



Metropolitan Development Commission Plat Committee (July 12, 2023) Meeting Agenda

Meeting Details

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

Date: Wednesday, July 12, 2023

Time: 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2023-PLT-047 | 6121 Crawfordsville Road

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

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

****Continuance requested to August 9, 2023**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. 2023-PLT-009 | 3734 Bluff Road

Perry Township, Council District #16, Zoned D-3 (FF)
Malak Singh by Pat Rooney

Approval of a Subdivision plat to be known as Singh Bluff Road Estates, dividing 7.27 acres into three lots.

3. 2023-PLT-037 | 4437 Clark Drive

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

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

4. 2023-PLT-038 | 17 Parkview Avenue

Center Township, Council District #17, Zoned D-8
19 Parkview LLC, by Jynell D. Berkshire

Approval of a Subdivision Plat to be known as Rose's Parkview Avenue Addition, dividing 0.095-acre into two single-family attached lots.

5. 2023-PLT-039 | 1655 Fox Hill Road

Washington Township, Council District #7, Zoned D-3 (FF/FW)
Indy Properties R Us, LLC, by Courtney Wheeler

Approval of a Subdivision Plat, to be known as Patlan Properties, a replat of Lot 111 in Fox Hill Manor, Second Section, dividing 0.605 acres into two single-family attached lots.

6. 2023-PLT-040 | 2031, 2033, 2035, 2041, 2047, 2051 and 2053 Ralston Avenue

Center Township, Council District #17, Zoned D-8
Martindale Brightwood Community Development Corporation, by Donna Jo Smithers

Approval of a Subdivision Plat, to be known as Re-Plat Lots 150, 151, 152, 153, 155, 156 and 157 of Cooper and Perkins Second Addition, dividing 0.674-acre into two blocks for a townhome development.

7. 2023-PLT-041 | 1206 Waterway Boulevard

Center Township, Council District #11, Zoned CBD-S (RC) (FF) (W-1)
16 Tech Community Corporation, by Michael J. Smith

Approval of a Subdivision Plat, to be known as 16 Tech – Lot G2, creating one, 1.013-acre lot.

8. 2023-PLT-042 | 7511 New Augusta Road

Pike Township, Council District #1, Zoned D-4 and D-5II (FF)
Doug Wagner – New Augusta SF, LLC

Approval of a Subdivision Plat, to be known as Ashton, Section 1A, dividing 25 acres into 78 lots.

9. 2023-PLT-043 | 7511 New Augusta Road

Pike Township, Council District #1, Zoned D-4
Doug Wagner – New Augusta SF, LLC

Approval of a Subdivision Plat, to be known as Ashton, Section 1B, dividing 14.63 acres into 47 lots.

10. 2023-PLT-044 | 7305 Kentucky Avenue

Decatur Township, Council District #20, Zoned C-S
Camby Village LLC, c/o Mann Properties, LLP, by Jim Pence

Approval of a Subdivision Plat, to be known as Oberlin at Camby Village, dividing 15.54 acre into 53 lots.

11. 2023-PLT-045 | 3730 and 3740 North Kitley Avenue, 6490, 6520 and 6522 Massachusetts Avenue

Warren Township, Council District #13, Zoned D-3 and I-2
WEB Property Group, LLC, by Scott Beaty

Approval of a Subdivision Plat to be known as Replat of Vernon Acres, Second Section, Lots 62-65 and part of Lot 73, creating one, 9.422-acre lot.

12. 2023-PLT-046 | 2251 Sloan Avenue

Center Township, Council District #21, Zoned SU-2 (FF) (FW)
City of Indianapolis Board of School Commissioners, by Michael Kalberg

Approval of a Subdivision Plat, to be known as Paul I. Miller IPS School 114, dividing 17.065 acres into two lots.

13. 2023-PLT-048 | 5608, 5640 and 5766 Massachusetts Avenue

Warren Township, Council District #13, Zoned I-3 / I-4
Bunn Real Estate Holdings, LLC, by Brian Moench

Approval of a Subdivision Plat, to be known as Bunn / GFL Plat, dividing 12.07 acres into two lots.

14. 2023-VAC-002 | 1515 North Senate Avenue

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

Vacation of the air rights of the south right-of-way line of 16th Street, above 755.33 feet, being at least 34 feet above the grade of 16th Street, which has an elevation of 721 feet, from a point 7.51 feet from the west right-of-way line of Capitol Avenue to a point 176.31 feet west of the starting point and a maximum width of 4.32 feet, with a waiver of the assessment of benefits.

**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 dmdpubliccomments@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-047

Property Address: 6121 Crawfordsville Road (*Approximate Address*)

Location: Wayne Township, Council District # 6

Petitioner: Plaza and Speedway, LLC, by Bill Terry

Zoning: C-4

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

Waiver Requested: None

Current Land Use: Commercial

Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

The preliminary plat provided does not include labeling or acreage for the proposed block, and therefore cannot be approved. Staff is requesting a continuance from the July 12, 2023 hearing to the August 9, 2023 hearing to allow more time for complete information.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

July 12, 2023

Case Number:	2023-PLT-039
Property Address:	1655 Fox Hill Road (<i>Approximate Address</i>)
Location:	Washington Township, Council District #7
Petitioner:	Indy Properties R Us, LLC, by Courtney Wheeler
Zoning:	D-3 (FF/FW)
Request:	Approval of a Subdivision Plat, to be known as Patlan Properties, a replat of Lot 111 in Fox Hill Manor, Second Section, dividing 0.605 acres into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 31, 2023, 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.
11. That a fifteen-foot half right-of-way be dedicated on the Fox Hill Road frontage 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

The subject site is zoned D-3, and a two-family dwelling is under construction. This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots One and Two would front on Crooked Creek Drive on the west. Lot One would be a corner lot and fronts on Fox Hill Road to the north as well. No new streets are proposed.

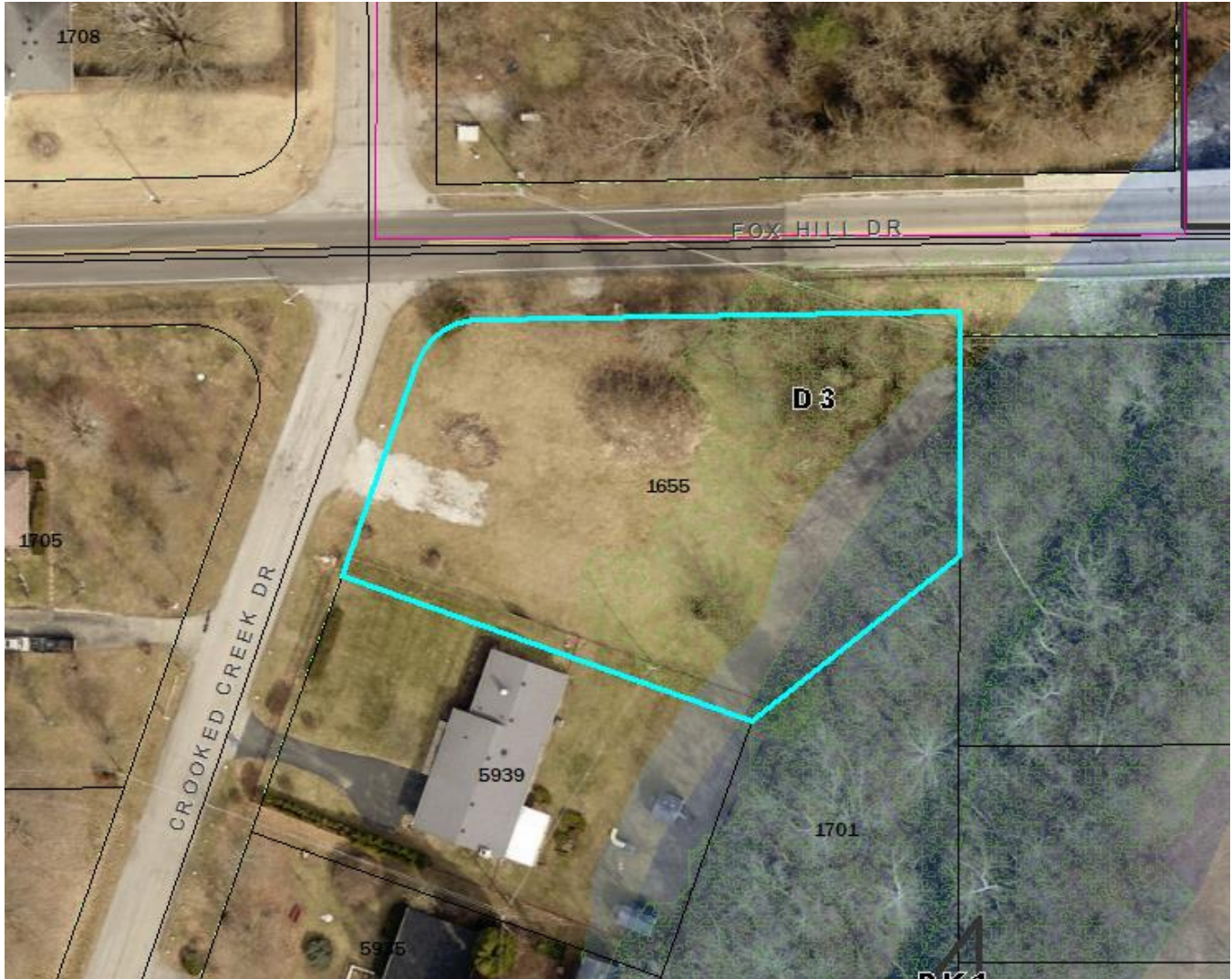
PROCEDURE

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 construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-3 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

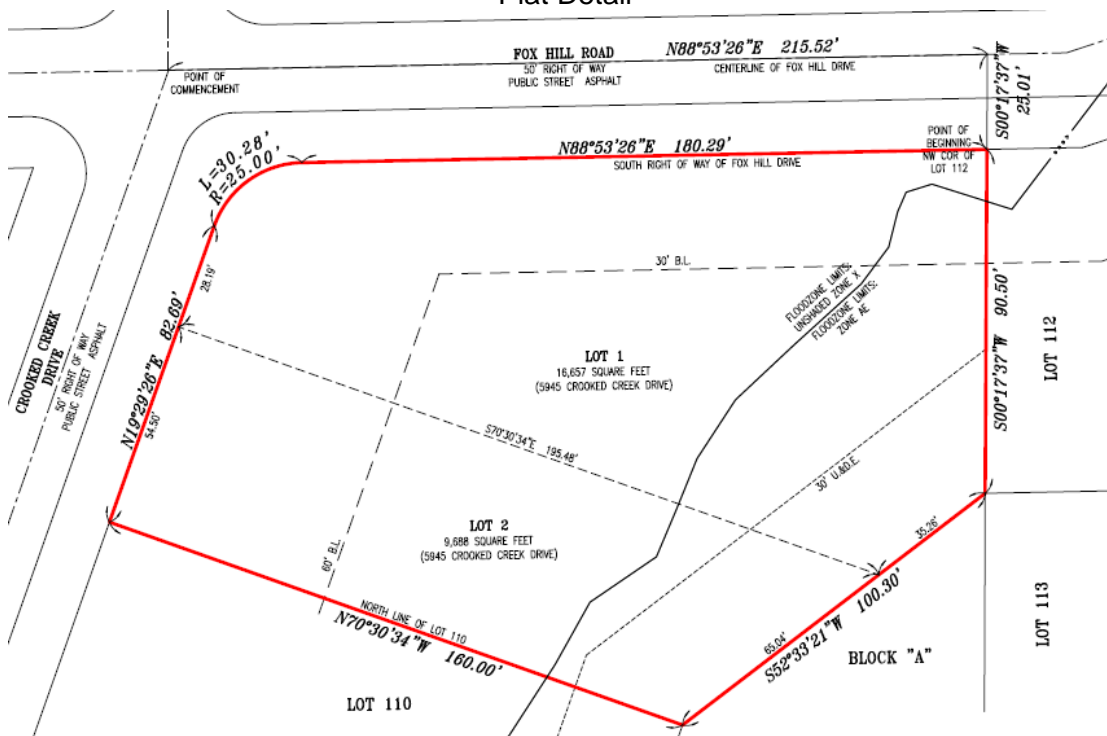
GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Suburban Neighborhood / Floodway	
Surrounding Context	Zoning	Land Use
North:	D-3	Single-Family residential
South:	D-3	Single-Family residential / Undeveloped
East:	D-3	Single-Family residential
West:	D-3	Single-Family residential
Thoroughfare Plan		
Fox Hill Drive	Primary Collector	50-foot existing and 80-feet proposed
Crooked Creek Drive	Local Street	50-foot existing and proposed
Petition Submittal Date	May 31, 2023	

EXHIBITS



Department of Metropolitan Development
Division of Planning
Current Planning



PHOTOS



Subject site, Crooked Creek Drive



Subject site, Fox Hill Drive



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-037

Property Address: 4437 Clark Drive (*Approximate Address*)

Location: Franklin Township, Council District #25

Petitioner: David A. Retherford, Trustee of the Russell E. Flagle Revocable Trust

Zoning: C-S (FF)

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

Waiver Requested: Waiver of the sidewalk requirement along Block A

Current Land Use: Commercial / Undeveloped

Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 5, 2023, 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 the waiver of sidewalks along Block A be granted, on the condition that an asphalt trail be installed per commitments related to 2006-ZON-144.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-S per 2006-ZON-144, and is undeveloped. The proposed plat would subdivide the property into two lots and one block and one common area to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One and Two and Common Area A would front on Southeastern Avenue. Block A would front on Southeastern Avenue, Franklin Road, and Harrison Street. No new streets are proposed as part of this petition.

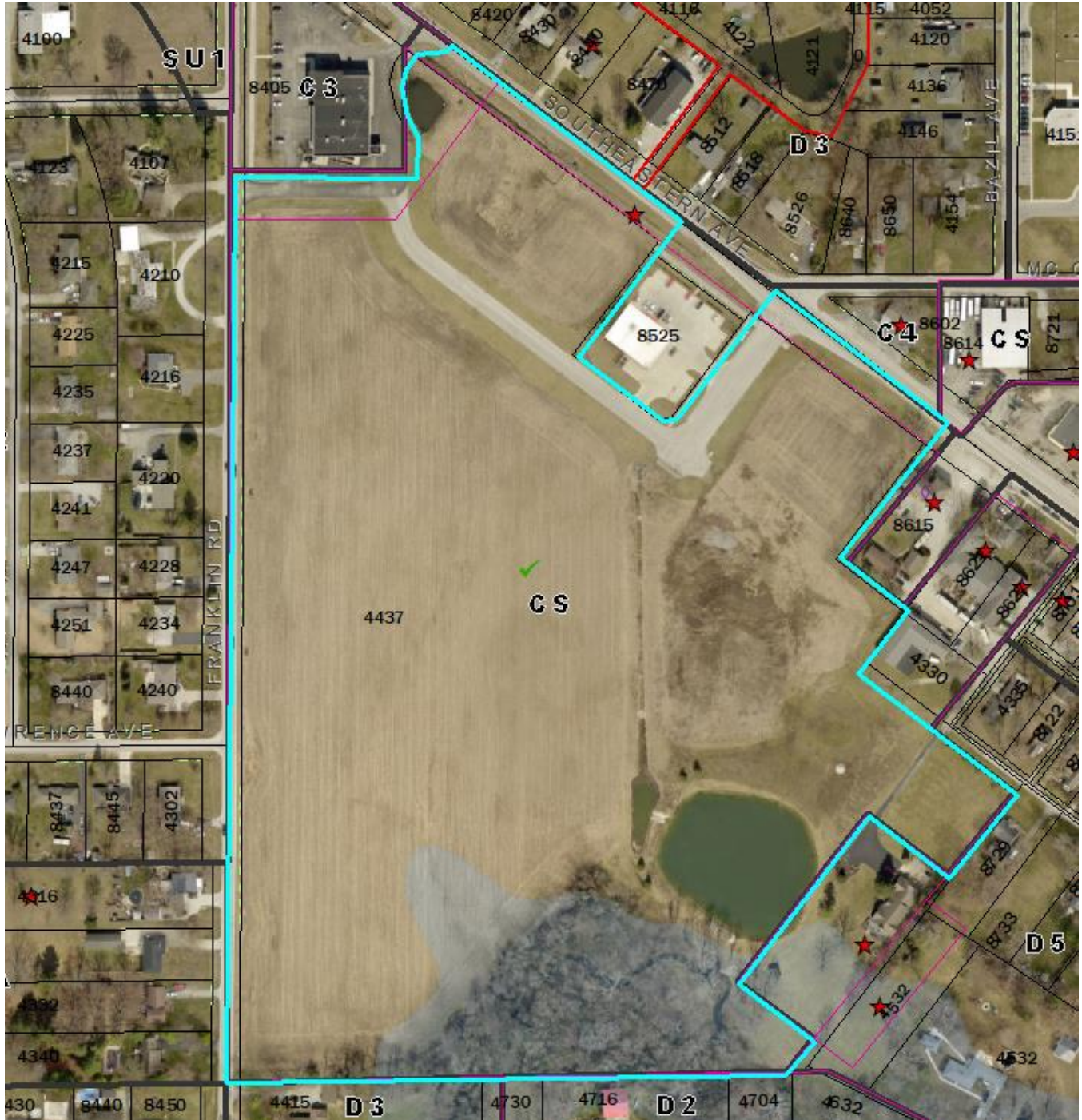
SIDEWALKS

Sidewalks are required along Southeastern Avenue. The petitioner will be installing an asphalt trail in place of sidewalks as shown on the site plan related to 2006-ZON-144.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	C-3 / C-S / D-3	Commercial / Residential
South:	D-2 / D-3	Residential
East:	D-5 / C-4 / C-S	Commercial / Residential
West:	D-A / D-2	Residential
Thoroughfare Plan		
Clark Drive	Local Street	40-foot existing and 48-feet proposed
Harrison Street	Local Street	40-foot existing and 48-feet proposed
Southeastern Avenue	Primary Collector	70-foot existing and 90-feet proposed
Franklin Road	Primary Arterial	70-foot existing and 119-feet proposed
Petition Submittal Date	May 5, 2023	

EXHIBITS



PHOTOS



Block A; Harrison Street frontage



Block A; Franklin Road frontage



Lots One and Two; Southeastern Avenue frontage



Block A; Southeastern Avenue frontage



Block A; viewed from common area



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-038
Property Address: 17 Parkview Avenue (*Approximate Address*)
Location: Center Township, Council District #17
Petitioner: 19 Parkview LLC, by Jynell D. Berkshire
Zoning: D-8
Request: Approval of a Subdivision Plat, to be known as Rose's Parkview Avenue Addition, dividing 0.095-acre into two single-family attached lots.
Waiver Requested: None
Current Land Use: Two-Family Dwelling
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 22, 2023, 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.



