



## Metropolitan Development Commission Plat Committee (May 14, 2025) 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, May 14, 2025

**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. 2025-PLT-010 | 1421 East Michigan Street**  
Center Township, Council District #13, zoned D-8  
Indy Real Estate Consulting, LLC, by Justin and David Kingen

Approval of a Subdivision Plat to be known as Replat of Lot 6 of North Arsenal Park Addition, dividing 0.14-acre into two lots.

\*\* Requested to be continued to June 11, 2025.

- 2. 2025-VAC-005 | 5713 Philadelphia Court**  
Pike Township, Council District #6  
Taru Patel, by Steve Moed

Vacation of the platted 20-foot rear setback of Lot 10 in Liberty Creek, Section Eight Subdivision, as per plat thereof, recorded as Instrument No. 860023323, in the Office of the Recorder of Marion County, Indiana.

\*\* Automatic Continuance requested to June 11, 2025

### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

- 3. 2025-PLT-016 | 5244 Shelbyville Road**  
Franklin Township, Council District #24, zoned D-P  
Nora Bastida

Approval of a Subdivision Plat to be known as ICJ Homes Subdivision, dividing 2.87 acres into 18 lots.

**4. 2025-PLT-018 | 305, 405, and 429 Fintail Drive**

Warren Township, Council District #20, zoned I-3  
Michael J. Jones, by Nathan Winslow

Approval of a Subdivision Plat to be known as Replat of Lot 2, Block A, and Block B, Replat of Thunderbird Commerce Center, dividing 109.99 acres into two lots and two blocks.

**5. 2025-PLT-019 | 5615 West 38th Street**

Wayne Township, Council District #5, zoned C-4  
Circle City Property Group, Inc., by Bill Terry

Approval of a Subdivision Plat to be known as Town West Plaza – Minor Plat, subdividing 9.7 acres into one lot and one block.

**6. 2025-PLT-020 | 3985 Meadows Drive**

Washington Township, Council District #8, zoned D-P (TOD)  
The Health and Hospital Corporation of Marion County, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as IEMS at the Meadows, subdividing 17.74 acres into two lots, including the vacation of a utility easement within the proposed plat.

**7. 2025-VAC-001 | 608 & 618 East Market Street (Amended)**

Center Township, Council District #18  
BTL Real Estate, LLC, and 618 Studio, LLC, by David Kingen and Emily Duncan

Vacation of the first north-south alley east of Park Avenue, being 12 feet in width, beginning at the south right-of-way line of Wabash Street, south 210 feet, to the north right-of-way line of Market Street.

**8. 2025-VAC-004 | 1301 East 16th Street**

Center Township, Council District #13  
Oaks Community Center, Inc., by Timothy Ochs and Jennifer Milliken

Vacation of a portion of Dr. A. J. Brown Avenue, being a maximum of 69.37 feet in width, beginning at the south right-of-way line of 16th Street, south 467.14 feet to the north right-of-way line of Interstate 70, with a waiver of the assessment of benefits.

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

**9. 2025-VAC-003 | 6280 North College Avenue**

Washington Township, Council District #7  
6280 LLC, by Joseph D. Calderon

Vacation of an irregular-shaped portion of subterranean rights of the first east-west alley, south of Westfield Boulevard, which has an elevation of 717.01 feet, from an elevation of 708.9 feet to 716.9 feet, from a point 84.21 feet east of the southwest corner of Lot 1, Light Shore Acres, as recorded in Plat Book 17, Page 19 in the office of the Recorder of Marion County, Indiana, to a point 4.08 feet south, thence 8.09 feet east, thence 4.18 feet northwest, to the north right-of-way line of the subject alley, thence 5.19 feet west along the north right-of-way of the subject alley, to the point of beginning, with a waiver of the assessment of benefits.

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

**10. 2025-PLT-021 | 40 South Alabama Street**

Center Township, Council District #18, zoned CBD-2 (RC) (TOD)  
City of Indianapolis, by Timothy Ochs and Jennifer Milliken

Approval of a Subdivision Plat to be known as Square 63 Minor Subdivision, subdividing 2.01 acres into two lots, including the vacation of two remaining alleys within the proposed plat.

**Additional Business:**

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto:planneroncall@indy.gov) before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.



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

## PLAT COMMITTEE

**May 14, 2025**

**Case Number:** 2025-PLT-010

**Property Address:** 1421 East Michigan Street (*Approximate Address*)

**Location:** Center Township, Council District #13

**Petitioner:** Indy Real Estate Consulting, LLC, by Justin and David Kingen

**Zoning:** D-8

**Request:** Approval of a Subdivision Plat to be known as Replat of Lot 6 of North Arsenal Park Addition, dividing 0.14-acre into two lots.

**Waiver Requested:** None

**Current Land Use:** Two-Family Dwelling

**Staff Reviewer:** Noah Stern, Senior Planner

## PETITION HISTORY

This petition was continued from the March 12, 2025 hearing and from the April 9, 2025 hearing to the May 14, 2025 hearing to allow for a necessary variance to go through the process.

The petition is to be continued to the June 11, 2025 Plat Committee hearing to allow time for the variance process to be resolved.





Department of Metropolitan Development  
Division of Planning  
Current Planning

**PLAT COMMITTEE****May 14, 2025**

**Case Number:** 2025-VAC-005

**Property Address:** 5713 Philadelphia Court (*Approximate Address*)

**Location:** Pike Township, Council District #6

**Petitioner:** Taru Patel, by Steve Moed

**Zoning:** D-6II

**Request:** Vacation of the platted 20-foot rear setback of Lot 10 in Liberty Creek, Section Eight Subdivision, as per plat thereof, recorded as Instrument No. 860023323, in the Office of the Recorder of Marion County, Indiana.

**Waiver Requested:** None

**Current Land Use:** Residential

**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

A timely automatic continuance request was filed by a registered neighborhood organization continuing this petition to the June 11<sup>th</sup> Plat Committee hearing date.



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

May 14, 2025

Case Number: 2025-PLT-016  
 Property Address: 5244 Shelbyville Road (*Approximate Address*)  
 Location: Franklin Township, Council District #24  
 Petitioner: Nora Bastida  
 Zoning: D-P  
 Request: Approval of a Subdivision Plat to be known as ICJ Homes Subdivision, dividing 2.87 acres into 18 lots.  
 Waiver Requested: None  
 Current Land Use: Undeveloped  
 Staff Reviewer: Michael Weigel, Senior Planner

## PETITION HISTORY

This is the first public hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 20, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a Topographic Map and Traffic Control plan be submitted prior to recording the final plat.
13. That the final plat includes pedestrian connectivity via hatched and painted curb ramps between the two endpoints of the sidewalk near the Bastida Street gazebo along the areas of the cul-de-sac where sidewalk is not provided.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned D-P, consists of 2.87 acres, and is currently unimproved. The site was rezoned to D-P in 2021, via 2021-ZON-047 to allow for nine two-family dwellings. The approved D-P development statement was amended via the petition 2024-MOD-025 to remove language about 'condominiums' and allow each of the 18 proposed dwelling units to be platted for individual sale. The proposed plat meets the standards of the approved D-P development statement, commitments from the petition 2021-ZON-047, and the subdivision regulations.

### STREETS

A new private street (Bastida Drive) terminating in a cul-de-sac would be created off the northern side of Shelbyville Road to allow for access to each of the dwelling units.

### SIDEWALKS

Sidewalks are required per the D-P statement and subdivision regulations and are proposed along Bastida Drive as well as the portions of the proposed plat that front on Shelbyville Road. A small portion of the cul-de-sac (northwest portion near the gazebo) does not contain sidewalk given complications related to site drainage and grading change. Although a full waiver would not be required given that Bastida is a private street and that no buildings are proposed in the area with sidewalk gap, the petitioner was amenable to the addition of a pedestrian walk area connecting the two points (see Condition #13).

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-P	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-7	Residential Multi-family
South:	D-A / D-5II	Residential
East:	D-4	Residential Single-family
West:	D-A	Residential Single-family
<b>Thoroughfare Plan</b>		
Yandes Street	Secondary Arterial	82-foot existing and 90-foot proposed

Petition Submittal Date March 20, 2025

## SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> <li>Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>Boundary Lines, Existing Street Names, and dimensions.</li> <li>Layout of Proposed Streets – names, widths, classifications.</li> <li>Layout of all easements and purpose thereof.</li> <li>Layout of lots with numbering and dimensions.</li> <li>Floodway/Floodplain Delineation.</li> <li>Topographic Map.</li> <li>Area Map.</li> </ul>	<p><b>Satisfied - except for Topographic &amp; Traffic Control Plans</b></p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> <li>Traffic control street signs and devices.</li> <li>Traffic calming devices.</li> <li>Bicycle facilities.</li> <li>Sidewalks and pedestrian facilities.</li> <li>Transit facilities, such as bus stops pads or shelter.</li> <li>Street lighting.</li> </ul>	<p><b>Required</b></p>
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>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</li> <li>Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	<p><b>Not Applicable</b></p>
<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</li> <li>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;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul>	<p><b>None Requested</b></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"> <li>• Comply with zoning district and any cluster approval or variance grant.</li> <li>• Lots must have positive drainage away from buildings.</li> <li>• No more than 25% of lot area may be under water.</li> <li>• Side lots lines at right angles to streets or radial to curving street line.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> </ul>	<b>Satisfied</b>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</li> <li>• Triple frontage lots are prohibited.</li> <li>• Lots abutting alleys must have vehicular access exclusively from alley.</li> <li>• Lots shall not have direct access to arterial streets.</li> <li>• 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.</li> </ul>	<b>Satisfied</b>
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• Shall not exceed maximum block lengths per Table 741-302.1</li> <li>• If exceeded, it must be demonstrated that: <ul style="list-style-type: none"> <li>○ There are improved pedestrian easements at intervals of 400 feet or less.</li> <li>○ Adequate traffic calming provisions are made.</li> <li>○ The block length must be exceeded because of physical conditions of the land.</li> </ul> </li> </ul>	<b>Not Applicable</b>

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

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> <li>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></li> <li>Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>Not more than two streets shall intersect at any one point.</li> <li>Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>All streets shall be dedicated to the public. Alleys may be private.</li> <li>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.</li> </ul>	Satisfied
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	Satisfied
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	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"> <li><i>Street name signs, traffic control signs, bike route signs.</i></li> <li><i>Traffic control devices for streets exceeding 900 feet in length.</i></li> <li><i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i></li> </ul>	Required

