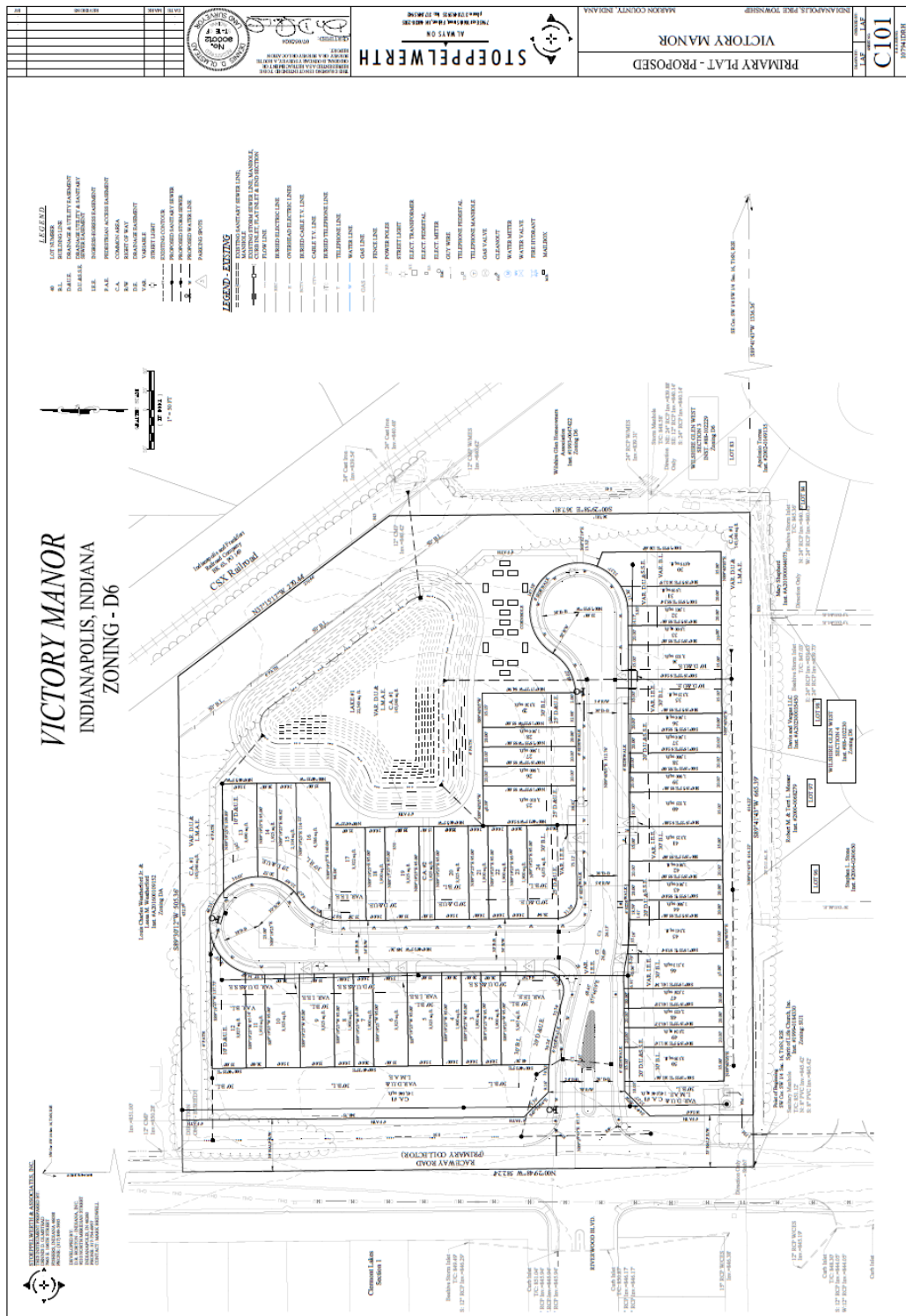
741-300 Design and Installation Standards	<i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. 	Satisfied
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • Through lots should be avoided except where necessary for primary arterial separation and topography challenges. • Triple frontage lots are prohibited. • Lots abutting alleys must have vehicular access exclusively from alley. • Lots shall not have direct access to arterial streets. • Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet. 	Satisfied
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> • Shall not exceed maximum block lengths per Table 741-302.1 • If exceeded, it must be demonstrated that: <ul style="list-style-type: none"> ○ There are improved pedestrian easements at intervals of 400 feet or less. ○ Adequate traffic calming provisions are made. ○ The block length must be exceeded because of physical conditions of the land. 	None proposed



