



Metropolitan Development Commission Plat Committee (April 8, 2026) Meeting Agenda

Meeting Details

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

Date: Wednesday, April 08, 2026

Time: 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-PLT-006 | 5100 Knollton Road

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

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

****Staff to request continuance to May 13th, 2026 to allow time for variance petition.**

2. 2026-PLT-010 | 1100 North German Church and 11020 East 10th Street

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

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

****Petitioner to request continuance to May 13, 2026.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. 2026-PLT-001 (Amended) | 2802 Merchants Drive

Wayne Township, Council District #11, zoned C-7 (FF) (FW)
Emmert Group Properties LLC, by David Gilman

Approval of a Subdivision Plat to be known as EGP Minor Subdivision, subdividing 13.046 acres into two lots.

4. 2026-PLT-005 | 2437 Guilford Avenue

Center Township, Council District #8, zoned D-8
Powderhouse Indy LLC, by Troy Terew

Approval of a Subdivision Plat, to be known as Replat of Lot 145 of Reagan Park Addition to City of Indianapolis, dividing 0.128-acre into two single-family attached lots.

5. 2026-PLT-007 | 4321 Bertha Street

Wayne Township, Council District #17, zoned D-5
Bekich Investments LLC, by Jack Whitsitt

Approval of a Subdivision Plat to be known as Jamie's Bertha Street Addition Replat of Lot 310, dividing 0.233-acre into two lots.

6. 2026-PLT-008 | 10101 East 38th Street

Warren Township, Council District #15, zoned SU-2
Indianapolis Public Schools, by Russell McClure

Approval of a Subdivision Plat, to be known as John Marshall Subdivision, dividing 38.95 acres into three (3) lots.

7. 2026-PLT-009 | 6120 East Thompson Road

Franklin Township, Council District #24, zoned D-6 / D-P
Thompson & Commerce Properties LLC, by Dennis D. Olmstead & Kenny Mitchell

Approval of a Subdivision plat to be known as Franklin Corners subdivision, dividing 4.7 acres into twenty lots and one common area, with a waiver of the requirement for a 0.25-mile multipurpose path (0.176-mile path proposed).

8. 2026-PLT-011 | 2415, 2417, and 2419 North Rural Street

Center Township, Council District #8, zoned D-5
Martindale Brightwood Community Development Corporation, by Troy Terew

Approval of Subdivision Plat to be known as Replat of 16A and 16B of Rural Street Villas, Section 2 and a Replat of Lot 15 of Block 1 Parker Hanway Hanna's Subdivision of Parker Et Al Oak Hill Addition, dividing .187 acres into three (3) lots.

9. 2026-PLT-013 | 1326 Union Street

Center Township, Council District #18, zoned D-5
HOF Grantor Trust S, by Andrew Wert

Approval of a Subdivision Plat to be known as Jamie's Union Street Addition, subdividing 0.078-acre into two lots.

10. 2026-PLT-014 | 10153 & 10335 East 52nd Street

City of Lawrence, Lawrence Township, Council District #10, zoned D-4 (Cluster)
Domain Timberlake Multistate LLC, by Lantz McElroy

Approval of a Subdivision Plat to be known as Silver Stream, Section 5, dividing 21.24 acres into 82 lots.

11. 2026-PLT-015 | 5260 Claybrooke Commons Drive

Franklin Township, Council District #25, zoned D-10 / C-4
Claybrooke Commons East LLC, by Jason Fuchs

Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed-Use Subdivision, dividing 10.161 acres into one lot and one block.

12. 2026-VAC-002 | 5252 Hickory Road

Franklin Township, Council District #25
Grand Communities, by Joseph D. Calderon

Vacation of an irregular portion of Hemingway Drive, being the first east-west public street south of Southeastern Avenue, being 12 feet in width, beginning 14 feet west of Hickory Road and 24 feet south of

Common Area A, west 106.04 feet to a point, to create a median (common area) within Hemingway Drive, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. 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 of the METROPOLITAN DEVELOPMENT COMMISSION (MDC)		
Member	Approving Authority	Term
VACANT	MDC	
Kelly Evans	MDC	01/1/2026 - 12/31/2026
Brandon Herget	MDC	05/21/2026 - 12/31/2026
Destiny McCormick	MDC	01/1/2026 - 12/31/2026
VACANT	MDC	

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



PLAT COMMITTEE **April 7, 2026**

Case Number: 2026-PLT-006

Property Address: 5100 Knollton Road (*approximate address*)

Location: Washington Township, Council District # 2

Petitioner: John & Jane Murphy, by Justin Kingen

Zoning: D-S (FW) (FF)

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

Waiver Requested: None

Current Land Use: Residential / Undeveloped / Floodway

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

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

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



PLAT COMMITTEE **April 8, 2026**

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

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

The petitioner is requesting that this petition be continued with new notice, to the May 13, 2026, hearing, to provide legal notice. Staff has no objection to the request.



PLAT COMMITTEE **April 8, 2026**

Case Number: 2026-PLT-001 (Amended)
Property Address: 2802 Merchants Drive (*Approximate Address*)
Location: Wayne Township, Council District #11
Petitioner: Emmert Group Properties LLC, by David Gilman
Zoning: C-7 (FF) (FW)
Request: Approval of a Subdivision Plat to be known as EGP Minor Subdivision, subdividing 13.046 acres into two (2) lots.
Waiver Requested: None
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 2, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



Department of Metropolitan Development
 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-7 and is currently undeveloped. Portions of the property to the west fall within the Floodway and Floodway Fringe due to proximity to Little Eagle Creek to the west. The proposed plat would subdivide the parcel to create two lots per the below plat: Lot 1 would be comprised of 7.849 acres, and Lot 2 would be 5.197 acres. The proposed plat would meet the standards of the C-7 zoning district, commitments associated with the rezoning petition 2025-ZON-102, and the subdivision regulations.

STREETS

Lot 2 would front on Merchants Drive (an existing private street) to the north and northeast. No new streets are proposed as a part of this plat.

SIDEWALKS

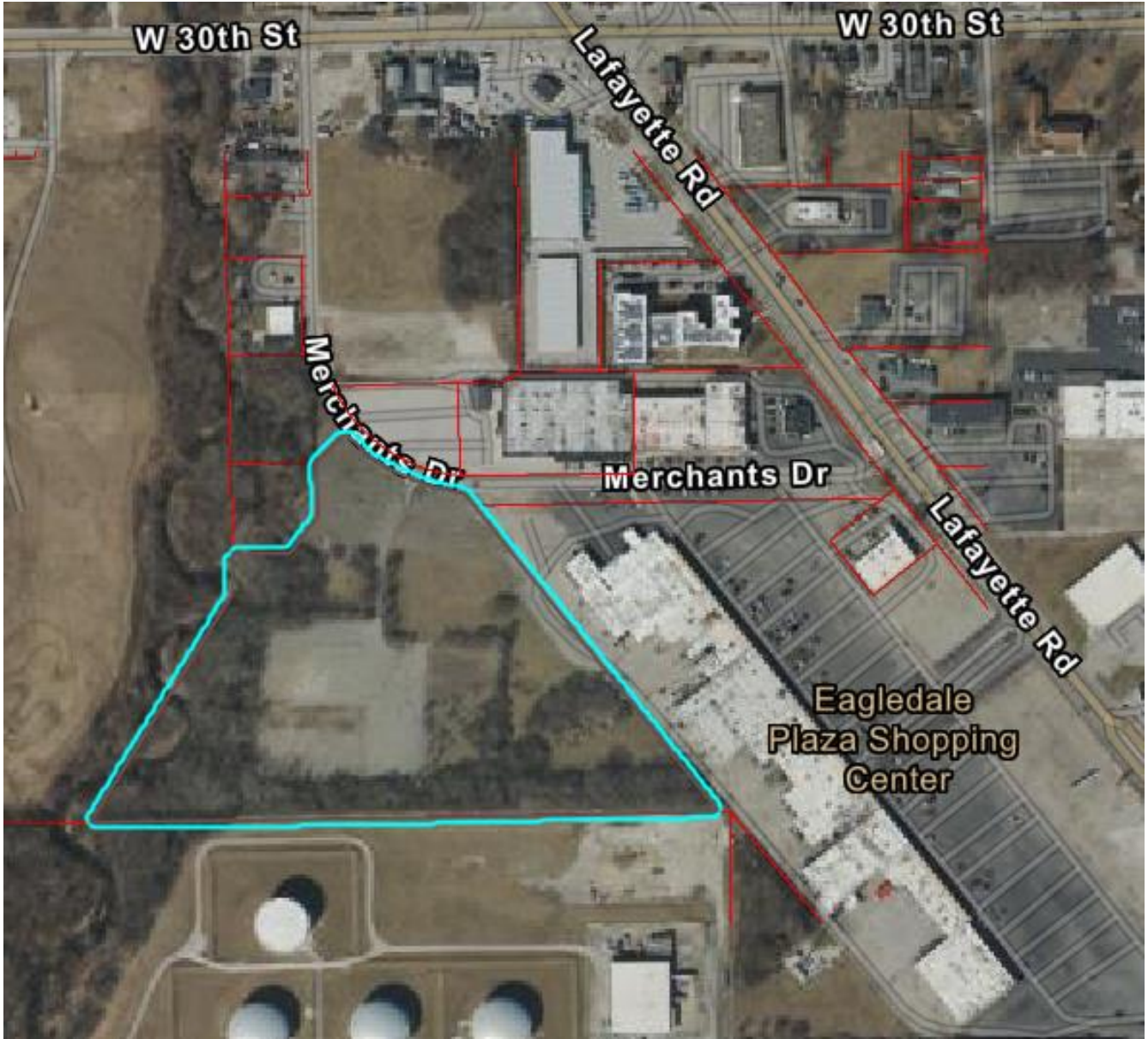
Sidewalks do not currently exist along Merchants Drive. When originally filed, this petition included a request for a waiver of sidewalk requirements. However, since Merchants is a private drive, placement of new sidewalk along the frontage would not be a requirement of the platting process.