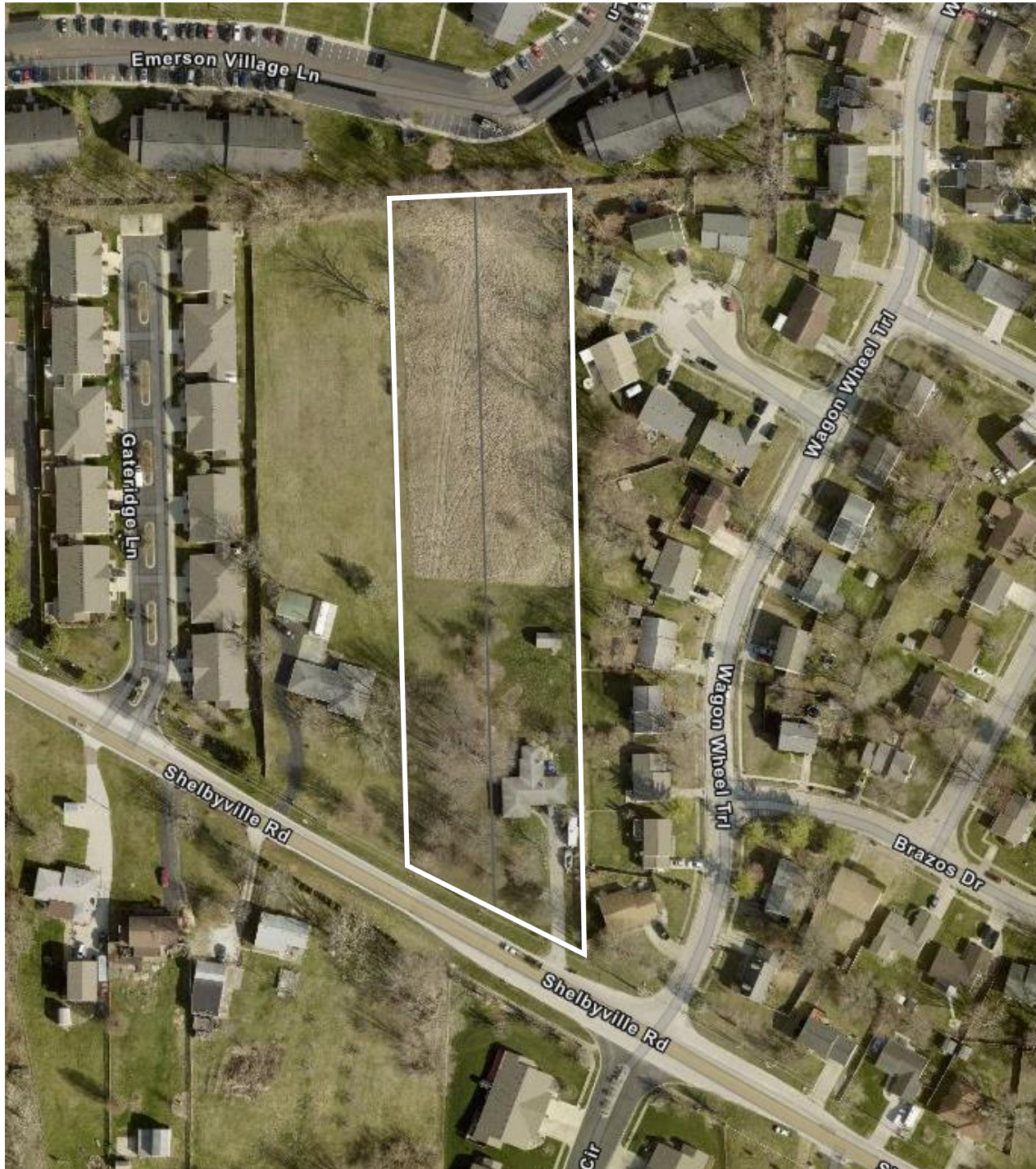
**Department of Metropolitan Development  
Division of Planning  
Current Planning**

741.305 – Numbering and naming:	<ul style="list-style-type: none"> <li>Street numbering per adopted addressing guidelines.</li> <li>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</li> </ul>	<b>Required</b>
741.306 – Sidewalks:	<ul style="list-style-type: none"> <li>Sidewalks shall be provided along all internal and external streets.</li> </ul>	<b>Satisfied</b>
741.307-309 – Easements, Utilities, Stream Protection Corridors:	<ul style="list-style-type: none"> <li>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</li> <li>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</li> <li>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</li> <li>All utilities shall be located underground.</li> <li>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</li> </ul>	<b>Satisfied</b>
741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):	<ul style="list-style-type: none"> <li>Required for subdivisions with more than 20 dwelling units.</li> <li>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.</li> <li>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</li> <li>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.</li> <li>Reservation of land for public/semi-public purpose.</li> </ul>	<b>Not Applicable</b>
741.312 – Monuments	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Satisfied</b>
741.313 – Flood Control:	<ul style="list-style-type: none"> <li>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</li> <li>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</li> <li>For Zone AE areas, the plat must show the BFE topographic line.</li> <li>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</li> </ul>	<b>Satisfied</b>
741.316 – Street Lighting:	<ul style="list-style-type: none"> <li>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</li> </ul>	<b>Required</b>



EXHIBITS

2025PLT016 ; Aerial Map





**2025PLT016 ; Preliminary Plat**



**2025PLT016 ; Photographs**



Photo 1: Subject Site from South



Photo 2: Adjacent Property to South





Photo 3: Adjacent Property to West



Photo 4: Adjacent Property to East



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

May 14, 2025

Case Number: 2025-PLT-018

Property Address: 305, 405 and 429 Fintail Drive (*approximate addresses*)

Location: Warren Township, Council District #20

Petitioner: Michael J. Jones, by Nathan Winslow

Zoning: I-3

Request: Approval of a Subdivision Plat to be known as Replat of Lot 2, Block A, and Block B, Replat of Thunderbird Commerce Center, dividing 109.99 acres into two lots and two blocks.

Waiver Requested: None

Current Land Use: Industrial / Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

## PETITION HISTORY

This is the first public hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 3, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

## **PETITION OVERVIEW**

### **SITE PLAN AND DESIGN**

The subject site is zoned I-3, with a large industrial building having recently been constructed on Lot 1 of the previous replat of the Thunderbird Commerce Center (2023-PLT-032). The variance petition 2024-DV3-029 was recently approved to allow for construction of a fleet terminal within the northeastern section of the industrial park (northern section of Block B as designated by the 2023 plat) with a maximum size of 22.3 acres. This replat would be for Lot 2, Block A and Block B of the original plat which would result in the creation of two lots and two blocks across the 109.99 acres of the industrial park that do not include the previously developed Lot 1.

The entire site is accessed from English Avenue, from the south. Proposed Lot 2 would front English Avenue and be 19.656 acres in size, while proposed Block A and Block B would be accessed from a private drive and would be 32.406 and 35.624 acres respectively. The proposed plat generally meets the standards of the I-3 zoning classification, development standards, and variance commitments.

### **STREETS**

The plat would provide for one private drive, Fintail Drive, from English Avenue, for access to all lots and blocks.

### **SIDEWALKS**

Sidewalks are required along English Avenue and along the interior drive. The commitments associated with the 2024 variance also require placement of a trail connection to the Pennsy Trail to the north per consultation with the Department of Public Works.

## GENERAL INFORMATION

<b>Existing Zoning</b>	I-3	
<b>Existing Land Use</b>	Industrial	
<b>Comprehensive Plan</b>	Heavy Industrial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-2, MU-1, SU-2, SU-18, C-4 and C-S	Pennsy Trail, single-family residential, elementary school, office, storage units
South:	I-3 and I-4	Warehouse, recycling facility
East:	I-3	Shadeland Avenue
West:	I-3	Railroad, industrial
<b>Thoroughfare Plan</b>		
English Avenue	Primary Arterial	90-foot existing and 102-foot proposed
<b>Petition Submittal Date</b>	April 3, 2025	

## SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> <li>Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>Boundary Lines, Existing Street Names, and dimensions.</li> <li>Layout of Proposed Streets – names, widths, classifications.</li> <li>Layout of all easements and purpose thereof.</li> <li>Layout of lots with numbering and dimensions.</li> <li>Floodway/Floodplain Delineation.</li> <li>Topographic Map.</li> <li>Area Map.</li> </ul>	<p><b>Satisfied - except for Topographic Map &amp; Traffic Control Plan</b></p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> <li>Traffic control street signs and devices.</li> <li>Traffic calming devices.</li> <li>Bicycle facilities.</li> <li>Sidewalks and pedestrian facilities.</li> <li>Transit facilities, such as bus stops pads or shelter.</li> <li>Street lighting.</li> </ul>	<p><b>Required</b></p>
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>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</li> <li>Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	<p><b>Not Required</b></p>

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

	<p><b>741-205 – Waivers</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> <li><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></li> <li><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></li> </ul>	None Requested
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><b>741-302.A – Lots:</b></p> <ul style="list-style-type: none"> <li><i>Comply with zoning district and any cluster approval or variance grant.</i></li> <li><i>Lots must have positive drainage away from buildings.</i></li> <li><i>No more than 25% of lot area may be under water.</i></li> <li><i>Side lots lines at right angles to streets or radial to curving street line.</i></li> <li><i>Layout of lots with numbering and dimensions.</i></li> <li><i>Floodway/Floodplain Delineation.</i></li> <li><i>Topographic Map.</i></li> </ul>	Need Topographic Map
	<p><b>741-302.B – Frontage and Access:</b></p> <ul style="list-style-type: none"> <li><i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i></li> <li><i>Triple frontage lots are prohibited.</i></li> <li><i>Lots abutting alleys must have vehicular access exclusively from alley.</i></li> <li><i>Lots shall not have direct access to arterial streets.</i></li> <li><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></li> </ul>	Satisfied
	<p><b>741-302.C – Blocks:</b></p> <ul style="list-style-type: none"> <li><i>Shall not exceed maximum block lengths per Table 741-302.1</i></li> <li><i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> <li><i>There are improved pedestrian easements at intervals of 400 feet or less.</i></li> <li><i>Adequate traffic calming provisions are made.</i></li> <li><i>The block length must be exceeded because of physical conditions of the land.</i></li> </ul> </li> </ul>	Satisfied



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

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> <li>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></li> <li>Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>Not more than two streets shall intersect at any one point.</li> <li>Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>All streets shall be dedicated to the public. Alleys may be private.</li> <li>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.</li> </ul>	Satisfied
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	Satisfied
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	None proposed
741-304-316		EVALUATION
Additional Development Items	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <li><i>Street name signs, traffic control signs, bike route signs.</i></li> <li><i>Traffic control devices for streets exceeding 900 feet in length.</i></li> <li><i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i></li> </ul>	Satisfied