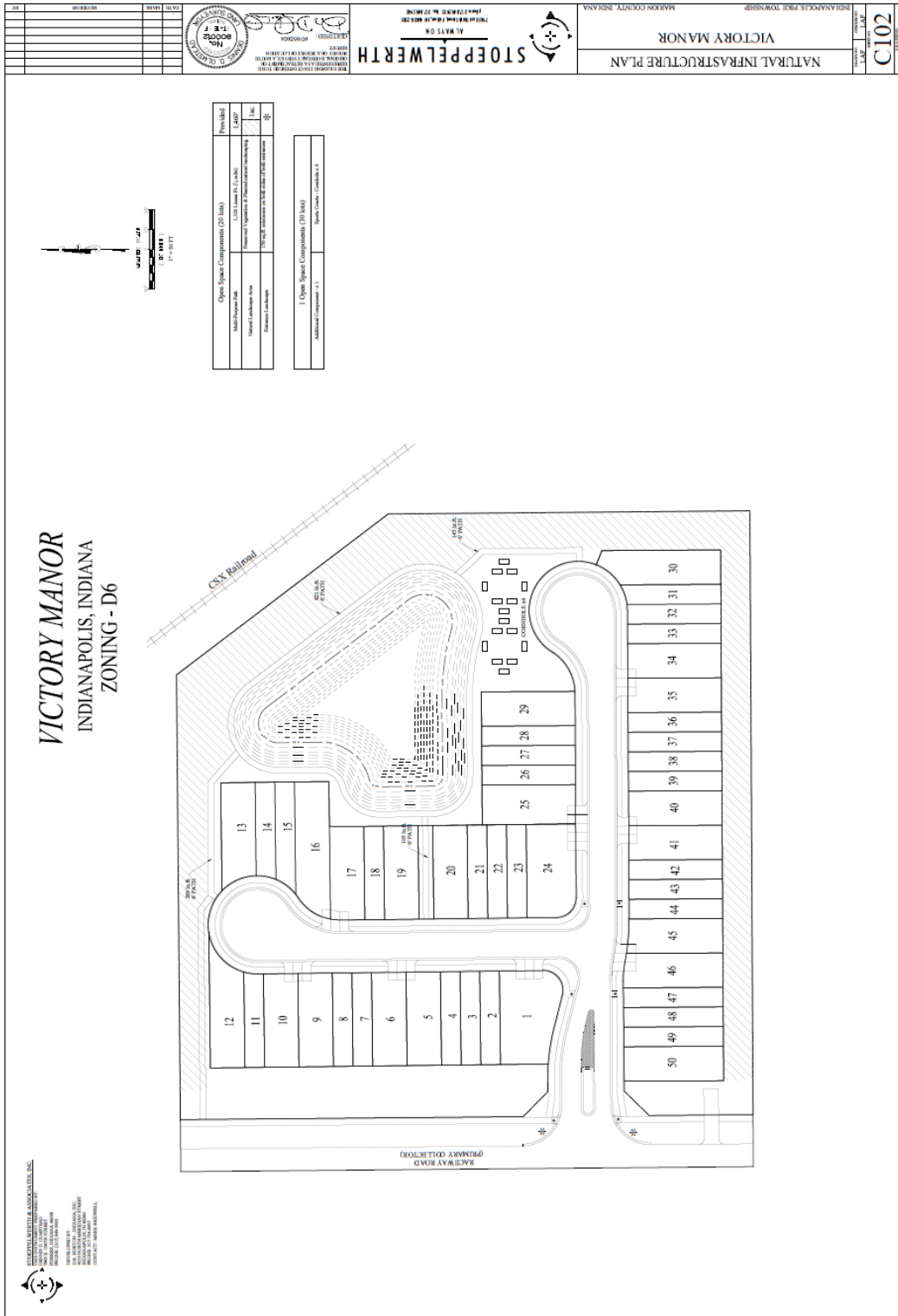
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 Current Planning

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> • Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use, and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> • Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. • Not more than two streets shall intersect at any one point. • Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. • All streets shall be dedicated to the public. Alleys may be private. • Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	<p>Satisfied</p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> • Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. • Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. • All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. • Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. • Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. • Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> • In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Satisfied</p>
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> • <i>Street name signs, traffic control signs, bike route signs.</i> • <i>Traffic control devices for streets exceeding 900 feet in length.</i> • <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Satisfied</p>

	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> • <i>Street numbering per adopted addressing guidelines.</i> • <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>Required before recording plat</p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> • <i>Sidewalks shall be provided along all internal and external streets.</i> 	<p>Satisfied</p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> • <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> • <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> • <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> • <i>All utilities shall be located underground.</i> • <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	<p>Satisfied</p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <i>Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> • <i>Reservation of land for public/semi-public purpose.</i> 	<p>Satisfied</p>
	<p>741.312 – <i>Monuments</i></p> <ul style="list-style-type: none"> • <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i> 	<p>Satisfied</p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> • <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> • <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> • <i>For Zone AE areas, the plat must show the BFE topographic line.</i> • <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i> 	<p>Satisfied</p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> • <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i> 	<p>Not satisfied – see condition #12</p>