GENERAL INFORMATION

Existing Zoning	C-7 (FW) (FF)		
Existing Land Use	Undeveloped		
Comprehensive Plan	Community Commercial		
Surrounding Context	Zoning	Land Use	
	North:	C-4	Commercial
	South:	I-4	Industrial
	East:	C-4	Commercial
	West:	I-3	Undeveloped
Thoroughfare Plan			
Merchants Drive	Private Street	35-foot existing right-of-way	
Petition Submittal Date	January 2, 2026		

EXHIBITS

2026PLT001 ; Aerial Map



PHOTOS



Photo 1: Subject Site Viewed from North



Photo 2: Merchants Drive and Parking Area to N of Subject Site



Photo 3: Adjacent Property to North



Photo 4: Adjacent Property to East



Photo 5: Merchants Frontage Viewed from East



Photo 6: Merchants Frontage Viewed from Northwest



PLAT COMMITTEE **April 8, 2026**

Case Number: 2026-PLT-005
Address: 2437 Guilford Avenue (approximate addresses)
Location: Center Township, Council District #8
Zoning: D-8
Petitioner: Powderhouse Indy LLC, by Troy Terew
Request: Approval of a Subdivision Plat, to be known as Replat of Lot 145 of Reagan Park Addition to City of Indianapolis, dividing 0.128-acre into two single-family attached lots.

Waiver Requested: None
Current Land Use: Two-family attached dwelling
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

Due to a lack of quorum, this petition was previously continued from the March 12, 2025, hearing, to the April 8, 2026, hearing.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 20, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



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9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
10. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
11. 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 developed with a two-family dwelling. The proposed plat would subdivide the property into two (2) lots. Lots 145(A) and 145(B) would each contain half of the two-family dwelling with the lot line following the common wall and continuing through to the rear of the lot. The subject site had been developed with a two-family dwelling since at least 1915 as shown on the historic Sanborn map below. That two-family dwelling was demolished in 2015, and the current two-family dwelling was recently constructed. This replat would allow the property owner to sell each of the parcels individually, rather than as one (1) parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 145(A) and 145(B) would front on Guilford Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Guilford Avenue.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new structure would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Two-Family Dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family Residential
South:	D-8	Undeveloped / Two-Family Residential
East:	D-8	Multi-Family Residential
West:	D-8	Four-Unit Residential
Thoroughfare Plan		
Guilford Avenue	Local Street	60-foot existing and proposed right-of-way
Petition Submittal Date	January 20, 2026	

EXHIBITS

LOCATION MAP



SANBORN MAP - 1915



PHOTOS



Proposed Lot 1 and 2, looking east.



Adjacent dwelling to the north, looking west.



Adjacent undeveloped lot, and 2-family dwelling to the south, looking east.



Adjacent 4-unit multi-family dwelling to the west.



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Division of Planning
Current Planning

PLAT COMMITTEE

April 8, 2026

Case Number:	2026-PLT-007
Property Address:	4321 Bertha Street (<i>approximate address</i>)
Location:	Wayne Township, Council District # 17
Petitioner:	Bekich Investments LLC, by Jack Whitsitt
Zoning:	D-5
Request:	Approval of a Subdivision Plat to be known as Jamie's Bertha Street Addition Replat of Lot 310, dividing 0.233-acre into two lots.
Waiver Requested:	None
Current Land Use:	Residential
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

3/11/26: Due to a lack of quorum, this petition was continued from the March 11th hearing date.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 30, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



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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 D-5 for residential uses and is a corner lot currently developed with two (2) residential structures and one detached accessory structure. Each of those buildings is on the eastern portion of the lot nearest the alley and the placement of those two (2) primary structures appears to be legally non-conforming. The proposed plat would subdivide the property into two (2) lots: Lot 1 would contain the residence to the north and Lot 2 would contain the residence and garage to the south. Each lot would have a width of around 38 feet and an area of around 0.116 acres. The proposed plat meets the standards of the D-5 zoning classification, and would not create any non-compliant setbacks for existing buildings.

STREETS

Lot 1 would front on both Fleming Street to the west and Bertha Street to the north. Lot 2 would exclusively front on Fleming Street. No new streets are proposed as part of this petition.

SIDEWALKS

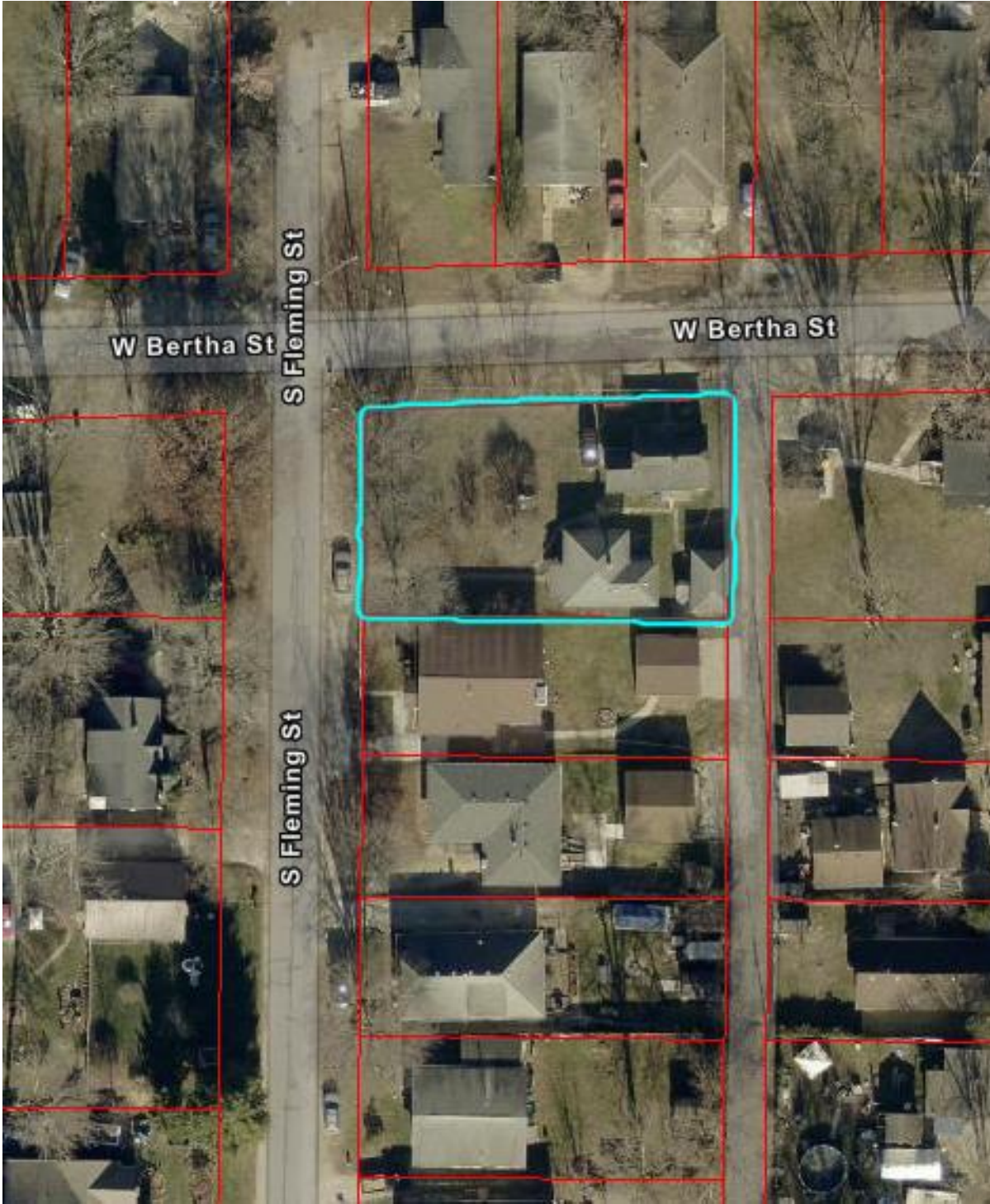
No sidewalks are existing or proposed as a part of this plat. Since adjacent residential properties also do not contain sidewalks, none would be required per 744-303.B of the Ordinance.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential	
Comprehensive Plan	3.5 – 5 Residential Units per Acre	
Surrounding Context	Zoning	Land Use
	North:	D-5 Residential
	South:	D-5 Residential
	East:	D-5 Residential
	West:	D-5 Residential
Thoroughfare Plan		
Bertha Street	Local Street	50-foot existing and 48-foot proposed
Fleming Street	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	January 30, 2026	

EXHIBITS

2026PLT007 ; Aerial Map



2026PLT007 ; Photographs



Photo 1: Subject Site Viewed from West



Photo 2: Subject Site Viewed from Northwest

2026PLT007 ; Photographs (continued)



Photo 3: Adjacent Property to South

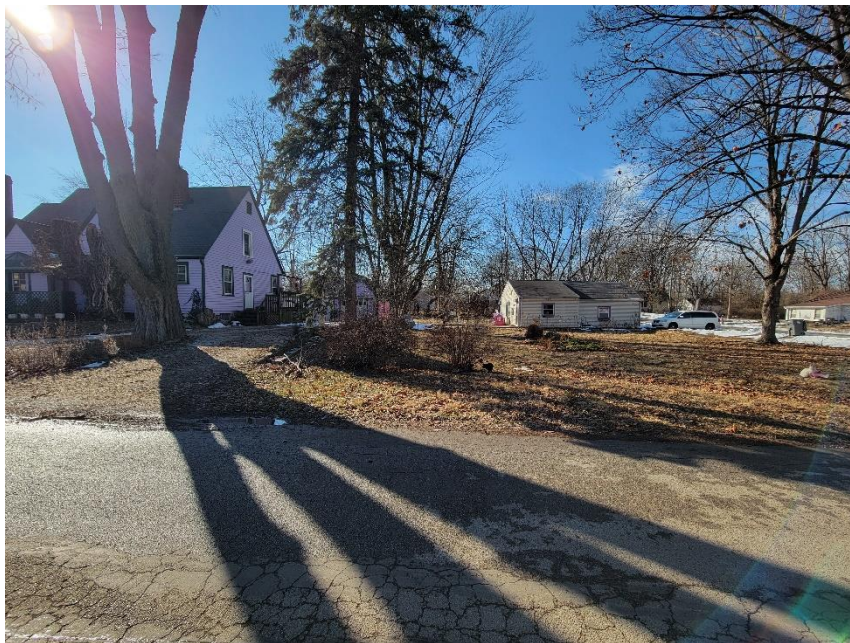


Photo 4: Adjacent Property to South



PLAT COMMITTEE **April 8, 2026**

Case Number: 2026-PLT-008
Address: 10101 East 38th Street (Approximate Addresses)
Location: Warren Township, Council District #15
Zoning: SU-2
Petitioner: Indianapolis Public Schools, by Russell McClure
Request: Approval of a Subdivision Plat, to be known as John Marshall Subdivision, dividing 38.95 acres into three (3) lots.
Waiver Requested: None
Current Land Use: Vacant High School, with accessory parking lots and athletic fields
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from March 11, 2026, to the April 8, 2026, hearing, due to the lack of a quorum.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 2, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned SU-2. The site is developed with a former High School building, with accessory parking lots and athletic fields. The proposed plat would subdivide the property into three (3) lots: Lot One would be 16.76 acres and is developed with the existing building and an accessory parking lot. Lot Two would be 17.69 acres and is developed with an accessory parking lot and athletic fields. Lot Three would be 4.49 acres and is developed with an accessory parking lot and athletic fields. The proposed plat meets the standards of the SU-2 zoning classification.