**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. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915 as shown on historic Sanborn Maps. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots One and Two would front on Parkview Avenue, with alley access on the side and rear. No new streets are proposed.

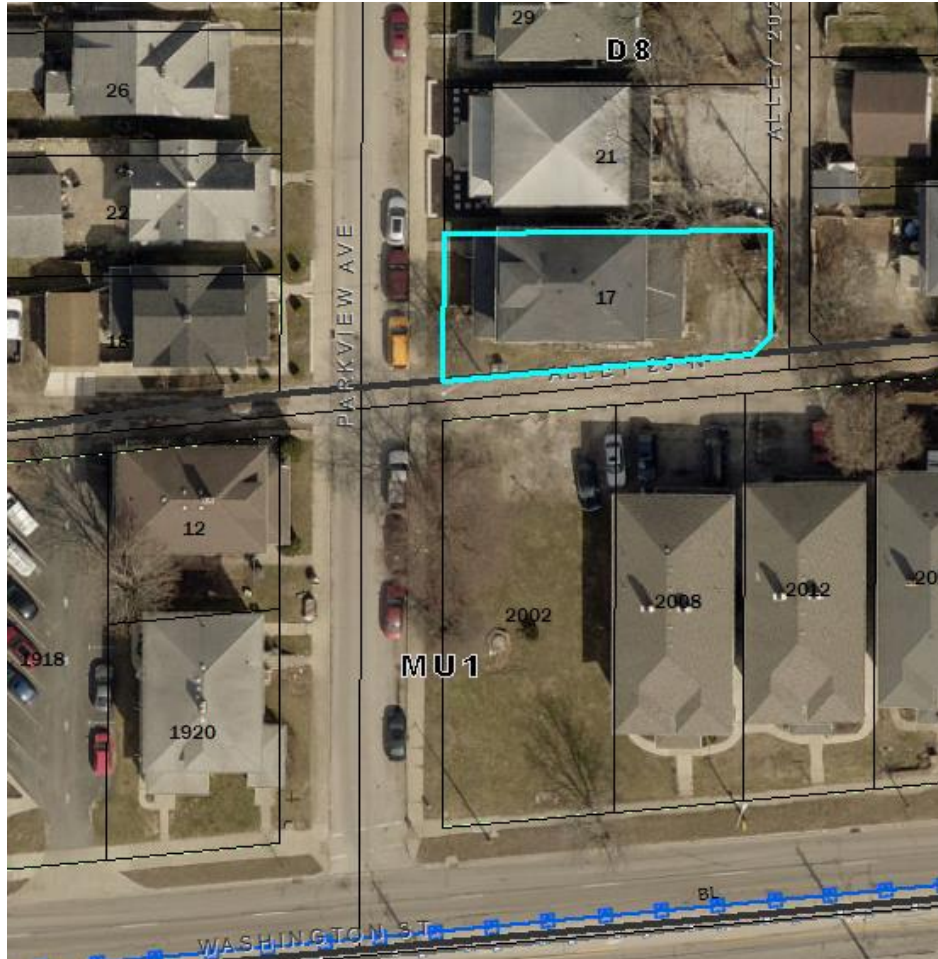
PROCEDURE

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 construction that does not conform to the site plan approved by variance 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.

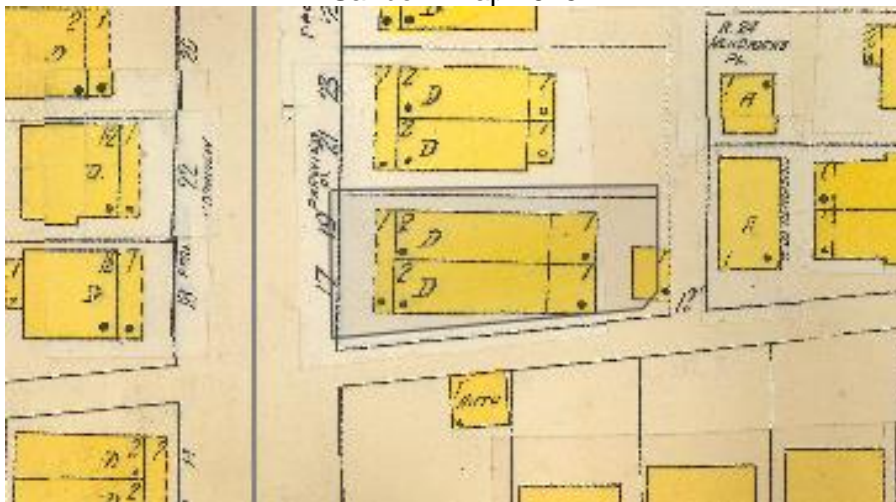
GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Multi-unit dwelling
South:	MU-1	Undeveloped / Multi-family
East:	D-8	Two-family residential
West:	D-8	Single-family residential
Thoroughfare Plan		
Parkview Avenue	Local Street	50-foot existing and proposed
Petition Submittal Date	May 22, 2023	

EXHIBITS



Sanborn Map 1915



ROSE'S PARKVIEW AVENUE ADDITION
(a Replat of Lot 62 in State Plaza Addition)

LEGAL DESCRIPTION

Property located in Indianapolis, Indiana, as per plat thereof, recorded in the Public Records, Book 100, Page 100, is the Office of the Recorder of Deeds, Indiana.

MODERN LEGAL DESCRIPTION

Continuity of the south right of way line of East Side Street and the east right of way line of Parkview Avenue, and said plat being the southeast corner of Lot 12 in State Plaza Addition, as addition to the City of Indianapolis, as per plat thereof recorded in the Public Records, Book 100, Page 100, is the Office of the Recorder of Deeds, Indiana, and said plat being the southeast corner of Lot 12 in State Plaza Addition, as addition to the City of Indianapolis, as per plat thereof recorded in the Public Records, Book 100, Page 100, is the Office of the Recorder of Deeds, Indiana, and said plat being the southeast corner of Lot 12 in State Plaza Addition, as addition to the City of Indianapolis, as per plat thereof recorded in the Public Records, Book 100, Page 100, is the Office of the Recorder of Deeds, Indiana.

EASEMENT NOTE

Each lot in this subdivision is subject to an easement for utility service to the other lots in the subdivision.

SURVEYOR'S CERTIFICATE

I, JOHN SCOTTEN, Surveyor, do hereby certify that the foregoing plat was prepared and corrected under my direct supervision and control and that it is true and correct in all respects.

John K. Scotten
Professional Land Surveyor (20210)
No. 50510
INDIANA
SCALE 1" = 15'

ROSE'S PARKVIEW AVENUE ADDITION
(a Replat of Lot 62 in State Plaza Addition)

17 PARKVIEW AVENUE &
19 PARKVIEW AVENUE
INDIANAPOLIS, INDIANA

PROJECT LOCATED IN:
SOUTHEAST QUARTER
OF SECTION 6
TOWNSHIP 15 NORTH
RANGE 4 EAST
CENTER TOWNSHIP
MARION COUNTY

AXIS
SURVEYING, LLC

Complete Surveying Services for Commercial • Construction • Residential
(317) 941-1536 • www.AXISindy.com • P.O. BOX 522359 • Indianapolis, IN 46259

PREPARED FOR:
19 Parkview LLC

REDUCTION STATEMENT

I, the undersigned, Surveyor, do hereby certify that the foregoing plat was prepared and corrected under my direct supervision and control and that it is true and correct in all respects.

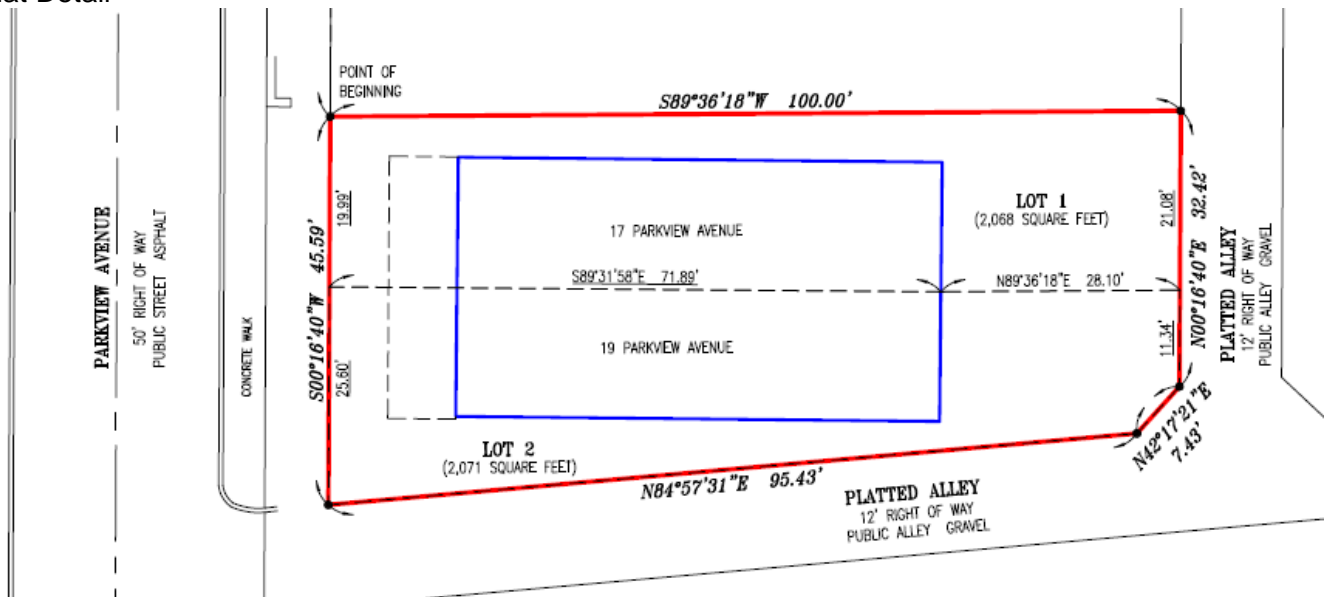
John K. Scotten
Professional Land Surveyor (20210)
No. 50510
INDIANA

SHEET
1 OF 1

PROJECT NUMBER
1-24739 P

DRAWN BY: R. STOHLER
CHECKED BY: D. SCOTTEN
ISSUE DATE: 05-18-2023

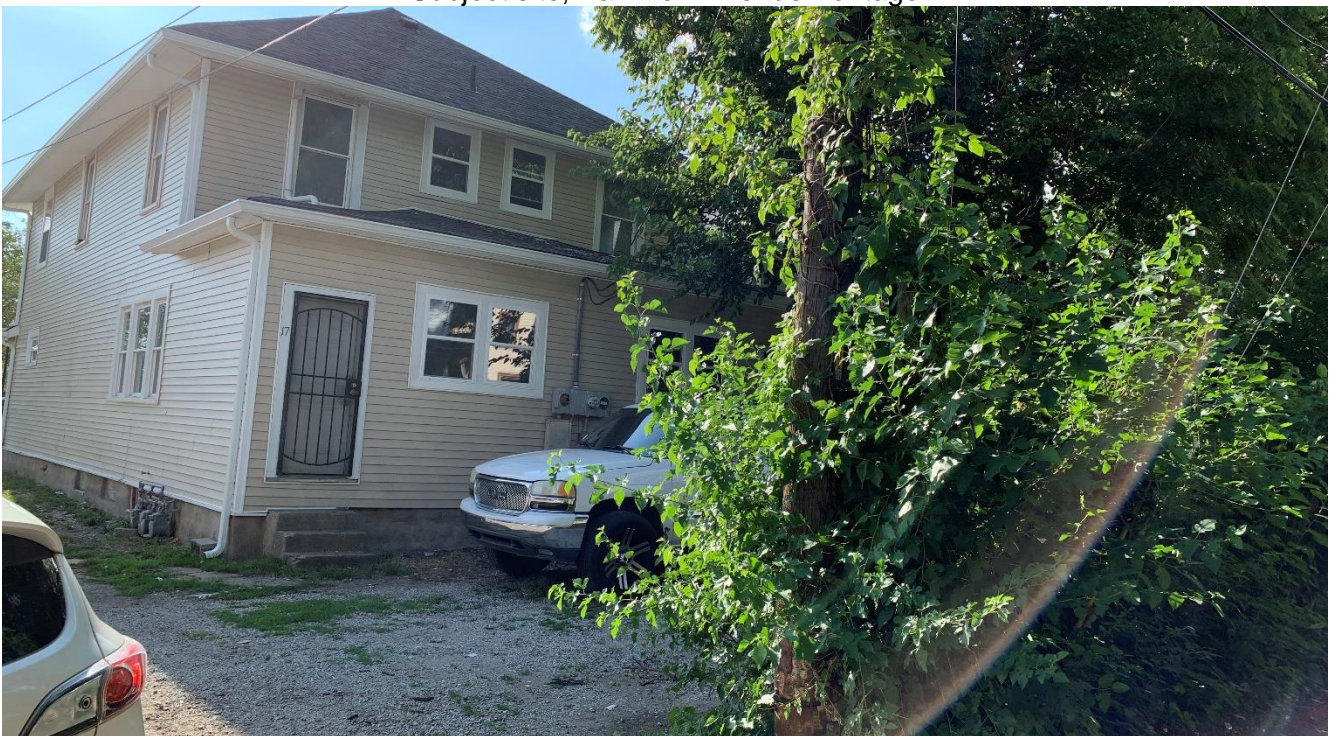
Plat Detail



PHOTOS



Subject site, Parkview Avenue frontage



Subject site, viewed from alley



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

July 12, 2023

Case Number:	2023-PLT-039
Property Address:	1655 Fox Hill Road (<i>Approximate Address</i>)
Location:	Washington Township, Council District #7
Petitioner:	Indy Properties R Us, LLC, by Courtney Wheeler
Zoning:	D-3 (FF/FW)
Request:	Approval of a Subdivision Plat, to be known as Patlan Properties, a replat of Lot 111 in Fox Hill Manor, Second Section, dividing 0.605 acres into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 31, 2023, 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.
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11. That a fifteen-foot half right-of-way be dedicated on the Fox Hill Road frontage 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

The subject site is zoned D-3, and a two-family dwelling is under construction. This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots One and Two would front on Crooked Creek Drive on the west. Lot One would be a corner lot and fronts on Fox Hill Road to the north as well. No new streets are proposed.

