



## Metropolitan Development Commission Plat Committee (March 8, 2023) Meeting Agenda

### Meeting Details

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

**Date:** Wednesday, March 08, 2023

**Time:** 1:00 PM

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

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

### Business:

#### Adoption of Meeting Minutes:

#### Special Requests

#### PETITIONS REQUESTING TO BE CONTINUED:

#### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

- 1. 2023-PLT-001 | 210 North Beville Avenue**  
Center Township, CD# 17

Approval of a Subdivision Plat to be known as Beville Greens, subdividing 0.22-acre into six lots.

- 2. 2023-PLT-002 | 6045 Hickory Road**  
Franklin Township, CD #25

Approval of a Subdivision Plat to be known as Hickory Run, Section Three, dividing 34.374 acres into 60 single-family detached lots.

- 3. 2023-PLT-004 | 3898 Senour Road**  
Franklin Township, CD #25

Approval of a Subdivision Plat to be known as Ross Acres, dividing 8.995 acres into two lots.

- 4. 2023-PLT-005 | 7610 West County Line Road**  
Decatur Township, CD 20

Approval of a Subdivision Plat, to be known as Parks at Decatur, Section 2A, dividing 24.571 acres into 86 lots.

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

## PETITIONS FOR PUBLIC HEARING (New Petitions):

**5. 2023-PLT-007 | 2435 North Sherman Drive**  
Center Township, CD #17

Approval of a Subdivision Plat to be known as Amirah's Corner Subdivision, dividing 5.17 acres into two lots.

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



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

March 8, 2023

**Case Number:** 2023-PLT-001  
**Property Address:** 210 and 214 North Beville Avenue (*Approximate Address*)  
**Location:** Center Township, Council District # 17  
**Petitioner:** Beville Greens, LLC, by Brian Burtch  
**Zoning:** D-P  
**Request:** Approval of a Subdivision Plat, to be known as Beville Greens, subdividing 0.22-acre into six lots.  
**Waiver Requested:** None  
**Current Land Use:** Single-Family Dwelling  
**Staff Reviewer:** Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 27, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-P per 2019-ZON-041. This proposed plat would divide this property into six lots, plus a common area. Each lot would contain 1,026 square feet. The site has been developed with two single-family dwellings, which will be Lots Three and Six. Four additional dwellings are proposed on this Lots One, Two, Four, and Five. The proposed plat meets the standards of the D-P zoning classification.

### STREETS

Lots Three and Six would front on Beville Avenue. All lots are accessible from the common area 16 feet wide from the Beville Avenue frontage to the end of Lots One and Four, and the width of the alley frontage at the rear of the site, 23 feet deep. No new streets are proposed.

### SIDEWALKS

Sidewalks are existing in the right-of-way on Beville Avenue. Internal sidewalks will be installed in the common areas.