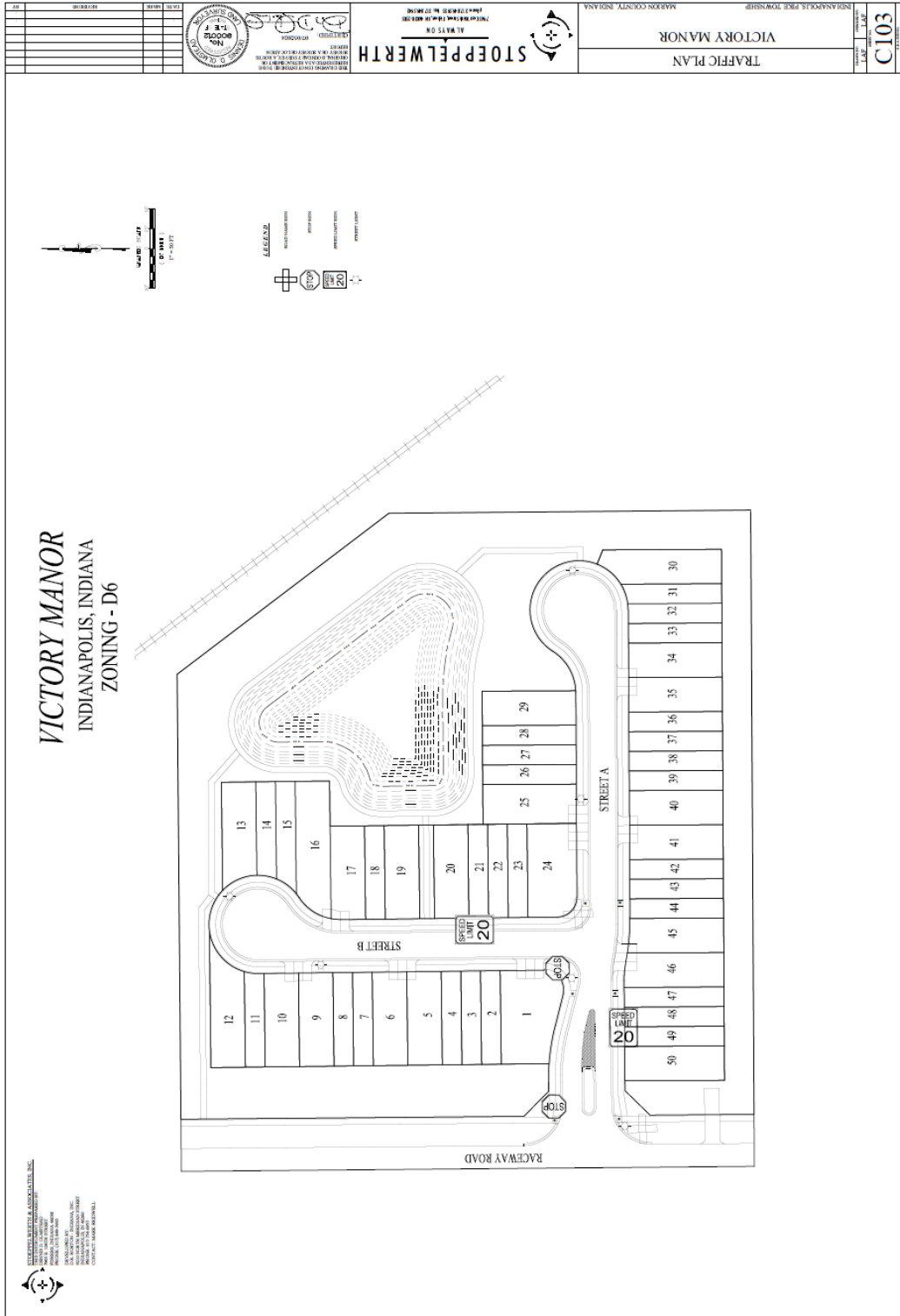
Plat details



Natural Infrastructure plan



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Traffic Plan

PHOTOS



View of site (to the left) along Raceway Road looking south



View of the site from Raceway Road looking east



View of the site (to the right) along Raceway Road looking north



PLAT COMMITTEE **July 10, 2024**

Case Number: 2024-PLT-031

Property Address: 7125 Wellingshire Boulevard (*Approximate Address*)

Location: Perry Township, Council District #22

Petitioner: Wellingshire Partners LLC, by Brady Kuhn

Zoning: D-P (FF)

Request: Approval of a Subdivision Plat to be known as Southern Dunes Commons at Wellingshire, subdividing 18.73 acres into two lots and three blocks, with a waiver of sidewalk requirements along Southport Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

Waivers Requested: Sidewalk Waiver (partial, along Southport Road)

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued from the July 10, 2024 to the August 14, 2024 hearing by staff request to allow both the petitioner and staff to know the results of the associated rezoning request as well as for staff to coordinate internally about how an asphalt walkway added to the north side of Southport Road would impact the recommendation. Staff notes that the current INDOT signal plan for the Southport/Wellingshire intersection shows pedestrian crosswalks to the north and west (see Exhibits below). Both the petitioner and a representative from DPW have indicated that additional crosswalks could be added to the rest of the intersection which would allow for greater pedestrian connectivity between the site and residential areas to the west. Staff would recommend approval of this waiver request on the condition that crosswalks are added to the eastern and southern legs of the intersection along with ramps, markings, push buttons and pedestrian signage subject to approval by either INDOT or DPW. Additional photos and diagrams were also added to the Exhibits below.

This petition was continued from the June 12, 2024 Plat Committee hearing to July 10, 2024 by petitioner request to allow for both the petitioner and staff to know the result of the associated rezoning request 2024-ZON-014 before the hearing.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 2, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provide 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.



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Division of Planning
Current Planning**

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
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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.
12. That the sidewalk waiver request be approved on the condition that pedestrian crosswalks and infrastructure are added across the southern and eastern legs of the intersection of Southport Road and Wellingshire Boulevard by the petitioner (subject to INDOT or DPW approval).

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P to allow for a residential and golf course community primarily within Marion County and primarily on the western side of State Road 37. The rezone petition 2024-ZON-014 is currently in review and would have an impact on allowable uses (but not base zoning) at the site if approved. Approval of this plat would establish two lots in the northwestern portion of the current property as well as a common area and three blocks to the east and south (blocks B and C would be on the other side of the proposed access drive).

STREETS

Lot 1 would front onto both Wellingshire Boulevard and Southport Road, while Lot 2 would only front onto Southport Road. Approval of this plat would allow for a new interior access road to which the three proposed blocks would front. Block A would also border Southport Road, and both Block A and Block C would border I-69 to the east in addition to the proposed access road.



SIDEWALKS

Sidewalk is either existing or proposed along Wellingshire Boulevard and would not be required along the eastern portion of the site near the interstate. The petitioner has requested a waiver of sidewalk requirements for the portion of the plat bordering Southport Road to the north (approximately 885’ in length) due to what they identify as uneven grading, separation from Southport Road, and a lack of need due to interstate proximity and the placement of sidewalks along the proposed access road.

Both sides of Southport Road to the west of the subject site have sidewalks installed, as well as both sides of Wellingshire Boulevard (upon approval of the plat) and one side of Belmont Avenue to the northwest. No dramatic change in grade was noticed along the potential sidewalk area, and staff believes that increased pedestrian access to future businesses at the site would benefit both property owners and nearby residents. Sufficient evidence was not provided to justify the waiver, and staff recommends denial of the request. If the plat committee approves the waiver against staff’s recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-4	Community commercial
South:	D-P	Multi-Family residential
East:	D-P	Multi-Family residential
West:	D-P	Multi-Family residential
Thoroughfare Plan		
Wellingshire Boulevard	Local Street	123-feet existing and 50-feet proposed
Southport Road	Primary Arterial	119-feet existing and 400-feet proposed
Petition Submittal Date	May 2, 2024	