STREETS

Lot One would front on both East 38th Street to the north, and Mitthoefer Road to the west. Lot Two would front on Mitthoefer Road to the west. Lot Three would front on East 38th Street to the north. No new streets are proposed as part of this petition.

SIDEWALKS

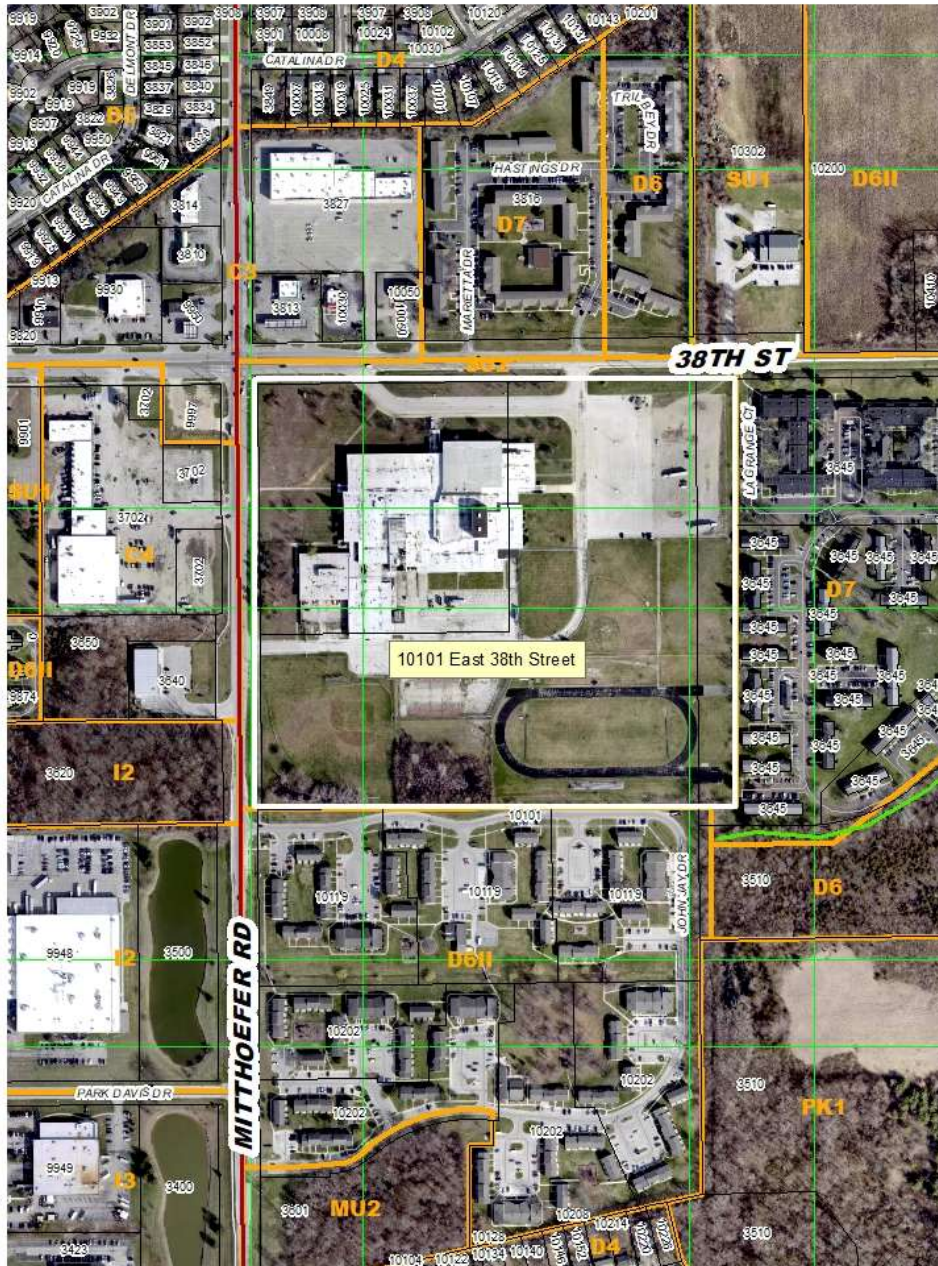
Sidewalks are existing along East 38th Street and North Mitthoefer Road.

GENERAL INFORMATION

Existing Zoning	SU-2	
Existing Land Use	High School Building	
Comprehensive Plan	Special Use	
Surrounding Context	Zoning	Land Use
North:	C-3/D-7/D-6	Community Commercial / Multi-family Dwellings
South:	D-6II	Multi-Family Dwellings
East:	D-7	Multi-Family Dwellings
West:	C-4 / 1-2	Community Commercial / Undeveloped
Thoroughfare Plan		
East 38th Street	Primary Arterial	121-foot existing and proposed right-of-way
Mitthoefer Road	Secondary Arterial	110-foot existing and proposed right-of-way
Petition Submittal Date	February 2, 2026	

EXHIBITS

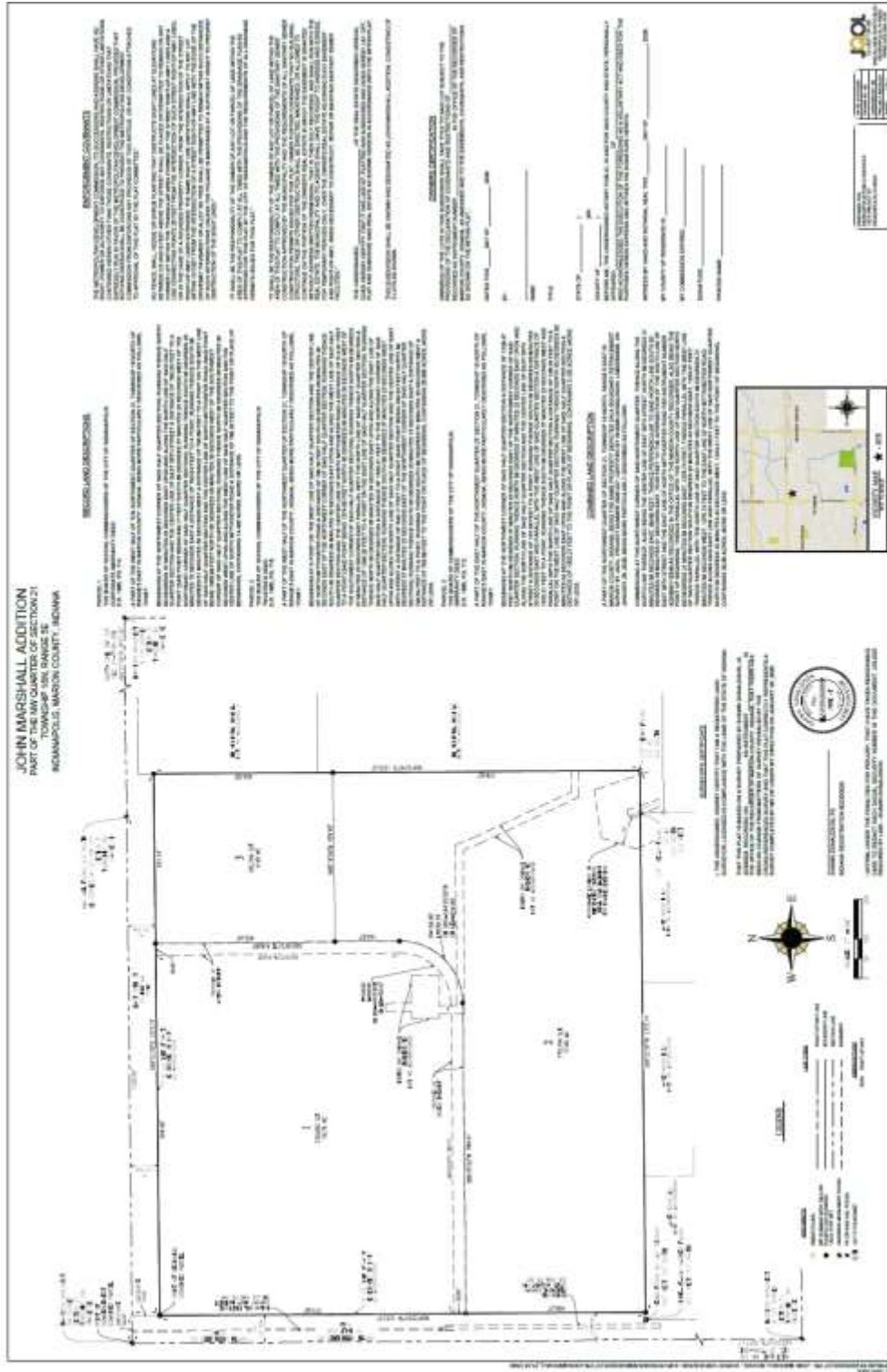
2026-PLT-008; Aerial Map





Department of Metropolitan Development
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2026-PLT-008; Proposed Plat



PHOTOS



Lot 1, looking southeast from East 38th Street



Lot 1, looking east from Mltthoefer Road



Lot 2 looking east from Mitthoefer Road



Lot 3 looking north at East 38th Street.



PLAT COMMITTEE **April 8, 2026**

Case Number: 2026-PLT-009

Property Address: 6120 East Thompson Road (*Approximate Address*)

Location: Franklin Township, Council District #24

Petitioner: Thompson & Commerce Properties LLC, by Dennis D. Olmstead & Kenny Mitchell

Zoning: D-6 / D-P

Request: Approval of a Subdivision plat to be known as Franklin Corners subdivision, dividing 4.7 acres into twenty lots and one common area, with a waiver of the requirement for a 0.25-mile multipurpose path (0.176-mile path proposed).

Waiver Requested: Multi-Purpose Path Length

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 19, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



**Department of Metropolitan Development
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.
11. That the traffic control and natural infrastructure plan be provided with the final plat prior to recording.
12. That the requested waiver to allow for a multi-use path with a length of 0.176 miles be **granted**.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site was recently rezoned to the D-6 designation via the petition 2025-ZON-002 to allow for residential uses. The proposed plat would divide the subject 4.7 acres into twenty lots and one (1) common area per the below document within Exhibits. The proposed plat would meet the standards of the D-6 zoning district, commitments associated with the rezoning petition, and the subdivision regulations, except for the requested waiver related to the length of the multi-use path.

