



# Metropolitan Development Commission Plat Committee (September 11, 2024) Meeting Agenda

## Meeting Details

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

**Date:** Wednesday, September 11, 2024    **Time:** 1:00 PM

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

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

## Business:

### Adoption of Meeting Minutes:

### Special Requests

#### [2024-PLT-058](#) | 7305 Kentucky Avenue

Decatur Township, CD #21, Zoned C-S  
Camby Village, LLC, by Jim Pence

Approval of a Subdivision Plat, to be known Oberlin at Camby Village Minor Subdivision, dividing 58.58 acres into two lots.

**\*\* Petitioner request to withdraw the petition**

## PETITIONS REQUESTING TO BE CONTINUED:

### 1. [2024-PLT-032](#) | 4150 North Keystone Avenue

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

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

**\*\* Petitioner requesting a continuance to November 13, 2024**

### 2. [2024-PLT-055 \(Amended\)](#) | 9612 East 63rd Street

Lawrence Township, CD #10, Zoned D-1  
TERRA Site Development, by Andrew Chouinard

Approval of a Subdivision Plat, to be known as Shaw Minor Subdivision, dividing 5.281 acres into two lots, with a waiver of the sidewalk requirement along Lee Road and 63rd Street, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

**\*\* Petitioner request to continue to the October 9, 2024, hearing, with notice**

### 3. [2024-PLT-059](#) | 2514 Carrollton Avenue

Center Township, CD #8, Zoned D-8  
Rupesh Chemudur and Swarupa Amaraswamy, by Jynell D. Berkshire

Approval of a Subdivision Plat, to be known as B. Wood's Carrollton Avenue Addition, a replat of Nordyke & Hollowell's Grand View Addition, dividing 0.18-acre into 2 lots.

**\*\* Staff requests a continuance to October 9, 2024**

**4. 2024-VAC-002 | 1401 Indiana Avenue**

Center Township, Council District #12  
Matchbook Learning Schools of Indiana, Inc., by Joseph D. Calderon

Vacation of a portion of the first east-west alley north of Indiana Avenue, being 15 feet in width, beginning at the west right-of-way line of Rembrandt Street, west 109.22 feet, then continuing northwest 59.50 feet to a point, with a waiver of the assessment of benefits.

**\*\* Staff requests a continuance to October 9, 2024**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

**5. 2024-PLT-052 | 734 East 21st Street**

Center Township, CD #13, Zoned D-8  
NDZA, by David Kingen

Approval of a Subdivision Plat, to be known as Laoye Replat of Lot 144 in Bruce Baker Addition, dividing 0.06-acre into two single-family attached lots.

**6. 2024-PLT-054 | 5332 South Franklin Road**

Franklin Township, Zoned D-4  
Lennar Homes of Indiana, LLC, by Tony Bagato

Approval of a Subdivision Plat to be known as Eagle Manor, dividing 74.32 acres into 175 lots.

**7. 2024-PLT-057 | 9401 and 9415 East Southport Road, 9404 and 9510 East McGregor Road, 7240 and 7420 Hickory Road**

Franklin Township, CD #25, Zoned D-4 (FF)  
Brookfield Joint Venture, by Taylor Navarre

Approval of a Subdivision Plat, to be known as Crescent Ridge, dividing 112.45 acre into 180 lots, with one cul-de-sac at a length of 980 feet, with a waiver of maximum 500-foot length of the cul-de-sac requirement, per Chapter 741, Article III, Section 3.D of the Consolidated Zoning and Subdivision Ordinance.

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

**8. 2024-PLT-043 (Amended) | 3630 Guion Road**

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

Approval of a Subdivision Plat, to be known as Guion Properties, subdividing 11.67 acres into two lots, with a waiver of the sidewalk requirement along Guion Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

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

None.

**Additional Business:**

TBD

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](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.



**PLAT COMMITTEE**

**September 11, 2024**

**Case Number:** 2024-PLT-058  
**Property Address:** 7305 Kentucky Avenue (approximate address)  
**Location:** Decatur Township, Council District #21  
**Petitioner:** Camby Village, by Jim Pence  
**Zoning:** C-S  
**Request:** Approval of a Subdivision Plat, to be known as Oberlin at Camby Village Minor Subdivision, dividing 58.58 acres into 2 lots.  
**Current Land Use:** Undeveloped  
**Staff Reviewer:** Desire Irakoze, Principal Planner

**PETITION HISTORY**

The petitioner has requested to withdraw this petition and file a plat correction of a previous plat. Staff is supportive.



**PLAT COMMITTEE** **September 11, 2024**

**Case Number:** 2024-PLT-032

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

**Location:** Washington Township, Council District #8

**Petitioner:** Landworx Engineering LLC, by Leslie Steinert

**Zoning:** C-4 (FF)

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

**Waiver Requested:** None

**Current Land Use:** Commercial

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

**PETITION HISTORY**

**ADDENDUM FOR SEPTEMBER 11, 2024 PLAT COMMITTEE HEARING**

This petition was continued to the September 11, 2024 Plat Committee hearing to review the submitted proposal.

The petitioner is requesting a 2-month continuance to the November 13, 2024 Plat Committee hearing for further review.

**STAFF RECOMMENDATION**

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

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



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7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

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

**STREETS**

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

**SIDEWALKS**

Sidewalks are not provided along North Keystone Avenue.

**EASEMENTS**

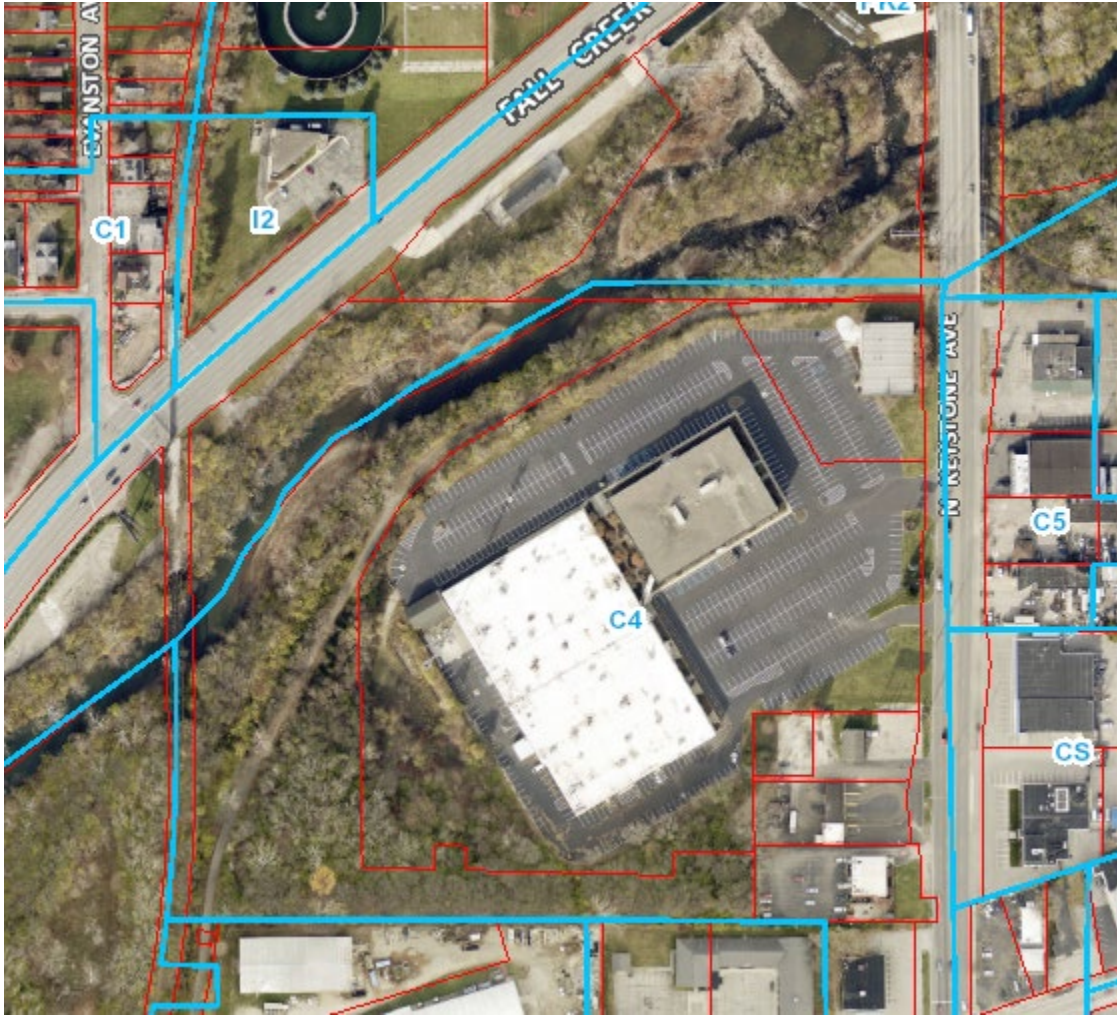
An easement exists along the north end of the site for the Fall Creek Greenway which shall remain in place as a part of the proposed plat.

**GENERAL INFORMATION**

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

**EXHIBITS**

Aerial Map







**PHOTOS**









**PLAT COMMITTEE** **September 11, 2024**

**Case Number:** 2024-PLT-055  
**Property Address:** 9612 E 63<sup>rd</sup> Street, City of Lawrence (*Approximate Address*)  
**Location:** Lawrence Township, Council District # 10  
**Petitioner:** TERRA Site Development, by Andrew Chouinard  
**Zoning:** D-1  
**Request:** Approval of a Subdivision Plat, to be known as Shaw Minor Subdivision, dividing 5.28 acres into two lots, with a waiver of the sidewalk requirement along Lee Road and 63<sup>rd</sup> Street, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.  
**Waiver Requested:** None  
**Current Land Use:** Undeveloped  
**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

The applicant is seeking to increase the sidewalk waiver request from solely along Lee Road to a waiver of requirements for both Lee Road and 63<sup>rd</sup> Street. This increase in the intensity of the request would require new notice to be sent and for the petition to be continued to the October 9, 2024 hearing date. A full staff report will be available in advance of that hearing date.



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**PLAT COMMITTEE** **September 11<sup>th</sup>, 2024**

**Case Number:** 2024-PLT-059  
**Property Address:** 2514 & 2522 Carrollton Avenue  
**Location:** Center Township, Council District #8  
**Petitioner:** Rupesh Chemudur and Swarupa Amaraswamy by Jynell D. Berkshire  
**Zoning:** D-8  
**Request:** Approval of a Subdivision Plat, to be known as B. Wood's Carrollton Avenue Addition, a replat of Nordyke & Hollowell's Grand View Addition, dividing 0.18-acre into 2 lots.  
**Current Land Use:** Residential  
**Staff Reviewer:** Kiya Mullins, Associate Planner

**PETITION HISTORY**

Due to an issue with the submittal, this petition should be **continued** to the **October 9<sup>th</sup>, 2024**, hearing at the request of staff. A full staff report will be available in advance of that hearing.



**PLAT COMMITTEE** **September 11, 2024**

**Case Number:** 2024-VAC-002

**Property Address:** 1401 Indiana Avenue (*Approximate Address*)

**Location:** Center Township, Council District #12

**Petitioner:** Matchbook Learning Schools of Indiana, by Joseph D. Calderon

**Zoning:** CBD-2 (RC)

**Request:** Vacation of a portion of the first east-west alley north of Indiana Avenue, being 15 feet in width, beginning at the west right-of-way line of Rembrandt Street, west 109.22 feet, then continuing northwest 59.5 feet to a point.