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

741.305 – Numbering and naming:	Required
<ul style="list-style-type: none"> <li>Street numbering per adopted addressing guidelines.</li> <li>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</li> </ul>	
741.306 – Sidewalks:	Required
<ul style="list-style-type: none"> <li>Sidewalks shall be provided along all internal and external streets.</li> </ul>	
741.307-309 – Easements, Utilities, Stream Protection Corridors:	Satisfied
<ul style="list-style-type: none"> <li>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</li> <li>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</li> <li>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</li> <li>All utilities shall be located underground.</li> <li>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</li> </ul>	
741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):	Not Required
<ul style="list-style-type: none"> <li>Required for subdivisions with more than 20 dwelling units.</li> <li>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.</li> <li>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</li> <li>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.</li> <li>Reservation of land for public/semi-public purpose.</li> </ul>	
741.312 – Monuments	Satisfied
<ul style="list-style-type: none"> <li>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.</li> </ul>	
741.313 – Flood Control:	Satisfied
<ul style="list-style-type: none"> <li>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</li> <li>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</li> <li>For Zone AE areas, the plat must show the BFE topographic line.</li> <li>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</li> </ul>	
741.316 – Street Lighting:	Satisfied
<ul style="list-style-type: none"> <li>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</li> </ul>	

EXHIBITS

**2025PLT018 ; Aerial Map**









**2025PLT016 ; Photographs**



Photo 1: Southwest (existing Lot 1)



Photo 2: Northwest (Proposed Block A)

**2025PLT016 ; Photographs (continued)**



Photo 3: Northeast (proposed Lot 3)



Photo 4: Southeast (proposed Block B & Lot 2)



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

May 14, 2025

<b>Case Number:</b>	2025-PLT-019
<b>Property Address:</b>	5615 West 38 <sup>th</sup> Street ( <i>Approximate Address</i> )
<b>Location:</b>	Wayne Township, Council District #5
<b>Petitioner:</b>	Circle City Property Group, Inc., by Bill Terry
<b>Zoning:</b>	C-4
<b>Request:</b>	Approval of a Subdivision Plat to be known as Town West Plaza – Minor Plat, subdividing 9.7 acres into one lot and one block.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Noah Stern, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 11, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-4 and developed with commercial uses. The proposed plat would subdivide the property into one lot and one block to provide for a commercial development. The proposed plat meets the standards of the C-4 zoning classification.

### STREETS

Both Block A and Lot One would front on West 38<sup>th</sup> Street. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are existing on West 38<sup>th</sup> Street.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: D-7	Multi-family residential
	South: D-4	Single-family residential
	East: C-4	Commercial
	West: SU-2	School
<b>Thoroughfare Plan</b>		
West 38th Street	Primary Arterial	134-foot ROW existing and 134-foot proposed
<b>Petition Submittal Date</b>	April 7, 2025	



EXHIBITS





PHOTOS











Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

May 14, 2025

**Case Number:** 2025-PLT-020  
**Property Address:** 3985 Meadows Drive (*Approximate Address*)  
**Location:** Washington Township, Council District #8  
**Petitioner:** The Health and Hospital Corporation of Marion County, by Joseph D. Calderon  
**Zoning:** D-P (TOD)  
**Request:** Approval of a Subdivision Plat to be known as IEMS at the Meadows, subdividing 17.74 acres into two lots, including the vacation of a utility easement within the proposed plat.  
**Waiver Requested:** None  
**Current Land Use:** Vacant  
**Staff Reviewer:** Noah Stern, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 11, 2025 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.

## **PETITION OVERVIEW**

### **SITE PLAN AND DESIGN**

This site is zoned D-P and is currently undeveloped. The proposed plat would subdivide the property into two lots to provide for institutional development. The proposed plat meets the standards of the D-P district.

### **STREETS**

Lot One would front on Meadows Drive and Avondale Park Drive and Lot Two would front on Adams Street and East 38<sup>th</sup> Street. No new streets are proposed as part of this petition.

### **SIDEWALKS**

Sidewalks are existing on Adams Street, Avondale Park Drive, Meadows Drive and East 38<sup>th</sup> Street.

### **VACATION**

The vacation for a utility easement on the northern portion of the site should not impact the public negatively, as this is not public right-of-way and is located entirely on the subject property. Further, with easement being between the landowner and the utility companies, the City is not involved and therefore is unopposed to the vacation request.



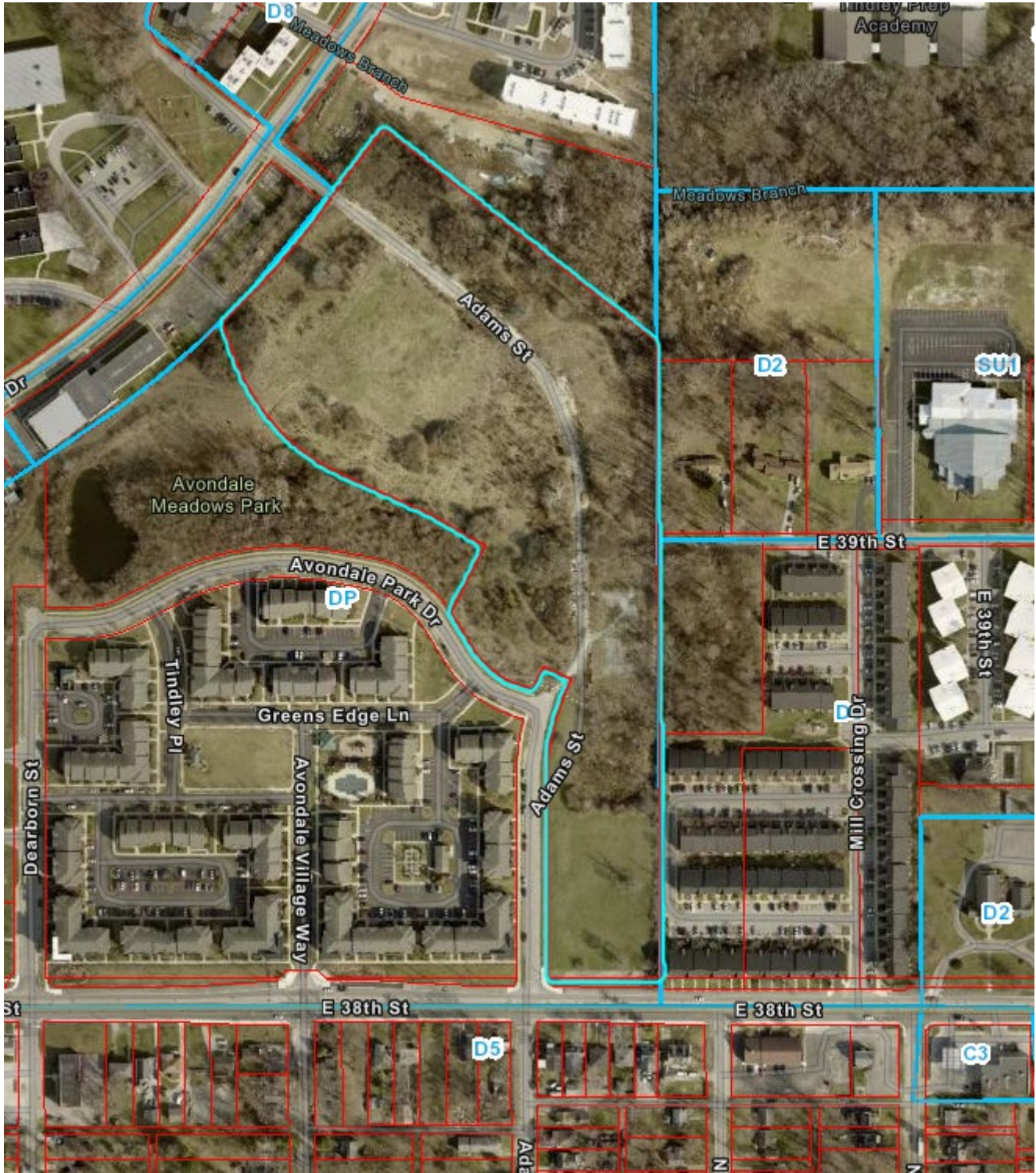
Department of Metropolitan Development  
Division of Planning  
Current Planning

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-P	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-P	Multi-family residential
South:	D-5 (TOD)	Single-family residential
East:	D-8 / D-2 (TOD)	Multi-family residential
West:	D-P (TOD)	Multi-family residential
<b>Thoroughfare Plan</b>		
East 38th Street	Primary Arterial	67-foot ROW existing and 88-foot proposed
Meadows Drive	Primary Collector	60-foot ROW existing and 56-foot proposed
<b>Petition Submittal Date</b>	April 4, 2025	