STREETS

The proposed plat area borders Arlington Avenue to the west, and approval of the plat would result in the creation of the new street Franklin Corner Drive. Each of the 20 proposed lots would front on and be accessed from Franklin Corner Drive. Sidewalks would be required and are proposed both along Arlington Avenue and internally along Franklin Corner Drive.

SIDEWALKS

Sidewalks would be required and are proposed both along Arlington Avenue and internally along Franklin Corner Drive.

WAIVER

Since the proposed replat would involve the creation of 20 or more residential lots, compliance with standards for open space amenities (Table 741-310 of the Ordinance) would be required. The petitioner has elected to install a multi-purpose path around the development that would connect to proposed sidewalks with a length of 0.176 miles. Placement of a multi-use path would meet the Ordinance requirement; however, the minimum length of such a path would be 0.25 miles.

Findings provided by the applicant note that the size and configuration of the lots on the subject 4.7 acres (as well as the need to place drainage and retention facilities) would create difficulty in placing a path with the full length required, and the proposed amenity would approximate the standard from the Ordinance. Staff agrees that the proposed 927 feet of asphalt path would constitute 70% of the length required and that this would not be a substantial deviation from Ordinance intent. Staff recommends approval of the waiver request to allow for a multi-purpose path with deficient length.



GENERAL INFORMATION

Existing Zoning	D-6 / D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
	North:	D-A Residential
	South:	D-P Commercial
	East:	D-P Residential
	West:	C-3 / D-6II Commercial
Thoroughfare Plan		
Arlington Avenue	Primary Arterial	119-foot existing and 119-foot proposed
Petition Submittal Date	March 19, 2026	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval	EVALUATION
<p>741.201.A-C – Primary Plat Requirements:</p> <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
<p>741-203.D – Traffic Control Plan</p> <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. 	See Condition #11
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <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) 	See Condition #11



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	<p>741-205 – Waivers</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>See Condition #12</p>
<p>741-300 Design and Installation Standards</p>	<p><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></p>	<p>EVALUATION</p>
	<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> 	<p>Satisfied</p>
	<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> 	<p>Satisfied</p>



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	<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. 	<p>Not Applicable</p>
<p>741-303 Streets and Connectivity</p>	<p>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.</p>	<p>EVALUATION</p>
	<p>741-303.A – General:</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>741-303.B – Through Connectivity (Metro Context Area):</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>741-303.D – Cul-de-sacs (Metro Context Area):</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>



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741-304-316 Additional Development Items		EVALUATION
741.304.A-C – Traffic Control Devices:	<ul style="list-style-type: none"> Street name signs, traffic control signs, bike route signs. Traffic control devices for streets exceeding 900 feet in length. Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units. 	See Condition #11
741.305 – Numbering and naming:	<ul style="list-style-type: none"> Street numbering per adopted addressing guidelines. Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. 	See Condition #5
741.306 – Sidewalks:	<ul style="list-style-type: none"> Sidewalks shall be provided along all internal and external streets. 	Satisfied
741.307-309 – Easements, Utilities, Stream Protection Corridors:	<ul style="list-style-type: none"> Utility easements shall be located along lot lines and shall be a minimum of 10 feet. All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. All utilities shall be located underground. All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205. 	Satisfied
741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):	<ul style="list-style-type: none"> Required for subdivisions with more than 20 dwelling units. 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. Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. 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. Reservation of land for public/semi-public purpose. 	See Condition #12
741-312 – Monuments	<ul style="list-style-type: none"> 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. 	Satisfied



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	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none">• All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).• Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.• For Zone AE areas, the plat must show the BFE topographic line.• For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.	<p>Not Applicable</p>
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none">• All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).	<p>Satisfied</p>

EXHIBITS

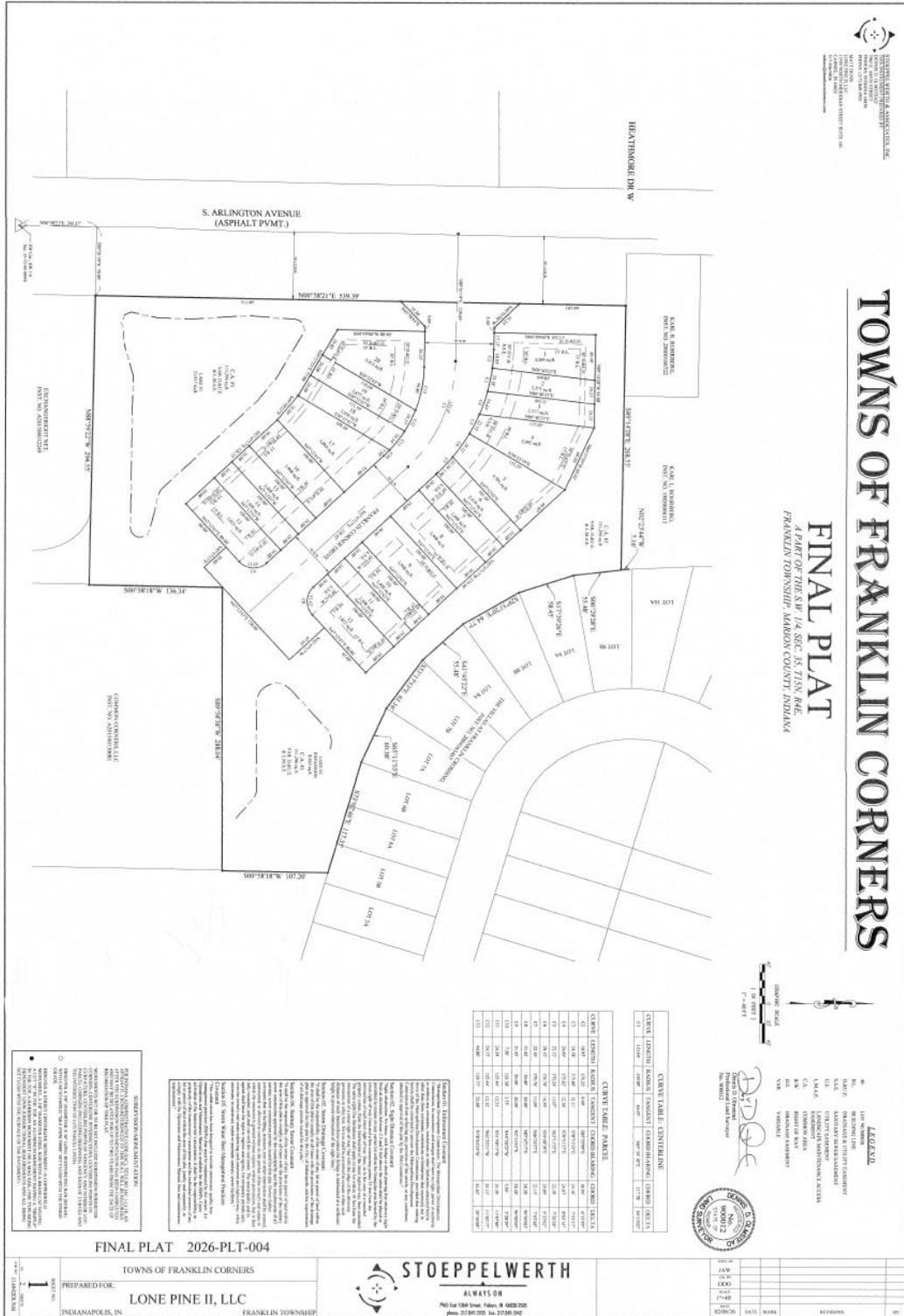
2026PLT009 ; Aerial Map





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2026PLT009 ; Final Plat





2026PLT009 ; 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:

The grant of the waiver will not be detrimental to the public health, safety or injurious to other property because the 5' asphalt path connects to other sidewalks and paths.

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 conditions of the site are unusual because of the size of the property, existing water basin and expansion of Lake #2, this does not allow adequate space for a 1/4 mile of continuous path.

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:

Because of the existing water basin, expansion of Lake #2 and the shape of the property made the lot layout for this site challenging. A hardship would result in having to redo the subdivision layout which would result in the loss of lots.

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 927' of 5' asphalt path connecting to the internal sidewalk and the path running along the property frontage.

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:

The granting of the requested waiver will not change or vary any other items in the Zoning Ordinance or the permitted use of the site.

PHOTOS (FEBRUARY 2025)



On Subject Site looking at Villas Sub



On Subject Site looking at Villas Sub



Subject property Vacant



Looking towards commercial property



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PLAT COMMITTEE

April 8, 2026

Case Number:	2026-PLT-011
Property Address:	2415, 2417, and 2418 North Rural Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #8
Petitioner:	Martindale Brightwood Community Development Corporation and Taylor Brake, by Troy Terew
Zoning:	D-5
Request:	Approval of Subdivision Plat to be known as Replat of 16A and 16B of Rural Street Villas, Section 2 and a Replat of Lot 15 of Block 1 Parker Hanway Hanna's Subdivision of Parker Et Al Oak Hill Addition, dividing .187-acre into three (3) lots.
Waiver Requested:	None
Current Land Use:	Two (2) Single-Family Attached Dwellings; Community Garden
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 12, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and developed with two (2) single-family attached dwellings and a community garden. The subject site was previously platted in 2024PLT028. This proposed plat is corrective in nature and addresses an error in the previous survey that requires a replat. Additionally, the subject site was granted a variance in 2024 (2024DV2024) to allow for 8-foot and 22-foot lot widths.

Lot 16A and 16B would each contain one (1) of the two (2) attached single family dwellings with Lot 15R containing the community garden. This replat would allow each property owner to sell their parcels individually with minimal impact on the surrounding property owners.

STREETS

Lots 15R, 16A, & 16B would front on Rural Street, with alley access from the first north-south alley east of Rural Street. No new streets are proposed.

SIDEWALKS

Sidewalks are existing along Rural Street.