**Waiver Requested:** Assessment of benefits

**Current Land Use:** Unimproved alley

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

**PETITION HISTORY**

Staff understands that this petition may be amended, therefore, this petition should be **continued** to the **October 9, 2024**, Plat Committee. A staff report will be available prior to that hearing.



**PLAT COMMITTEE** **September 11, 2024**

**Case Number:** 2024-PLT-052

**Property Address:** 734 East 21<sup>st</sup> Street (*Approximate Address*)

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

**Petitioner:** NDZA, by David Kingen

**Zoning:** D-8

**Request:** Approval of a Subdivision Plat, to be known as Laoye Replat of Lot 144 in Bruce Baker Addition, dividing 0.06-acre into two single-family attached lots.

**Waiver Requested:** None

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

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

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 15, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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- 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 1A and 1B 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 1898, per the Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

**STREETS**

Both lots would front along East 21<sup>st</sup> Street. No new streets are proposed. Sidewalks are existing along East 21<sup>st</sup> Street.

**PROCEDURE**

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new 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.

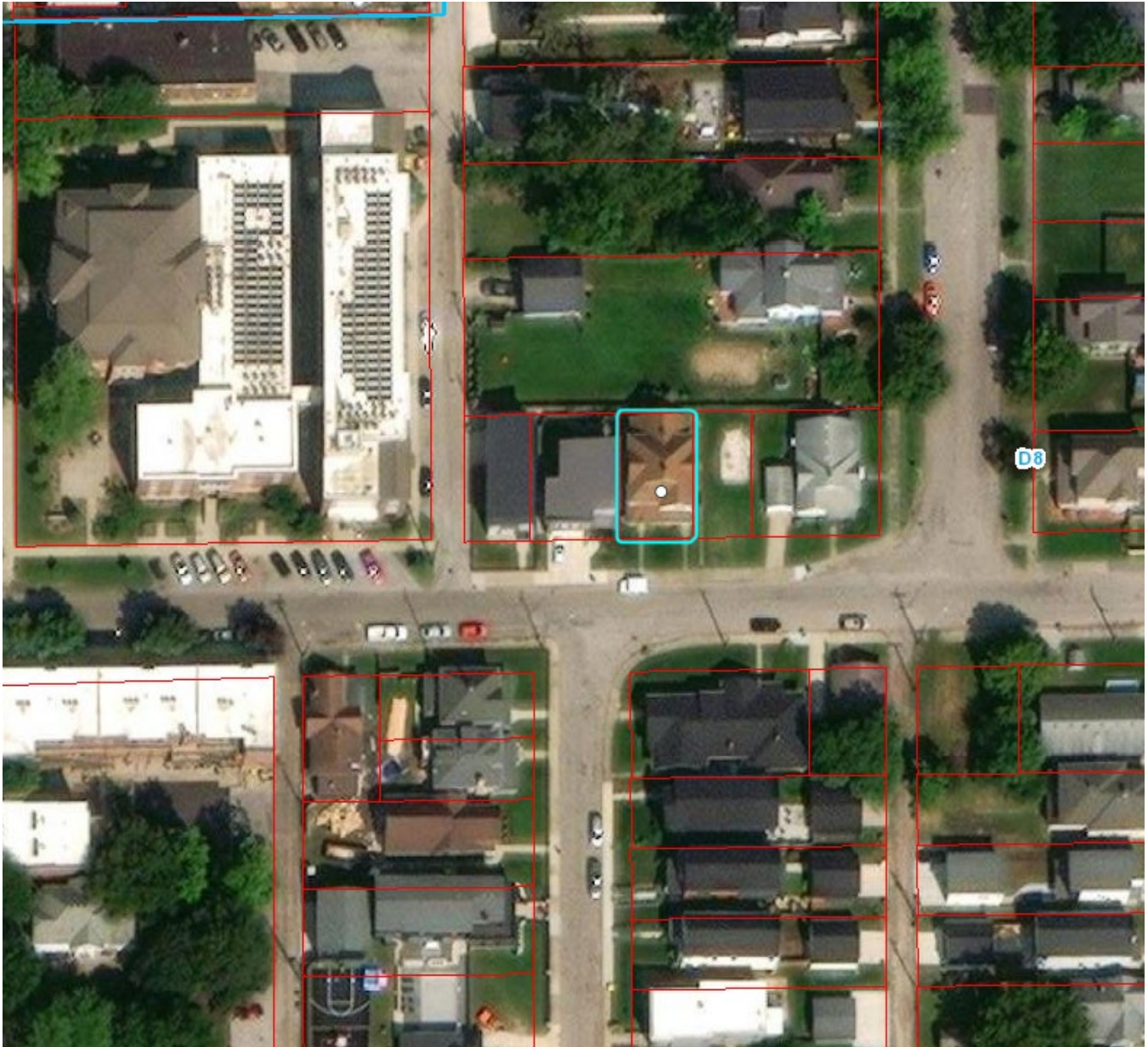
**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Two-Family Dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-8	Single-Family residential
South:	D-8	Two-Family residential
East:	D-8	Two-Family residential
West:	D-8	Single-Family residential
<b>Thoroughfare Plan</b>		
21 <sup>st</sup> Street	Local Street	68-foot existing and 48-foot proposed
<b>Petition Submittal Date</b>	July 23, 2024	

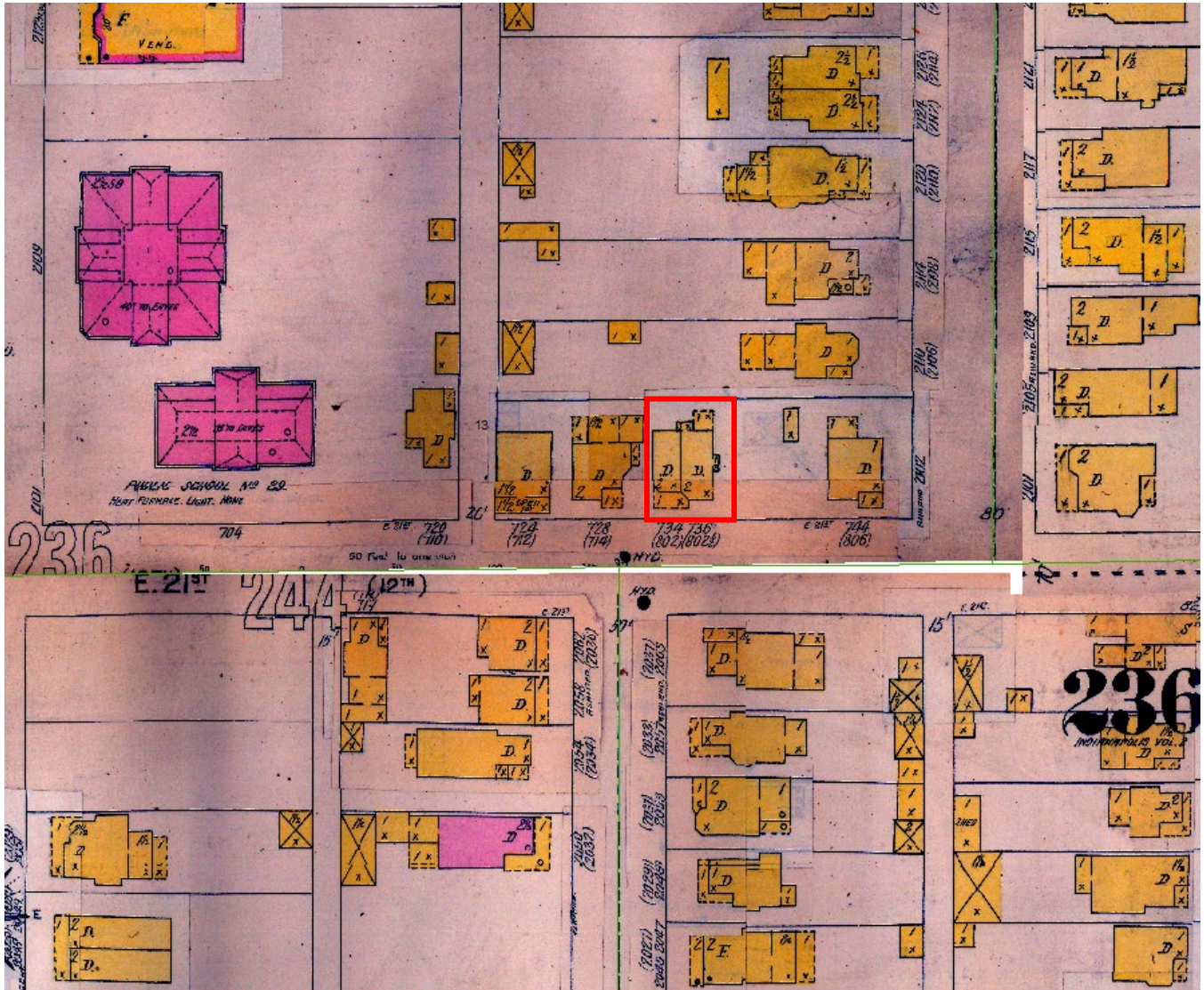


EXHIBITS

Current Aerial



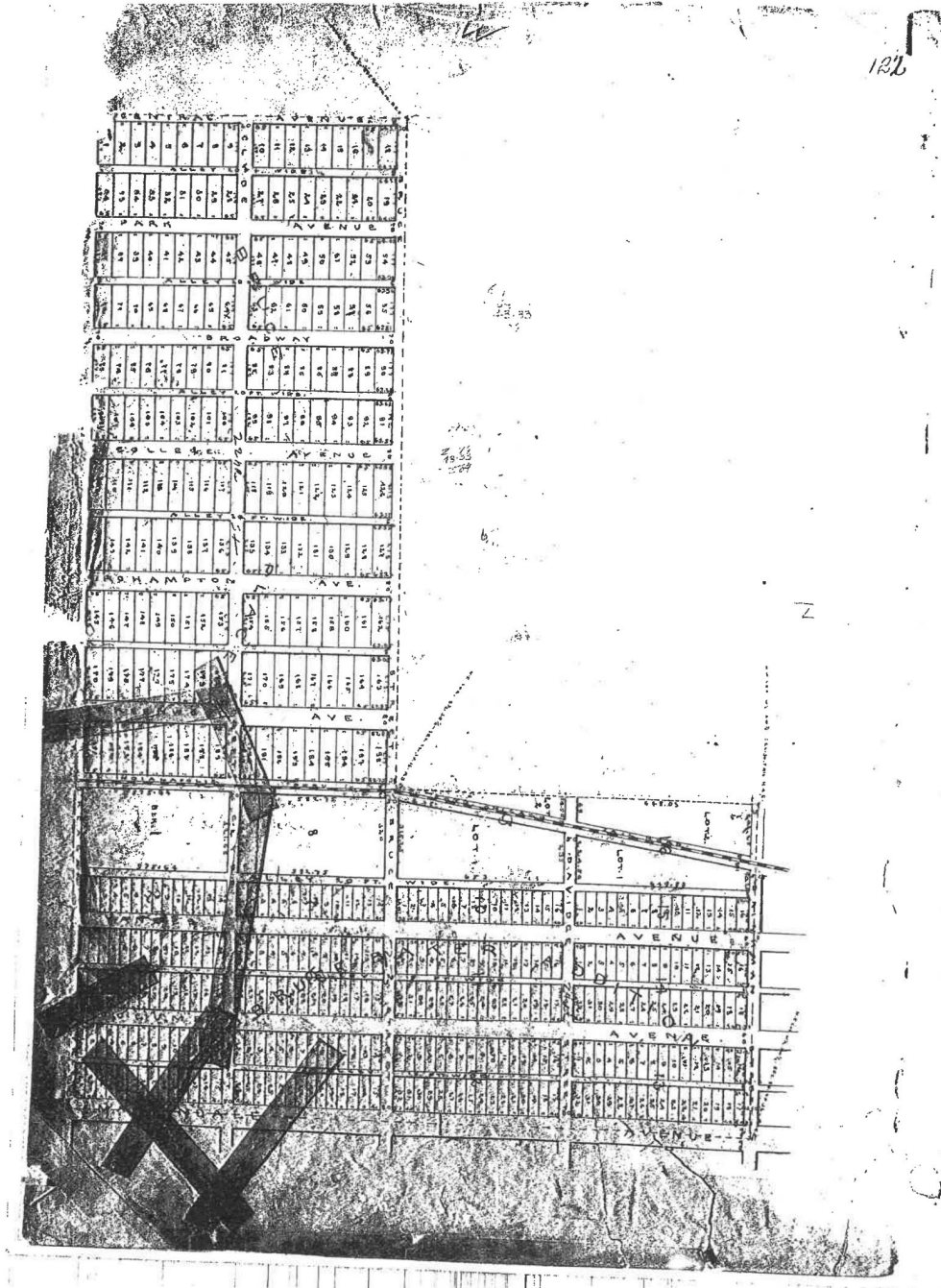
1898 Sanborn Map





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Original Plat





PHOTOS







**PLAT COMMITTEE** **September 11, 2024**

Case Number: 2024-PLT-054

Property Address: 5332 South Franklin Road (Approximate Address)

Location: Franklin Township, Council District #25

Petitioner: Lennar Homes of Indiana, LLC, by Tony Bagato

Zoning: D-4

Request: Approval of a Subdivision Plat to be known as Eagle Manor, dividing 74.32 acres into 175 lots.