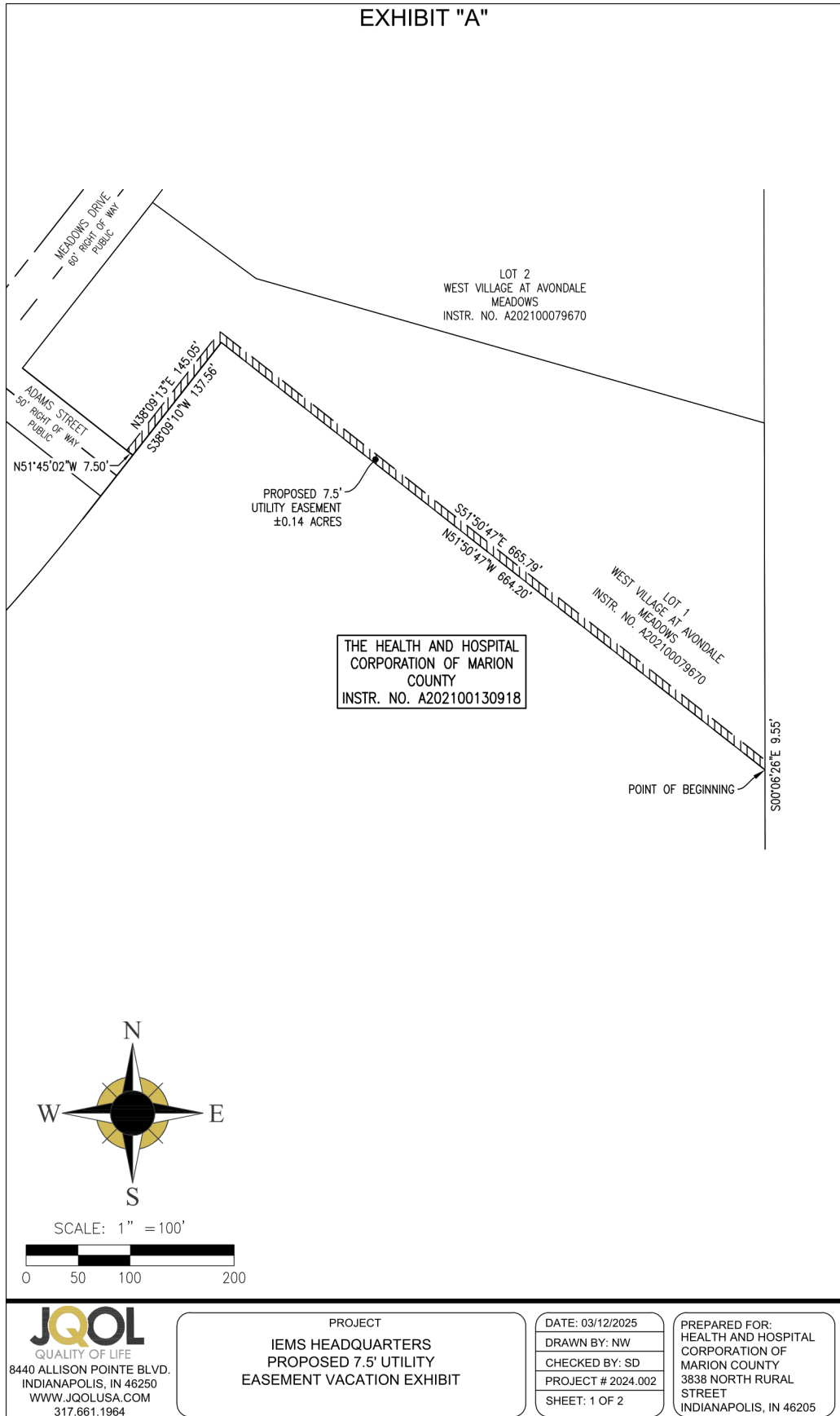
EXHIBITS



Department of Metropolitan Development  
Division of Planning  
Current Planning

[illegible]





## EXHIBIT "B"

### DESCRIPTION

THE FOLLOWING DESCRIPTION WAS PREPARED BY SHAWN DONALDSON, P.S. - INDIANA #LS22300028 OF JQOL AS PART OF A SURVEY PERFORMED UNDER JOB NO. 2024.002, DATED 03/08/2024.

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 4 EAST IN THE CITY OF INDIANAPOLIS, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERNMOST CORNER OF LOT 1 OF THE WEST VILLAGE AT AVONDALE MEADOWS PER INSTRUMENT NUMBER A202100079670 AS RECORDED IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 NORTH 51 DEGREES 50 MINUTES 47 SECONDS WEST, 664.20 FEET; THENCE SOUTH 38 DEGREES 09 MINUTES 10 SECONDS WEST, 137.56 FEET TO THE NORTHEASTERN RIGHT OF WAY OF ADAMS STREET; THENCE ALONG SAID NORTHEASTERN RIGHT OF WAY NORTH 51 DEGREES 45 MINUTES 02 SECONDS, 7.50 FEET; THENCE NORTH 38 DEGREES 09 MINUTES 13 SECONDS EAST, 145.05 FEET; THENCE SOUTH 51 DEGREES 50 MINUTES 47 SECONDS EAST, 665.79 FEET TO THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS EAST, 9.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS.



SHAWN DONALDSON  
PROFESSIONAL SURVEYOR #LS22300028  
MARCH 12, 2025  
SDONALDSON@JQOLUSA.COM



I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. - SHAWN DONALDSON

THIS INSTRUMENT PREPARED BY: SHAWN DONALDSON



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

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

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

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:  
the easement being vacated does not currently host any utility infrastructure, and once vacated, will facilitate construction of the new  
Emergency Medical Services headquarters which will benefit the community.

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any  
conditions stated in the minutes (which conditions are incorporated herein by reference and made a part  
of this decision).

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



PHOTOS

















Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

May 14, 2025

**Case Number:** 2025-VAC-001  
**Property Address:** 608 and 618 East Market Street (*Approximate Addresses*)  
**Location:** Center Township, Council District #18  
**Petitioner:** BTL Real Estate, LLC, and 618 Studio, LLC, by David Kingen and Emily Duncan  
**Zoning:** CBD-2 (FF)  
**Request:** Vacation of the first north-south alley east of Park Avenue, being 12 feet in width, beginning at the south right-of-way line of Wabash Street, south 210 feet, to the north right-of-way line of Market Street.  
**Waiver Requested:** Assessment of benefits (Withdrawn)  
**Current Land Use:** Improved alley  
**Staff Reviewer:** Jeffrey York, Principal Planner II

## PETITION HISTORY

This petition was approved by the Plat Committee at their February 12, 2025, hearing, after the petitioner withdrew the request for the assessment of benefits. Due to a staff error, this petition was not placed on the March 12, 2025, hearing, for the assessment of benefits hearing. On **May 7, 2025**, the appraisal report was submitted to the file. Staff has reviewed the findings and agrees with its findings.

## ASSESSMENT OF BENEFITS

Appraiser Used: Murphy Appraisal Services, Paul Schuster, Appraiser  
 Appraiser's Benefits: \$806.40  
 Appraiser's Fee: \$950.00

**RECOMMENDED MOTION (approval):** That the Plat Committee find that the proposed vacation is in the public interest; that Metropolitan Development Commission sustain, confirm, approve and adopt the Final Assessment Roll in 2025-VAC-001, assessing benefits in accordance therewith, in the amount of \$806.40 and that the petitioner pay the Appraiser's Fee of \$950.00; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-001; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

## STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**. Staff does not support the waiver of the assessment of benefits and recommends **denial of the waiver of the assessment of benefits**.





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

**RECOMMENDED MOTION (denial of waiver request):** That the Plat Committee find that the proposed vacation is in the public interest, that the waiver of the assessment of benefits be denied; that a hearing upon the assessment of benefits be held on March 12, 2025; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-001; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16

**RECOMMENDED MOTION (approval of waiver request):** That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-001; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

## PETITION OVERVIEW

### SUMMARY

This petition, if approved, would vacate an improved alley right-of-way between Market Street and Park Avenue, within the urban center of the city. This alley is a remnant alley left between Market Street Ohio Street. The rest of the alley, from Park Street to Ohio Street, was vacated in 1981, via 81-VAC-2.

An exhibit is provided below noting the location of this ally in relation to the previous alley, as part of the original plat of this area, recorded on May 12, 1845.

The vacation of this portion of this street right-of-way would be in the public interest.

### 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 landowner 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

The entire right-of-way is improved with concrete and in excellent condition. Therefore, the city has invested in this alley. Due to previous investment into this right-of-way, the request to waive the assessment of benefits should be denied.

## GENERAL INFORMATION

<b>Existing Zoning</b>	CBD-2 (RC) (FF) (TOD)	
<b>Existing Land Use</b>	Offices	
<b>Comprehensive Plan</b>	Urban mixed-use development	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	CBD-2 (FF) (TOD)	Commercial
South:	CBD-2 (FF) (TOD)	Commercial
East:	CBD-2 (FF) (TOD)	Offices
West:	CBD-2 (FF) (TOD)	Offices
<b>Thoroughfare Plan</b>		
Market Street	Primary collector	56-foot existing and proposed
<b>Petition Submittal Date</b>	December 13, 2024	





Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

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

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

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:  
The alley is unused by the public. Allows the abutting two properties to expand their sites. Converted to private property of  
unused public property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

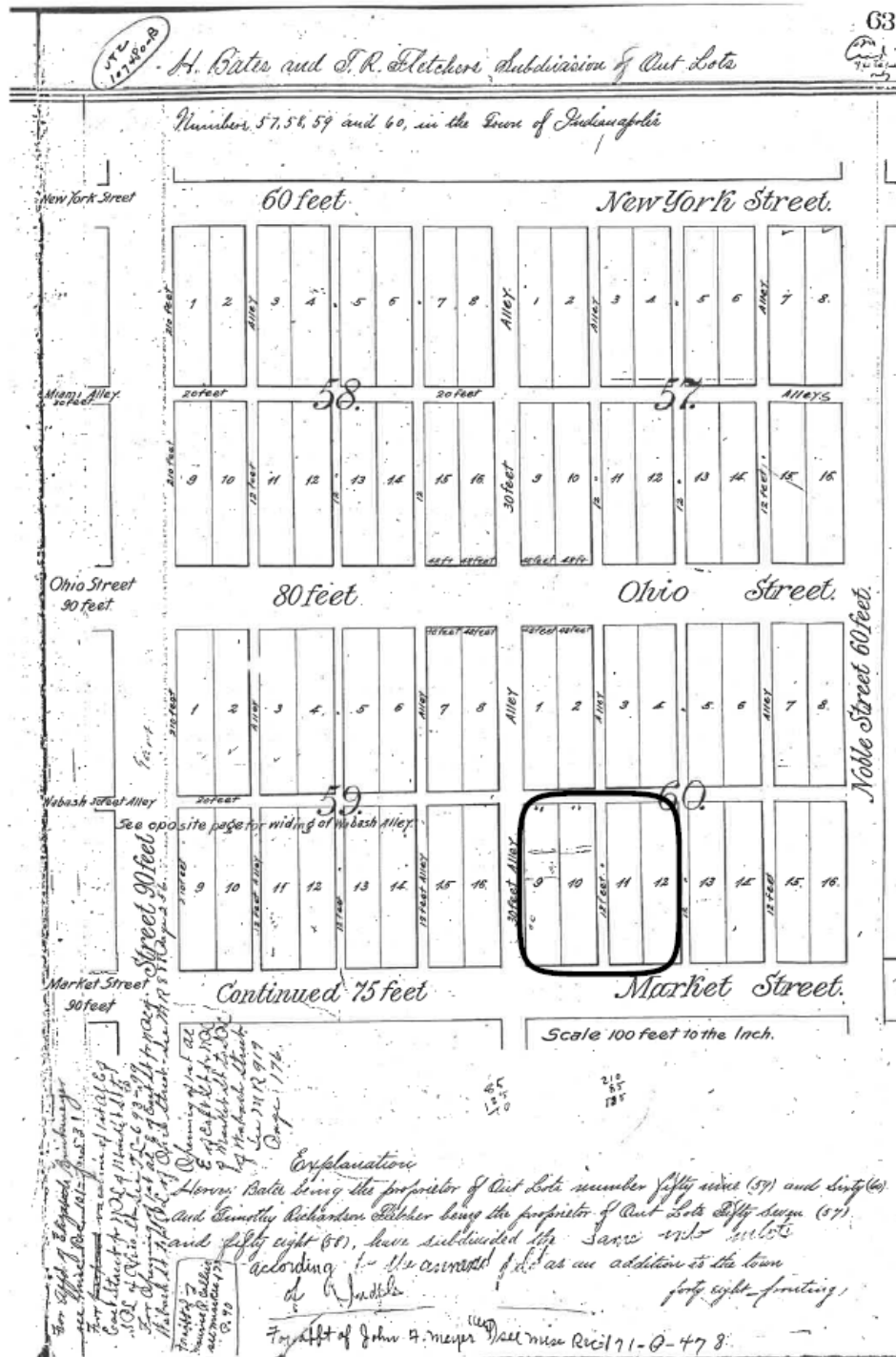
DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