EXHIBITS

2024PLT031 ; Aerial Map





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2024PLT031 ; Proposed Plat

DATE: 08/26/2024
TIME: 10:54:14 AM

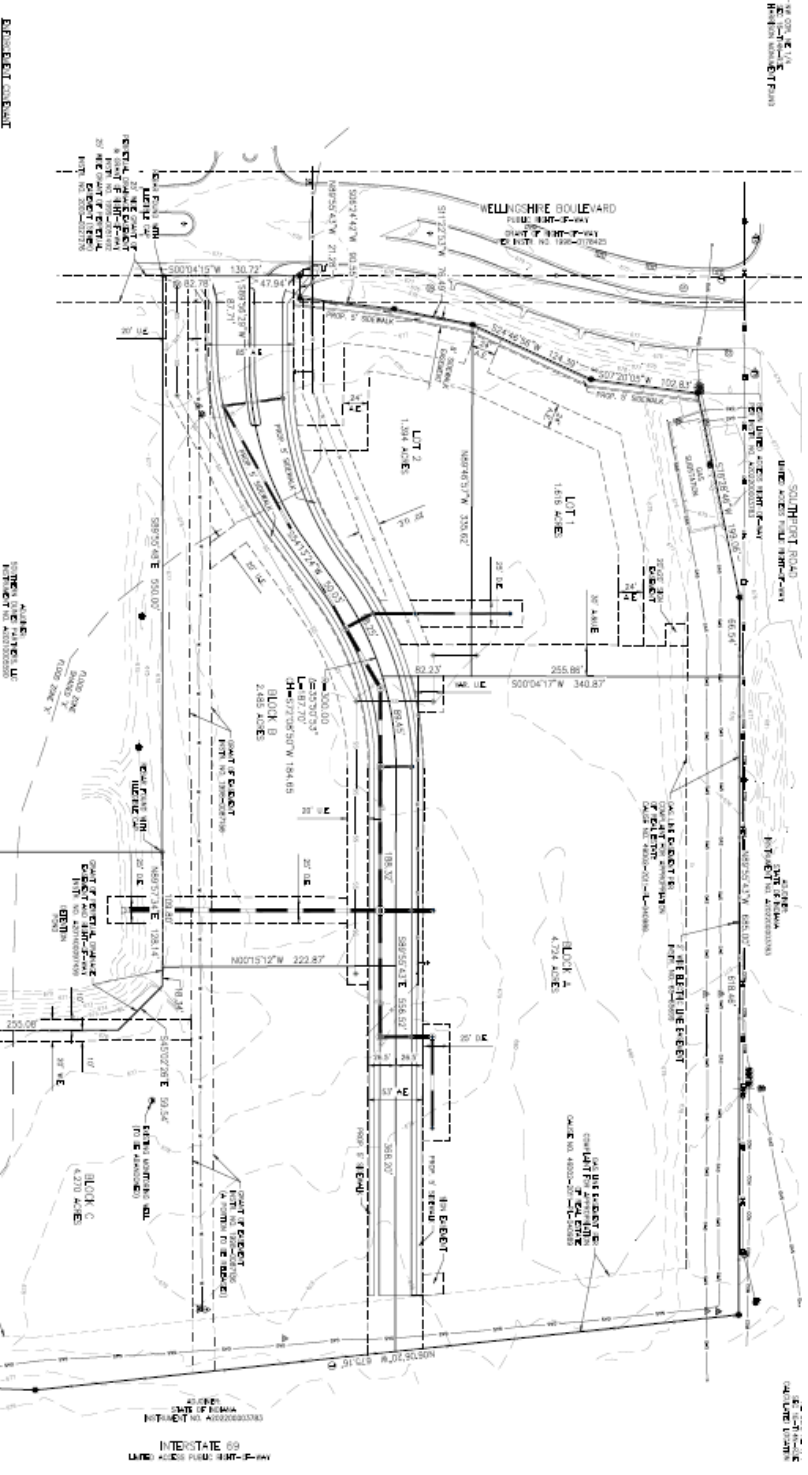
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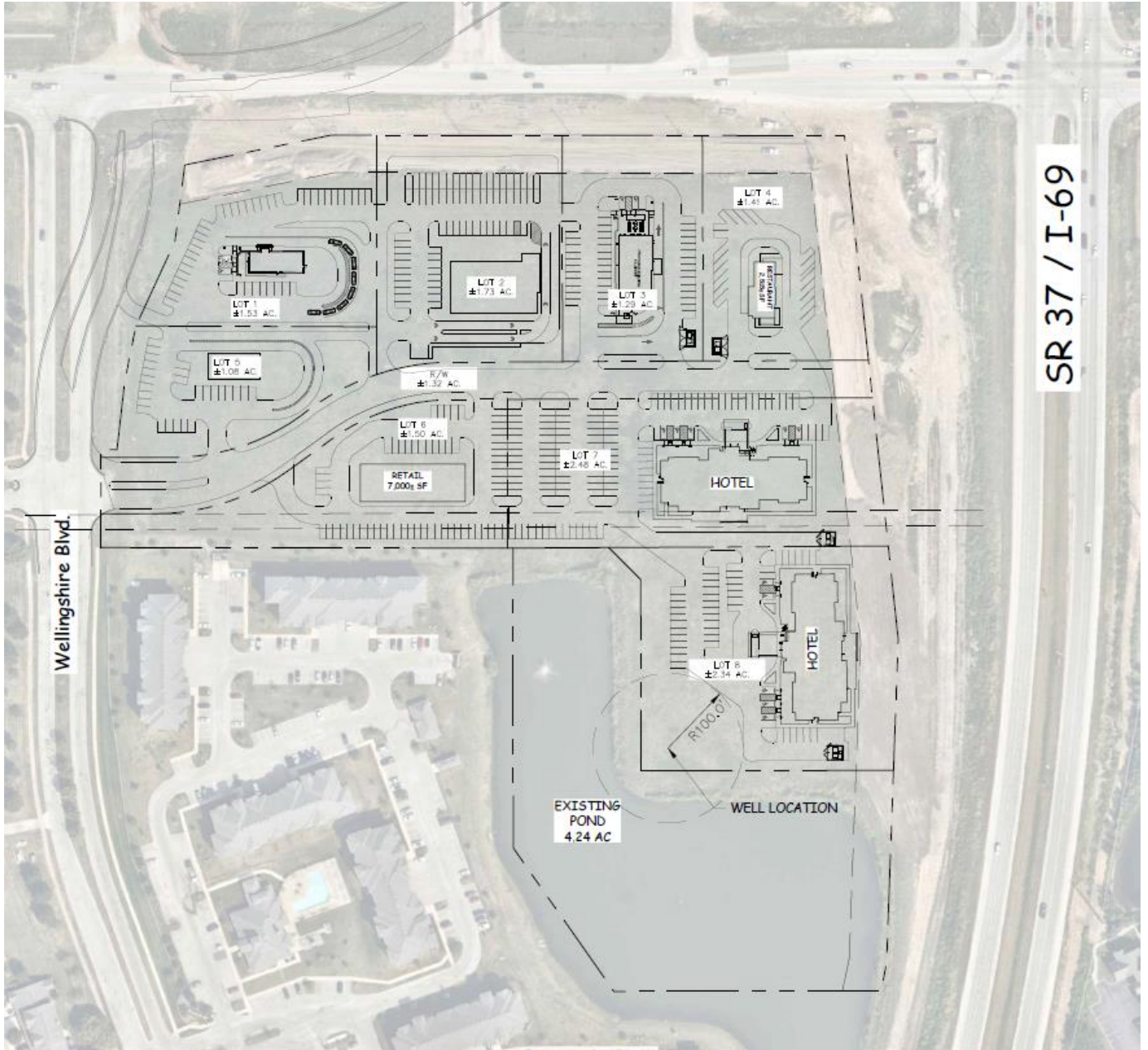
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2024PLT031 ; Conceptual Site Layout