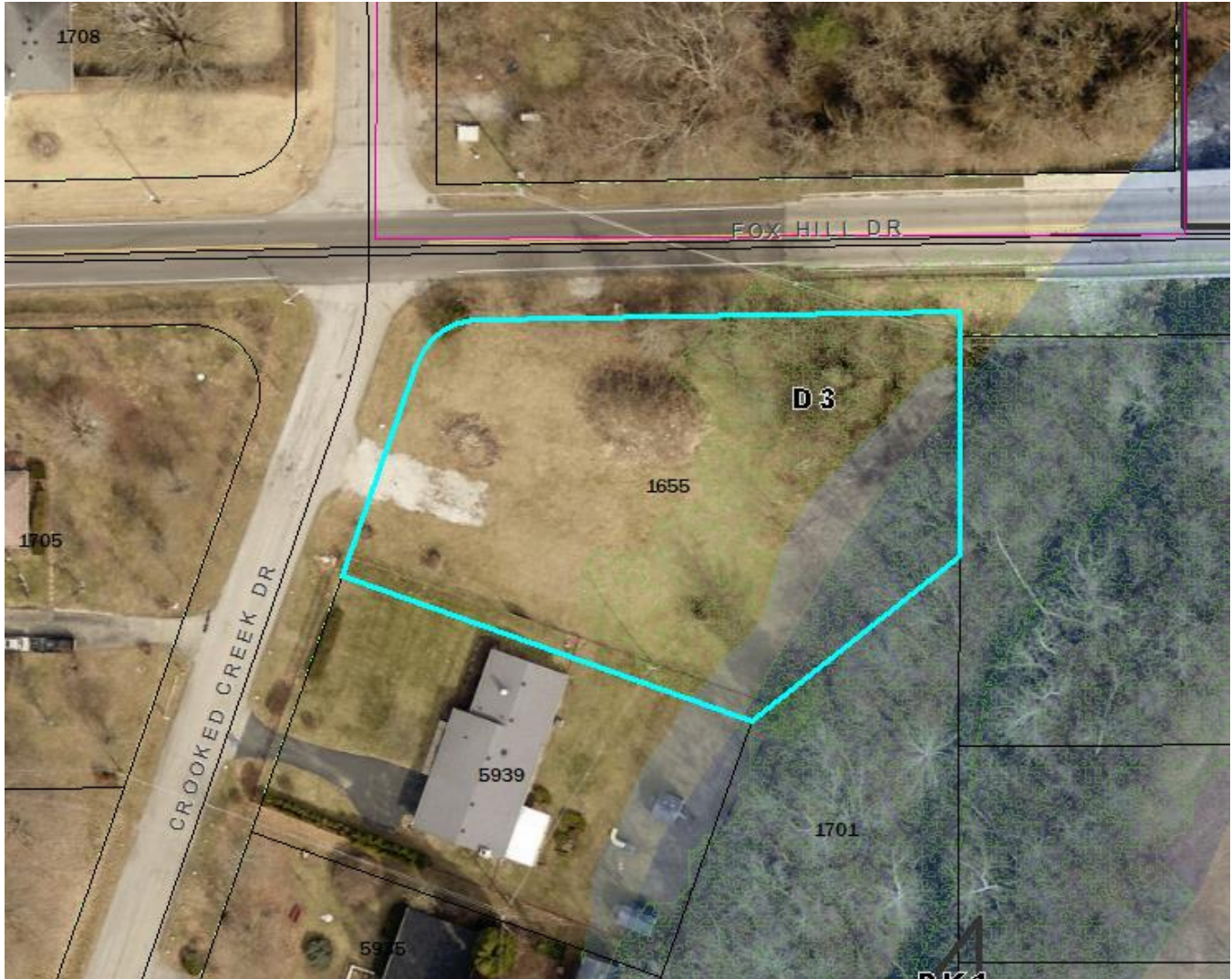
PROCEDURE

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 construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-3 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

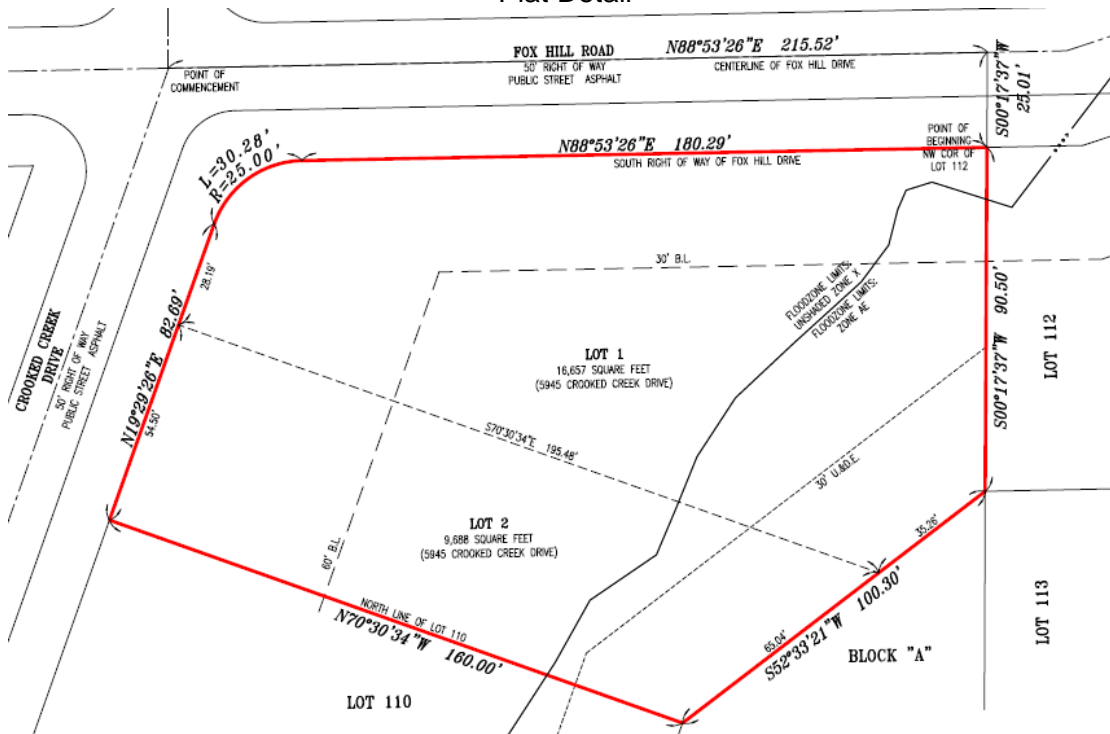
Existing Zoning	D-3	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Suburban Neighborhood / Floodway	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-3	Single-Family residential
South:	D-3	Single-Family residential / Undeveloped
East:	D-3	Single-Family residential
West:	D-3	Single-Family residential
Thoroughfare Plan		
Fox Hill Drive	Primary Collector	50-foot existing and 80-feet proposed
Crooked Creek Drive	Local Street	50-foot existing and proposed
Petition Submittal Date	May 31, 2023	

EXHIBITS



[illegible]

Plat Detail



PHOTOS



Subject site, Crooked Creek Drive



Subject site, Fox Hill Drive



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

July 12, 2023

Case Number:	2023-PLT-040
Property Address:	2031, 2033, 2035, 2041, 2047, 2051 and 2053 Ralston Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 17
Petitioner:	Martindale Brightwood Community Development Corporation, by Donna Jo Smithers
Zoning:	D-8
Request:	Approval of a Subdivision Plat, to be known as Re-Plat Lots 150, 151, 152, 153, 155, 156 and 157 of Cooper and Perkins Second Addition, dividing 0.674-acre into two blocks for a townhome development.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 31, 2023, 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.
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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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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and consists of seven undeveloped lots. This proposed plat would re-plat this property into two blocks—Block A and B. Each block would contain 0.385 acre and 0.289 acre respectively. The proposed plat generally meets the standards of the D-8 zoning classification for a townhome development.

STREETS

Blocks A and B would front on Ralston Avenue with alley access on the rear. Block A would front on East 21st Street to the north. No new streets are proposed.

SIDEWALKS

Sidewalks are existing on Ralston Avenue. Sidewalks are required on East 21st Street.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4	Industrial
South:	D-8	Single-family residential
East:	C-7	Heavy Commercial
West:	D-8	Undeveloped
Thoroughfare Plan		
Ralston Avenue	Local Street	50-feet existing and proposed
East 21 st Street	Local Street	28-feet existing and 50-feet proposed
Petition Submittal Date	May 31, 2023	

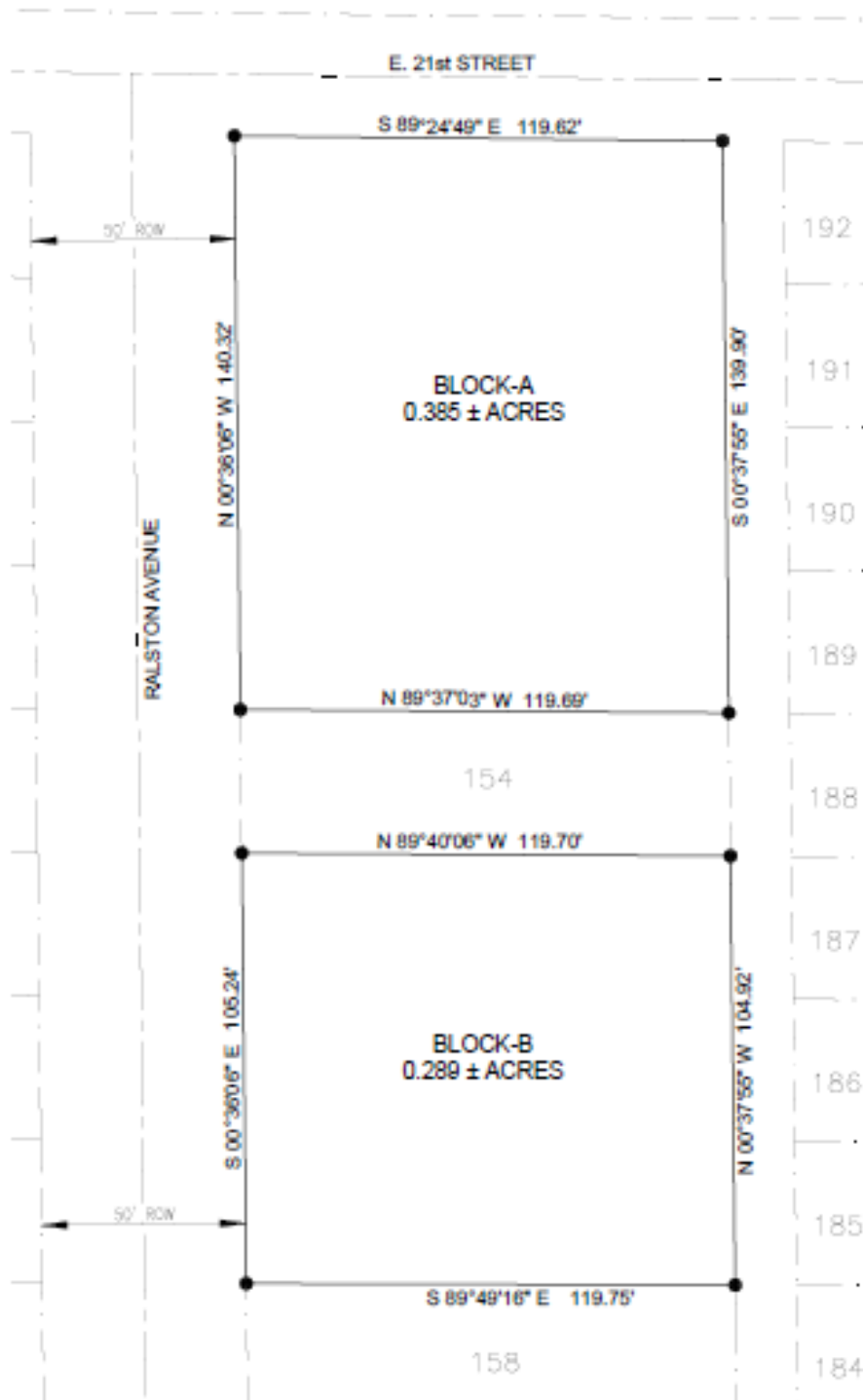
EXHIBITS





Plat Detail

PROPOSED PLAT



PHOTOS



Block A, looking northeast



Block A, looking east



Block B, looking southeast



Blocks A & B, Ralston Avenue frontage, looking north



Block B, looking southeast, and west of site



West of site, looking west



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PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-041
Property Address: 1206 Waterway Boulevard (*Approximate Address*)
Location: Center Township, Council District #11
Petitioner: 16 Tech Community Corporation, by Michael J. Smith
Zoning: CBD-S (RC)
Request: Approval of a Subdivision Plat, to be known as 16 Tech – Lot G2, creating one, 1.013-acre lot.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 1, 2023, 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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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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned CBD-S (RC) and is planned for future development as part of 16 Tech, a technology park. This proposed plat would create one lot within the developing technology park, for construction of a proposed office building. The plat would meet the requirements of CBD-S (RC) and rezoning petition 2020-ZON-018.

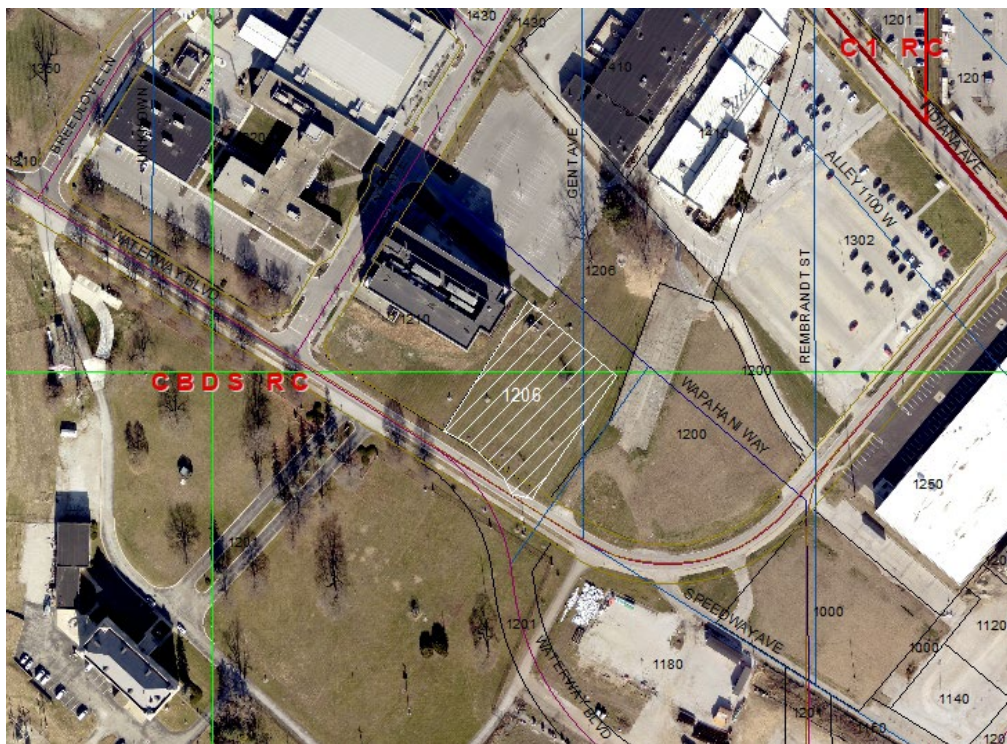
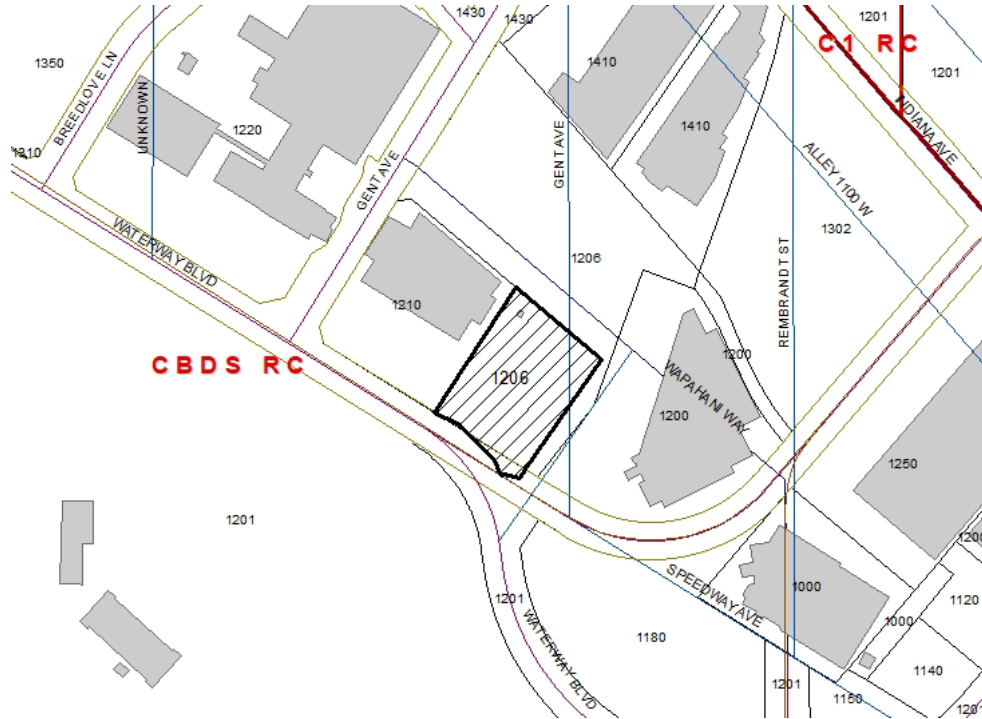
STREETS

This lot would have direct access to Waterway Boulevard, which, as proposed, would be re-directed south to a new public street and a proposed bridge over Fall Creek.

GENERAL INFORMATION

Existing Zoning	CBD-S (RC)	
Existing Land Use	Currently undeveloped	
Comprehensive Plan	Institution-oriented mixed-use development	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	CBD-S (RC)	Light industrial
South:	CBD-S (RC)	Water pump station
East:	CBD-S (RC)	Undeveloped
West:	CBD-S (RC)	Light industrial
Thoroughfare Plan		
Waterway Boulevard	Local Street	48-foot existing and proposed
Petition Submittal Date	June 1, 2023	

EXHIBITS



Zoning map / Aerial

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

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Section of Master Plan from 2020-ZON-018 identifying the site and re-direction of Waterway Boulevard to a proposed new street and bridge over Fall Creek

Photos



View from Waterway Boulevard



View from Waterway Boulevard

PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-042
Property Address: 7511 New Augusta Road (Approximate Address)
Location: Pike Township, Council District #1
Petitioner: Doug Wagner – New Augusta SF, LLC
Zoning: D-4 and D-5II (FF)
Request: Approval of a Subdivision Plat to be known as Ashton, Section 1A, dividing 25 acres into 78 lots.
Waiver Requested: None
Current Land Use: Undeveloped – Former Golf Course
Staff Reviewer: Linda Ahlbrand, 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 1, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This plat is part of a larger development of 65.6 acres. The overall site is comprised of three different zoning classifications, with variable housing types and densities for a total of 347 dwelling units and an overall density of 5.3 units per acre. There would be two access drives along New Augusta Road. The northern access drive would align with San Gabriel to the west, with a second access drive to the south.