PROCEDURE

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

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single-Family attached dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Single-Family Attached Dwelling
South:	D-5	Single-Family Attached Dwelling
East:	D-5	Single-Family Residential
West:	D-5	Single-Family Residential
Thoroughfare Plan		
Rural Street	Local Street	60-foot existing and 48 feet proposed
Petition Submittal Date	October 2025	

EXHIBITS

2026PLT011: Aerial Images

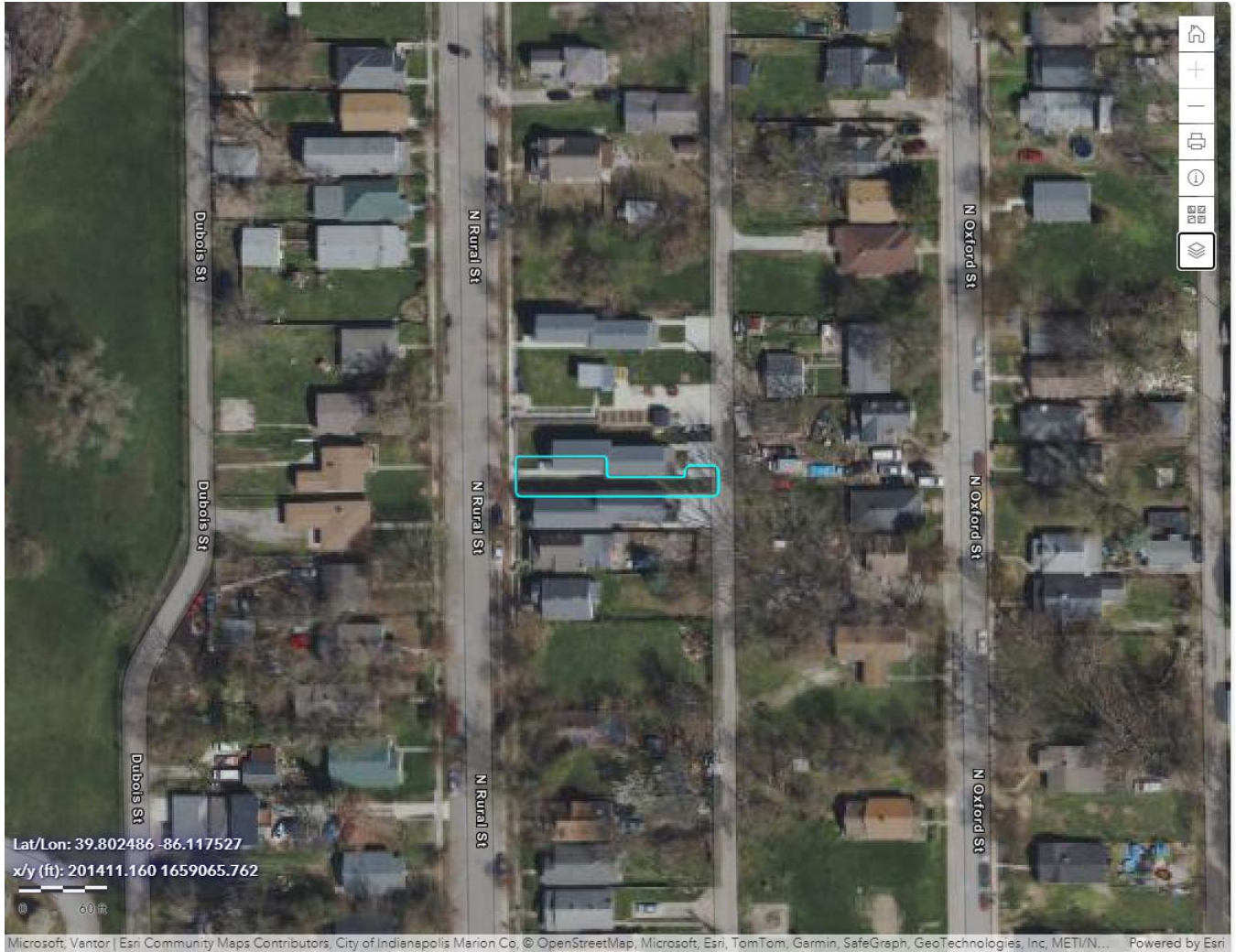


Exhibit 1: Aerial image of 2415 North Rural Street

2026PLT011: Aerial Images (cont'd)

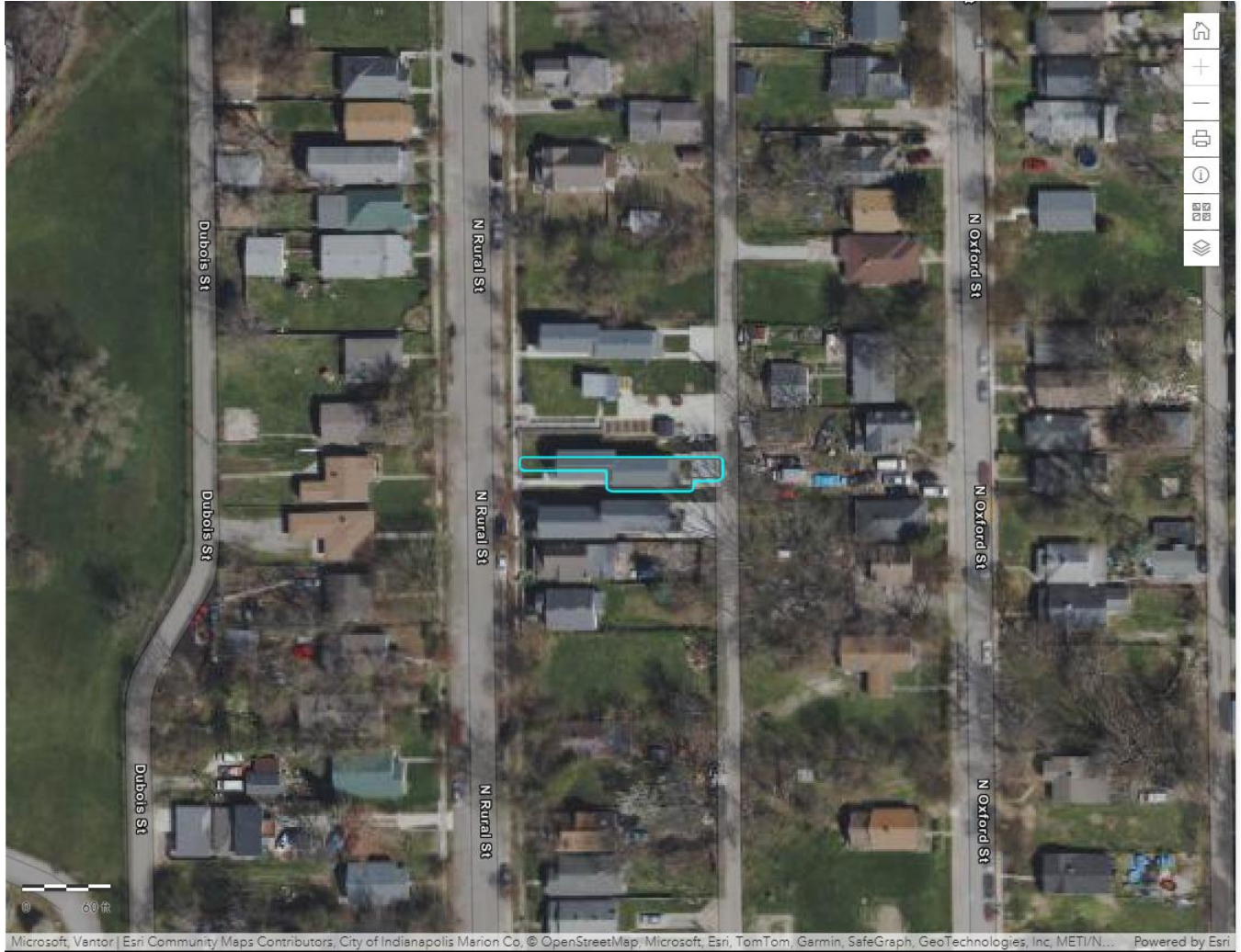


Exhibit 2: Aerial image of 2417 North Rural Street

2026PLT011: Aerial Images (cont'd)

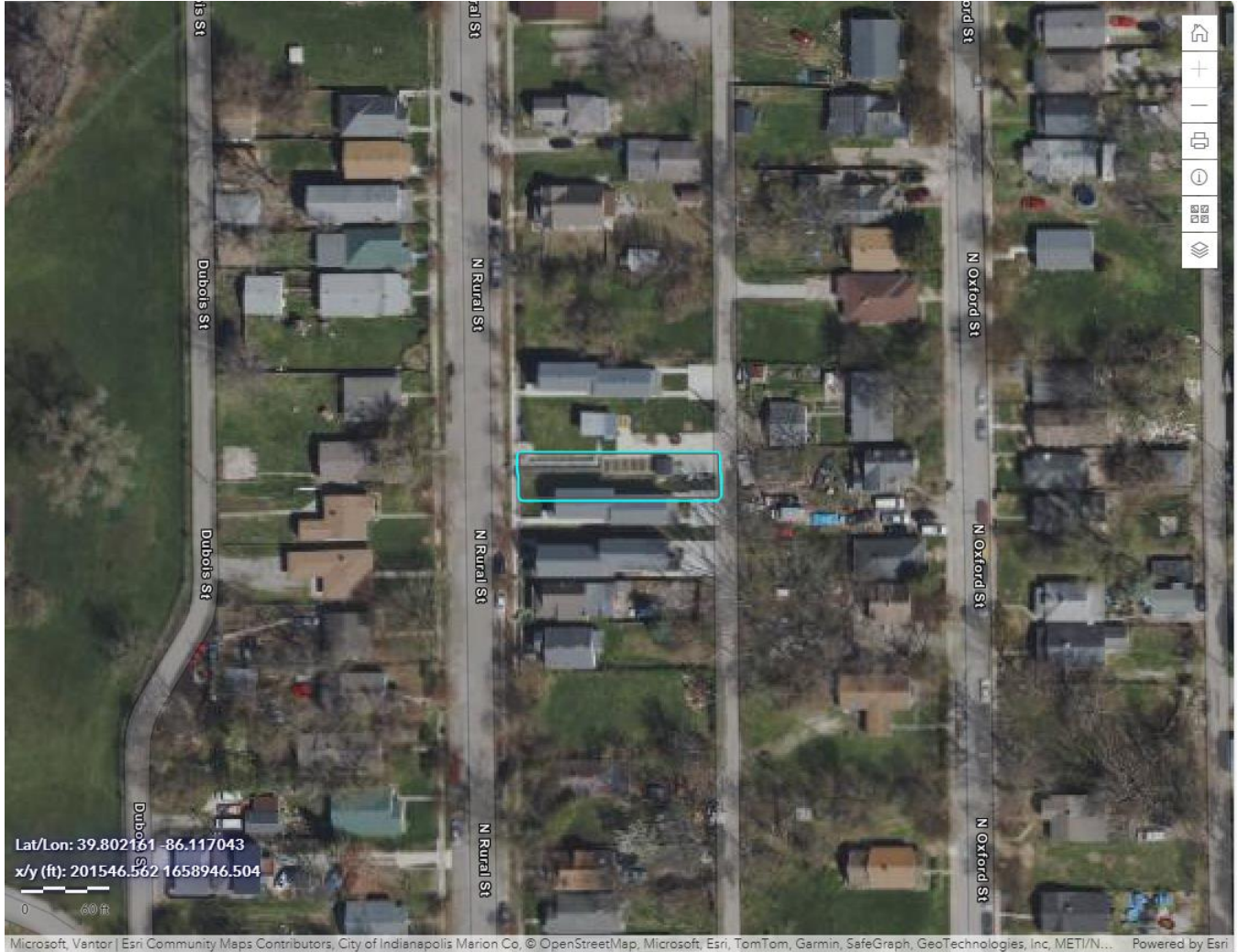
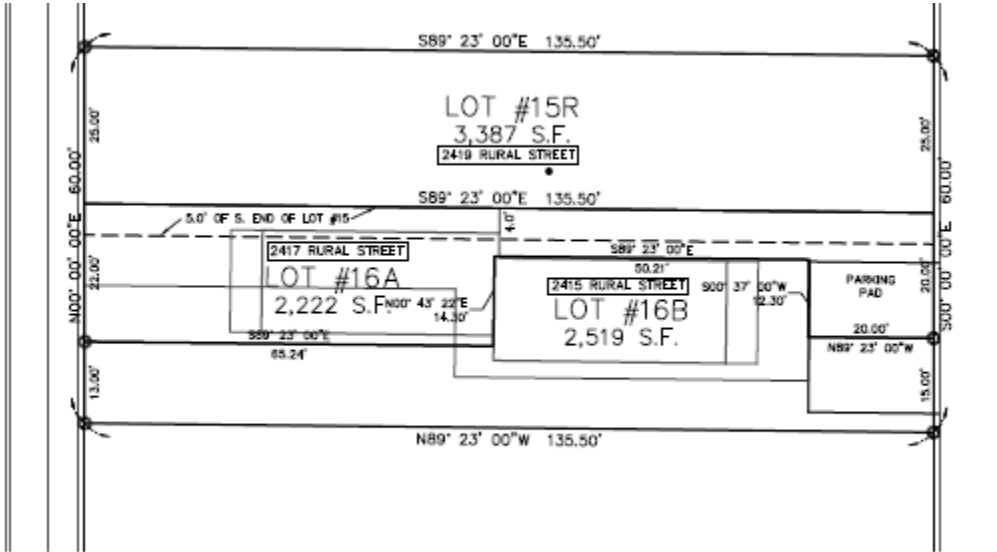