Waiver Requested: None

Current Land Use: Undeveloped

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 August 9, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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 proposed street names be submitted prior to recording the final plat.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This site is zoned D-4 and is undeveloped. The site was rezoned to D-4 in 2024, via 2024-ZON-028. The approved commitments from the rezoning indicate that the site is not to consist of more than 178 lots, consisting of only single-family residential units.

The proposed plat meets the standards of the approved commitments, per 2024-ZON-028, and the subdivision regulations.

**STREETS**

New streets would be developed to access all lots via public rights-of-way.

**SIDEWALKS**

Sidewalks are required throughout the development as well as with connections to Franklin Road.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Vacant Agricultural	
<b>Comprehensive Plan</b>	Office Commercial / Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-A	Single-family dwellings
South:	D-A / D-4	Single-family dwellings / Commercial
East:	I-2 / D-P	Undeveloped / single-family dwellings
West:	D-A / D-4	Residential / Agricultural
<b>Thoroughfare Plan</b>		
Franklin Road	Primary Arterial	50-foot existing and 119-foot proposed
Thompson Road	Primary Arterial	84-foot existing and 119-foot proposed
<b>Petition Submittal Date</b>	August 1, 2024	





**SUBDIVISION PLAT REGULATIONS**

741-203 Required Documents for Approval		EVALUATION
741.203.A-C – Primary Plat Requirements:	<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>	Satisfied - except for Proposed Street Names
741-203.D – Traffic Control Plan	<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>	Satisfied
741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)	<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>	Satisfied
741-205 – Waivers	<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>	None Requested



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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>• <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>	<p><b>Satisfied</b></p>
	<p>741-302.B – Frontage and Access:</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>	<p><b>Satisfied</b></p>
	<p>741-302.C – Blocks:</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>	<p><b>Satisfied</b></p>

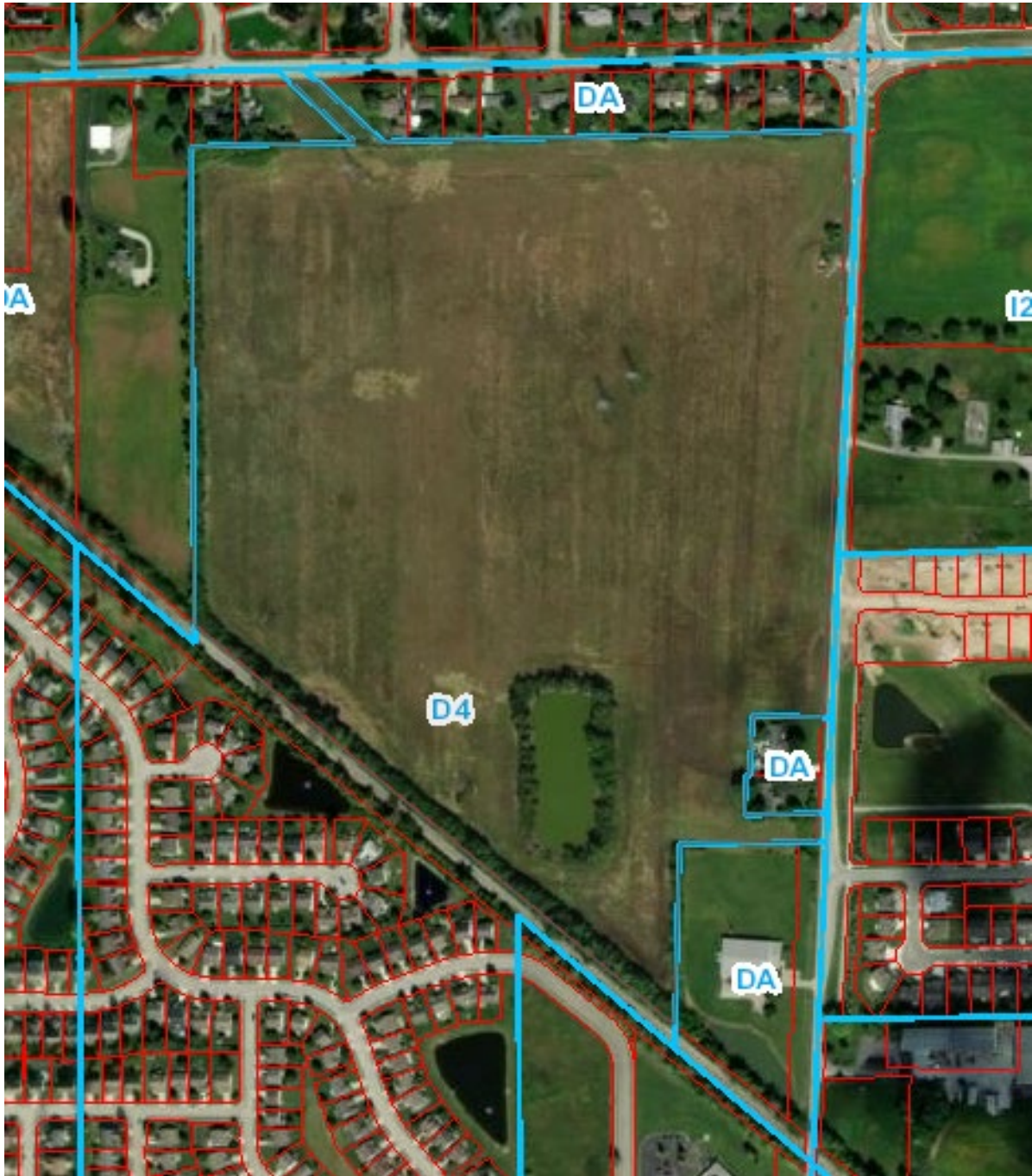


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741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – 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>	<p><b>Satisfied</b></p>
	<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>	<p><b>Satisfied</b></p>
	<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>	<p><b>None proposed</b></p>
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <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>	<p><b>Satisfied</b></p>

	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<b>Satisfied</b>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> <li>• <i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<b>Satisfied</b>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<b>Satisfied</b>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <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></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <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></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<b>Satisfied</b>
	<p>741-312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <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></li> </ul>	<b>Satisfied</b>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<b>Satisfied</b>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<b>Satisfied</b>