This request would provide for the development of Section 1A. Section 1A would provide for 78 single-family detached lots along the southern portion of the overall site. A variance was granted in 2021 (2021-HOV-003) to allow reduced front yard setback for the western half of proposed Section 1A. Therefore, the western 47 lots would have a 20-foot required front yard setback. The eastern 31 lots would be required to meet the Ordinance standard of 25 feet for the front yard setback.

The plat meets the standards of the applicable zoning classifications, the variance grant, the zoning commitments and the standards of the subdivision regulations.

STREETS

The plat would provide for six new local streets, with four of the streets terminating in stubs to provide access to future development. All streets meet the standards for new local streets. Two of the streets and the roundabout would be stubbed to provide for connections to future sections.

SIDEWALKS

Sidewalks are required along all proposed interior streets and New Augusta Road.

GENERAL INFORMATION

Existing Zoning	D-4 and D-5II
Existing Land Use	Undeveloped

Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5II/D-4	Undeveloped
South:	D-3	Single-family residential
East:	D-P	Single-family residential
West:	I-2	Industrial
Thoroughfare Plan		
New Augusta Road	Primary Collector	50-foot existing and 91-foot proposed
Petition Submittal Date	June 1, 2023	

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. 	Satisfied
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) 	Satisfied

	<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> 	Satisfied
741-300 Design and Installation Standards	<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>	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> 	Satisfied
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>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. 	Satisfied
	<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. 	Satisfied
	<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. 	Satisfied

741-304-316

Additional

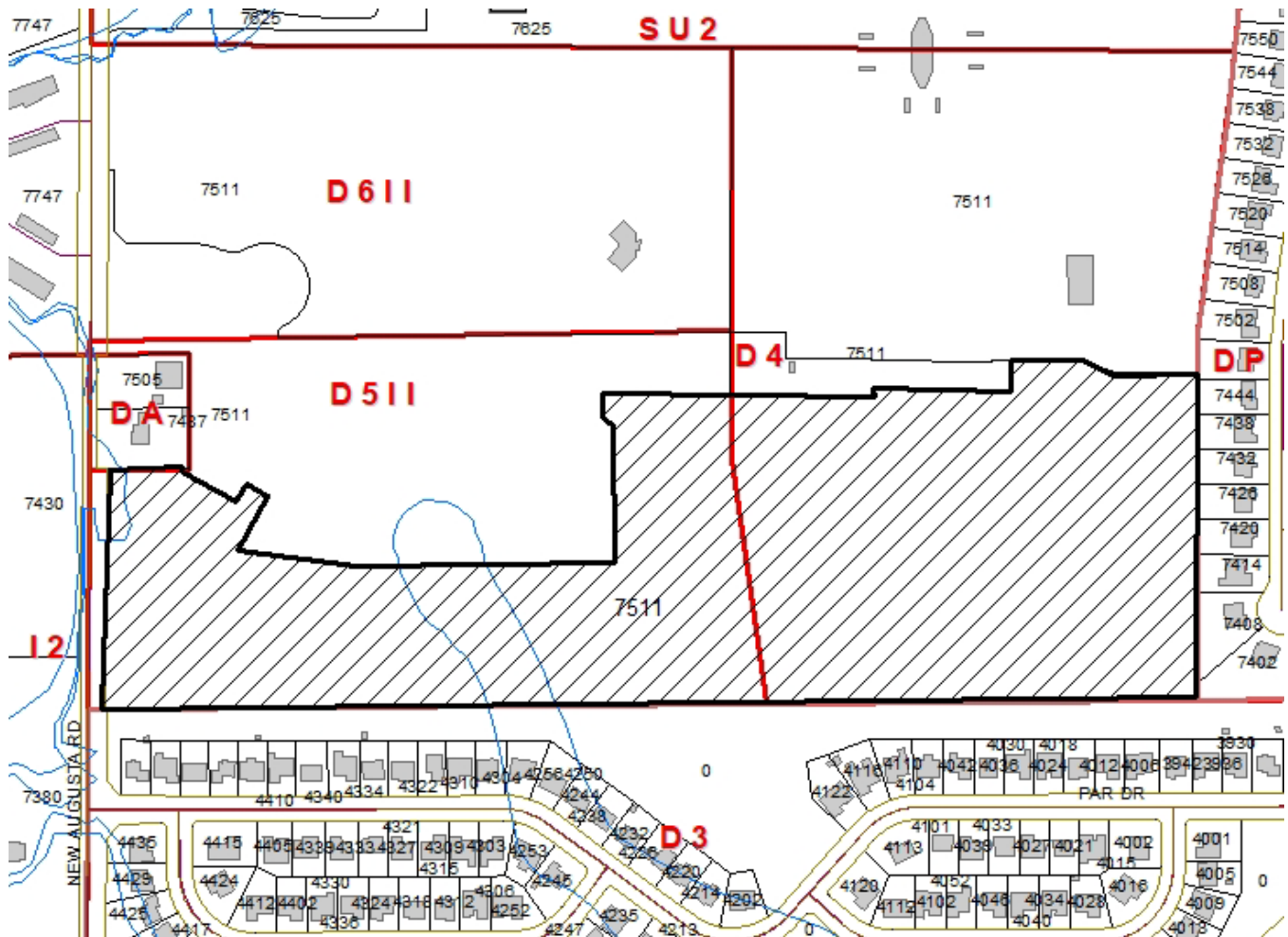
Development Items

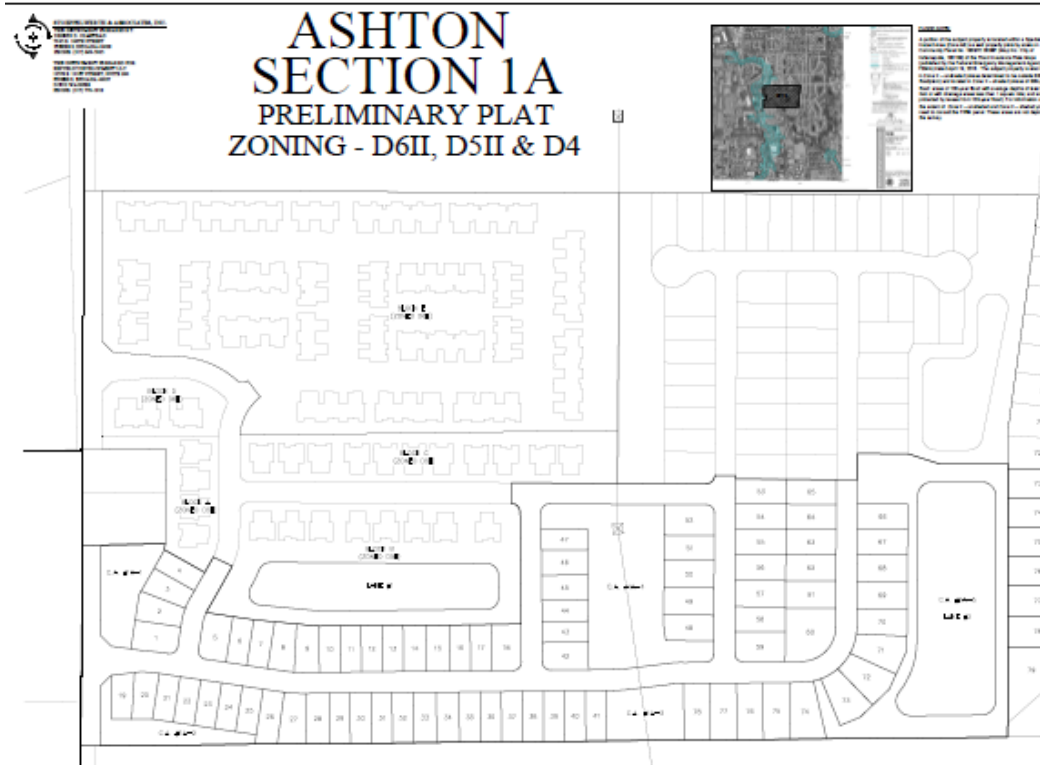
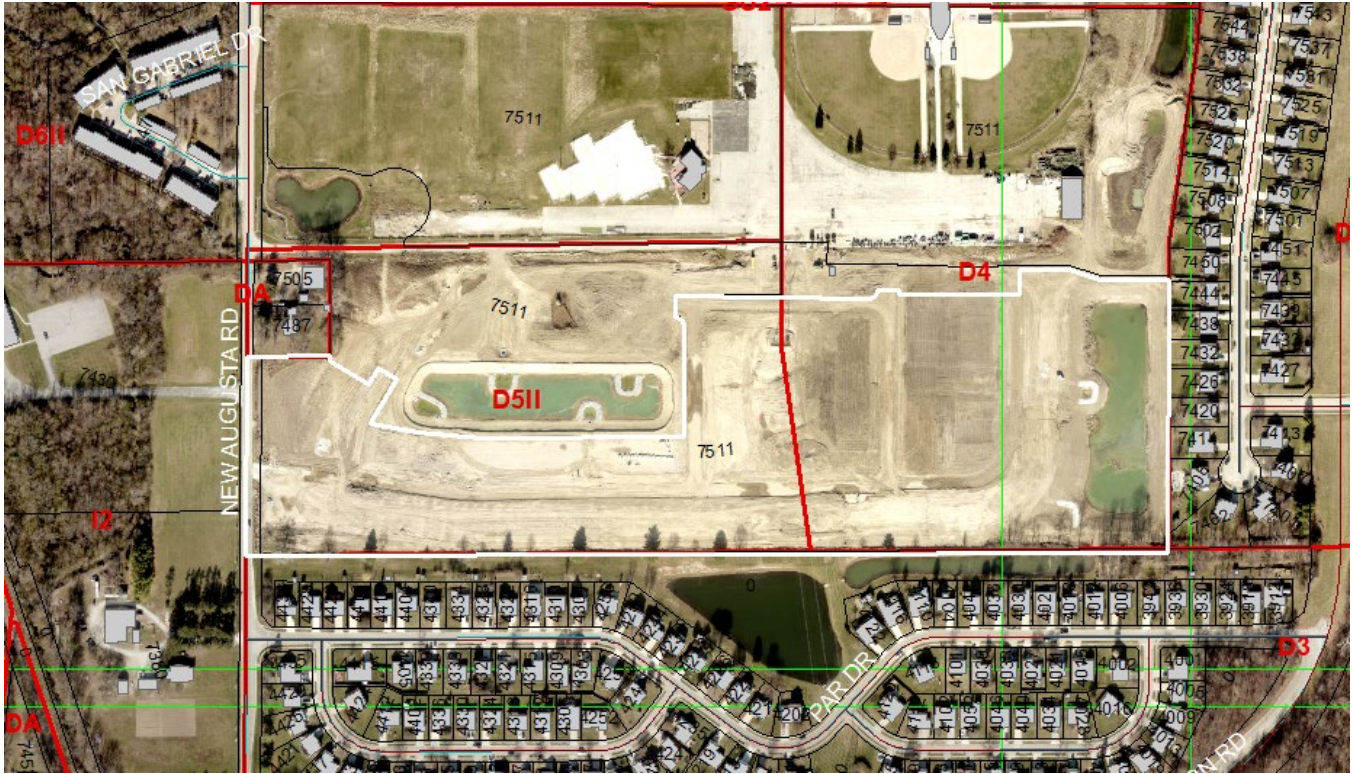
EVALUATION

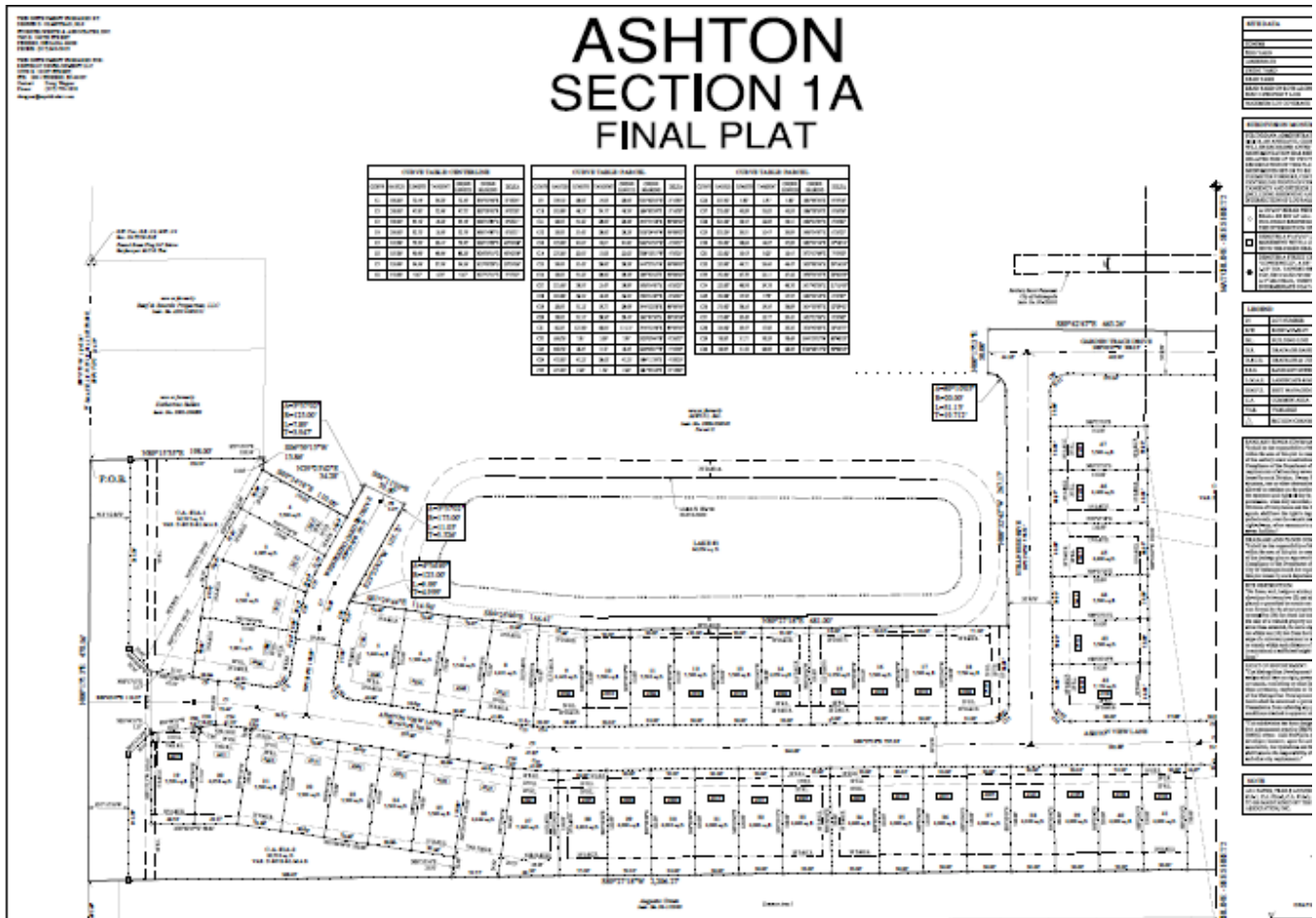
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> • <i>Street name signs, traffic control signs, bike route signs.</i> • <i>Traffic control devices for streets exceeding 900 feet in length.</i> • <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Satisfied</p>
	<p><i>741.305 – 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>Satisfied</p>
	<p><i>741.306 – 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><i>741.307-309 – 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><i>741.310 – 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><i>741-312 – 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 – 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>Satisfied</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







ASHTON SECTION 1A FINAL PLAT



PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-043
Property Address: 7511 New Augusta Road (Approximate Address)
Location: Pike Township, Council District #1
Petitioner: Doug Wagner – New Augusta SF, LLC
Zoning: D-4
Request: Approval of a Subdivision Plat to be known as Ashton, Section 1B, dividing 14.63 acres into 47 lots.
Waiver Requested: None
Current Land Use: Ball Fields
Staff Reviewer: Linda Ahlbrand, 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 1, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That all lots shown with a 53-foot lot width be increased to meet the minimum lot width of 54 feet.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This plat is part of a larger development of 65.6 acres. The overall site is comprised of three different zoning classifications, with variable housing types and densities for a total of 347 dwelling units and an overall density of 5.3 units per acre. There would be two access drives along New Augusta Road. The northern access drive would align with San Gabriel to the west, with a second access drive to the south.

This request would provide for the development of Section 1B. Section 1B would provide for 47 single-family detached lots in the northeastern portion of the overall site.

The minimum lot width in the D-4 district is 60 feet. The Ordinance allows for a 10% reduction of the lot width for 20% of the lots. A 10% reduction would result in a 54-foot lot width. Some of the lots in Section 1B are shown with a lot width of 53 feet. Therefore, these lots need to be increased to 54 feet prior to final plat recording.