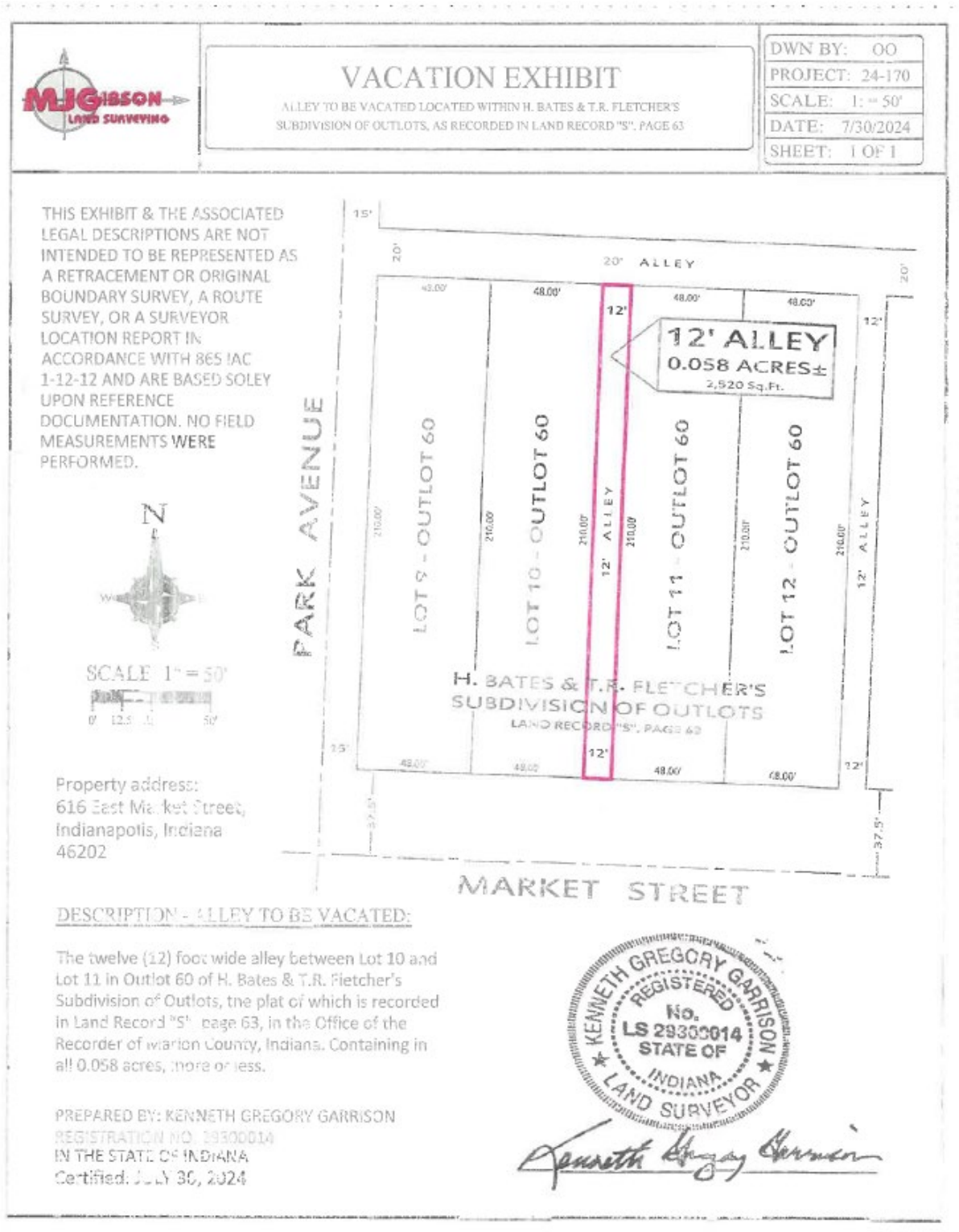
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Findings of Fact



Original Plat





Vacation exhibit.

Photos



Photo of alley from Market Street, looking north





View of the southern portion of the subject alley





View of the remaining portion of the subject alley





View of the northern portion of the subject alley where it intersects with Park Avenue



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

May 14, 2025

**Case Number:** 2025-VAC-004 (Amended)  
**Property Address:** 1301 East 16<sup>th</sup> Street (*Approximate Address*)  
**Location:** Center Township, Council District #13  
**Petitioner:** Oaks Community Center, Inc., by Timothy Ochs and Jennifer Milliken  
**Zoning:** SU-2  
**Request:** Vacation of portion of Dr. A. J. Brown Avenue, being a maximum of 69.37 feet in width, beginning at the south right-of-way line of 16th Street, south 467.14 feet to the north right-of-way line of Interstate 70, with a waiver of the assessment of benefits.  
**Waiver Requested:** Assessment of benefits (Amended to 50% waiver at the hearing)  
**Current Land Use:** Improved alley  
**Staff Reviewer:** Jeffrey York, Principal Planner II

## PETITION HISTORY

### PLAT COMMITTEE

The Metropolitan Development Commission, at their hearing on May 7, 2025, acknowledged the withdrawal of the petitioner's appeal of the Plat Committee's approval of the 50% waiver of the assessment of benefits. On **May 1, 2025**, the appraisal report was submitted to the file. Staff has reviewed the findings and agrees with its findings.

### ASSESSMENT OF BENEFITS

Appraiser Used: Murphy Appraisal Services, Paul Schuster, Appraiser  
 Appraiser's Benefits: \$7,300.00 (apply 50% to the assessment of benefits)  
 Appraiser's Fee: \$950.00

**RECOMMENDED MOTION (approval):** That the Plat Committee find that the proposed vacation is in the public interest; that Metropolitan Development Commission sustain, confirm, approve and adopt the Final Assessment Roll in 2025-VAC-004, assessing benefits in accordance therewith, in the amount of \$3,650.00 and that the petitioner pay the Appraiser's Fee of \$950.00; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-004; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.



Department of Metropolitan Development  
Division of Planning  
Current Planning

## **METROPOLITAN DEVELOPMENT COMMISSION**

This petition was heard and approved by the Plat Committee on April 9, 2025, with a recommendation for the assessment of benefits to be applied to 50% of the appraised value of the street right-of-way. The petitioner amended the waiver of the assessment of benefits to request a 50% waiver of the assessment of benefits, prior to the vote. Subsequently, the petitioner appealed the Plat Committee's recommendation of a 50% waiver of the assessment of benefits. As of this writing, the appraisal report has not been submitted to the file. Staff anticipates that the appraisal will be received after publication of this staff report and will provide comment at the hearing.

## **ASSESSMENT OF BENEFITS**

Appraiser Used:

Appraiser's Benefits: \$

Appraiser's Fee: \$

**RECOMMENDED MOTION (approval):** That the Metropolitan Development Commission find that the proposed vacation is in the public interest; that Metropolitan Development Commission sustain, confirm, approve and adopt the Final Assessment Roll in 2025-VAC-004, assessing benefits in accordance therewith, in the amount of \$\_\_\_\_. and that the petitioner pay the Appraiser's Fee of \$\_\_\_\_.; that the Metropolitan Development Commission confirm and ratify the adoption of Declaratory Resolution 2025-VAC-004; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

## **STAFF RECOMMENDATION**

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**. Staff does not support the waiver of the assessment of benefits and recommends **denial of the waiver of the assessment of benefits**.

**RECOMMENDED MOTION (denial of waiver request):** That the Plat Committee find that the proposed vacation is in the public interest, that the waiver of the assessment of benefits be denied; that a hearing upon the assessment of benefits be held on May 14, 2025; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-004; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16

**RECOMMENDED MOTION (approval of waiver request):** That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-004; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.



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

## PETITION OVERVIEW

### SUMMARY

This petition, if approved, would vacate an improved street right-of-way between 16<sup>th</sup> Street and Interstate 70. This street, which dead-ends at Interstate 70, is the southern end of Dr. A. J. Brown Avenue. Two unimproved alleys, which connect to this street, near the southern end, were vacated in 2024, under 2024-CVC-833.

This vacation would provide for improved access to the school, which is undergoing an expansion.

The vacation of this portion of this street right-of-way would be in the public interest.

### 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 landowner 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

The entire right-of-way is improved and in excellent condition. Additionally, there are sidewalks on both sides of the improved street. Therefore, the city has invested in the street and sidewalks. Due to previous investment into this right-of-way, the request to waive the assessment of benefits should be denied.

## GENERAL INFORMATION

<b>Existing Zoning</b>	SU-2	
<b>Existing Land Use</b>	School, undeveloped land, and vacant building with parking area	
<b>Comprehensive Plan</b>	Community Commercial and Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-5	Commercial