Exhibit 3: Aerial image of 2419 North Rural Street



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2026PLT011: Proposed Plat



PHOTOS

2026PLT011: Photographs



Photo 1: Community garden and community area (2419 North Rural Street)

2026PLT011: Photographs



Photo 2: Single-family attached homes (2415 & 2417 North Rural Street)

2026PLT011: Photographs



Photo 3: Looking east of subject site (blue-gray building in foreground is another single-family attached dwelling)

2026PLT011: Photographs



Photo 4: Looking south across the street from subject property

2026PLT011: Photographs



Photo 5: Alley behind subject property looking east

2026PLT011: Photographs



Photo 6: Alley behind subject property looking west

2026PLT011: Photographs



Photo 7: Rear of subject property showing single-family attached homes (2415 & 2417 North Rural Street) and rear of community garden (2419 North Rural Street)



PLAT COMMITTEE April 8, 2026

Case Number: 2026-PLT-013
Address: 1326 Union Street (approximate address)
Location: Center Township, Council District #18
Zoning: D-5
Petitioner: HOF Grantor Trust S, by Andrew Wert
Request: Approval of a Subdivision Plat to be known as Jamie’s Union Street Addition, subdividing 0.078-acre into two lots.

Waiver Requested: None
Current Land Use: Two-family attached dwelling
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 24, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
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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- 10. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
- 11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-5 and is developed with a two-family dwelling. The proposed plat would subdivide the property into two (2) lots. Lot 1 and Lot 2 would each contain half of the two-family dwelling with the lot line following the common wall and continuing through to the rear of the lot. The subject site was developed with a two-family dwelling as shown on the historic Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one (1) parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 1 and 2 would front on Union Street. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Union Street.

PROCEDURE

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

GENERAL INFORMATION

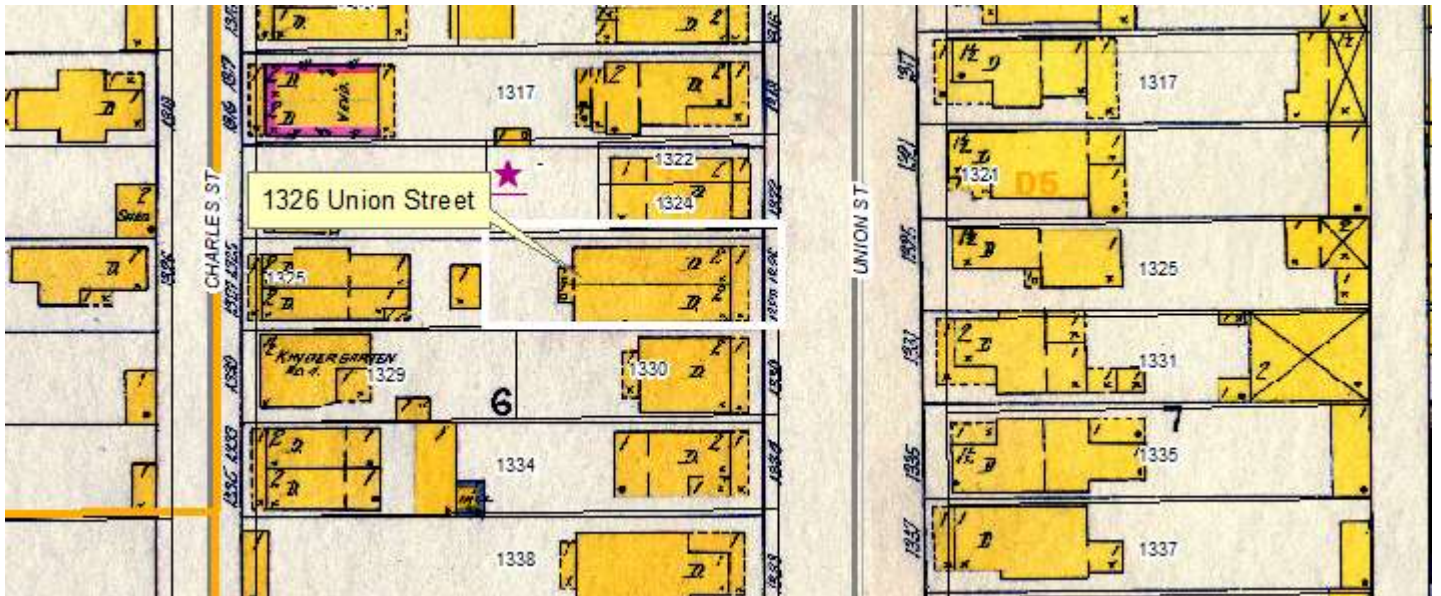
Existing Zoning	D-5		
Existing Land Use	Two-Family Dwelling		
Comprehensive Plan	Traditional Neighborhood		
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>	
	North:	D-5	Two-Family Residential
	South:	D-5	Single-Family Residential
	East:	D-5	Single-Family Residential
	West:	C-S	Undeveloped
Thoroughfare Plan			
Union Street	Local Street	60-foot existing and proposed right-of-way	
Petition Submittal Date	February 24, 2026		

EXHIBITS

LOCATION MAP



SANBORN MAP - 1915



PHOTOS



Subject site, proposed Lot 1 and 2, looking west.



Adjacent dwelling to the north, looking west.



Adjacent single-family dwelling to the south, looking west.



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PLAT COMMITTEE

April 8, 2026

Case Number:	2026-PLT-014
Property Address:	10153 & 10335 East 52 nd Street (<i>approximate addresses</i>)
Location:	City of Lawrence, Lawrence Township, Council District #10
Petitioner:	Domain Timberlake Multistate LLC, by Lantz McElroy
Zoning:	D-4 (Cluster)
Request:	Approval of a Subdivision Plat to be known as Silver Stream, Section 5, dividing 21.24 acres into 82 lots.
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 12, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of 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.
12. That the natural infrastructure plan be provided with the final plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This property is currently zoned D-4 (Cluster) and is undeveloped. The site was rezoned to the D-4 zoning designation via 2004-ZON-020, approval of the cluster subdivision plan was given by 2020-ADM-147, and the modification petition 2021-MOD-003 allowed for a new mixture of lot sizes within the larger subdivision and modified the conceptual site plan from the 2004 rezone. An additional modification petition (2025-MOD-007) was approved to amend commitment #7 of that rezoning to allow for an alternate site layout with a stub street facing to the north instead of to the east.

The 82 lots created by this replatting of 21.24 acres would create Section 5 of the Silver Stream subdivision. The proposed plat meets cluster subdivision regulations and complies with commitments from 2004-ZON-020 and modifications afterward.

STREETS

Approval of the plat would result in the extension of existing streets created by previous sections of the plat (Sunstone Lane, Blue Sapphire Way, Little Pearl Lane, and Rose Mill Drive), and would also result in the creation of Rose Mill Way. Little Pearl Lane would terminate in a cul-de-sac, and Rose Mill Way would terminate in a stub street at the northwest section of the property.

SIDEWALKS

Sidewalks are required along the 52nd Street frontage as well as along newly created internal streets.