With the change above, the plat meets the standards of the applicable zoning classifications, the zoning commitments and the standards of the subdivision regulations.

STREETS

The plat would provide for the extension of two stub streets from Section 1A. One new street and two new cul-de-sacs would be provided.

SIDEWALKS

Sidewalks are required along all proposed interior streets.

GENERAL INFORMATION

Existing Zoning

D-4

Existing Land Use	Ball Fields	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-2	Ball Fields
South:	D-4	Undeveloped
East:	D-P	Single-family residential
West:	D-6II	Undeveloped
Thoroughfare Plan		
New Augusta Road	Primary Collector	50-foot existing and 91-foot proposed
Petition Submittal Date	June 1, 2023	

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. 	Satisfied
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) 	Satisfied

	<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> 	Satisfied
741-300 Design and Installation Standards	<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>	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> 	Satisfied
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>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. 	Satisfied
	<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. 	Satisfied
	<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. 	Satisfied

741-304-316

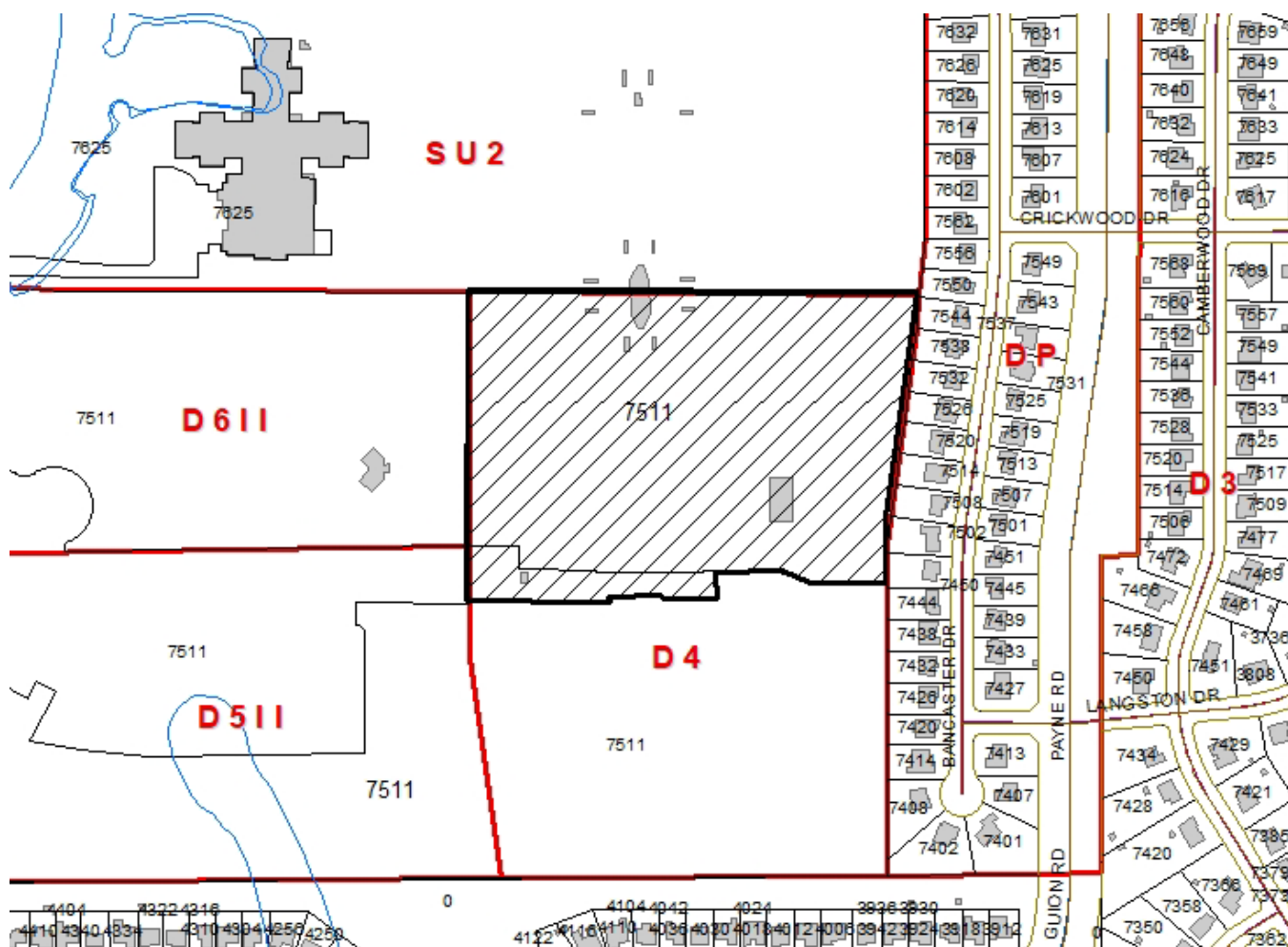
Additional

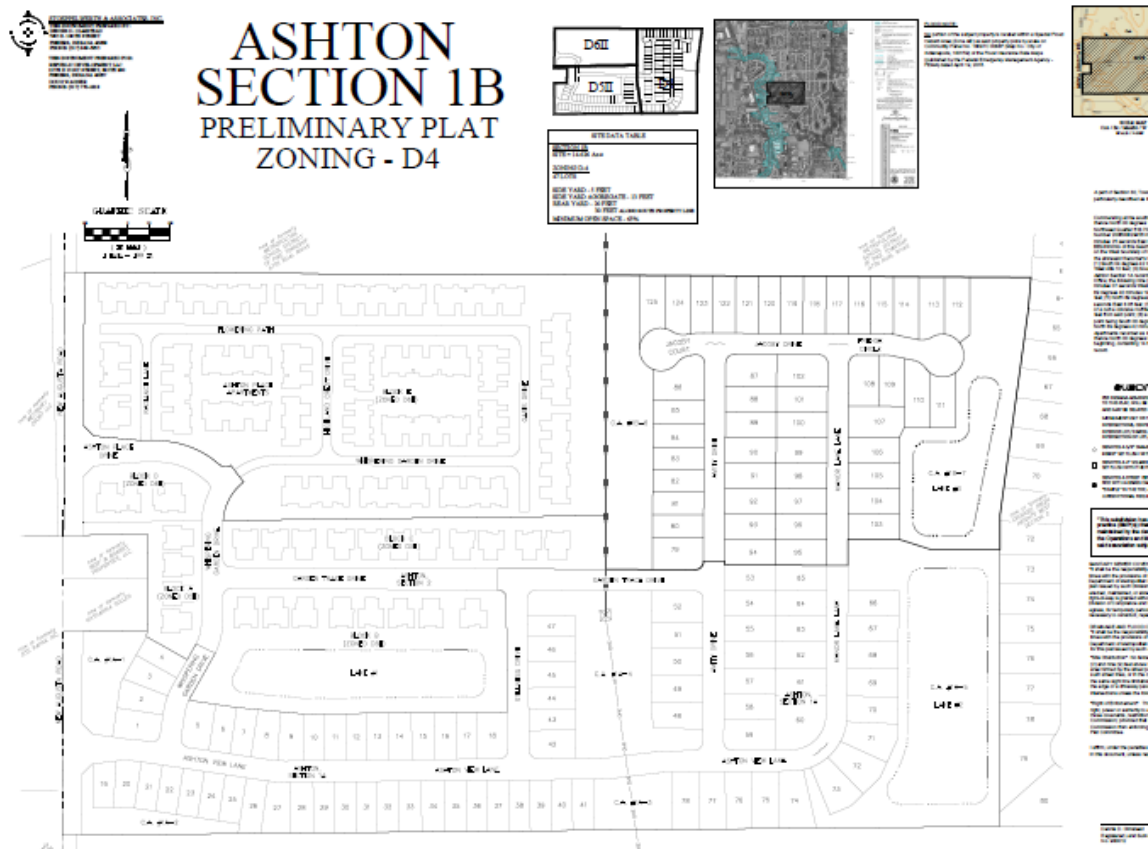
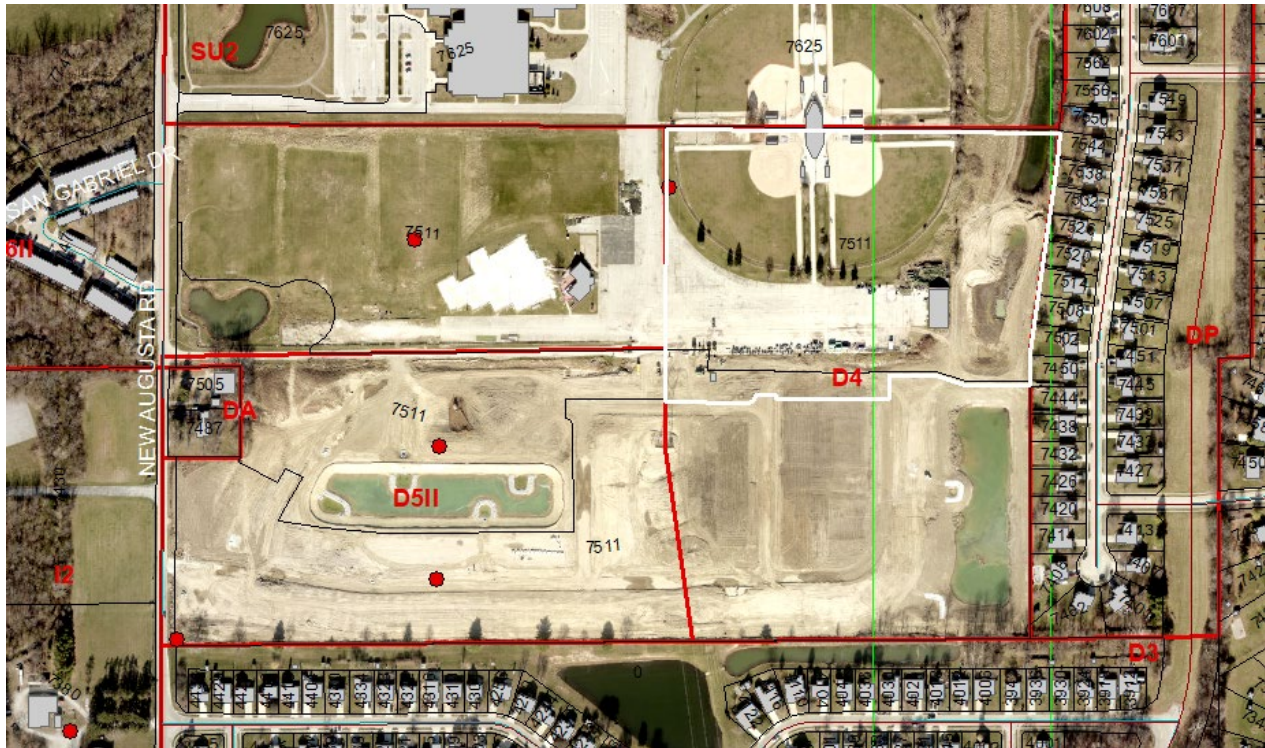
Development Items

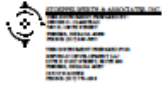
EVALUATION

	<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><i>741.305 – 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>Satisfied</p>
	<p><i>741.306 – 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><i>741.307-309 – 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><i>741.310 – 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><i>741-312 – 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 – 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>Satisfied</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>

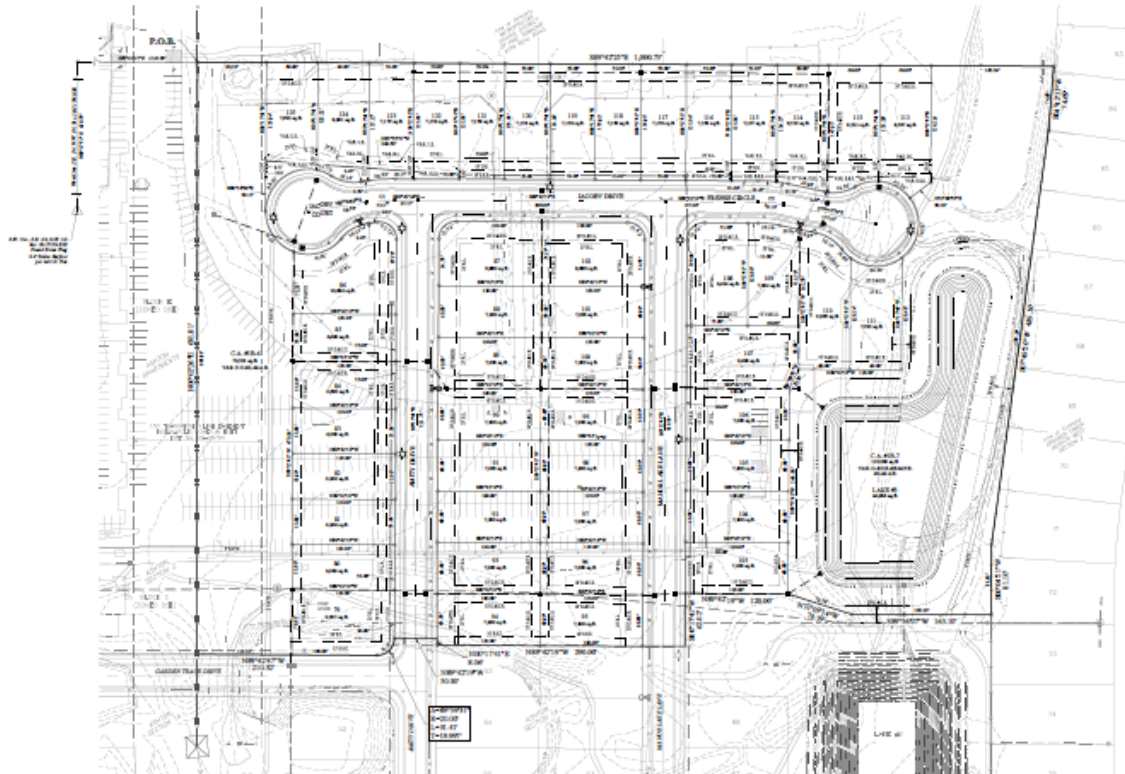






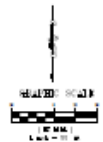
ASHTON SECTION 1B PRELIMINARY PLAT ZONING - D4

CURVE TABLE					
CHORD	LENGTH	ANGLE	STANDARD	CHORD BEARING	CHORD DELTA
10	100	90	100	S 00° 00' 00" E	0° 00' 00"
20	200	180	200	S 00° 00' 00" E	0° 00' 00"



LEGEND

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100	100' WIDE



PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-044
Property Address: 7035 Kentucky Avenue (*Approximate Address*)
Location: Decatur Township, Council District #20
Petitioner: Camby Village LLC, c/o Mann Properties, LLP, by Jim Pence
Zoning: C-S
Request: Approval of a Subdivision Plat, to be known as Oberlin at Camby Village, dividing 15.54 acre into 53 lots.
Waivers Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 2, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
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 concrete sidewalk be installed along the entire frontage on Camby Village Boulevard in compliance with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned C-S and is undeveloped. It was rezoned to the C-S classification in 2023 (2022-ZON-112) to provide for the proposed single-family residential development. The proposed plat generally meets the standards of the C-S zoning classification and the zoning commitments.

STREETS

The plat would provide for six new streets: five local streets and one cul-de-sac. Oberlin Lane provides access to Camby Village Boulevard to the southwest. Firecrest Lane provides access to the subdivision to the southeast. Tolson Drive would provide access to the future two-family section of this development.