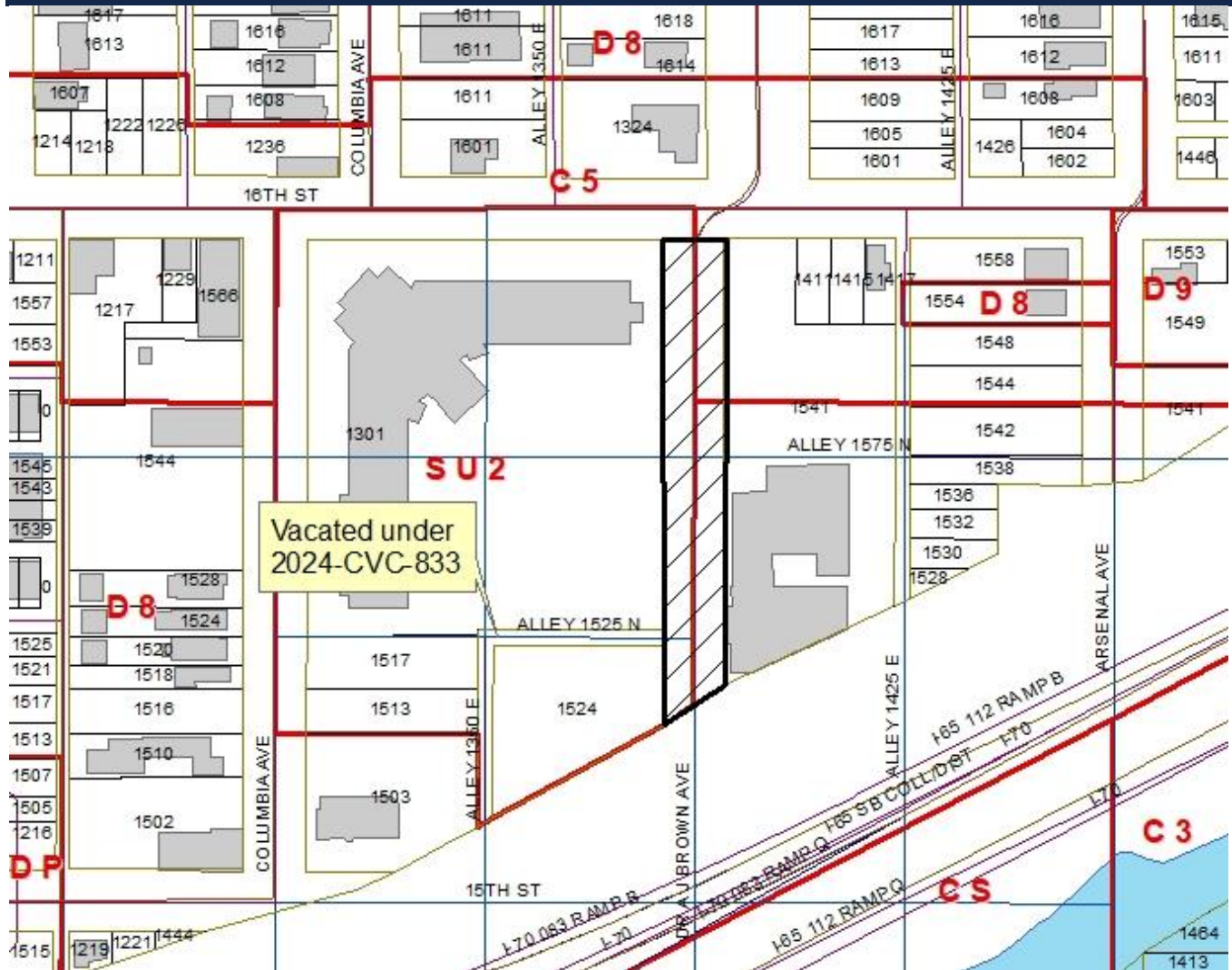


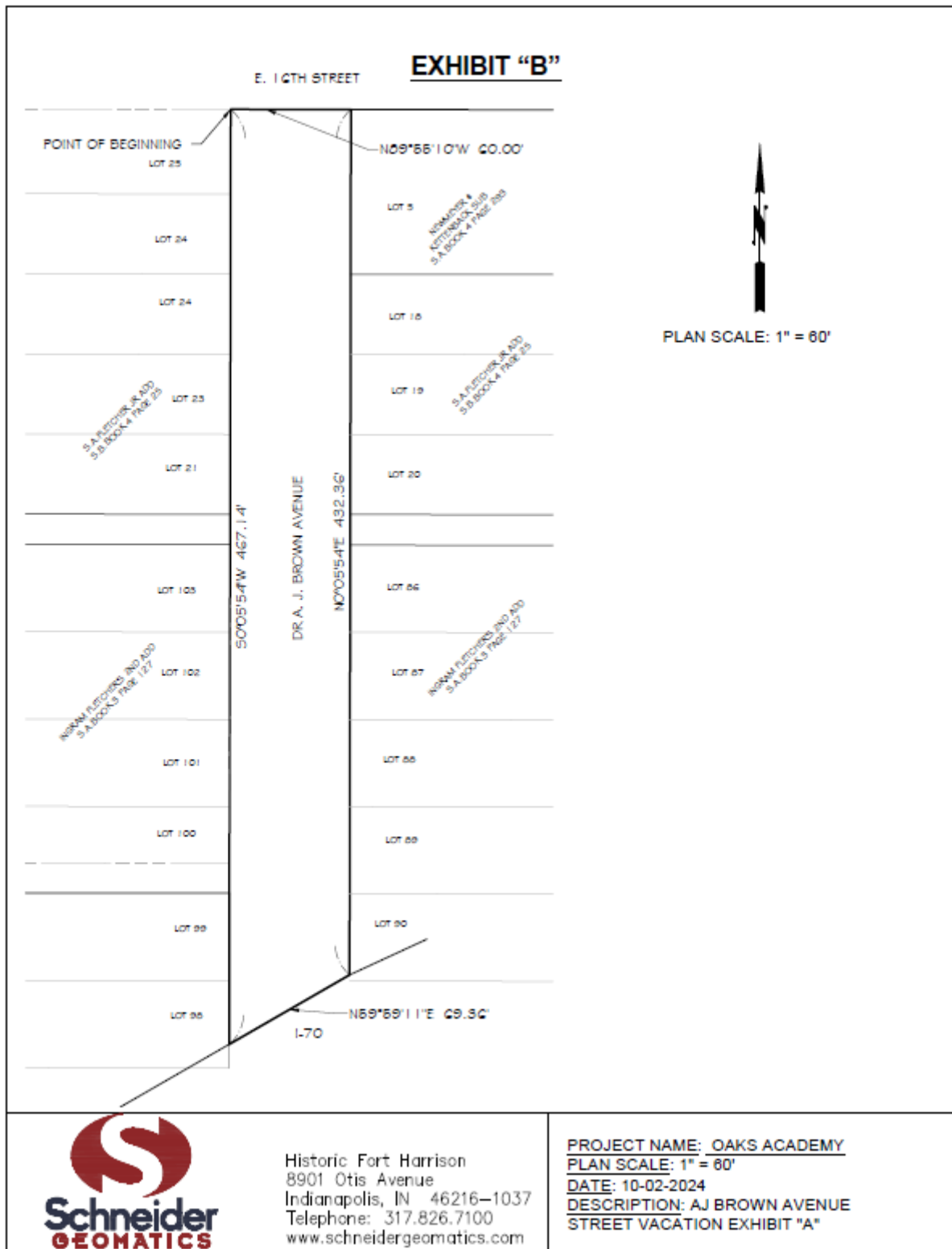


**Department of Metropolitan Development  
Division of Planning  
Current Planning**

	South:	D-8	I-70
	East:	C-5 / D-8	Church
	West:	C-5 / D-8	Church / Commercial and Residential
<b>Thoroughfare Plan</b>			
	Dr A J Brown Avenue	Local Street	48-foot proposed right-of-way and 57.5-foot existing right-of-way
	16 <sup>th</sup> Street	Primary Arterial Street	78-foot proposed right-of-way and 61-foot existing right-of-way
	Columbia Avenue	Local Street	48-foot proposed right-of-way and 62-foot existing right-of-way
<b>Petition Submittal Date</b>		February 27, 2025	

## EXHIBITS







Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

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

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

FINDINGS OF FACT

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

It will provide space for more effective access and parking for both neighboring uses. The additional space available from the vacation will allow for a better and safer site plan with private driveway, parking, and sidewalks.

Removing the street from the City's costly maintenance responsibilities is also in the public interest.

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Findings of Fact



Photos



Photos of subject street and sidewalks



Photos of subject street and sidewalks





Photos of subject street and sidewalks



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

May 14, 2025

**Case Number:** 2025-VAC-003

**Property Address:** 6280 North College Avenue (*Approximate Address*)

**Location:** Washington Township, Council District #7

**Petitioner:** 6280 LLC, by Joseph D. Calderon

**Zoning:** MU-2 (TOD)

**Request:** Vacation of an irregular-shaped portion of subterranean rights of the first east-west alley, south of Westfield Boulevard, which has an elevation of 717.01 feet, from an elevation of 708.9 feet to 716.9 feet, from a point 84.21 feet east of the southwest corner of Lot 1, Light Shore Acres, as recorded in Plat Book 17, Page 19 in the office of the Recorder of Marion County, Indiana, to a point 4.08 feet south, thence 8.09 feet east, thence 4.18 feet northwest, to the north right-of-way line of the subject alley, thence 5.19 feet west along the north right-of-way of the subject alley, to the point of beginning

**Waiver Requested:** Assessment of benefits

**Current Land Use:** Improved alley

**Staff Reviewer:** Jeffrey York, Principal Planner II

## PETITION HISTORY

This petition was continued from the March 12, 2025, hearing to the April 9, 2025, hearing at the request of staff. This petition was continued by the petitioner from the April 9, 2025, to the May 14, 2025, hearing. As of this writing, no new information has been submitted to the file.

## 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 2025-VAC-003; 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 subterranean rights within an alley east of Westfield Boulevard, for a portion of a structural foundation. The alley would continue to remain open for pedestrians and vehicle use for the public.





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

The request would have no impact on public use of the alley.