**EXHIBITS**

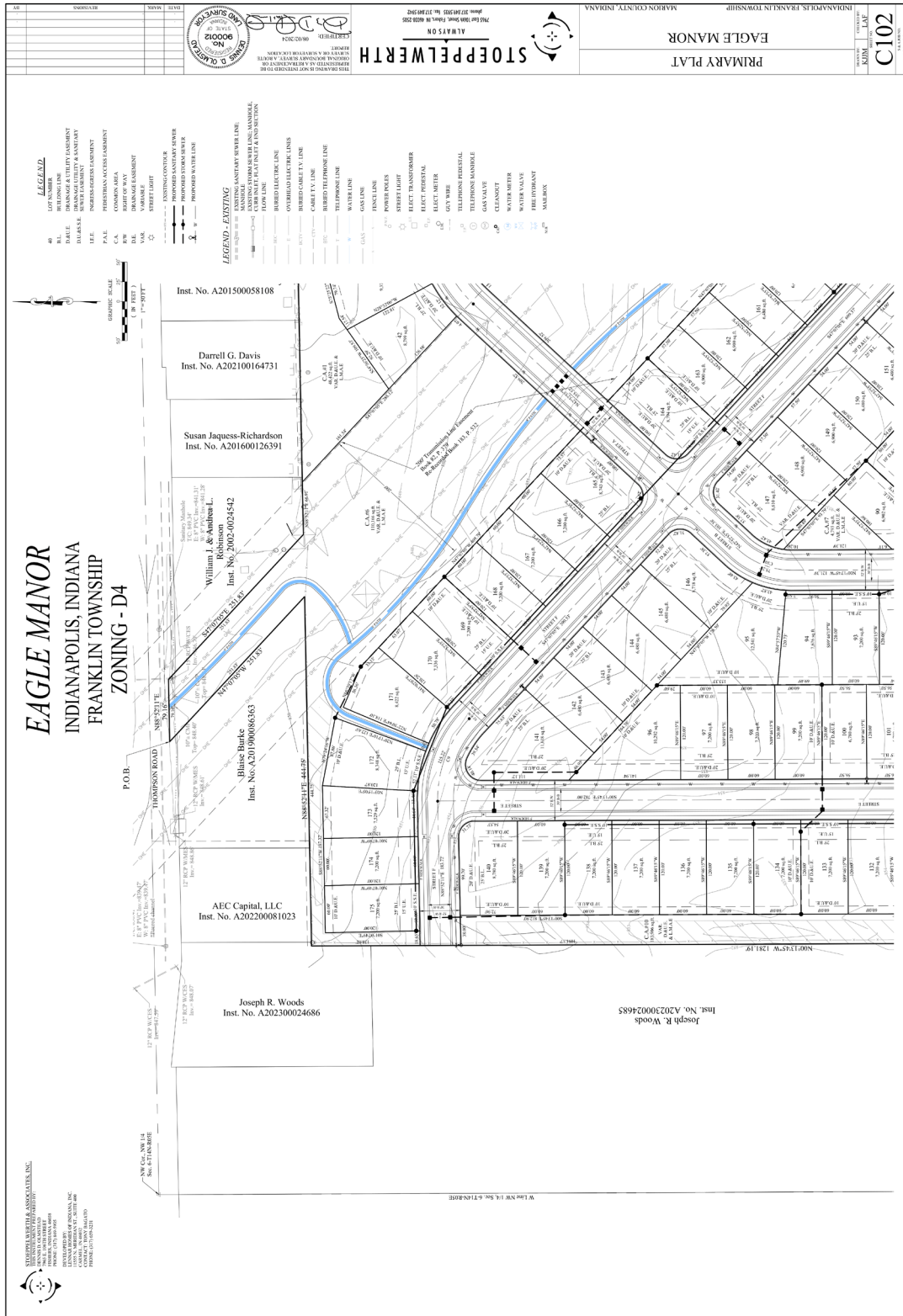








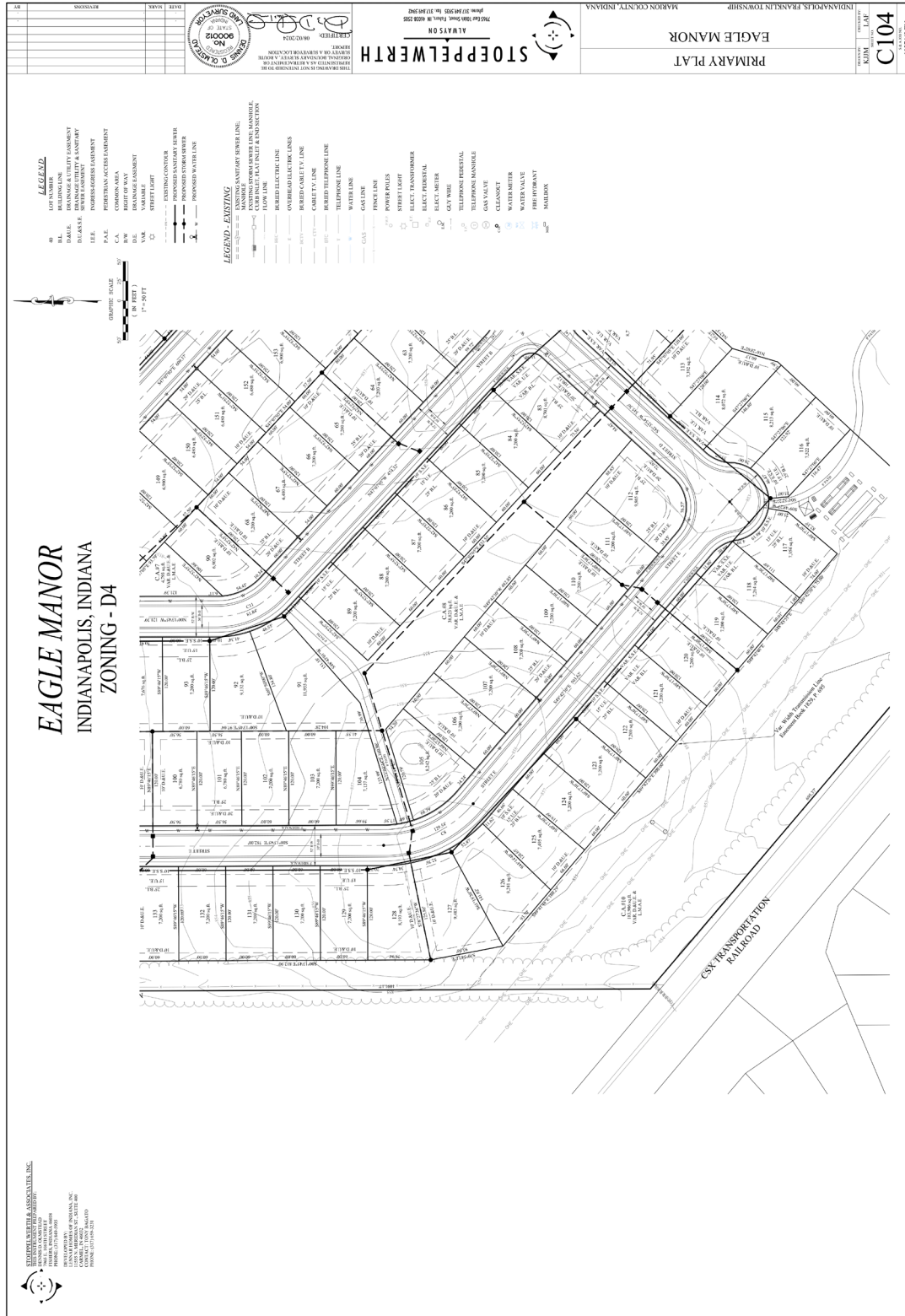








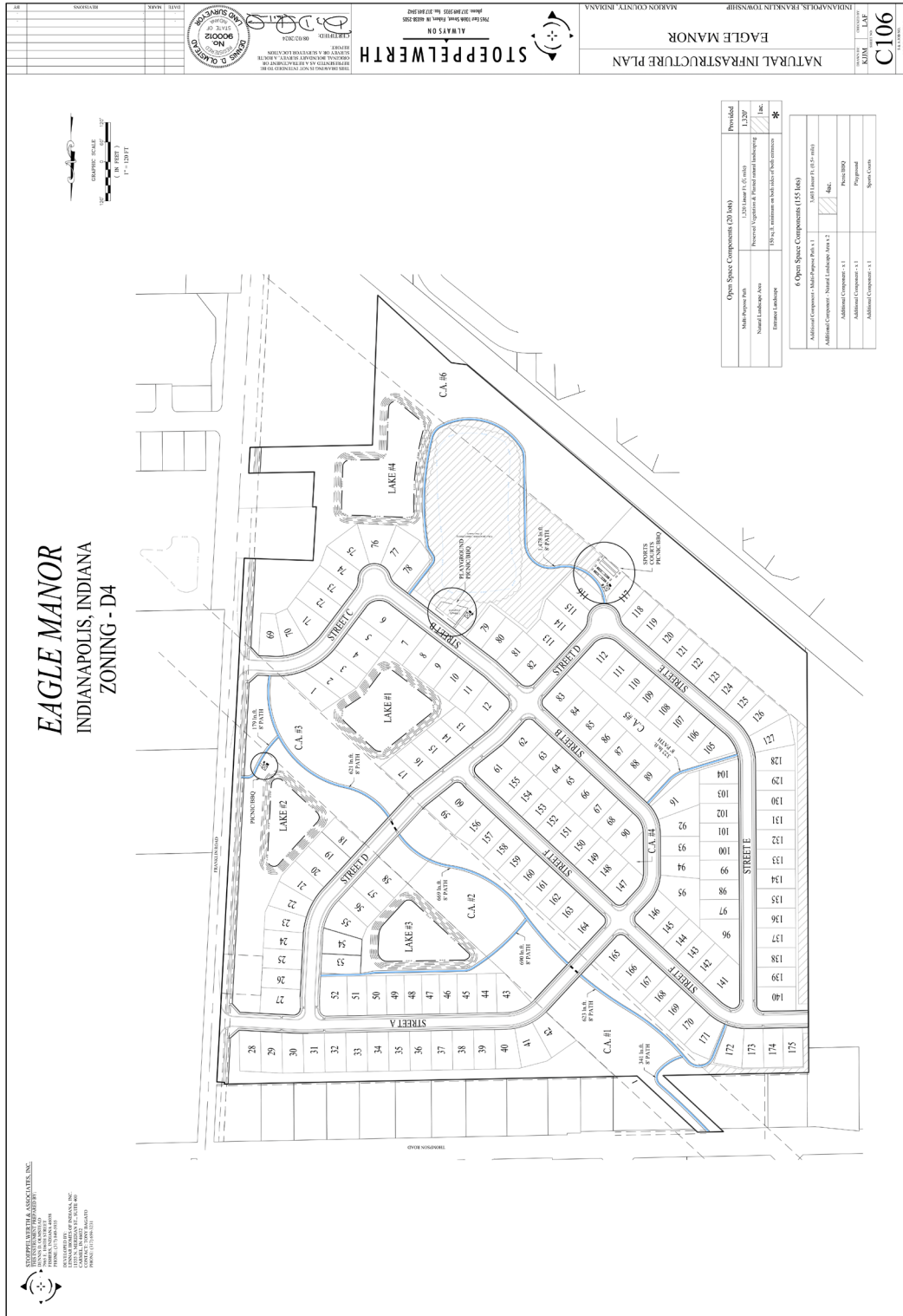
Department of Metropolitan Development  
Division of Planning  
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INDIANAPOLIS, INDIANA  
EAGLE MANOR  
ZONING - D4  
PLANNING DIVISION  
DEPARTMENT OF METROPOLITAN DEVELOPMENT

File Name: 51102981.EAGLEMANOR.Plan.Dwg - C104  
Modified By: August 1, 2024 4:50 PM / Lashawn French  
Printed At: August 1, 2024 4:50 PM / Lashawn French





Open Space Components (2016)	Provided
Multi-Purpose Park	1,250 Linear Ft. (0 units)
Natural Landscape Area	Percent Vegetation & Riparian covered landscape
Linear Landscape	150 feet, minimum on both sides of both corridors

6 Open Space Components (155 lots)	Provided
Additional Component - Multi-Purpose Park 1	5,000 Linear Ft. (15.5 units)
Additional Component - Natural Landscape Area 1	100%
Additional Component - 1.1	100%
Additional Component - 1.1	100%

STEVENS METCALE & ASSOCIATES, INC.  
 1100 N. ALABAMA STREET, SUITE 200  
 INDIANAPOLIS, INDIANA 46202  
 TEL: 317.444.1100  
 WWW.SMAA.COM

Printed By: 11/07/2024 10:00 AM  
 Project: 1, 2024-02-01 Eagle Manor - C106  
 August 1, 2024 4:51:19 PM / Eagle Manor



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**EAGLE MANOR**  
 INDIANAPOLIS, INDIANA  
 FRANKLIN TOWNSHIP  
 ZONING - D4

File Name: S:\102796\Zoning\Zoning Plan\Map - C107  
 Modified By: [Redacted]  
 August 1, 2024 4:28 PM  
 August 1, 2024 4:28 PM (Last Save Time)

**PHOTOS**









**PLAT COMMITTEE** **September 11, 2024**

**Case Number:** 2024-PLT-057

**Property Address:** 9401, 9415 East Southport Road, 9404 & 9510 East McGregor Road, 7420 and 7240 Hickory Road (approximate addresses)

**Location:** Franklin Township, Council District #25

**Petitioner:** Brookfield Joint Venture, by Taylor Navarre

**Zoning:** D-4 (FF)

**Request:** Approval of a Subdivision Plat, to be known as Crescent Ridge, dividing 112.45 acre into 180 lots, with one cul-de-sac at a length of 980 feet, with a waiver of maximum 500-foot length of the cul-de-sac requirement, per Chapter 741, Article III, Section 3.D of the Consolidated Zoning and Subdivision Ordinance.

**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 August 2, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provide a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
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.



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8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the requested waiver of maximum 500-foot length of the cul-de-sac requirement, per Chapter 741, Article III, Section 3.D of the Consolidated Zoning and Subdivision Ordinance, be approved on the condition that the 15-foot-wide pedestrian access/public utility easement required by 741-303 be affixed to the final plat prior to recording.
13. That required sidewalks along Hickory Road and the portions of the plat with frontage along McGregor Road be affixed to the final plat prior to recording.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is comprised of six parcels zoned D-4 and is undeveloped with electrical power lines running north-south through the western portion of the subject site. The property is partially within the floodway fringe and the Raybourn Ditch stream runs past the northeastern section of the plat. It was rezoned to the D-4 classification via 2024-ZON-029 to provide for the proposed single-family residential development. The proposed plat generally meets the standards of the zoning classification and the zoning commitments (several of which govern placement of landscaping).

### STREETS

The plat would provide for seven new streets in addition to the extension of Brayton Place from the development to the west: two local streets and five cul-de-sacs. One new street would roughly run north-south and would connect Southport Road with McGregor Road, and the other would solely serve to connect the site internally. Each proposed cul-de-sac would have a compliant length except for the one to the far southeast of the site which would span a length of 980 feet. Despite this, it would only service 15 lots (less than the maximum of 20 indicated by ordinance). This, coupled with the fact that no feasible access points to McGregor or Hickory Road exist due to existing residential development, would cause staff to recommend approval of the cul-de-sac waiver request if the required 15-foot pedestrian access/public utility easement were added to plan to provide connection between the cul-de-sac head and Hickory Street to the east.