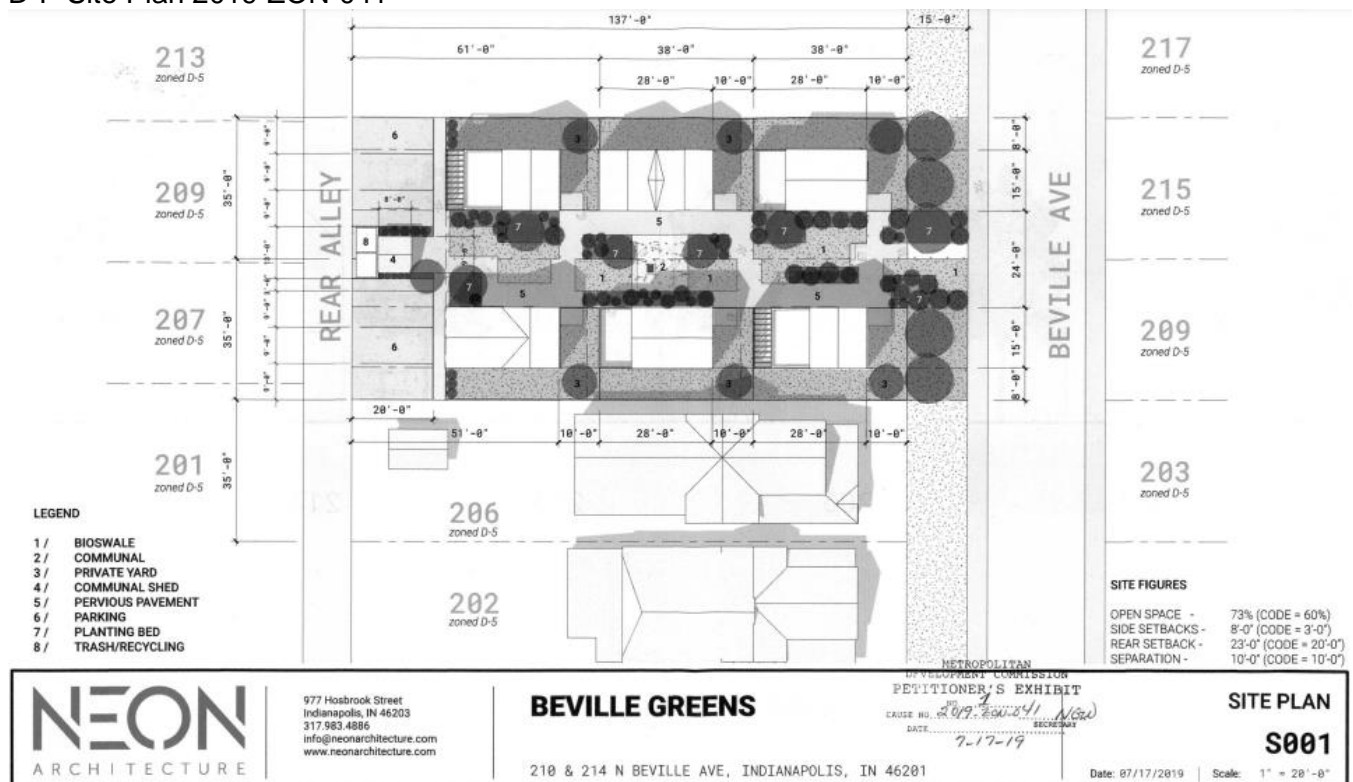
## GENERAL INFORMATION

<b>Existing Zoning</b>	D-P	
<b>Existing Land Use</b>	Single-family dwellings	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-5	Undeveloped
South:	D-5	Single-Family residential
East:	D-5	Two-Family residential
West:	D-5	Single-Family residential
<b>Thoroughfare Plan</b>		
Beville Avenue	Local Street	60-feet existing and proposed
<b>Petition Submittal Date</b>	January 9, 2023	