Existing Zoning	D-4 (Cluster)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
	North: D-5II / D-A	Residential
	South: D-4	Residential
	East: D-4 / D-A	Residential
West: D-4 / D-A	Residential	
Thoroughfare Plan		
52 nd Street	Primary Collector	66-foot existing right-of-way and 80-foot proposed right-of-way
Petition Submittal Date	02/26/2026	



**Final Plat Submittal
Date**

03/12/2026

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval	EVALUATION
<p>741.201.A-C – Primary Plat Requirements:</p> <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. 	<p>Satisfied</p>
<p>741-203.D – Traffic Control Plan</p> <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. 	<p>Satisfied</p>
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <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) 	<p>See Condition #12</p>



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	<p>741-205 – Waivers</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>Satisfied</p>
<p>741-300 Design and Installation Standards</p>	<p><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></p>	<p>EVALUATION</p>
	<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> 	<p>Satisfied</p>
	<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> 	<p>Satisfied</p>



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	<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. 	<p>Not Applicable</p>
<p>741-303 Streets and Connectivity</p>	<p>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.</p>	<p>EVALUATION</p>
	<p>741-303.A – General:</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>741-303.B – Through Connectivity (Metro Context Area):</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>741-303.D – Cul-de-sacs (Metro Context Area):</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
741.304.A-C – Traffic Control Devices:	<ul style="list-style-type: none"> Street name signs, traffic control signs, bike route signs. Traffic control devices for streets exceeding 900 feet in length. Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units. 	Satisfied
741.305 – Numbering and naming:	<ul style="list-style-type: none"> Street numbering per adopted addressing guidelines. Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. 	See Condition #5
741.306 – Sidewalks:	<ul style="list-style-type: none"> Sidewalks shall be provided along all internal and external streets. 	Satisfied
741.307-309 – Easements, Utilities, Stream Protection Corridors:	<ul style="list-style-type: none"> Utility easements shall be located along lot lines and shall be a minimum of 10 feet. All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. All utilities shall be located underground. All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205. 	Satisfied
741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):	<ul style="list-style-type: none"> Required for subdivisions with more than 20 dwelling units. 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. Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. 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. Reservation of land for public/semi-public purpose. 	Satisfied
741-312 – Monuments	<ul style="list-style-type: none"> 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. 	Satisfied

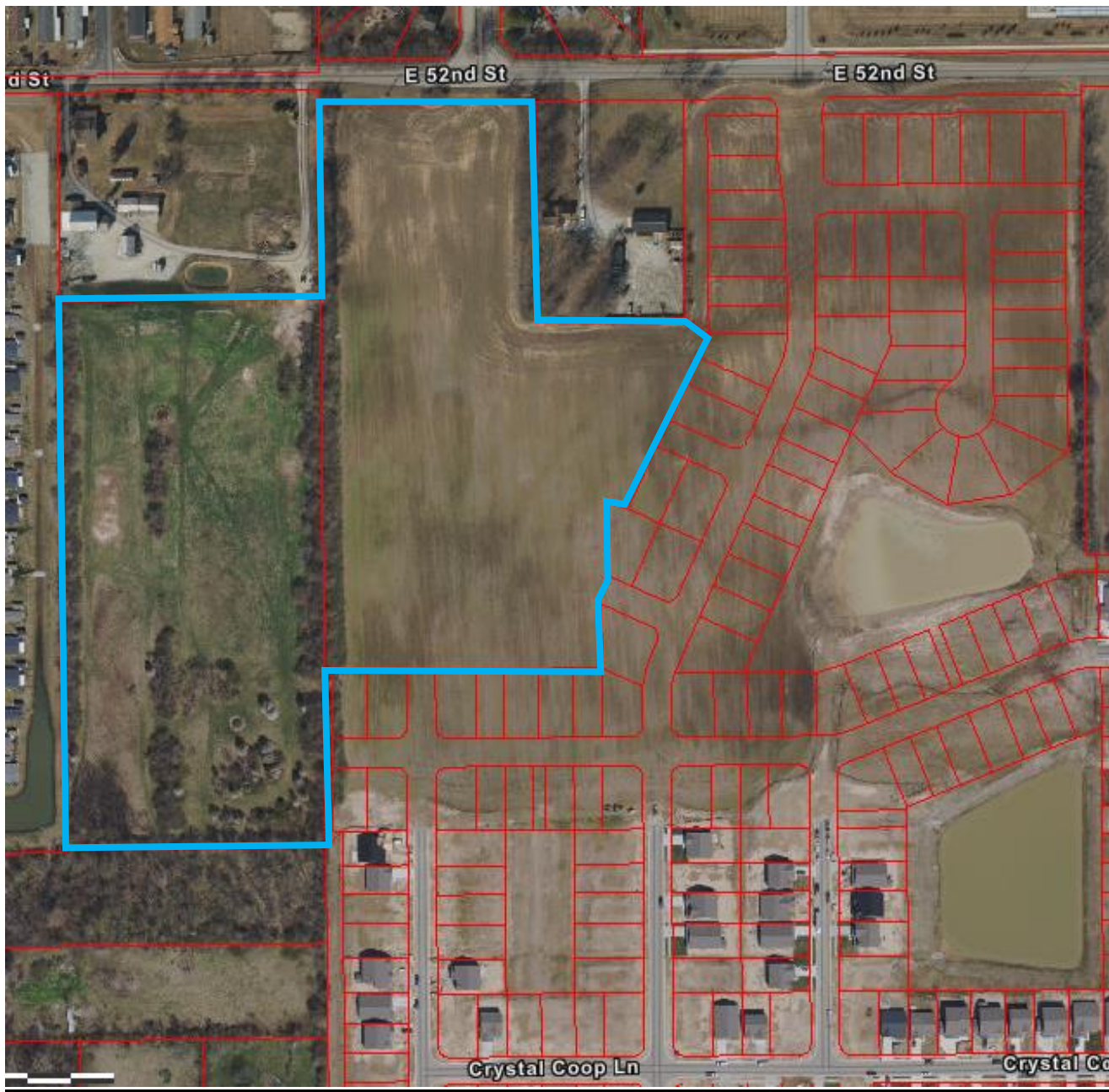


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	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none">• All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).• Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.• For Zone AE areas, the plat must show the BFE topographic line.• For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.	<p>Not Applicable</p>
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none">• All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).	<p>Satisfied</p>

EXHIBITS

2026PLT014 ; Aerial Map





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2026PLT014 ; Final Plat (1 of 2)



2026PLT014 ; Photographs



Photo 1: Subject Site from North



Photo 2: Previously Platted Section Viewed from North



PLAT COMMITTEE **April 8, 2026**

Case Number: 2026-PLT-015
Address: 5260 Claybrooke Commons Drive (Approximate Address)
Location: Franklin Township, Council District #25
Zoning: D-10 / C-4
Petitioner: Claybrooke Commons East LLC, by Jason Fuchs
Request: Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed-Use Subdivision, dividing 10.161 acres into one lot and one block.

Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 27, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4. The site is undeveloped. The proposed plat would subdivide the property into one lot and one block: Lot Four would be 3.414 acres and is undeveloped. Block C would be 6.748 acres and is undeveloped. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot Four would front on a proposed extension of Claybrooke Commons Drive to the west. Block C would front on a proposed extension of Aviator Drive to the south.

SIDEWALKS

Sidewalks are required along all street frontages on Claybrooke Commons Drive and Aviator Drive.

GENERAL INFORMATION

Existing Zoning	D-10 / C-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Interchange Area Mixed-Use	
Surrounding Context	Zoning	Land Use
	North:	HD-1 Nursing Home
	South:	C-5 Automotive Sales Dealership
	East:	C-S Interstate 65 / Undeveloped
	West:	C-S Undeveloped
Thoroughfare Plan		
Claybrooke Commons Drive	Private Street	50-foot existing right-of-way
Petition Submittal Date	February 27, 2026	

EXHIBITS

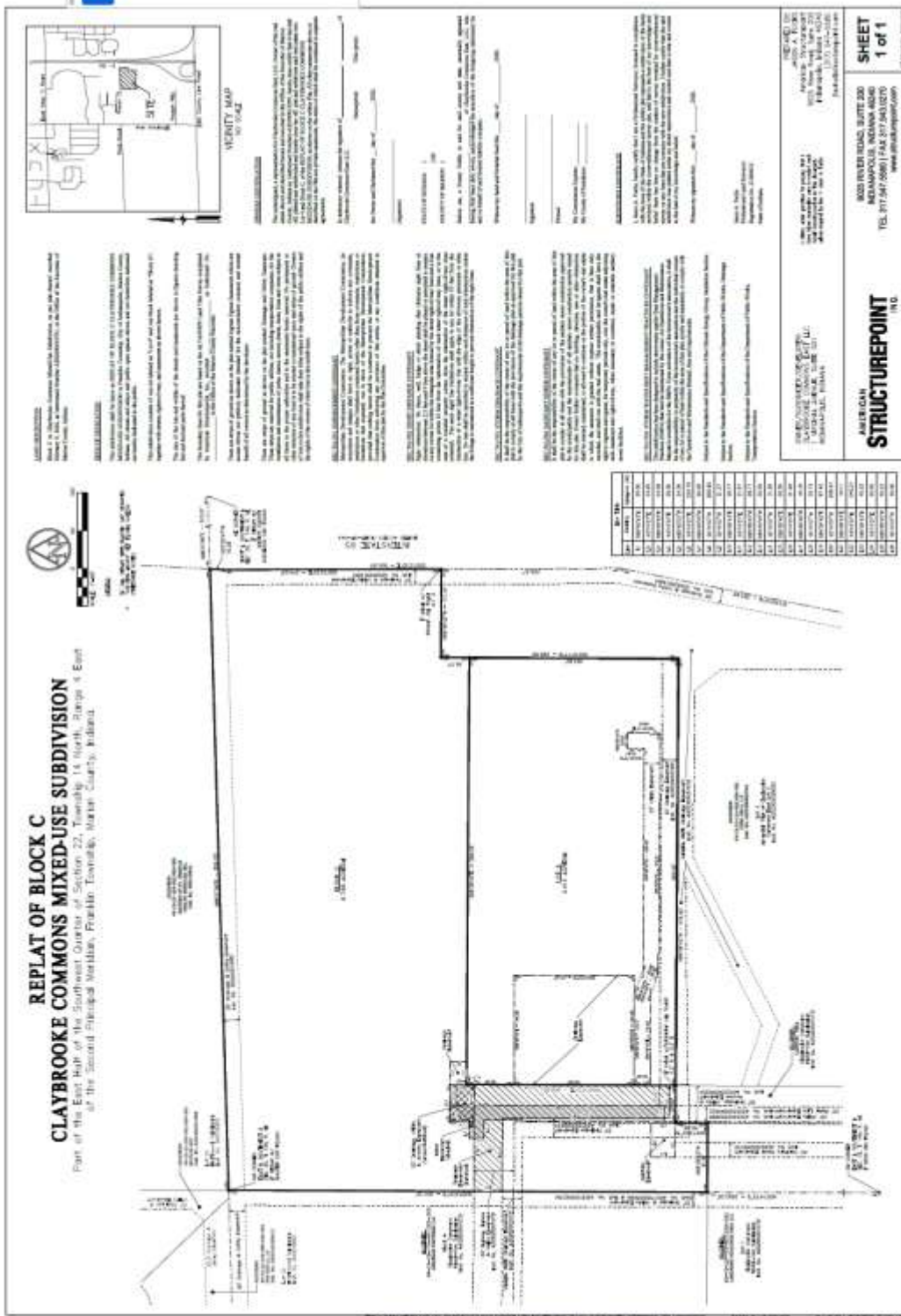
2026-PLT-015; Aerial Map





Department of Metropolitan Development
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2026-PLT-015; Proposed Plat



PHOTOS



Proposed Lot 4, looking east.



Proposed Block C, looking east.