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**SIDEWALKS**

Sidewalks are required along Southport Road, McGregor Road, Hickory Road, and all proposed interior streets. A condition has been added to ensure that required sidewalk would be shown on the plat along the southeastern portion fronting on McGregor and along Hickory prior to final recording.

<b>Existing Zoning</b>	D-4 (FF)		
<b>Existing Land Use</b>	Undeveloped		
<b>Comprehensive Plan</b>	Suburban Neighborhood		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-A	Single-family residential
	South:	D-A	Single-family residential
	East:	D-A / D-1	Single-family residential
	West:	D-4 / D-A	Single-family residential
<b>Thoroughfare Plan</b>			
Southport Road	Primary Arterial	50-foot existing right-of-way and 80-foot proposed right-of-way	
McGregor Road	Primary Collector	64-foot existing right-of-way and 90-foot proposed right-of-way	
Hickory Road	Primary Collector	55-foot existing right-of-way and 80-foot proposed right-of-way	
<b>Petition Submittal Date</b>	08/02/2024		
<b>Final Plat Submittal Date</b>	08/02/2024		

**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"> <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>	<b>Satisfied</b>



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	<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>Satisfied</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>Satisfied</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>Cul-de-Sac Waiver Requested per 741-303.D</b></p>
<p>741-300 Design and Installation Standards</p>	<p>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.</p>	<p><b>EVALUATION</b></p>
	<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>	<p><b>Satisfied</b></p>



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	<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>	<p>Satisfied</p>
	<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>	<p>Satisfied</p>
<p>741-303 Streets and Connectivity</p>	<p>All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.</p>	<p>EVALUATION</p>
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> <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>	<p>Satisfied</p>



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	<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>	<p><b>Satisfied</b></p>
	<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>	<p><b>Cul-de-Sac Waiver Requested per 741-303.D</b></p>
<p>741-304-316 Additional Development Items</p>	<p><b>EVALUATION</b></p>	
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <li>Street name signs, traffic control signs, bike route signs.</li> <li>Traffic control devices for streets exceeding 900 feet in length.</li> <li>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741.305 – Numbering and naming:</i></p> <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>	<p><b>See Condition #5</b></p>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> <li>Sidewalks shall be provided along all internal and external streets.</li> </ul>	<p><b>See Condition #13</b></p>
	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <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>	<p><b>Satisfied</b></p>

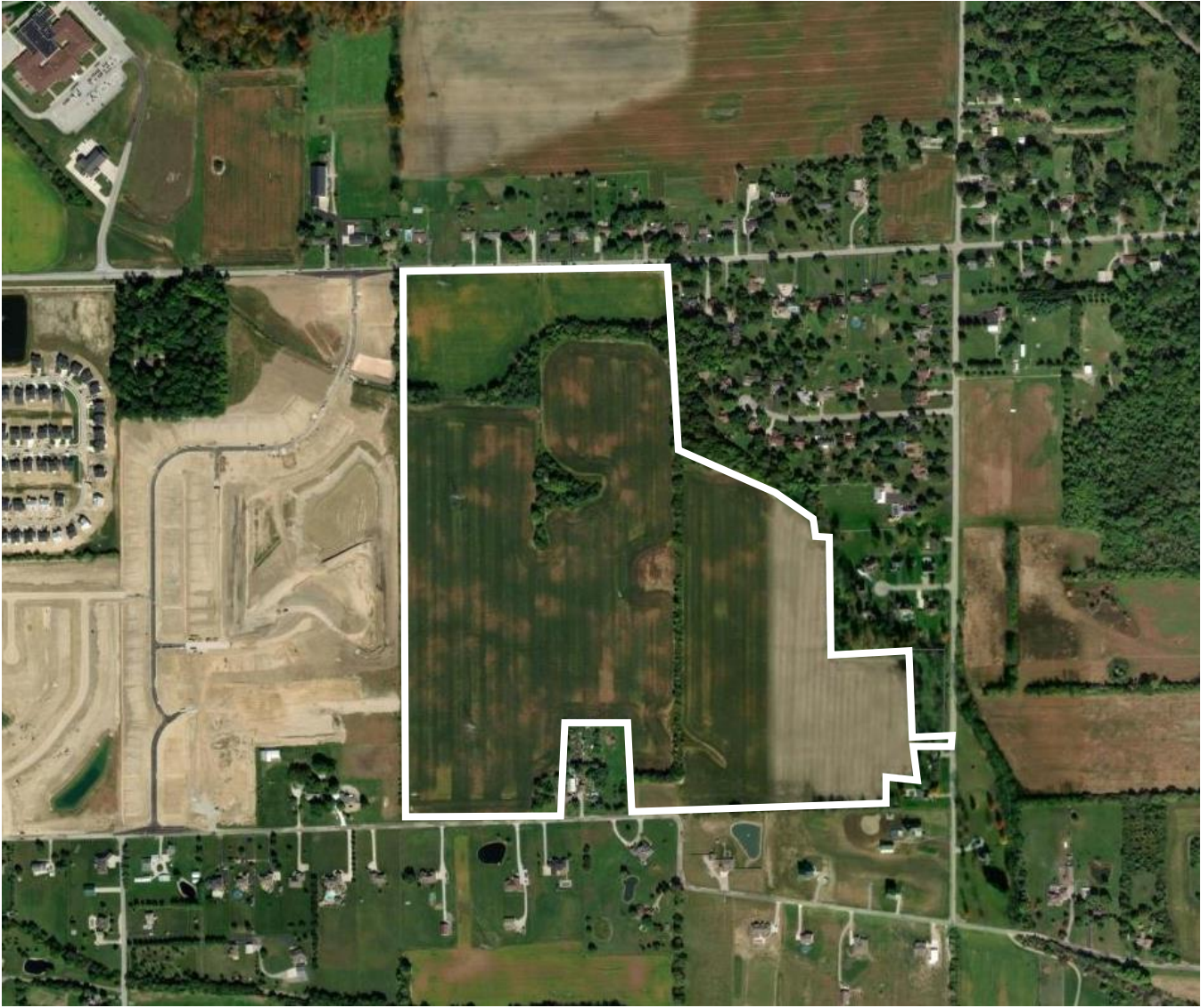


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	<p>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</p> <ul style="list-style-type: none"> <li>• Required for subdivisions with more than 20 dwelling units.</li> <li>• Access easements shall be provided to connect all common 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>	<p><b>Satisfied</b></p>
	<p>741-312 – Monuments</p> <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>	<p><b>Satisfied</b></p>
	<p>741.313 – Flood Control:</p> <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>	<p><b>Satisfied</b></p>
	<p>741.316 – Street Lighting:</p> <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>	<p><b>Satisfied</b></p>

**EXHIBITS**

**2024-PLT-057 ; Aerial Map**



(outlined plat area an approximation; see primary plat documents below)





2024-PLT-057 ; Primary Plat

# CRESCENT RIDGE PRIMARY PLAT ZONING - D4 August 2, 2024

**LOCATION MAP**

**LAND DESCRIPTION**

The land shown on this plat is a portion of the land owned by the City of Indianapolis and is being conveyed to the City of Indianapolis for use as a public park. The land is located at the intersection of Crescent Ridge Road and ...

**SECTION 11. EXHIBIT A**

**ATTESTED AND FORWARDED:**

SECTION 1: 801 LOTS  
SECTION 2: 801 LOTS  
SECTION 3: 801 LOTS  
SECTION 4: 801 LOTS

**DEVELOPER PREPARED FOR:**

INDIANAPOLIS HOUSES OF INDIANA LLC  
11233 NORTH MERIDIAN ST., SUITE 400  
INDIANAPOLIS, IN 46243  
CONTACT: TAYLOR NAVARRE  
TAYLOR.NAVARRE@INDIANAHOUSES.COM  
317-639-3200

THE INSTRUMENT PREPARED BY:  
HMC ENGINEERING  
1231 N. PENNSYLVANIA ST., SUITE 2000  
INDIANAPOLIS, IN 46204  
317-947-3868  
HMCENGINEERING.COM

**SECTION 12. SEVERANCE COVENANT**

This severance covenant is intended to ensure that the land shown on this plat is used for the purposes for which it was conveyed to the City of Indianapolis. The City of Indianapolis reserves the right to acquire the land shown on this plat for public use at any time.

**DEVELOPER PREPARED FOR:**

INDIANAPOLIS HOUSES OF INDIANA LLC  
11233 NORTH MERIDIAN ST., SUITE 400  
INDIANAPOLIS, IN 46243  
CONTACT: TAYLOR NAVARRE  
TAYLOR.NAVARRE@INDIANAHOUSES.COM  
317-639-3200

**SECTION 13. SEVERANCE COVENANT**

This severance covenant is intended to ensure that the land shown on this plat is used for the purposes for which it was conveyed to the City of Indianapolis. The City of Indianapolis reserves the right to acquire the land shown on this plat for public use at any time.

NO.	DATE	DESCRIPTION



**INDIANAPOLIS HOUSES OF INDIANA LLC**  
11233 NORTH MERIDIAN ST., SUITE 400  
INDIANAPOLIS, IN 46243  
CONTACT: TAYLOR NAVARRE  
TAYLOR.NAVARRE@INDIANAHOUSES.COM  
317-639-3200