2024PLT031 ; Findings of Fact

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

there will be sidewalk access into the property being developed within the plat, just not along the Southport Road frontage, which leads into an interstate interchange, and where pedestrian traffic should be discouraged.

2. The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property because:

the construction of the I-69 / Southport Road interchange and subsequent changes to the subject properties frontage, including a major change in grade render the waiver request unique to the subject property.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

the interchange has changed the physical relationship between the subject property and Southport Road, which renders the north property line of the subject property significantly removed from actual Southport Road.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

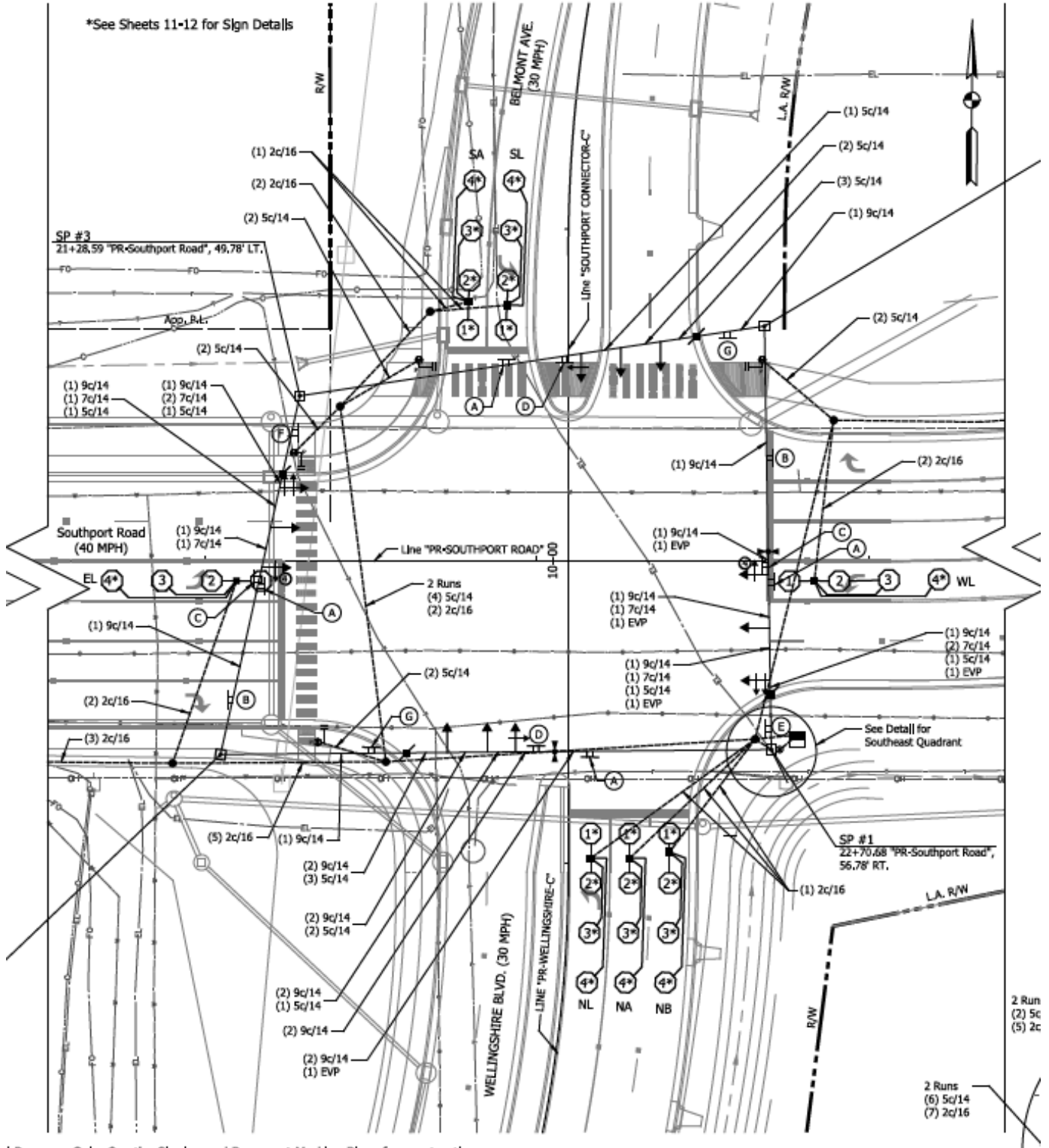
there will be adequate pedestrian access to and through the subject property via Wellingshire Boulevard.