## 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.

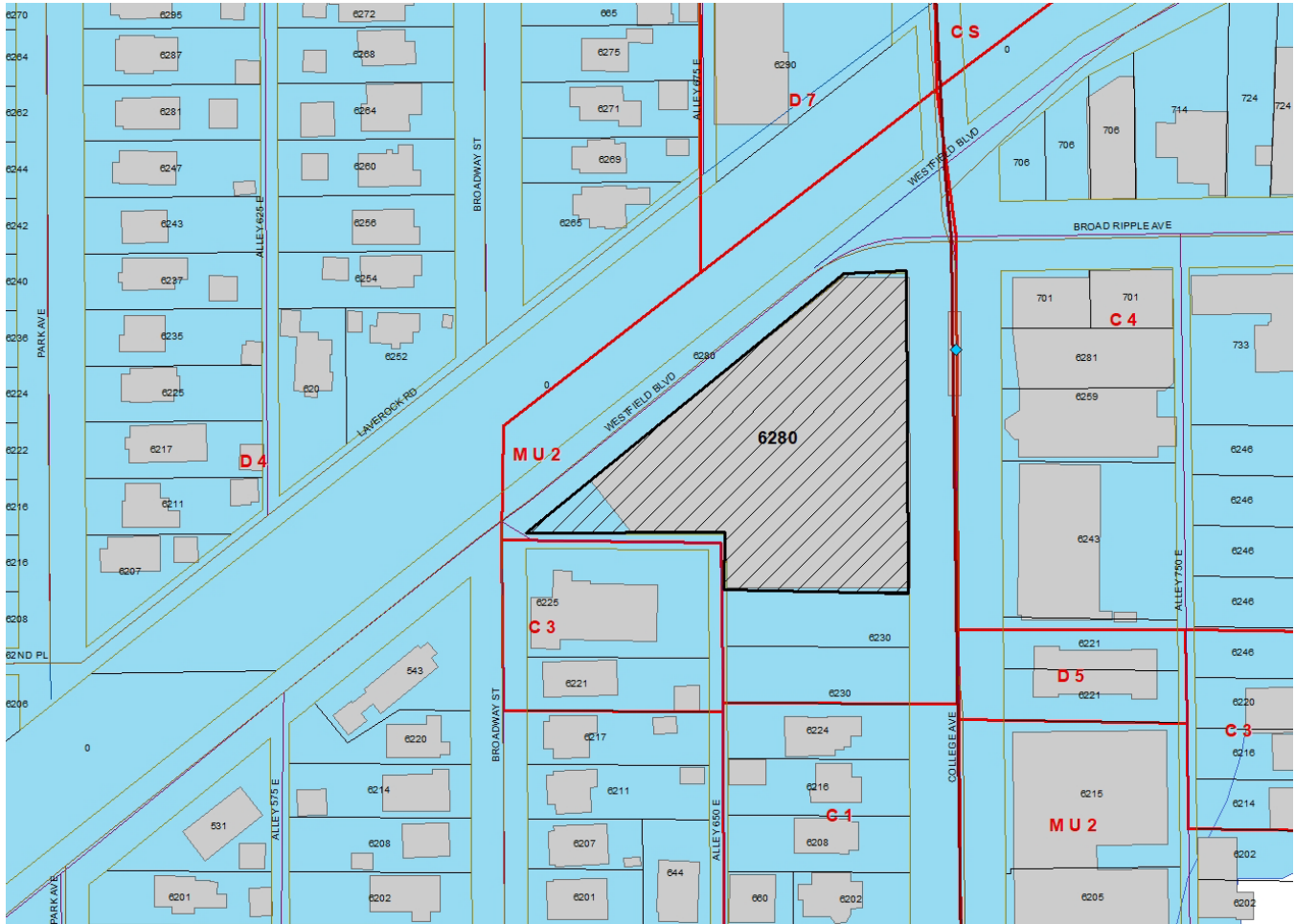
## ASSESSMENT OF BENEFITS

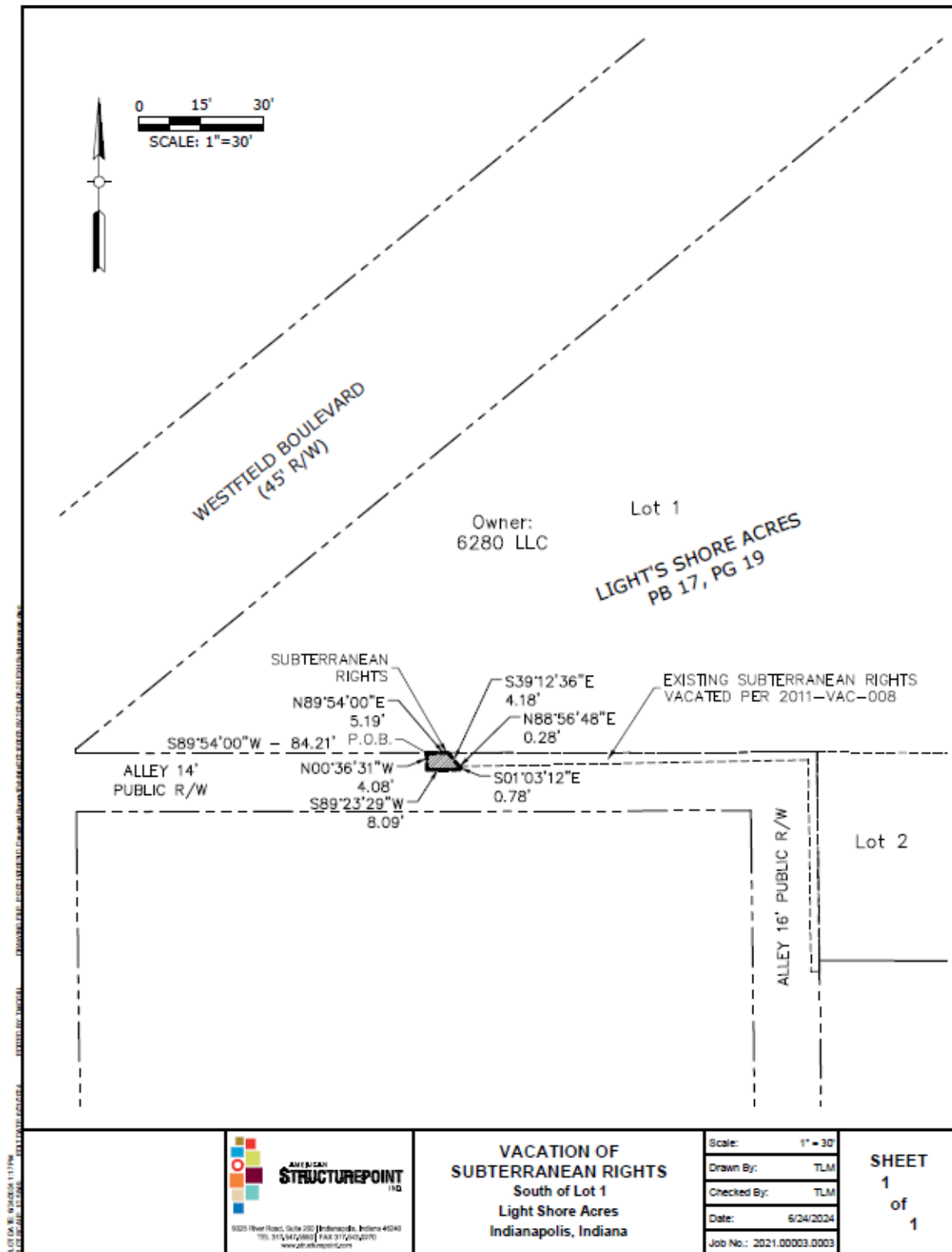
A waiver of the assessment of benefits would be appropriate in that the proposed right-of-way vacation would not affect any improved right-of-way.

## GENERAL INFORMATION

<b>Existing Zoning</b>	MU-2 (FF) (TOD)	
<b>Existing Land Use</b>	Improved public right-of-way	
<b>Comprehensive Plan</b>	Urban mixed-use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-4 (FF) (TOD) / D-7 (FF) (TOD)	Single-family residential / commercial retail
South:	MU-2 (FF) (TOD) / C-3 (FF) (TOD)	Undeveloped
East:	C-4 (FF) (TOD)	Commercial
West:	D-4 (FF) (TOD)	Single-family residential
<b>Thoroughfare Plan</b>		
College Avenue	Primary arterial	78-foot existing and proposed
Westfield Boulevard	Secondary arterial	56-foot existing and proposed
<b>Petition Submittal Date</b>	November 8, 2024	

EXHIBITS









Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

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

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

FINDINGS OF FACT

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

The vacation will allow a mixed use project to be completed. The vacation will not impact the surface of the alley at all.

---

---

---

---

---

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

_____	_____
_____	_____
_____	_____

Photos









## PLAT COMMITTEE

May 14, 2025

<b>Case Number:</b>	2025-PLT-021
<b>Property Address:</b>	40 South Alabama Street ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District #18
<b>Petitioner:</b>	City of Indianapolis, by Timothy Ochs and Jennifer Milliken
<b>Zoning:</b>	CBD-2 (RC) (TOD)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Square 63 Minor Subdivision, subdividing 2.01 acres into two lots, including the vacation of two remaining alleys within the proposed plat.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Former Marion County Jail (under demolition)
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner II

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 4, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. That a revised plat with the legal descriptions for each lot be affixed to the final plat prior to recording.
12. That the vacation of the two remaining alleys be approved.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned CBD-2 (RC) (TOD) and is located at the northeast corner of Delaware Street and Maryland Street. The subject site was formerly the Marion County Jail. Currently, the structure is under demolition. According to the survey, the site formerly consisted of twelve lots and three alleys. One alley was vacated in 1963. Therefore, there are two alleys that remain.

The proposed plat would create two lots, with each lot being 42,000 square feet, or 0.964-acre each. The two remaining alleys are a 15-foot-wide north south alley in the center of the site, from Pearl Street (vacated in 1982) south to Maryland Street, with the second alley being a 10-foot-wide east west alley within former Lot One (See Survey below). This plat would vacate these alleys if this petition would be approved.

This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

### STREETS / SIDEWALKS

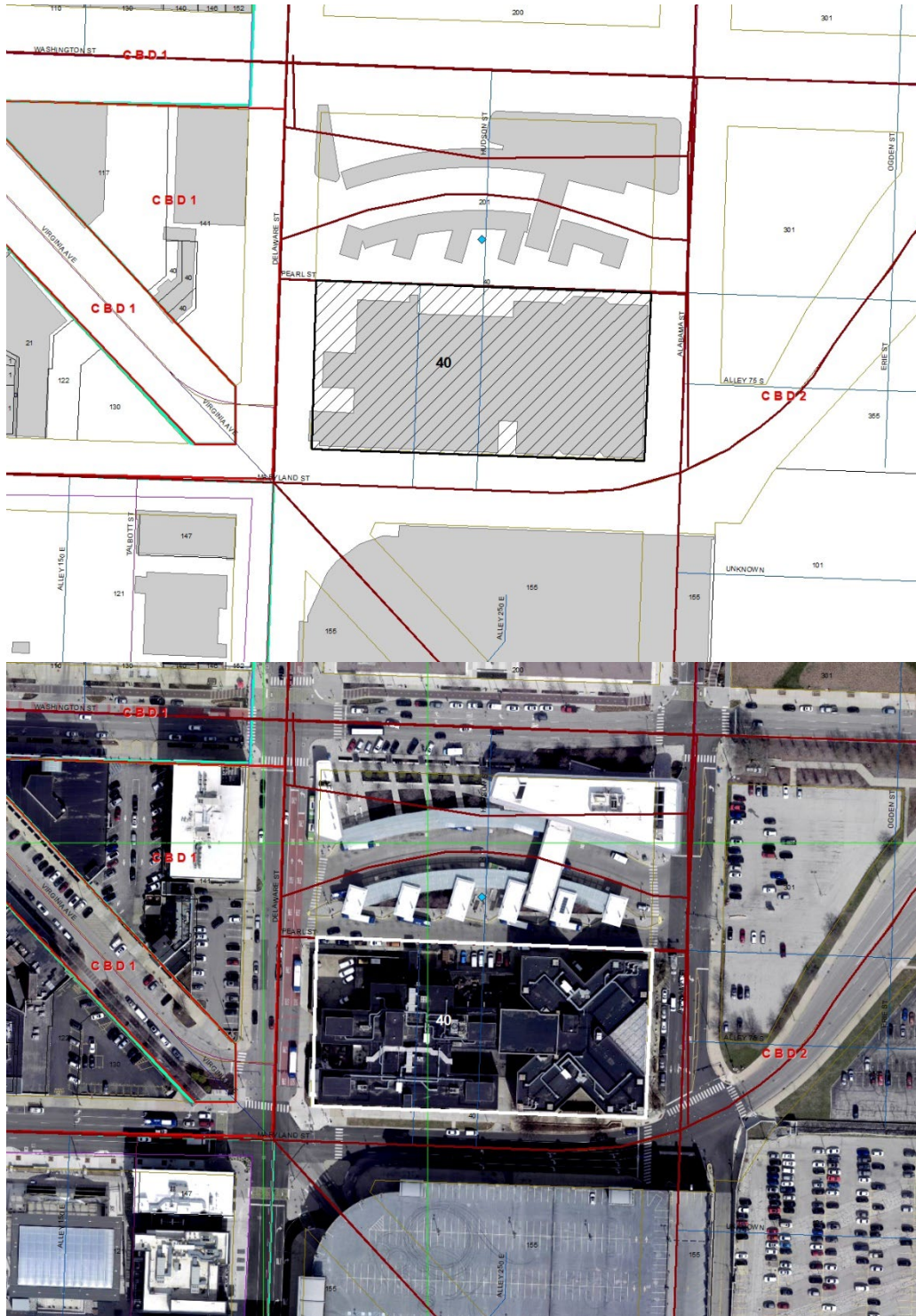
The site is surrounded by three streets: Delaware Street to the west, Maryland Street to the south and Alabama Street to the east. No new streets would be created. In addition, sidewalks would surround the site along all three rights-of-way that abut the site, and a sidewalk would be installed along the north property line, abutting vacated Pearl Street.