PLAT COMMITTEE **April 8, 2026**

Case Number: 2026-VAC-002

Property Address: 5252 Hickory Road (*Approximate Address*)

Location: Franklin Township, Council District #25

Petitioner: Grand Communities, by Joseph D. Calderon

Request: Vacation of an irregular portion of Hemingway Drive, being the first east-west public street south of Southeastern Avenue, being 12 feet in width, beginning 14 feet west of Hickory Road and 24 feet south of Common Area A, west 106.04 feet to a point, to create a median (common area) within Hemingway Drive.

Waiver Requested: Assessment of Benefits

Current Land Use: Undeveloped

Staff Reviewer: Jeffrey York, Manager

PETITION HISTORY

This petition was originally scheduled to be heard at the March 11, 2026, Plat Committee. However, that hearing was canceled due to the lack of a quorum.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**. Staff supports the **waiver of the Assessment of Benefits** and recommends **approval**.

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2026-VAC-002; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

The subject property is currently undeveloped but is being prepared for a single-family detached residential development per the approval of 2024-PLT-039, which was approved for 70 lots. The plat was recorded on November 13, 2025.

This request would provide for a proposed vacation of a portion of street right-of-way that leads into the development in order to construct a project development sign. The site is directly west of Hickory Street, and within an extension of Hemingway Drive.

Typically, project development signs would be on one side or the other of the street at the entrance into the development. However, this sign would be within a new median area and on private property. Project development signs must be on private property and not in the street right-of-way.

Staff finds that this vacation would be in the public interest.



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

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor Metropolitan Development Commission determines how vacated land is divided. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation. After a vacation of an easement the County Assessor determines how the vacated land will be assessed for tax purposes.

ASSESSMENT OF BENEFITS

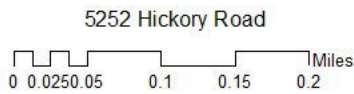
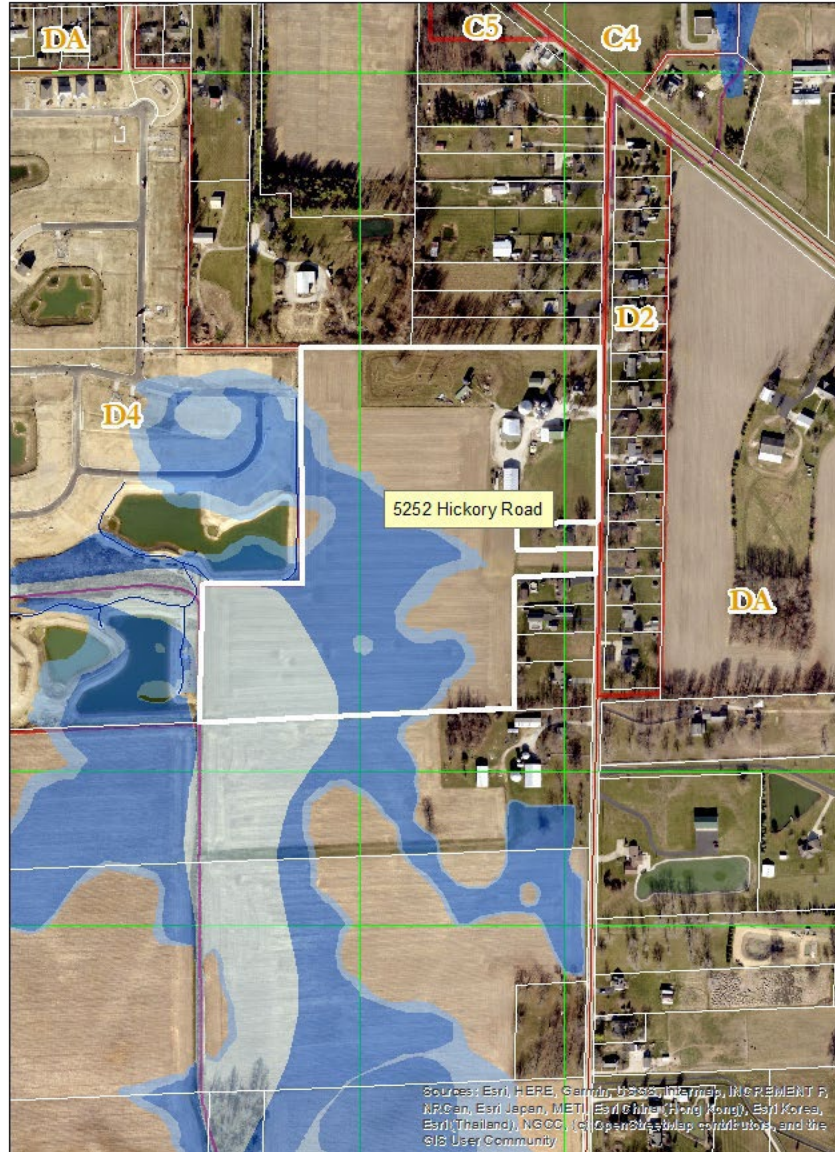
The petitioner has requested a waiver of the Assessment of Benefits. The subject vacation would be within the improved street that the developer will construct, therefore, the City did not invest in this street. Therefore, a waiver of the Assessment of Benefits would be appropriate.

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 dwellings
South:	D-A	Agricultural uses
East:	D-2	Single-family dwellings
West:	D-3	Single-family dwellings
Thoroughfare Plan		
Hickory Road	Secondary Collector	40-foot existing and 80-foot proposed
Petition Submittal Date	January 30, 2026	

EXHIBITS

2026-VAC-002 ; Aerial Map





Department of Metropolitan Development
 Division of Planning
 Current Planning

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
 PLAT COMMITTEE
 HEARING EXAMINER
 OF MARION COUNTY, INDIANA**

PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

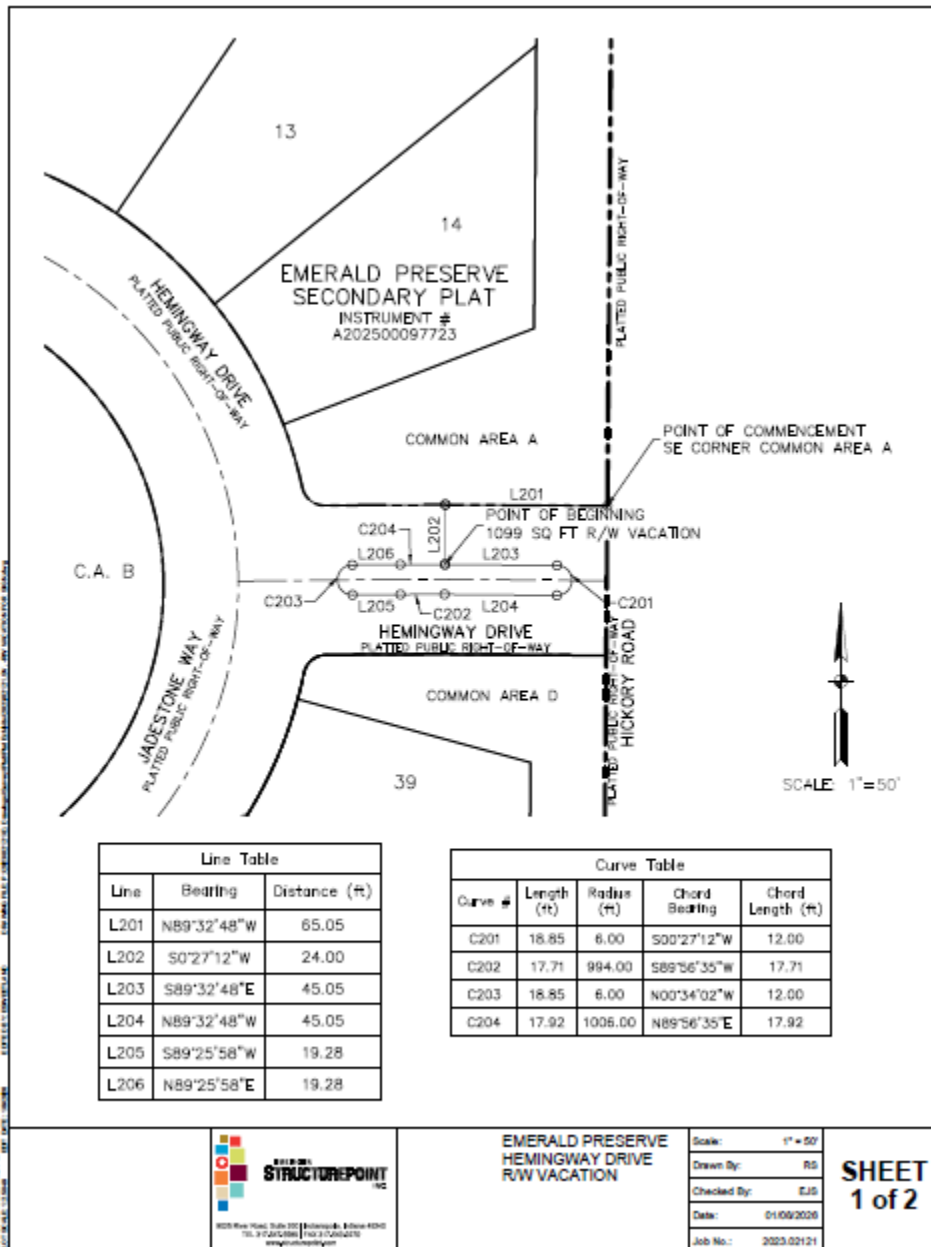
FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

It will allow the erection of a subdivision entrance sign, while providing guidance to motorists, and it will facilitate the maintenance of the landscaping and sign by the Homeowners Association as part of common area, as it was originally intended and as it functions.



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Line Table		
Line	Bearing	Distance (ft)
L201	N89°32'48"W	65.05
L202	S0°27'12"W	24.00
L203	S89°32'48"E	45.05
L204	N89°32'48"W	45.05
L205	S89°25'58"W	19.28
L206	N89°25'58"E	19.28

Curve Table				
Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C201	18.85	6.00	S00°27'12"W	12.00
C202	17.71	984.00	S89°56'35"W	17.71
C203	18.85	6.00	N00°34'02"W	12.00
C204	17.92	1006.00	N89°56'35"E	17.92



EMERALD PRESERVE
 HEMINGWAY DRIVE
 R/W VACATION

Scale:	1" = 50'
Drawn By:	RS
Checked By:	EJS
Date:	01/09/2026
Job No.:	2023.02121

SHEET
1 of 2

PHOTOS



Views of site looking west across Hickory Road (2024 photos)



Views of site looking west across Hickory Road (2024 photos)