5. The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law because:

there are geographic constraints recognized by the Zoning Ordinance which allows for a waiver of sidewalks.



2024PLT031 ; Traffic Signal + Crosswalk Plan (INDOT)



PHOTOS



Photo 1: Subject Site Viewed from West (Wellingshire)



Photo 2: Subject Site + Utility Station Viewed from North (Southport)

PHOTOS



Photo 3: Subject Site Viewed from East (I-465; taken May 2023)



Photo 4: Subject Site Viewed from South (Southern Dunes Apartments)

PHOTOS



Photo 5: Adjacent Property to North/Northeast



Photo 6: Adjacent Property to West

PHOTOS



Photo 7: Southport Road Looking East Along Northern Plat Boundary



Photo 8: Existing Sidewalk along Wellingshire (Southwest of Subject Site)

PHOTOS



Photo 9: Recently Constructed Walking Path on Northern Side of Southport



Photo 10: Looking Southwest at Eastern Edge of Northern Plat Boundary



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

August 14, 2024

Case Number:	2024-PLT-039 (Amended)
Property Address:	5252 Hickory Road (<i>Approximate Address</i>)
Location:	Franklin Township, Council District #24
Petitioner:	Grand Communities, LLC, by Eric Wickersham
Zoning:	D-4 (FF/FW)
Request:	Approval of a Subdivision Plat to be known as Emerald Preserve, subdividing 32.309 acres into 74 lots.
Waivers Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Jeffrey York, Principal Planner

PETITION HISTORY

This petition was continued from the July 10, 2024, hearing to the August 14, 2024, hearing due to an error in the submittal regarding the number of proposed lots.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 27, 2024, 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.



**Department of Metropolitan Development
Division of Planning
Current Planning**

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.
12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
13. That a Traffic Control plan compliant with Section 741-203 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
14. That a Natural Infrastructure plan compliant with Section 741-203 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
15. That a revised plan compliant with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance denoting concrete walk or sidewalks along Hickory Road, shall be submitted prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-4 and is undeveloped. It was rezoned to the D-4 classification in 2024 (2023-ZON-124) to provide for the proposed single-family residential development. Numerous commitments were approved as part of the rezoning process. The proposed plat generally meets the standards of the D-4 zoning classification and the zoning commitments, with the exception of a proposed asphalt path within the right-of-way of Hickory Road (see below under Sidewalks).

STREETS

The plat would provide for two new streets and an extension of one street (Hemingway Drive) previously platted with Fields of New Bethel, abutting the site to the west. Additionally, a new street would connect to the south for a future section or development.

SIDEWALKS

Sidewalks are required along all proposed interior streets. Asphalt paths are proposed along Hickory Road, which is not permitted. Therefore, concrete sidewalks shall be installed, per the Ordinance standards in Chapter 744-302.



GENERAL INFORMATION

Existing Zoning	D-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-A Single-Family Residential
	South:	D-A Agricultural uses
	East:	D-2 Single-Family Residential
	West:	D-4 Single-Family Residential
Thoroughfare Plan		
Hickory Road	Secondary Collector	40-foot existing and 80-foot proposed
Petition Submittal Date	May 27, 2024	



SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
741.201.A-C – Primary Plat Requirements:	<ul style="list-style-type: none"> Plat name, Legal Description, Surveyor Seal, Scale. Boundary Lines, Existing Street Names, and dimensions. Layout of Proposed Streets – names, widths, classifications. Layout of all easements and purpose thereof. Layout of lots with numbering and dimensions. Floodway/Floodplain Delineation. Topographic Map. Area Map. 	Satisfied
741-203.D – Traffic Control Plan	<ul style="list-style-type: none"> Traffic control street signs and devices. Traffic calming devices. Bicycle facilities. Sidewalks and pedestrian facilities. Transit facilities, such as bus stops pads or shelter. Street lighting. 	Not Submitted- See Condition #13
741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)	<ul style="list-style-type: none"> Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry Location of Open Space Areas of the open space common area, indicating size and general improvements Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	Not Submitted- See Condition #14
741-205 – Waivers	<ul style="list-style-type: none"> The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	None Requested



Department of Metropolitan Development
 Division of Planning
 Current Planning

741-300 Design and Installation Standards	<i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • <i>Comply with zoning district and any cluster approval or variance grant.</i> • <i>Lots must have positive drainage away from buildings.</i> • <i>No more than 25% of lot area may be under water.</i> • <i>Side lots lines at right angles to streets or radial to curving street line.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> 	Satisfied
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> • <i>Triple frontage lots are prohibited.</i> • <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> • <i>Lots shall not have direct access to arterial streets.</i> • <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i> 	Satisfied
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> • <i>Shall not exceed maximum block lengths per Table 741-302.1</i> • <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> ○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i> ○ <i>Adequate traffic calming provisions are made.</i> ○ <i>The block length must be exceeded because of physical conditions of the land.</i> 	None proposed