**CRESCENT RIDGE PRIMARY PLAT  
INDIANAPOLIS, IN**

**C1.0**

PREPARED BY  
TAYLOR NAVARRE  
TAYLOR.NAVARRE@INDIANAHOUSES.COM  
317-639-3200

DATE: 8/2/2024

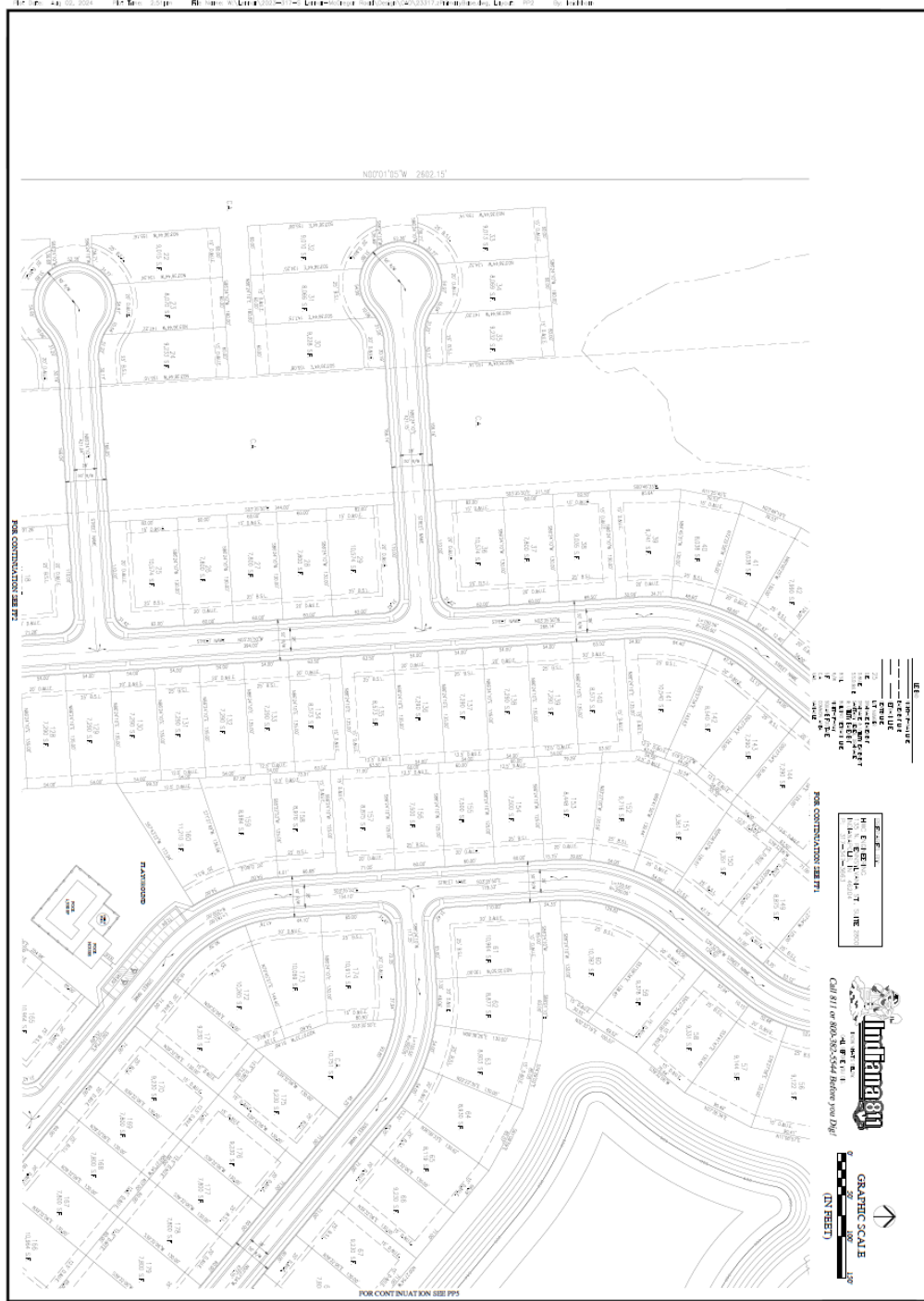
SCALE: AS SHOWN





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**2024-PLT-057 ; Primary Plat (Detail)**



**REVISIONS**

NO.	DATE	DESCRIPTION

**LEGEND**

- 1. LOT
- 2. LOT AREA
- 3. LOT AREA PER ACRE
- 4. LOT AREA PER SQUARE FOOT
- 5. LOT AREA PER SQUARE METER
- 6. LOT AREA PER SQUARE YARD
- 7. LOT AREA PER SQUARE METER
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- 99. LOT AREA PER SQUARE YARD
- 100. LOT AREA PER SQUARE METER

**GRAPHIC SCALE**  
 1" = 100'  
 (IN FEET)

**INDIANAPOLIS**  
 CITY OF INDIANAPOLIS  
 OFFICE OF THE CITY ENGINEER  
 CALL 311 or 800.363.5444 Before you Dig!

**FOR CONTINUATION SEE PP1**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**PP2**  
 PRELIMINARY

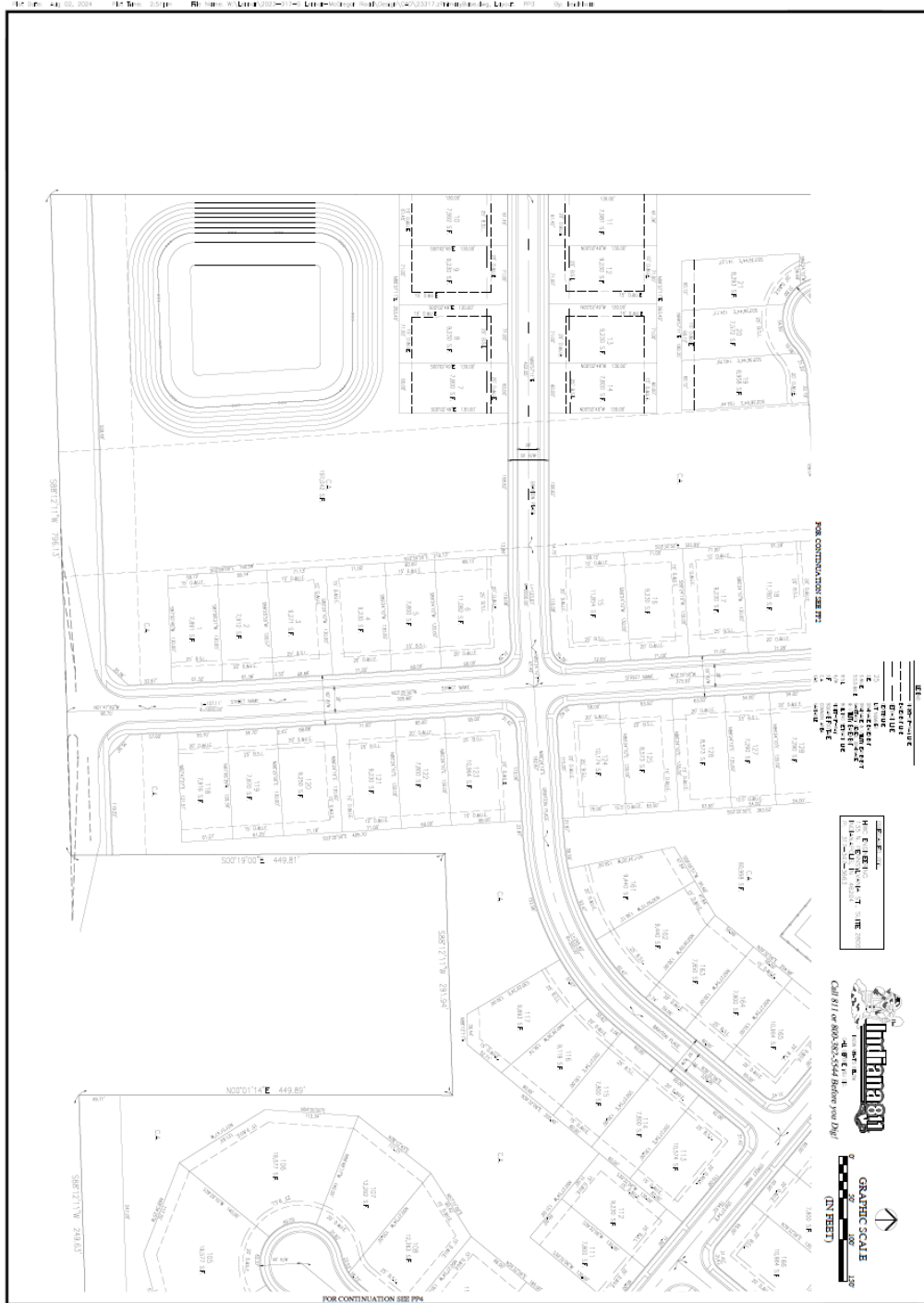
**CRESCENT RIDGE  
 INDIANAPOLIS, IN  
 PRIMARY PLAT**

**HMC ENGINEERING**  
 HMC ENGINEERING  
 1111 EAST WASHINGTON STREET  
 INDIANAPOLIS, IN 46202  
 TEL: 317.633.1111  
 WWW.HMCENGINEERING.COM



Department of Metropolitan Development  
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**2024-PLT-057 ; Primary Plat (Detail)**



**PP3**  
 PRELIMINARY  
 NOT FOR CONSTRUCTION

**CRESCENT RIDGE  
 INDIANAPOLIS, IN  
 PRIMARY PLAT**

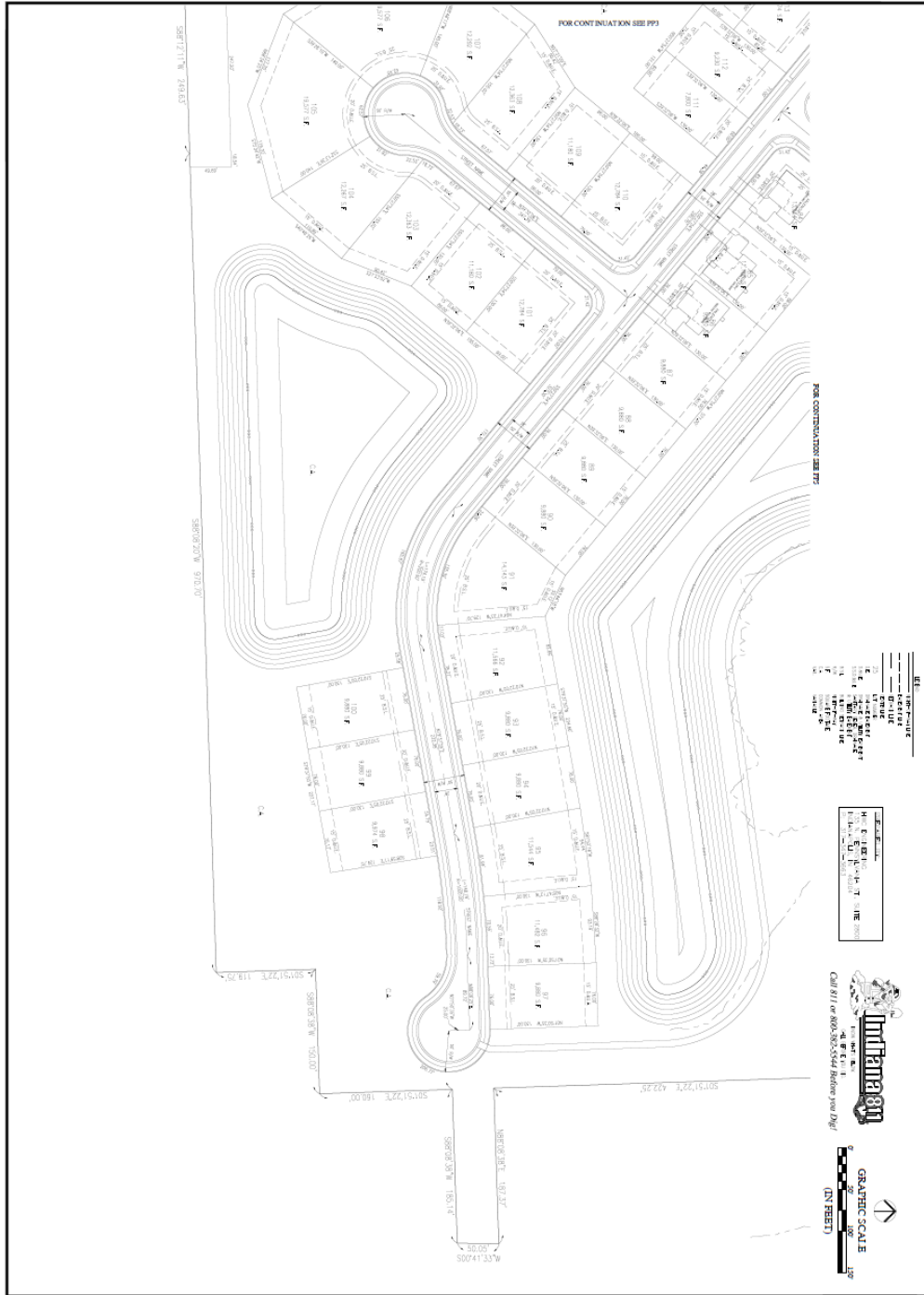


NO.	DATE	REVISIONS



Department of Metropolitan Development  
 Division of Planning  
 Current Planning