SIDEWALKS

Sidewalks are required along Camby Village Boulevard and all proposed interior streets.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Undeveloped
South:	D-7 / C-4	Single and Multi-Family / Undeveloped
East:	C-S / D-4	Undeveloped
West:	C-4	Undeveloped
Thoroughfare Plan		
Kentucky Avenue	Primary Arterial	170-foot existing and proposed
Camby Village Boulevard	Local Street	70-foot existing and proposed
Petition Submittal Date	June 2, 2023	

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>Satisfied</p>
	<p>741-205 – Waivers</p> <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. 	<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. 	Satisfied

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. 	Satisfied
	<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. 	Satisfied
	<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. 	Satisfied
741-304-316		EVALUATION
Additional Development Items		
	<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> 	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. 	Street numbering not submitted
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
741.313 – Flood Control:	<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. 	Satisfied
741.316 – Street Lighting:	<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). 	Not Satisfied- See Commitment #12

EXHIBITS



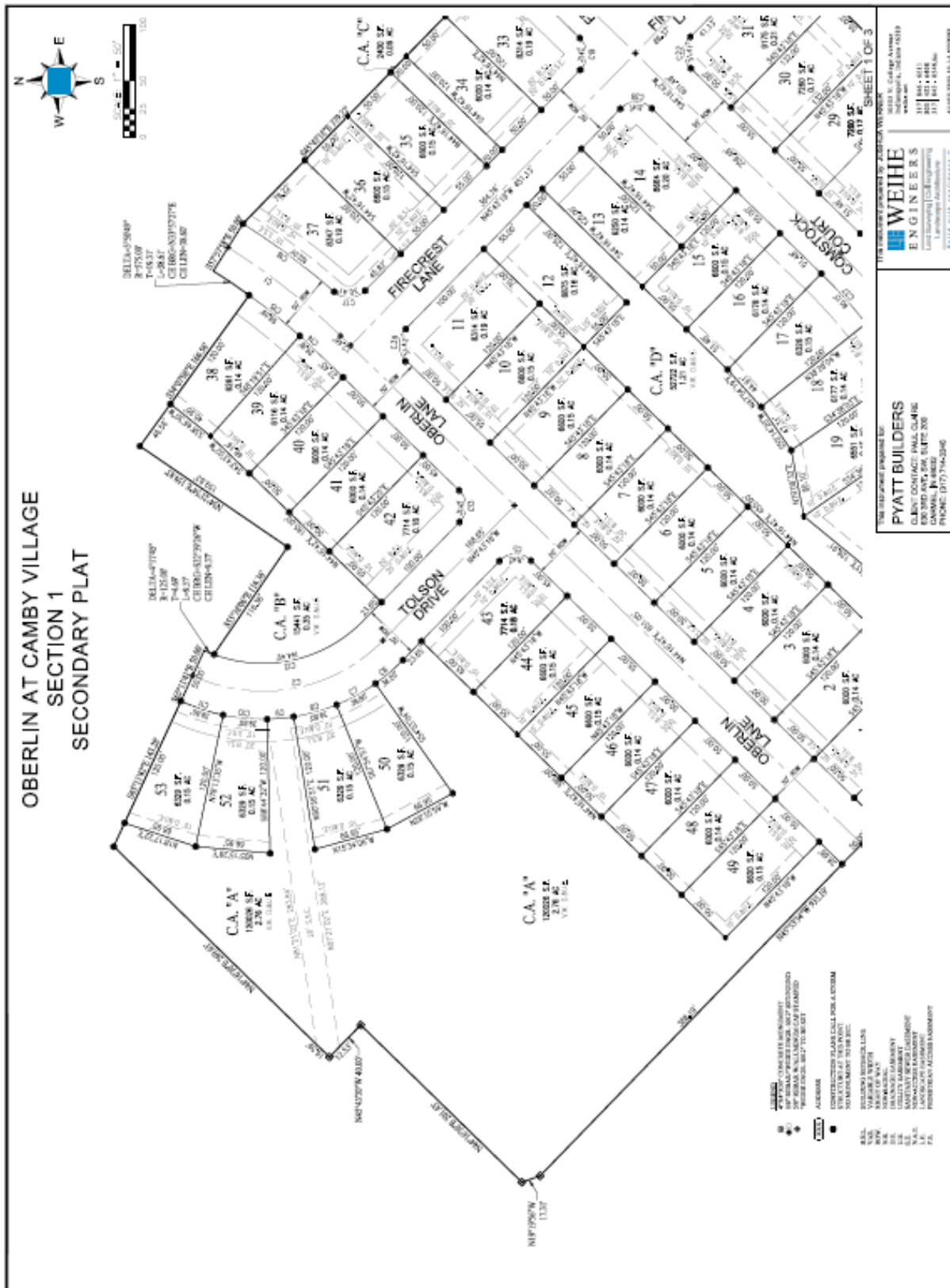
**Department of Metropolitan Development
Division of Planning
Current Planning**





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







PHOTOS



Subject site looking south along Kentucky Avenue



Subject site looking north along Kentucky Avenue



Subject site looking across Camby Village Boulevard



Subject site looking north from adjacent development

PLAT COMMITTEE

July 12, 2023

Case Number:	2023-PLT-045
Property Address:	3730 & 3740 North Kitley Avenue, and 6490, 6520, & 6522 Massachusetts Avenue (<i>Approximate Address</i>)
Location:	Warren Township, Council District #13
Petitioner:	WEB Property Group, LLC, by Scott Beaty
Zoning:	I-2 and I-4
Request:	Approval of a Subdivision Plat, to be known as Replat of Vernon Acres, Second, Lots 62-65 and part of Lot 73, creating one, 9.422-acre lot.
Waiver Requested:	None
Current Land Use:	Residential / Industrial
Staff Reviewer:	Allison Richardson, 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 June 2, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-2 and I-4 per 2022-CZN-857 A & B (approved after receipt of the plat application) and developed with an industrial concrete facility and single-family dwellings to be removed. The proposed plat would combine the property into one lot to provide for an integrated industrial and commercial development. The proposed plat meets the standards of the I-2 and I-4 zoning classification and commitments.

STREETS

The proposed lot would front on Kitley Avenue to the east and Massachusetts Avenue to the south. No new streets are proposed as part of this petition.

SIDEWALKS

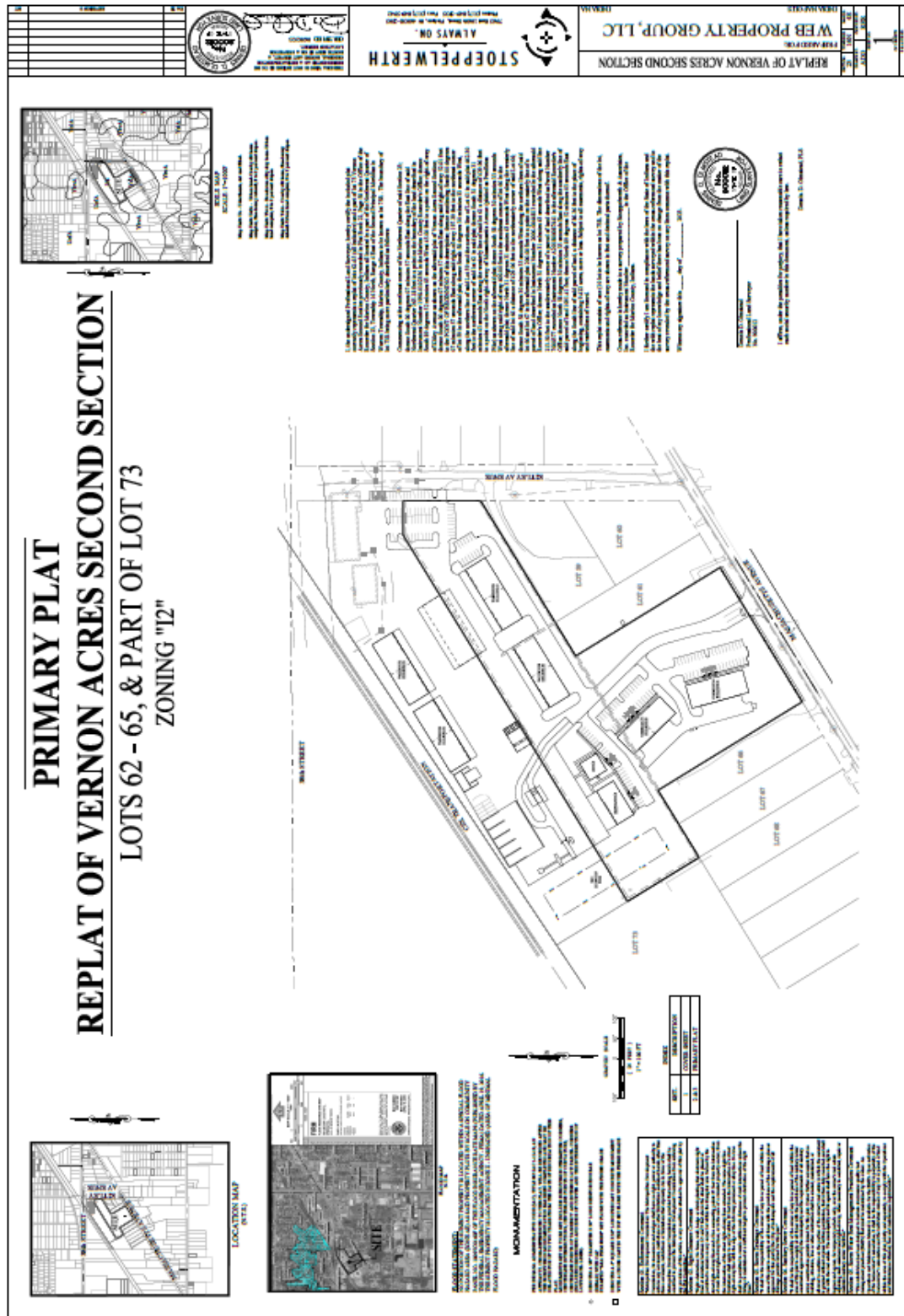
Sidewalks are required on Kitley Avenue and Massachusetts Avenue.

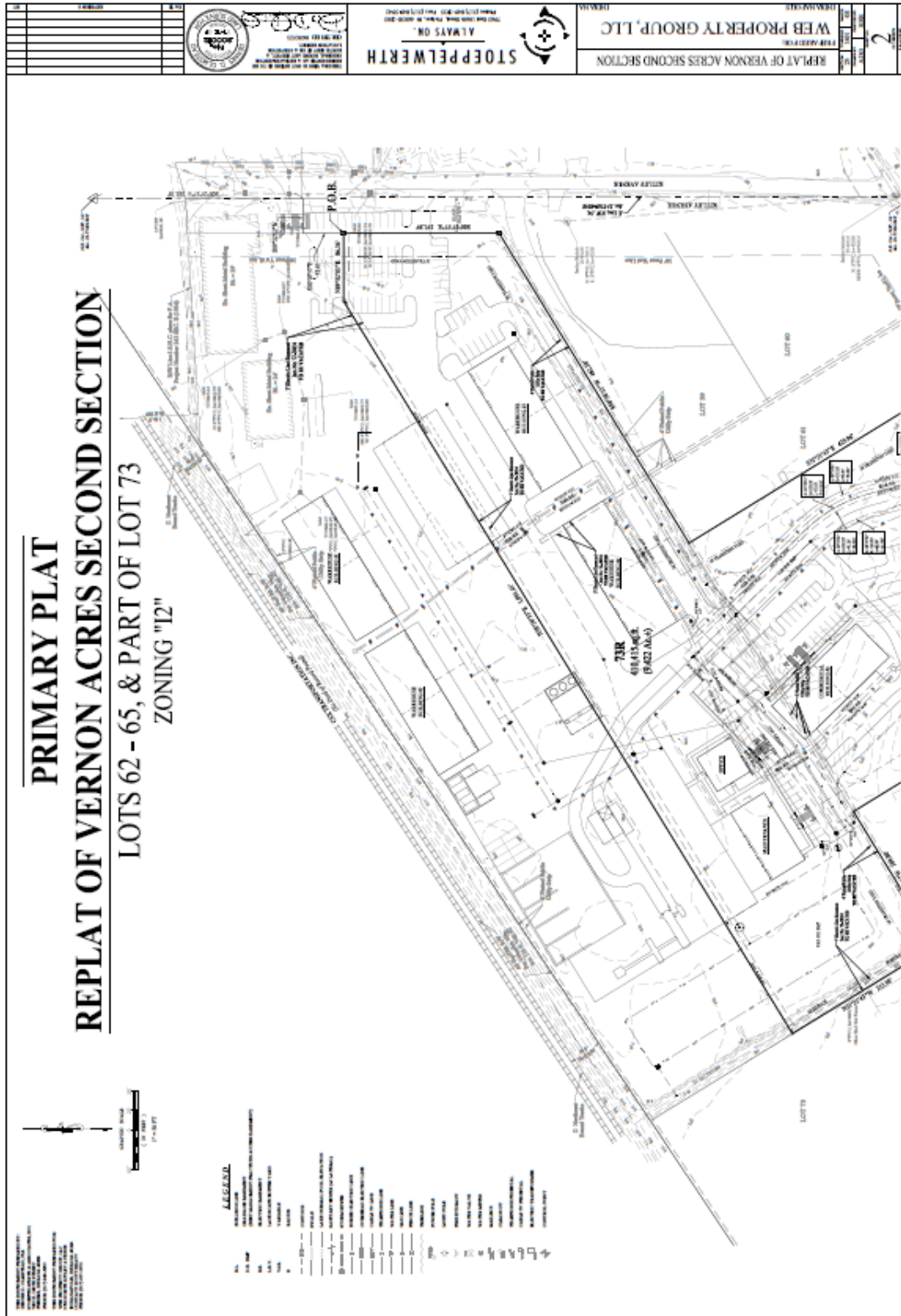
GENERAL INFORMATION

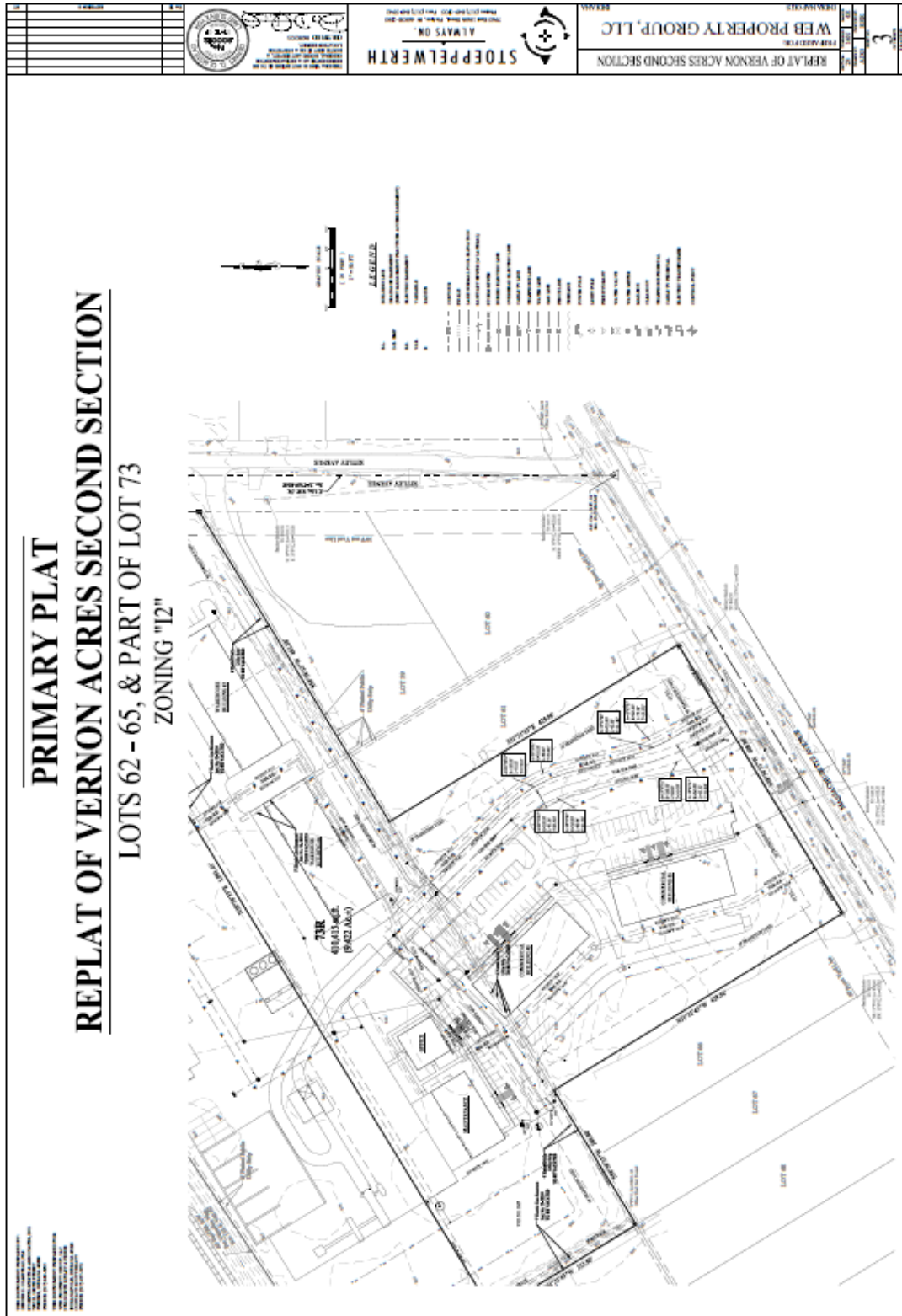
Existing Zoning	I-2 / I-4	
Existing Land Use	Industrial	
Comprehensive Plan	Light Industrial / Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-2	Industrial
South:	D-3	Residential
East:	C-7 / D-3	Commercial / Residential
West:	D-3 / I-3	Residential / Industrial
Thoroughfare Plan		
Kitley Avenue	Local Street	114-foot existing and proposed
Massachusetts Avenue	Secondary Arterial	75-foot existing and proposed
Petition Submittal Date	June 2, 2023	

EXHIBITS









PHOTOS



Subject site, Kitley Avenue frontage



Subject site shown left, looking north



Site viewed from Kitley Avenue, looking west



Subject site, 6490 Massachusetts Avenue frontage, looking north



Subject site, 6520 and 6522 Massachusetts Avenue, looking north

PLAT COMMITTEE

July 12, 2023

Case Number:	2023-PLT-046
Property Address:	2251 Sloan Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 21
Petitioner:	City of Indianapolis Board of School Commissioners, by Michael Kalberg
Zoning:	SU-2 (FF) (FW)
Request:	Approval of a Subdivision Plat, to be known as Paul I. Miller IPS School 114, dividing 17.065 acres into two lots.
Waiver Requested:	None
Current Land Use:	School
Staff Reviewer:	Allison Richardson, 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 June 2, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned SU-2, and developed with an elementary school. The proposed plat would subdivide the property into two lots to provide for a future development. The proposed plat meets the standards of the SU-2 zoning classification.

STREETS

Lot One and Two would front on Sloan Avenue. Lot One would be a corner lot with frontage on Raymond Street.