Department of Metropolitan Development
Division of Planning
Current Planning

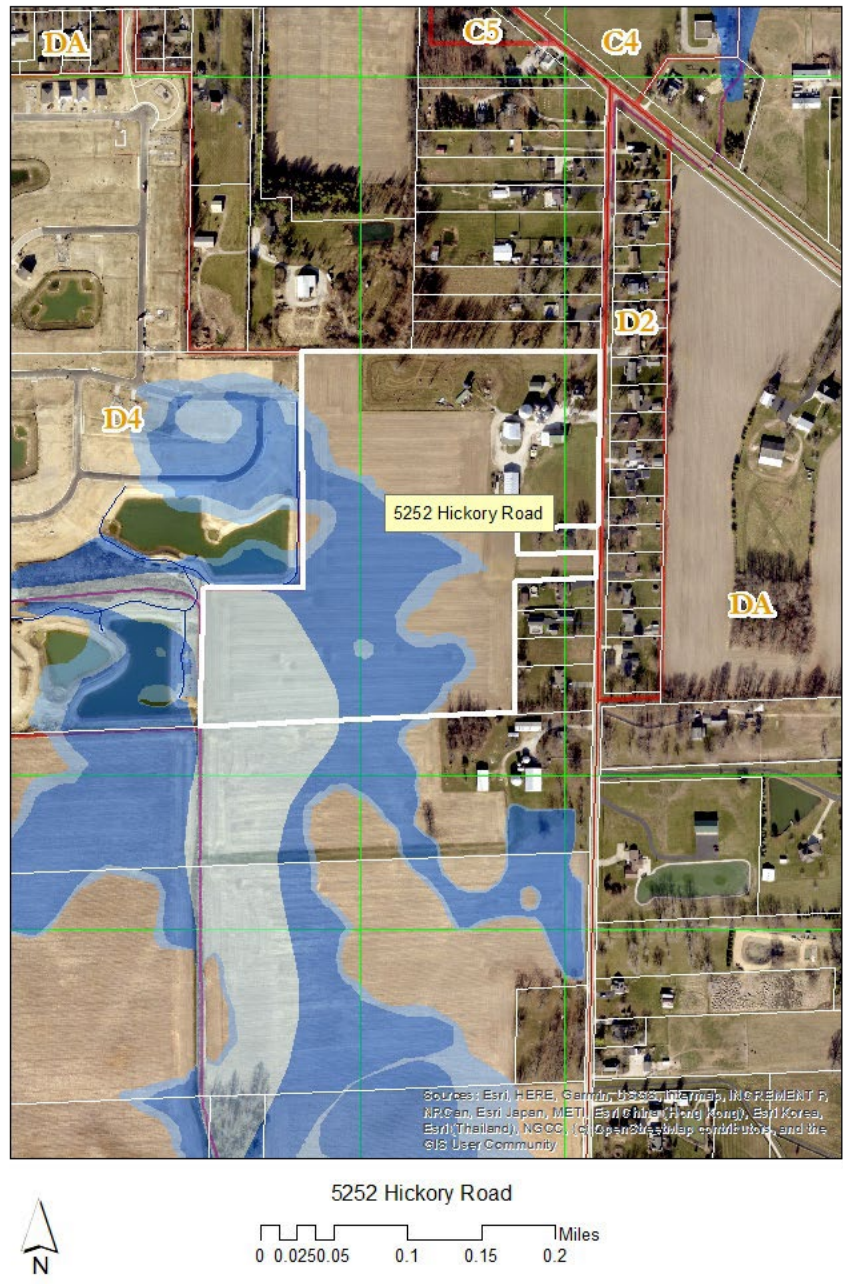
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> • Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use, and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> • Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. • Not more than two streets shall intersect at any one point. • Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. • All streets shall be dedicated to the public. Alleys may be private. • Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	<p>Satisfied</p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> • Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. • Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. • All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. • Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. • Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. • Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> • In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Satisfied</p>
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> • <i>Street name signs, traffic control signs, bike route signs.</i> • <i>Traffic control devices for streets exceeding 900 feet in length.</i> • <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Not Submitted- See Condition #13</p>



Department of Metropolitan Development
 Division of Planning
 Current Planning

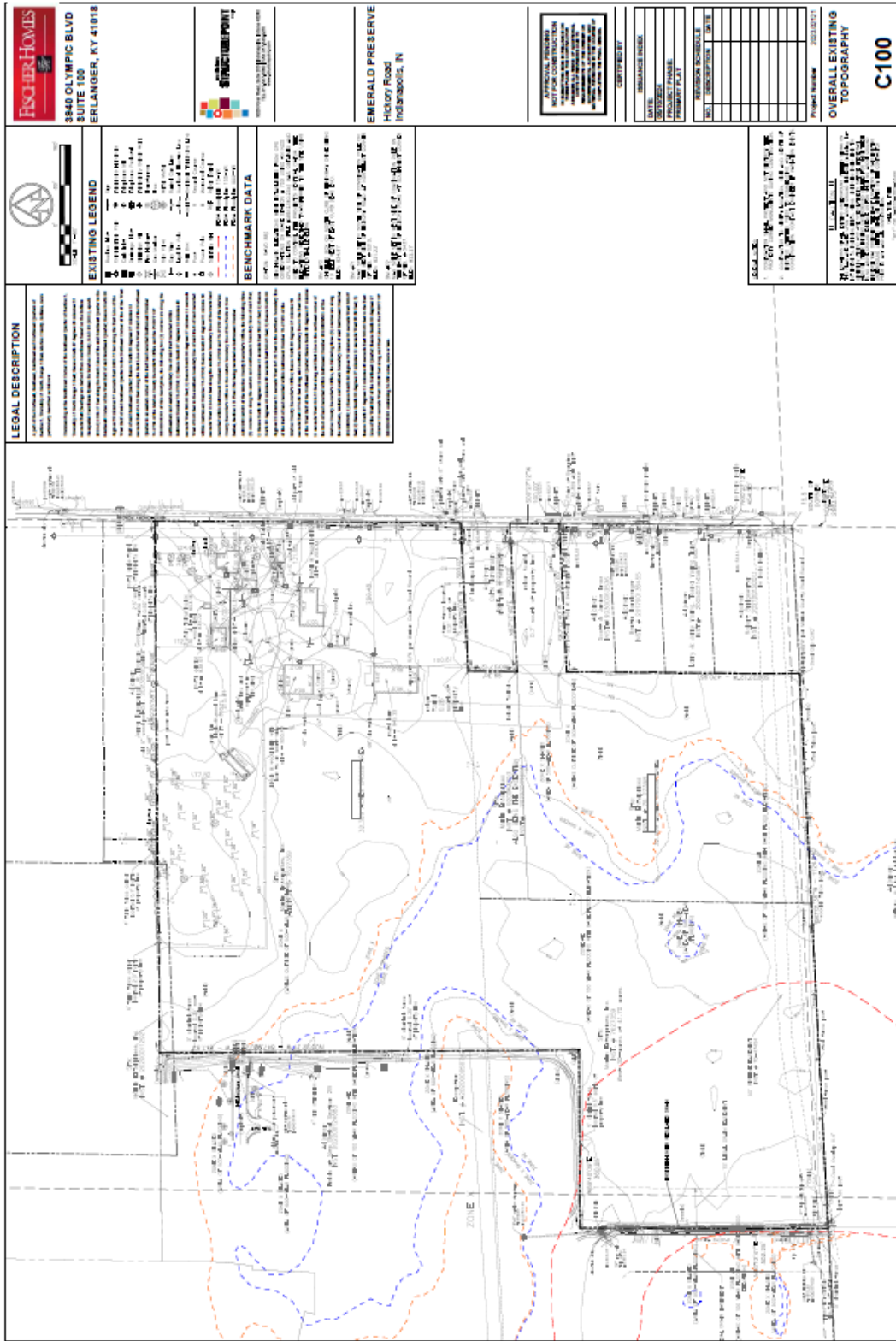
	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> • <i>Street numbering per adopted addressing guidelines.</i> • <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>Street numbering not submitted</p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> • <i>Sidewalks shall be provided along all internal and external streets.</i> 	<p>Not Satisfied - See Condition #15</p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> • <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> • <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> • <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> • <i>All utilities shall be located underground.</i> • <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	<p>Satisfied</p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <i>Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> • <i>Reservation of land for public/semi-public purpose.</i> 	<p>Satisfied</p>
	<p>741-312 – <i>Monuments</i></p> <ul style="list-style-type: none"> • <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i> 	<p>Satisfied</p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> • <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> • <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> • <i>For Zone AE areas, the plat must show the BFE topographic line.</i> • <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i> 	<p>Satisfied</p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> • <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i> 	<p>Not Submitted- See Condition #12</p>