**2024-PLT-057 ; Primary Plat (Detail)**



**PP4**  
 PRELIMINARY  
 NOT FOR CONSTRUCTION

CRESCENT RIDGE  
 INDIANAPOLIS, IN  
 PRIMARY PLAT

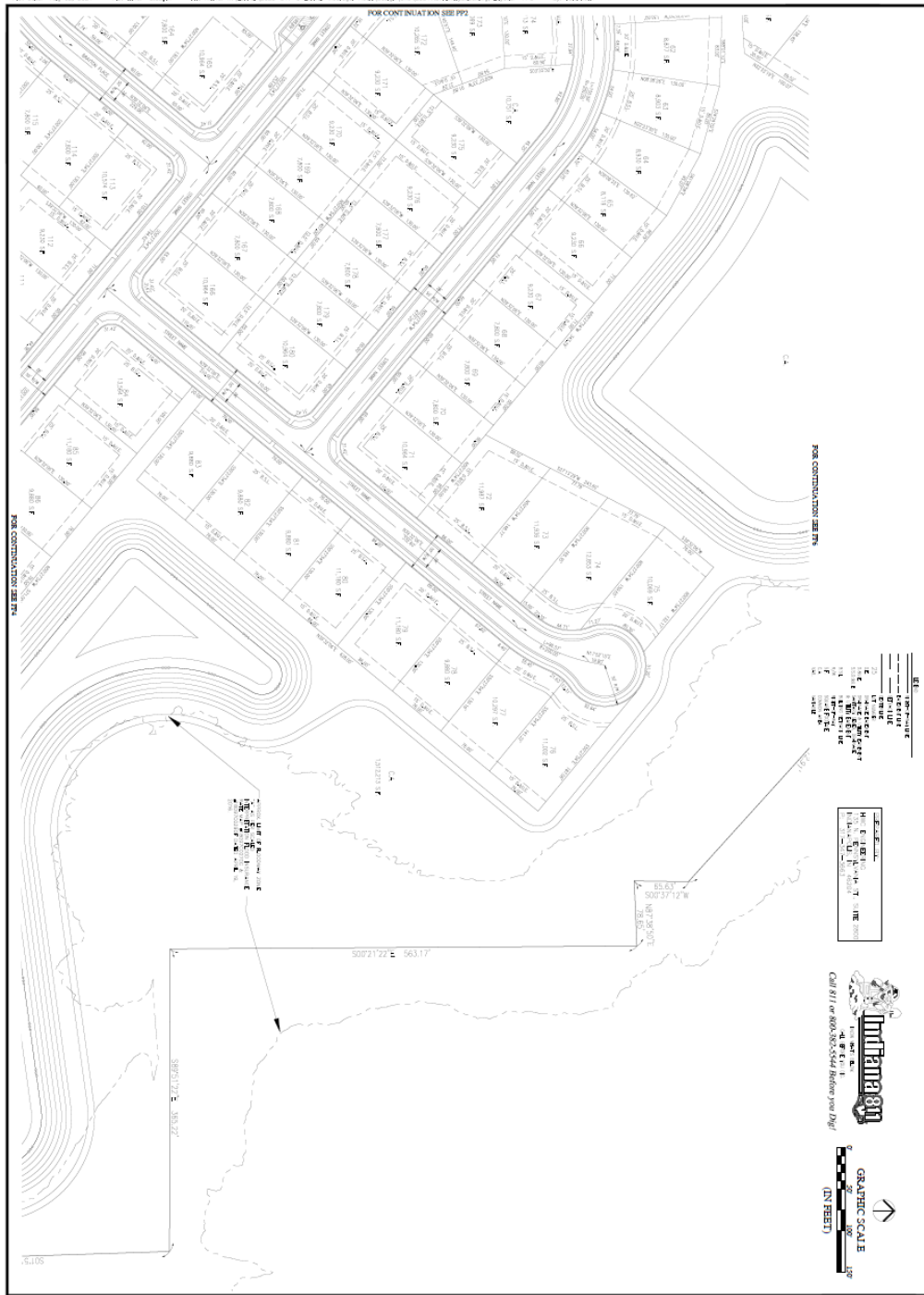


NO.	DATE	REVISIONS



Department of Metropolitan Development  
 Division of Planning  
 Current Planning

**2024-PLT-057 ; Primary Plat (Detail)**



**PP5**  
 PLANNING PLAN

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**CRESCENT RIDGE  
 INDIANAPOLIS, IN  
 PRIMARY PLAT**

**HMC**  
 ENGINEERING

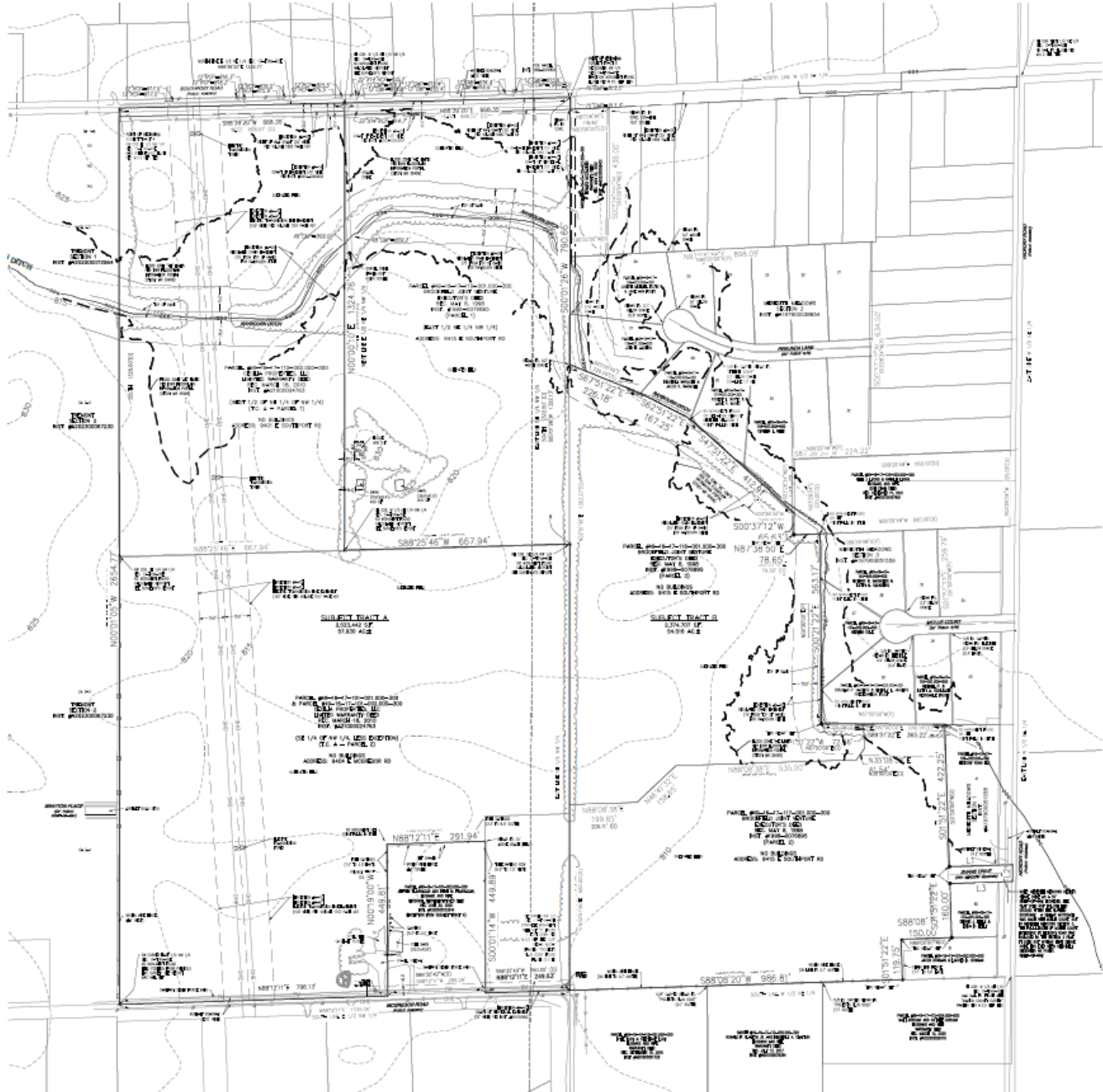
NO.	DATE	REVISIONS





Department of Metropolitan Development  
 Division of Planning  
 Current Planning

**2024-PLT-057 ; Topographic Plan**

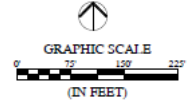
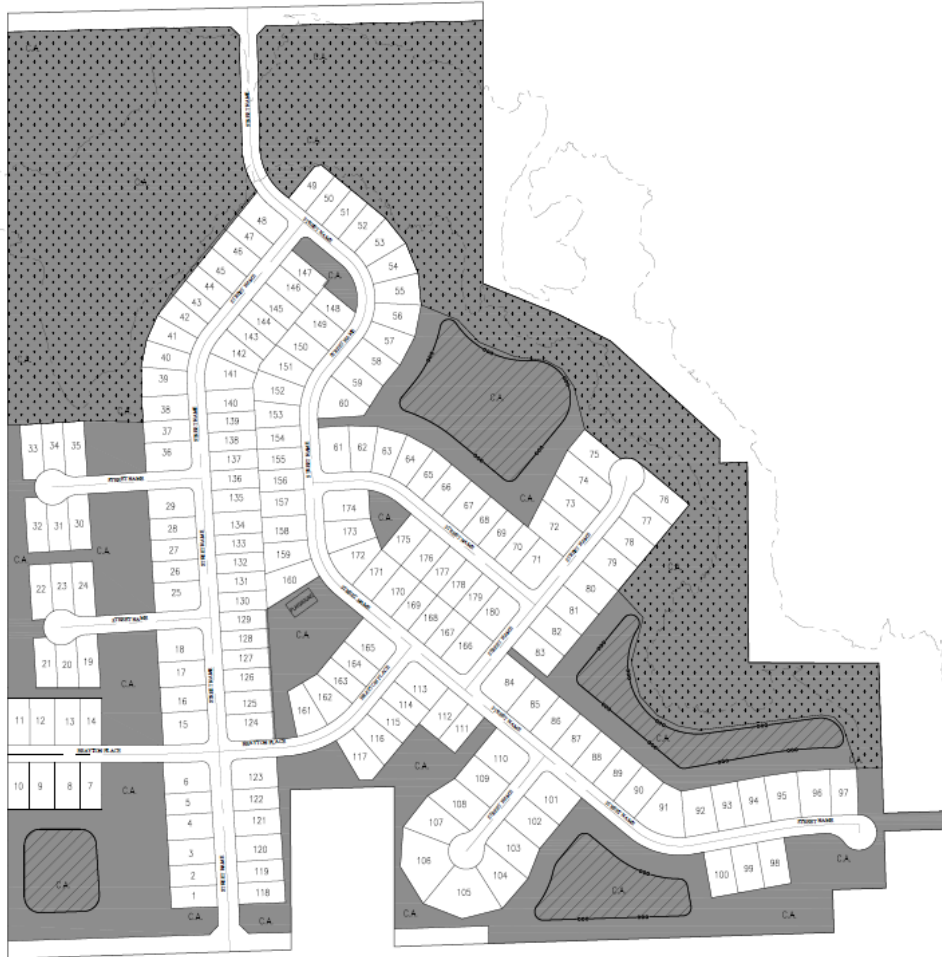






Department of Metropolitan Development  
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**2024-PLT-057 ; Natural Infrastructure Plan**