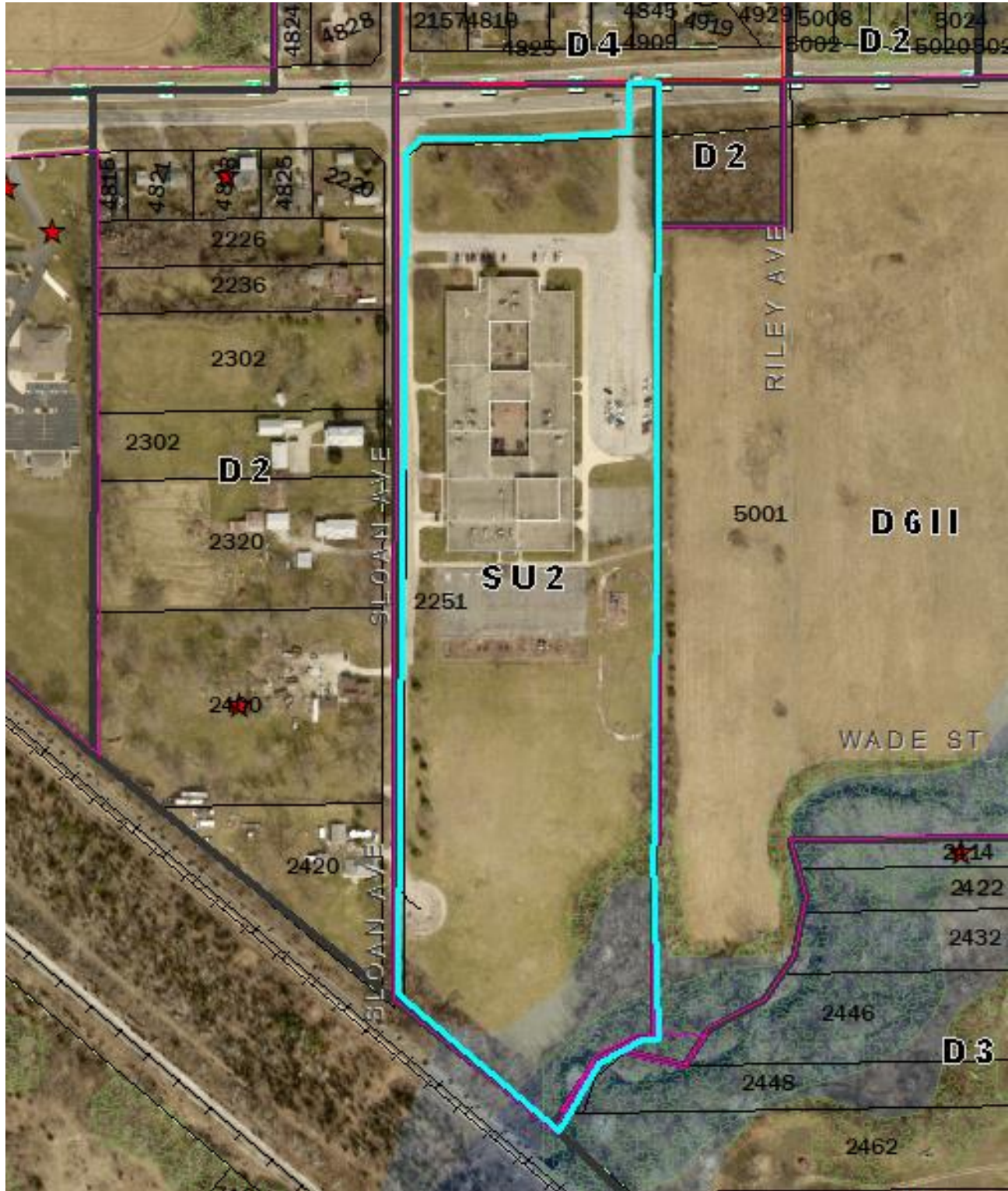
SIDEWALKS

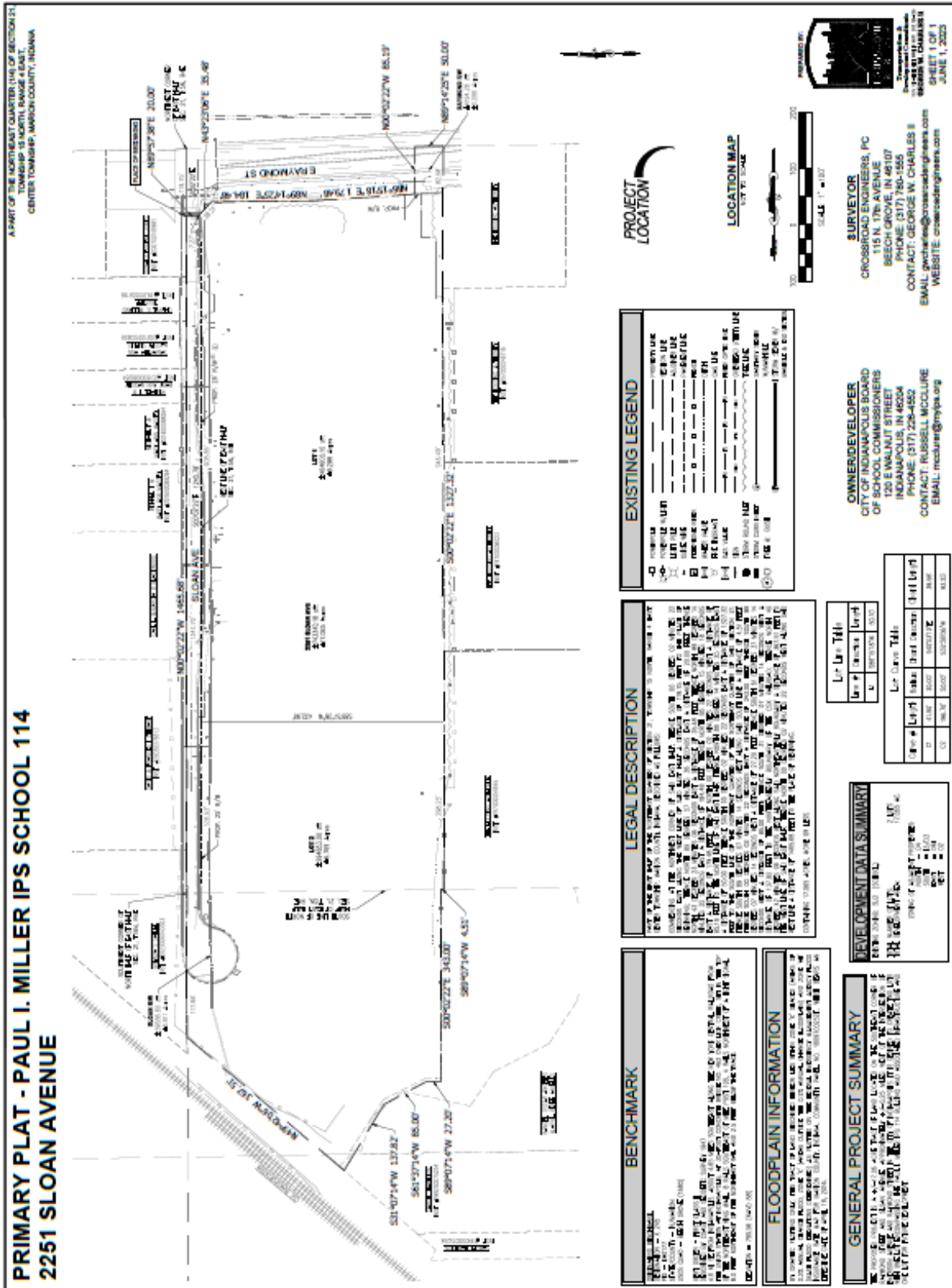
Sidewalks are required on Sloan Avenue. Sidewalks are existing on Raymond Street.

GENERAL INFORMATION

Existing Zoning	SU-2	
Existing Land Use	School	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-4	Residential
South:	I-3	Industrial
East:	D-6II / D-3	Residential / Undeveloped
West:	I-3 / D-2	Industrial / Residential
Thoroughfare Plan		
Sloan Avenue	Local Street	42-foot existing and 50-feet proposed
Raymond Street	Primary Arterial	142-foot existing and proposed
Petition Submittal Date	June 2, 2023	

EXHIBITS





PHOTOS



Proposed Lot One, Raymond Street frontage, looking west



Proposed Lot One, looking south



Proposed Lot One, looking north



Proposed Lot Two, looking south



Proposed Lot Two, looking east



Proposed Lot Two, looking north

PLAT COMMITTEE

July 12, 2023

Case Number:	2023-PLT-048
Property Address:	5608, 5640, and 5766 Massachusetts Avenue (<i>Approximate Addresses</i>)
Location:	Warren Township, Council District #13
Petitioner:	Bunn Real Estate Holdings, LLC, by Brian Moench
Zoning:	I-3 and I-4
Request:	Approval of a Subdivision Plat, to be known as Bunn / GFL Plat, subdividing 12.07 acres into two lots.
Waivers Requested:	None
Current Land Use:	Industrial
Staff Reviewer:	Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 6, 2023, 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
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**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

The subject site is zoned I-3 and I-4, with two buildings on proposed Lot 1 and four buildings on proposed Lot 2. Lot 1 would be 7.4 acres and Lot 2 would be 4.67 acres.

The proposed plat generally meets the standards of the I-3 and I-4 zoning classification and development standards.

STREETS

The plat would provide for direct access to Massachusetts Avenue for both lots.

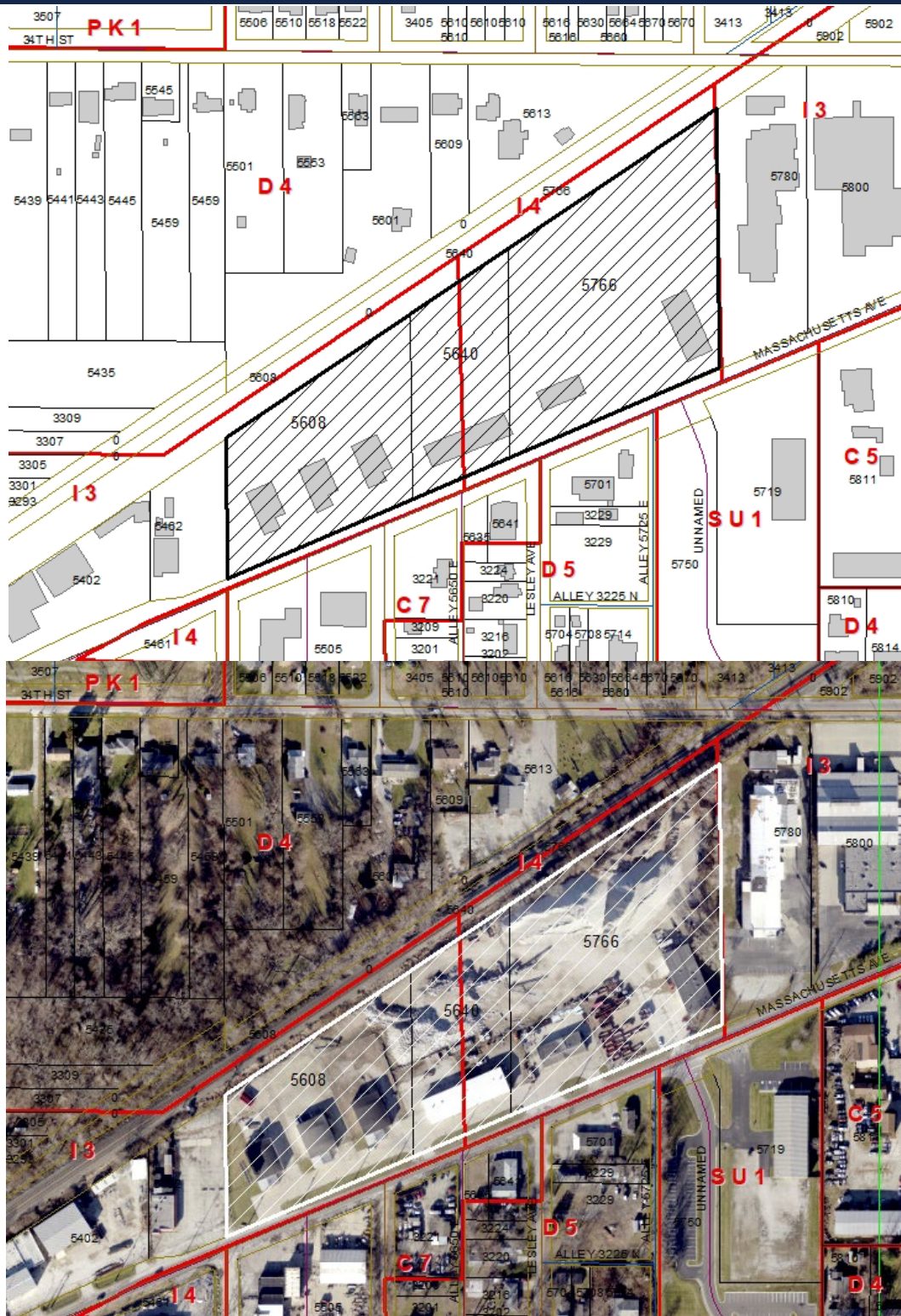
SIDEWALKS

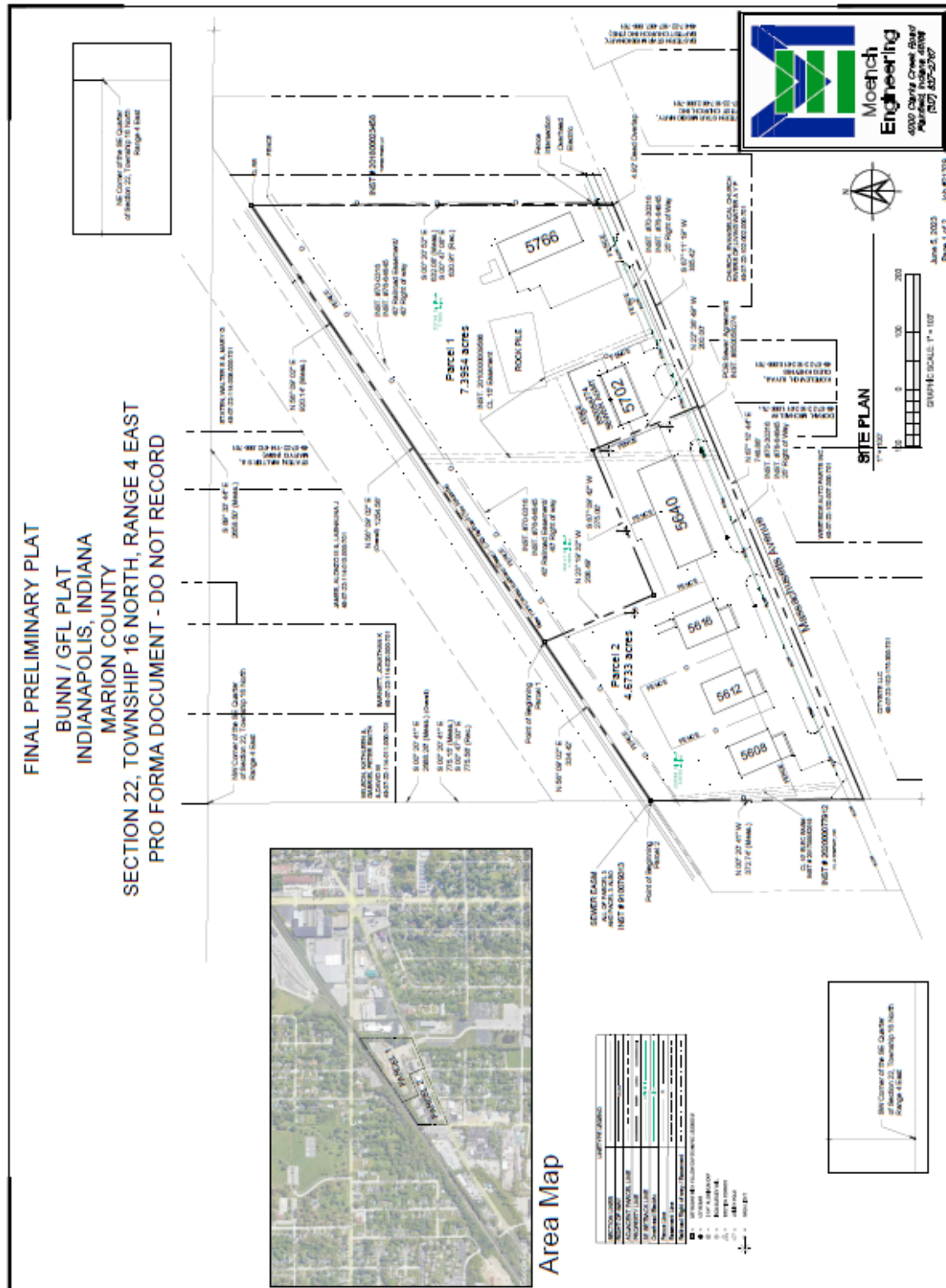
Sidewalks are required along Massachusetts Avenue.