EXHIBITS



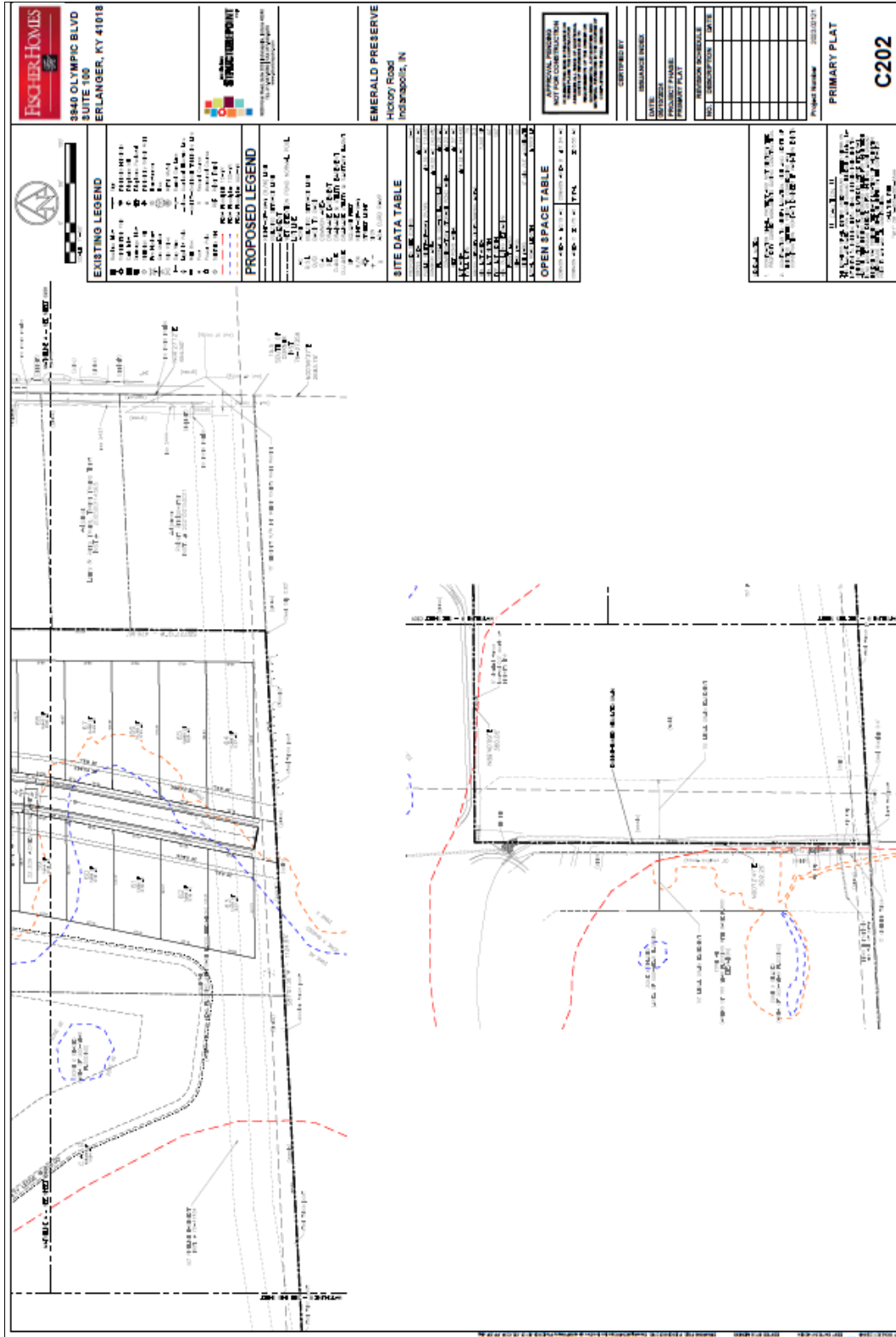


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Division of Planning
Current Planning





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PHOTOS



Views of site looking west across Hickory Road



Views of site looking west across Hickory Road