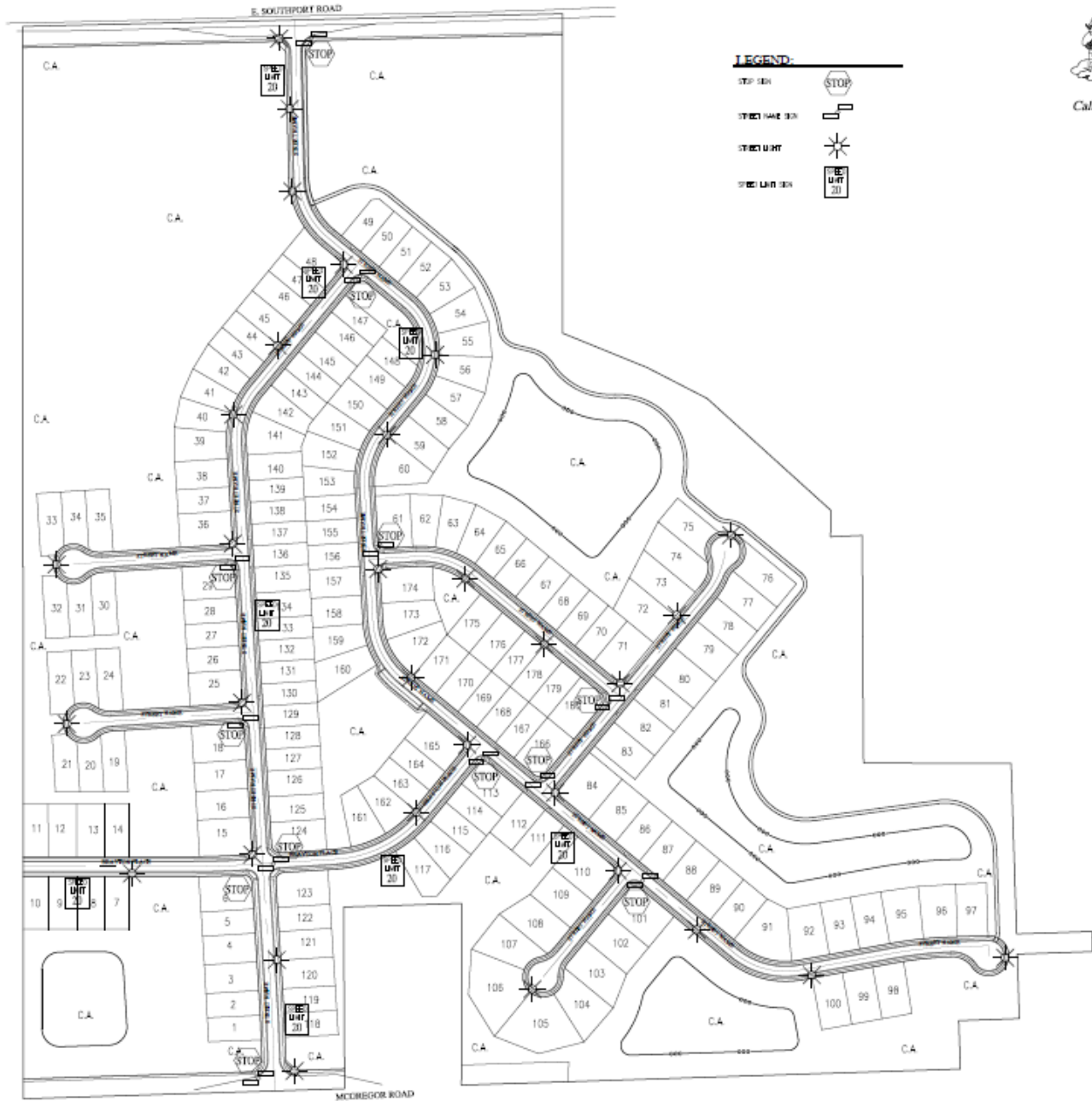


OPEN SPACE COMPONENTS (180 LOTS)	
NATURAL LANDSCAPE AREA	31.9 AC ±
ENTRANCE LANDSCAPING	150 SF MIN. ON BOTH SIDES OF BOTH ENTRANCES
PLAYGROUND	3,500 SF



Department of Metropolitan Development  
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**2024-PLT-057 ; Traffic Control Plan**





**2024-PLT-057 ; Findings of Fact (Cul-de-Sac Waiver)**

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

The zoning ordinance permits a maximum cul-de-sac length of 500 feet serving up to 20 lots. We are requesting a maximum cul-de-sac length of 980 feet serving 15 lots for the proposed street in the southeast corner of the project. The proposed configuration provides adequate access for public safety, ingress and egress.

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

The particular configuration of the property and the way in which McGregor Road jogs south of our boundary creates a long narrow area in our southeast corner that is not adjacent to a public roadway.

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

Our property only has 50 feet of frontage along Hickory Road. The proximity of homes along Hickory Road along with the nearby bridge over Raybourn Ditch make a street connection to Hickory Road unfeasible.

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

It provides the highest and best use of the property while providing adequate public safety access.

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

All other provisions of the Zoning ordinance are being met.

**2024-PLT-057 ; Photographs**



Photo 1: Subject Site Viewed from North



Photo 2: Subject Site Viewed from South

**2024-PLT-057 ; Photographs (continued)**



Photo 3: Subject Site Viewed from South (bend in McGregor)



Photo 4: Subject Site Viewed from East (Hickory ; taken June 2019)

**2024-PLT-057 ; Photographs (continued)**



Photo 5: Adjacent Property to North



Photo 6: Adjacent Property to South



**PLAT COMMITTEE** **September 11, 2024**

**Case Number:** 2024-PLT-043 (Amended)

**Property Address:** 3630 Guion Road (*Approximate Address*)

**Location:** Wayne Township, Council District #5

**Petitioner:** Guion Properties 3660, LLC, by Andrea Townsend

**Zoning:** HD-1 (FF)

**Request:** Approval of a Subdivision Plat, to be known as Guion Properties, subdividing 11.67 acres into two lots, with a waiver of the sidewalk requirement along Guion Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

**Waiver Requested:** Waiver of Sidewalks

**Current Land Use:** Vacant

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

**PETITION HISTORY**

This petition was continued from the August 14, 2024 Plat Committee hearing to the September 11, 2024 Plat Committee hearing to add a waiver of the sidewalk requirement.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 16, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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 sidewalk waiver request be denied.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned HD-1 (FF) with part being a healthplex and part being undeveloped. The proposed plat would subdivide the property into two lots to split the healthplex from the undeveloped portion of the lot. The proposed plat meets the standards of the HD-1 zoning classification.

### STREETS

Lot One would front along the bend of Guion Road and Lot Two would front along the North-South portion of Guion Road. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are required as a part of this plat. Sidewalks would be required only along the two sections of frontage of this property along Guion Road. There are currently no sidewalks along any stretch of this portion of Guion Road. Guion Road is one of the only methods to cross the interstate in this area. Staff believes sidewalks to be an important and needed addition to the area for anyone needing or wanting to cross the interstate without a vehicle. Likewise, members of DPW have indicated that, per the Indy Moves Plan of 2018, two trails are planned in the immediate vicinity, being north of the interstate along 38<sup>th</sup> Street, and a north-south trail along the railroad that abuts the subject site, which Staff sees as an additional reason for pedestrian infrastructure in the area. DPW has noted that, given the proximity of the planned trails, they would not be opposed to having the sidewalk be built as a trail and would also be open to placing the infrastructure on the north side of the Guion Road right-of-way to help with their vision.

The Findings of Fact state that the existing drainage ditch and slope along Guion would make installation of sidewalks too difficult/expensive. Staff does find there to be evidence that any added costs of sidewalk installation near a drainage ditch would outweigh the positive benefits of pedestrian connectivity recommended by comprehensive plans and required by ordinance. Staff would recommend denial of the waiver request. If the plat committee approves the waiver against staff's recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.





**GENERAL INFORMATION**

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

**EXHIBITS**

Current Aerial Image



Item 8.

Department of Metropolitan Development  
Division of Planning  
Current Planning

Preliminary Plat

**GUION PROPERTIES**

**GUION ROAD**

**2**  
19208 SF  
4.48 AC

**1**  
8610 SF  
1.96 AC

**GUION PROPERTIES 3660, LLC**  
TAMATHA CRIST  
3520 GUION ROAD  
GUION, IN 4622  
317-634-1100

**WEIHE ENGINEERS**  
Land Surveying & Civil Engineering  
Landscape Architecture  
1000 N. College Avenue  
Westfield, Indiana 46220  
317-844-6611  
3000 457-4498  
3000 457-4498  
3000 457-4498

**THE INSTRUMENT PREPARED BY: Joshua David Moser**  
10592 N. College Avenue  
Westfield, Indiana 46220  
317-844-6611  
3000 457-4498  
3000 457-4498

**THIS INSTRUMENT PREPARED FOR:**  
GUION PROPERTIES 3660, LLC  
TAMATHA CRIST  
3520 GUION ROAD  
GUION, IN 4622  
317-634-1100

**PROJECT NO. 1920272**

**SHEET 1 OF 2**

**THE HORIZONTAL AND VERTICAL LOCATIONS DATA SHOWN ON THIS SURVEY INSTRUMENT ARE BASED ON THE NAD 83 DATUM. THE HORIZONTAL COORDINATES ARE BASED ON THE NAD 83 DATUM. THE VERTICAL COORDINATES ARE BASED ON THE NAD 83 DATUM. THE HORIZONTAL COORDINATES ARE BASED ON THE NAD 83 DATUM. THE VERTICAL COORDINATES ARE BASED ON THE NAD 83 DATUM.**

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Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number 2024PLT043

**REQUESTED WAIVER:**

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

**WAIVER OF THE SUBDIVISION REGULATIONS  
FINDINGS OF FACT**

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

The granting of the waiver will not be detrimental to the public health or safety because a sidewalk along this part of Guion Road would expose pedestrians to high speed traffic coming right off the 38th St on/off ramps to I-65, interfere with existing drainage, and lead to a dead end without possible connection. Granting the waiver will be a public benefit because it will save substantial funds for the ultimate owner of the Guion Properties subdivision, The Saturday Evening Post Society, Inc. ("SEP"), a charitable foundation with deep roots in the community and a tradition of service, and allow it to focus on its mission of promoting health and fitness. The waiver will not be injurious to other property because no other adjacent property has sidewalks.

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

This area already has been developed with significant elevation change along Guion Road and existing deep drainage swales in the right-of-way along the northern boundary and existing drainage and utilities in the right-of-way along the eastern boundary. Also, this portion of Guion Road is unique in that it is very close to the 38th St on/off ramps to I-65 with high speed traffic unsafe to pedestrians. Both portions would be blocked off by a church.

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

For the northern boundary, the large ditch would have to be re-graded or piped with the sidewalk going over (a considerable expense) or a sidewalk could be put behind the ditch (which would be outside the right-of-way and very close to the Healthplex building on site). Both options along the northern boundary would dead end into wetland area and the railroad tracks, adding no connectivity. A sidewalk along the eastern boundary would also produce a hardship due to existing very wet ground, drainage swale, and utilities.

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

The Guion Properties subdivision offers many options for walking within the interior of its property, including around its open fields used for soccer and other events. SEP is working with other community leaders (Eskanazi, KIBI, Sojos Capital, and others) to create a trail to connect densely populated neighborhoods to business and retail. On a parcel to the south owned by a related entity also fully owned by SEP, SEP would develop a wooded trail that would connect to this larger trail system, which can be paid for by the costs SEP saves from this waiver. Members of the public, including those living in an apartment complex to the east, access the property via the east entrances, which are not busy.

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

The only relief requested is for waiver of sidewalks as required by the Subdivision Control Ordinance including that required by Sec. 741-306.

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

**DECISION**

IT IS THEREFORE the decision of this body that this WAIVER of the Subdivision Regulations be granted, 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



Looking southeast along the bend of Guion Road towards the subject site



Looking northwest along the bend of Guion Road away from the subject site



Looking west along the bend of Guion Road



Looking north towards the bend of Guion Road





Looking east away from the bend of Guion Road with the subject site on the right



Looking along the bend of Guion Road towards 38<sup>th</sup> Street and the interstate



Looking south along the North-South portion of Guion Road



Looking north along the North-South portion of Guion Road