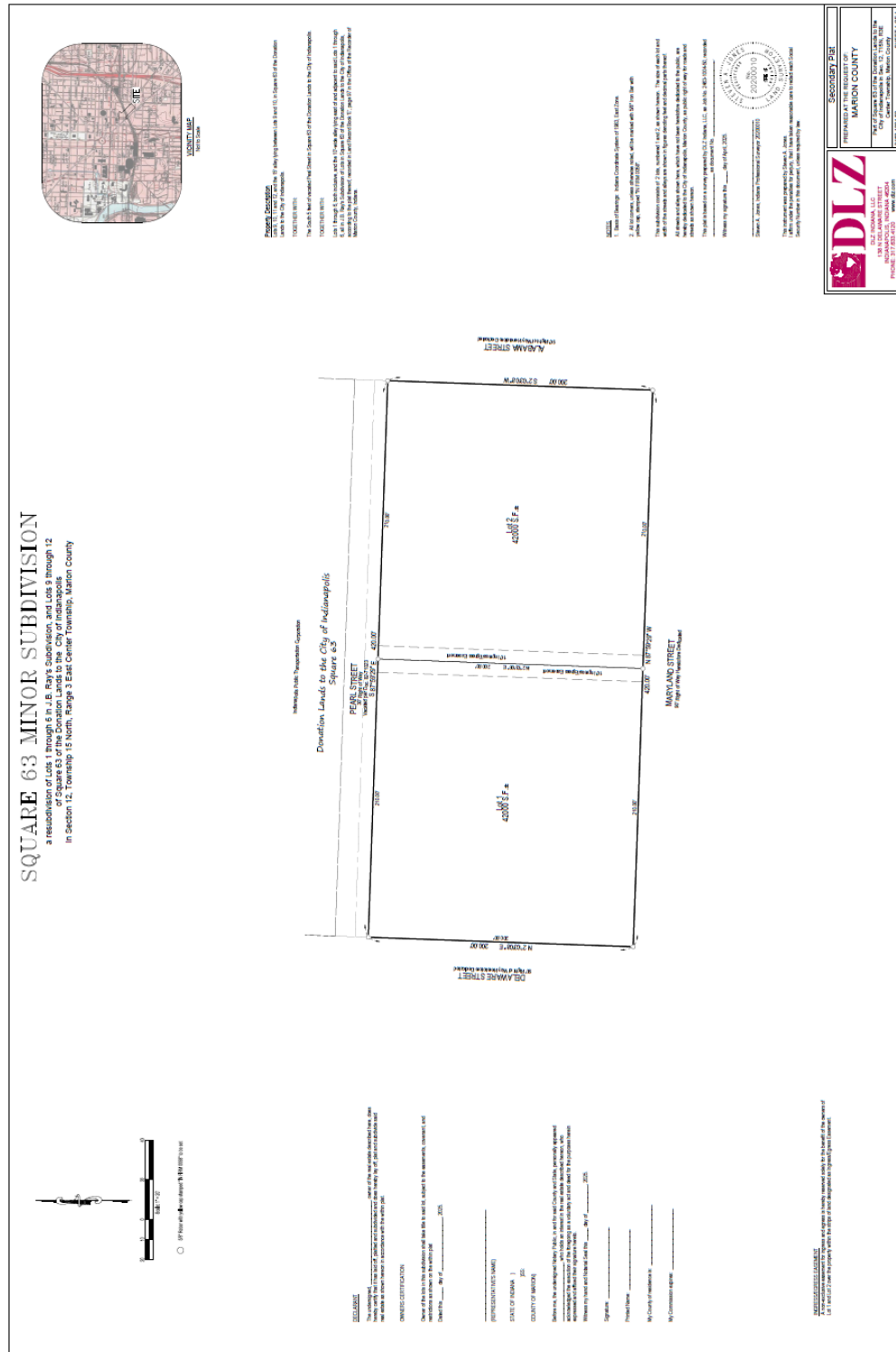
## GENERAL INFORMATION

<b>Existing Zoning</b>	CBD-2 (RC) (TOD)	
<b>Existing Land Use</b>	Former Marion County Jail	
<b>Comprehensive Plan</b>	Regional Special Use development	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	CBD-2 (RC (TOD)	Transit Center
South:	CBD-2 (RC (TOD)	Parking garage
East:	CBD-2 (RC) (TOD)	Surface parking lot
West:	CBD-1 (RC (TOD)	Hotel
<b>Thoroughfare Plan</b>		
Delaware Street	Primary Arterial	78-foot existing and proposed
Maryland Street	Primary Arterial	78-foot existing and proposed
Alabama Street	Primary Arterial	78-foot existing and proposed
<b>Petition Submittal Date</b>	April 4, 2025	

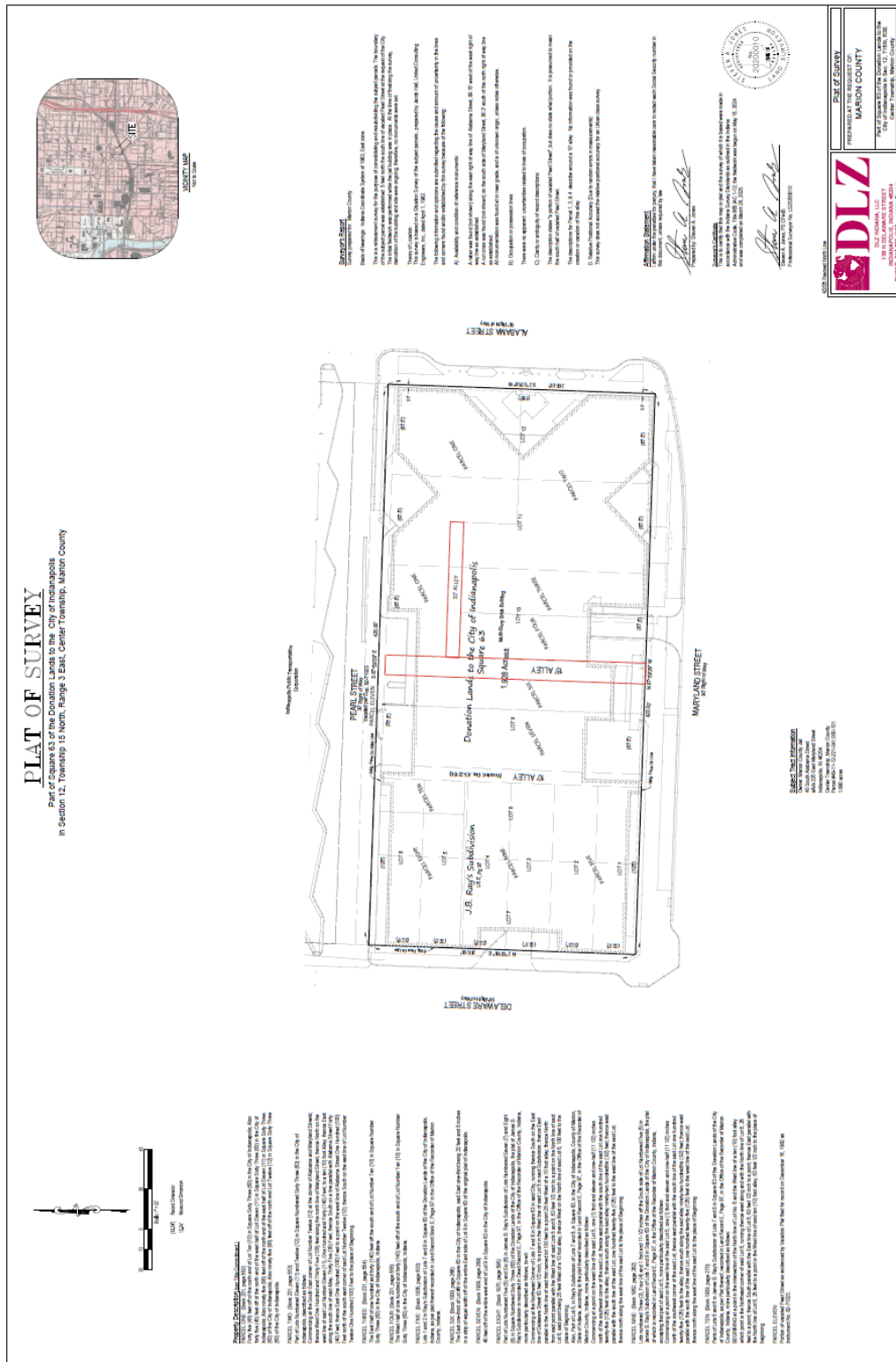


EXHIBITS





Proposed plat



Survey (note existing alleys in red)



Photos



Photos of site from Delaware Street (top) and Maryland Street

Department of Metropolitan Development  
Division of Planning  
Current Planning



Photos of site from Maryland Street (top) and from Alabama Street