GENERAL INFORMATION

Existing Zoning	I-3 and I-4		
Existing Land Use	Heavy Industrial		
Comprehensive Plan	Industrial Reserve		
Surrounding Context		<u>Zoning</u>	<u>Land Use</u>
	North:	D-4	Railroad track and single-family dwellings
	South:	D-5, SU-1 and C-7	Church, commercial retail and automobile-related uses
	East:	I-3	Industrial
	West:	I-3	Industrial
Thoroughfare Plan			
Massachusetts Avenue	Primary Arterial	56-foot existing and proposed	
Petition Submittal Date	June 6, 2023		

EXHIBITS





PHOTOS



Building and outside storage on proposed Lot 1



Site along Massachusetts Avenue adjacent to proposed Lot 1



Buildings on proposed Lot 1 (top); and Lot 2



View along Massachusetts Avenue adjacent to proposed Lot 2



Buildings on proposed Lot 2



Building on proposed Lot 2

PLAT COMMITTEE

July 12, 2023

Case Number: 2023-VAC-002
Property Address: 1515 North Senate Avenue (*Approximate Address*)
Location: Center Township, Council District #11
Petitioner: Indiana University Health, by Murray J. Clark
Zoning: CBD-S (RC)
Request: Vacation of the air rights of the south right-of-way line of 16th Street, above 755.33 feet, being at least 34 feet above the grade of 16th Street, which has an elevation of 721 feet, from a point 7.51 feet from the west right-of-way line of Capitol Avenue to a point 176.31 feet west of the starting point and a maximum width of 4.32 feet, with a waiver of the assessment of benefits.
Waiver Requested: Assessment of benefits
Current Land Use: Unimproved
Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this vacation petition.

STAFF RECOMMENDATION

RECOMMENDED MOTION (approval): 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 2023-VAC-002; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

This request would provide for a vacation of a small portion of air rights over 16th Street, just west of Capitol Avenue, for a proposed cantilevered podium, beginning at the third floor of a proposed hospital. The hospital is currently under construction. This podium would extend, at its maximum width, 4.32 feet into the existing right-of-way of 16th Street, over a length of 176.31 feet. The proposed structure obtained preliminary and conditional design approval through the filing of a Regional Center Approval petition on May 18, 2022, via 2022-REG-020.

The request would have no impact on pedestrians using the sidewalk or effect the use of 16th Street when the hospital building is complete.

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

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner or Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting land owner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, *82, 191 N.E.2d 786, **791 (Ind.App.1963). However, there are possible exceptions to this general rule.

After a vacation of public right-of-way the county assessor determines how the vacated right-of-way will be assessed for tax purposes.

Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

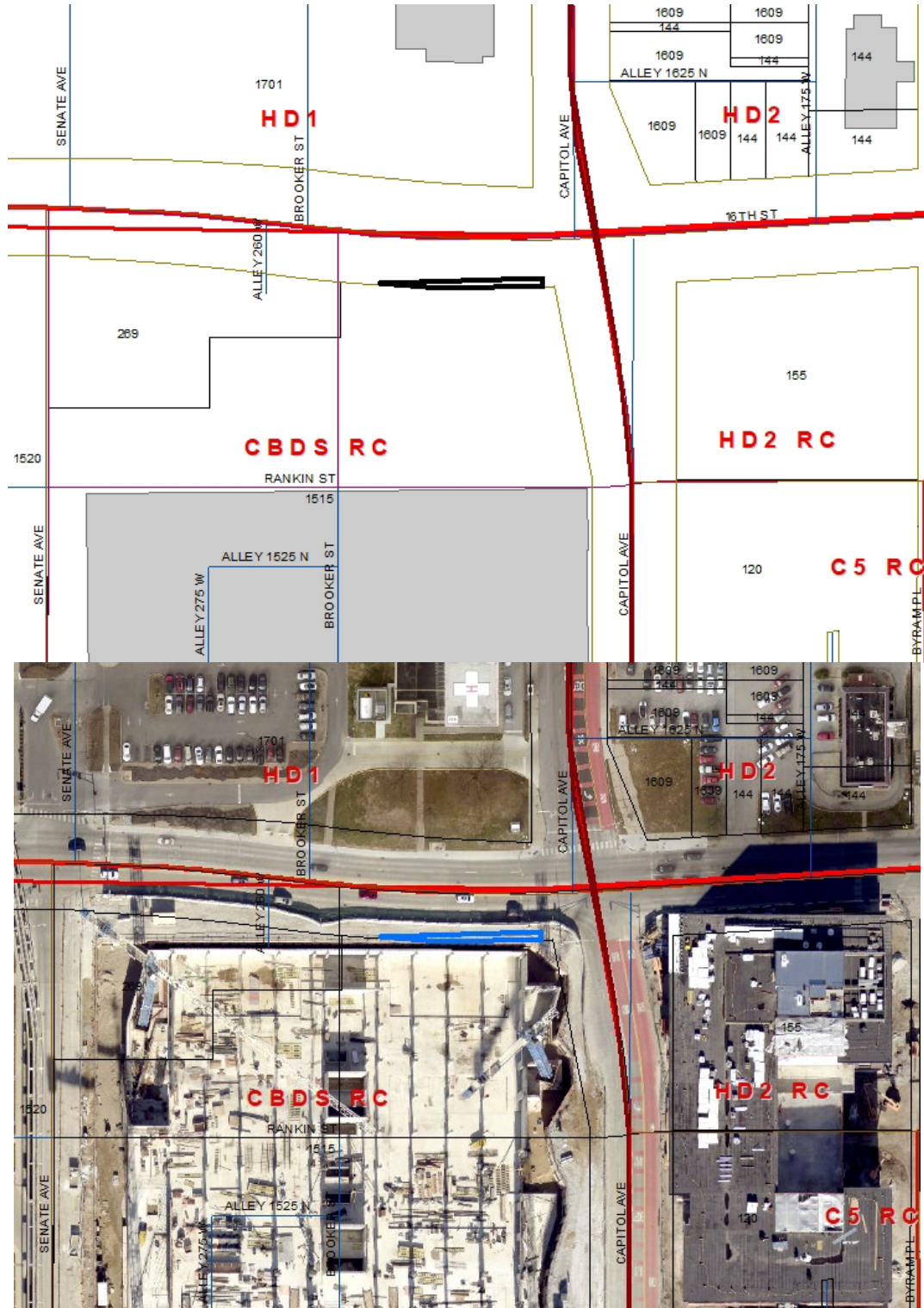
ASSESSMENT OF BENEFITS

A waiver of the assessment of benefits would be appropriate in that the proposed right-of-way vacation would not affect any improved right-of-way.

GENERAL INFORMATION

Existing Zoning	CBD-S (RC)	
Existing Land Use	Unimproved portion of public right-of-way	
Comprehensive Plan	Institution-oriented mixed-use (campus) development	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: HD-1	Methodist Hospital
	South: CBD-S (RC)	Retail (coffee shop)
	East: CBD-S (RC)	Developing medical office building and parking garage
	West: CBD-S (RC)	Medical Offices
Thoroughfare Plan		
16 th Street	Primary arterial	78-foot existing and proposed
Capitol Avenue	Primary arterial	78-foot existing and proposed
Petition Submittal Date	June 2, 2023	

EXHIBITS





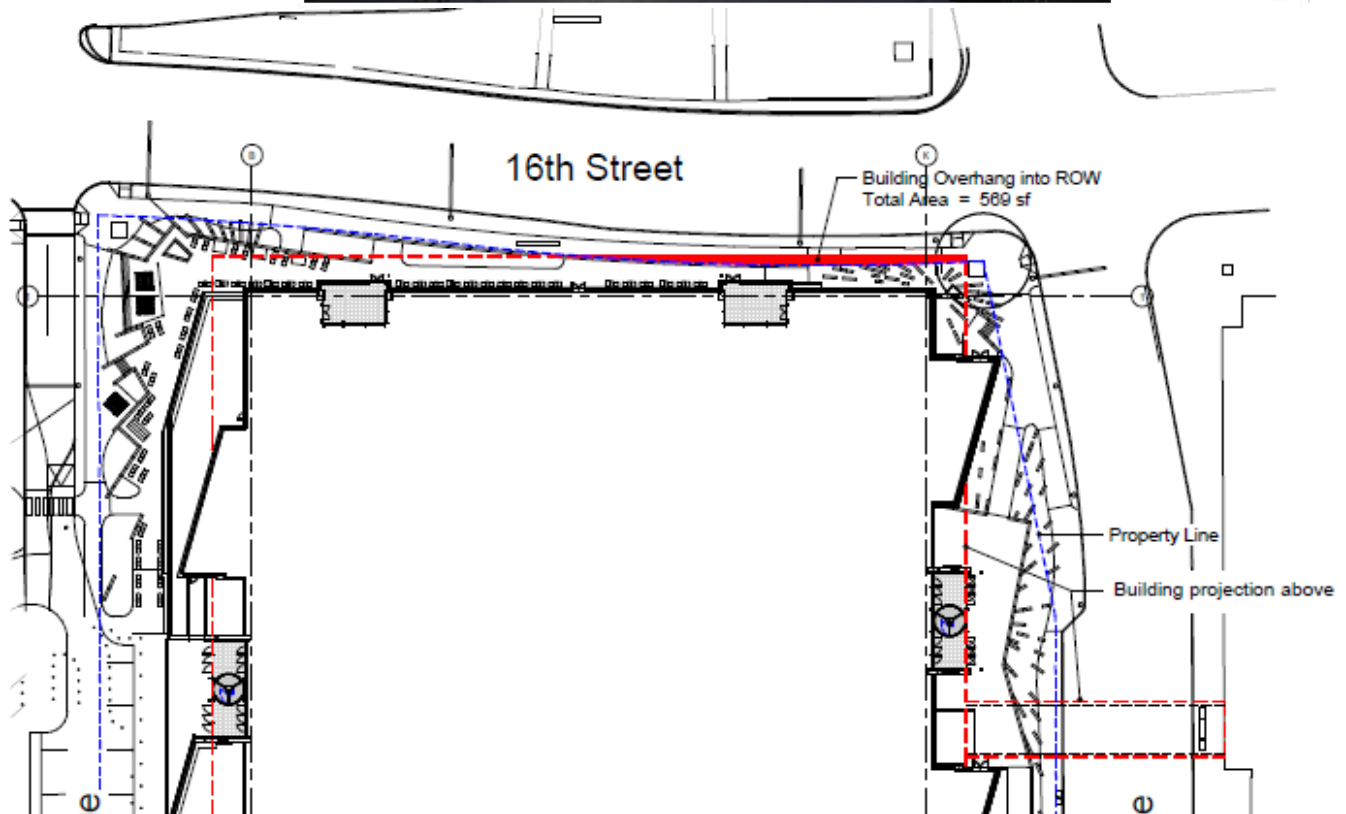
New downtown hospital renderings

October 6, 2022

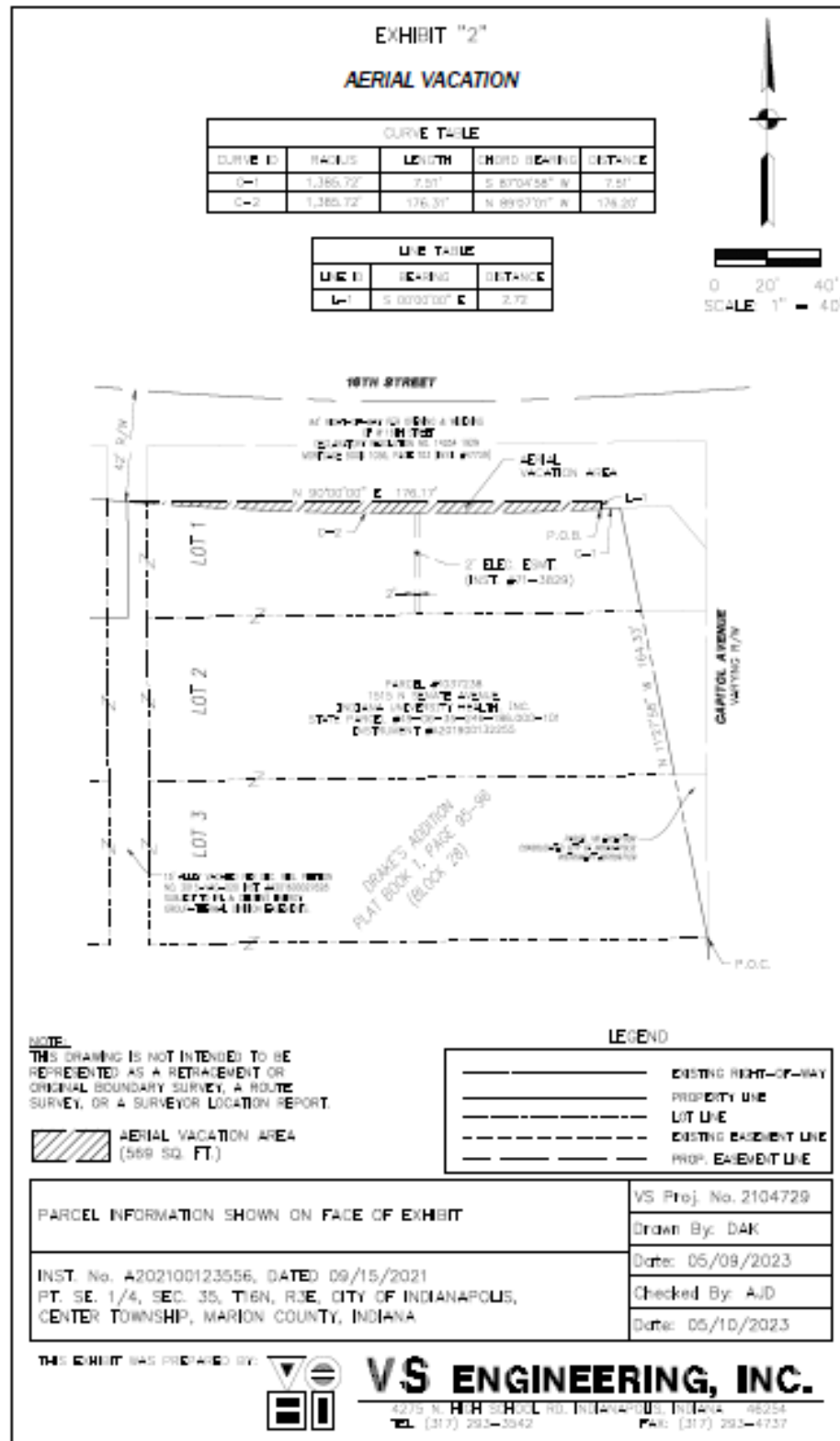
*Landscaping outside of construction limit is approximate.



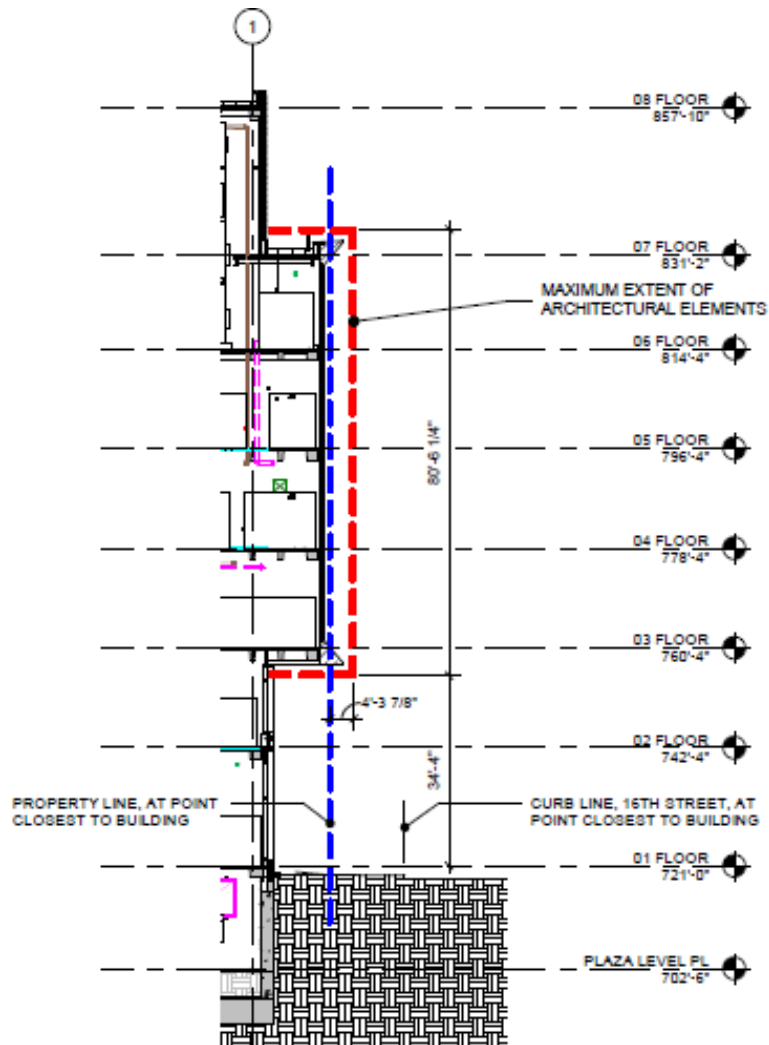
CURISDESIGN



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Photos



Hospital structure under construction at 16th Street and Capitol Avenue, looking southwest



Approximate location of encroachment into the 16th Street right-of-way, looking west from the intersection of Capitol Avenue