## EXHIBITS

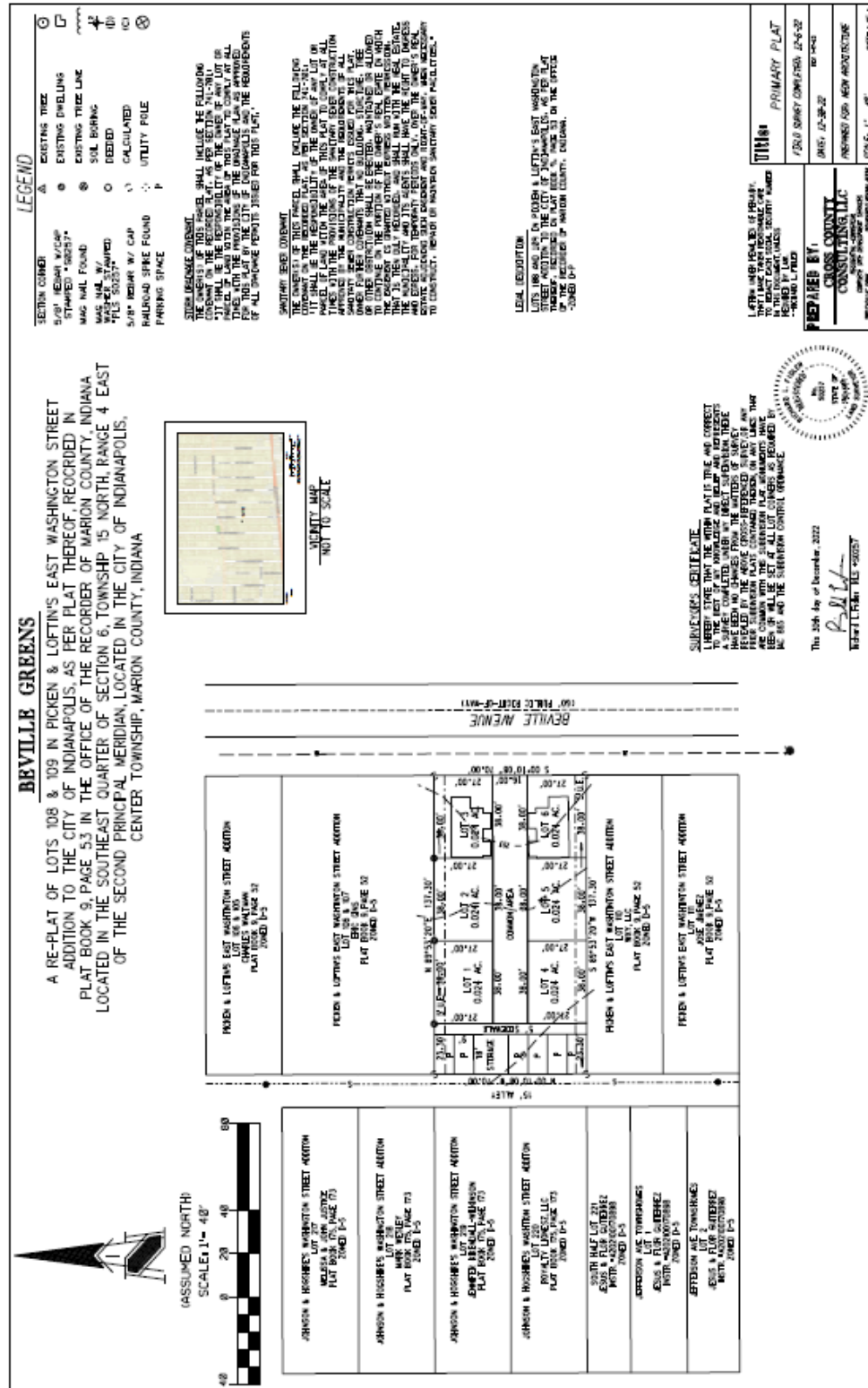


D-P Site Plan 2019-ZON-041





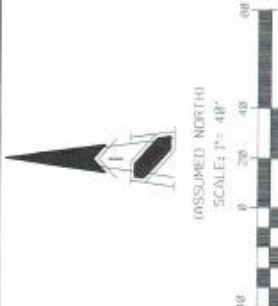
## Primary Plat



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

## BEVILLE GREENS

A RE-PLAT OF LOTS 108 & 109 IN PICKEN & LOFTIN'S EAST WASHINGTON STREET ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN **BOOK 9, PAGE 53 IN THE** OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, LATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF INDIANAPOLIS, CENTER TOWNSHIP, MARION COUNTY, INDIANA

[illegible][illegible]

THE OWNER(S) OF THIS PARCEL SHALL INCLUDE THE FOLLOWING STATEMENT ON THE RECORDED PLAT, AS PER SECTION 741-281:

[illegible]

LEGAL DESCRIPTION  
LOT 186 AND 187 IN PICKER & LOTZIN'S EAST WASHINGTON  
STREET ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT  
THE MAP OF, RECORDED IN PLAT BOOK 7, PAGE 50 IN THE OFFICE  
OF THE RECORDER OF MARTIN COUNTY, INDIANA.

ADDRESSES  
THE LOTS AND BLOCKS DEPICTED HEREON ARE ADDRESSED AS FOLLOWS:  
208, 214

THIS SUBDIVISION CONSISTS OF 6 LOTS NUMBERED 1 THRU 6, INCLUDING, AND 1 COMMON AREA. THE LOCATIONS AND DIMENSIONS OF THE LOTS, COMMON AREA, STREETS AND EASEMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

**SURVEYOR'S CERTIFICATE**

I, THE UNDERSIGNED, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE LOCAL PLATTING ORDINANCE AND REPRESENTS A PORTION OF THE REAL ESTATE AS THE COLONNETS WERE DETERMINED BY A MEASUREMENT SURVEY PREPARED BY BOUNDARY PLOTS DATED

This 36th day of December, 2022

*Richard L. Elder*

Richard L. Elder, RLS #50753

OWNER'S CERTIFICATE OF PLATTING  
STATEMENT OF INTENTION AND DECLARATION OF CONFORMITY  
THE UNDERSIGNED, STANLEY P. WATSON, THE OWNER OF RECORD OF THE REAL  
PROPERTY AND RECORD, DOES HEREBY CERTIFY THAT IT WAS LAID OUT  
PLATTED AND RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF  
REAL ESTATE AS SHOWN HEREIN IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION CONSISTS OF 6 LOTS NUMBERED 1 THRU 6 AND SHALL BE  
KNOWN AS THE WATSON ADDITION TO THE CITY OF INDIANAPOLIS,  
MARION COUNTY, INDIANA.  
THE SIZE OF THE LOTS ARE SHOWN IN FEET AND DECIMAL FEET.

IN TESTIMONY, WHEREOF, WITNESS THE SIGNATURE  
THIS 27<sup>th</sup> DAY OF September, 2002

OWNER - DEWILLE GARDENS, LLC  
OWNER REPRESENTATIVE SIGNATURE

TITLE: DINGS  
PRINTED NAME: STEVEN BURTON  
MARK A. TINSLEY JR  
Notary Public  
SEAL

STATE OF INDIANA	1	55	State of Indiana
COUNTY OF	2		My Commission Expires 11/26/2014

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Debra D. Davis, A DAUGHTER OF Debra D. Davis, AUTHORIZED REPRESENTATIVE OF BEVILLE GREENS, LLC AND HERETOBY

THE EXECUTION OF THIS INSTRUMENT AS A VOLUNTARY ACT AND DEED  
AND AFFIRMED AFORESAID SIGNATURE THEREOF,

WITNESSES MY HAND AND SEAL OF OFFICE THIS 27<sup>th</sup> DAY OF JANUARY 1900

PROPERTY PUBLIC  
PRINTED NAME Walter J. Brown

ITY COMMISSION CAPTIVES, 13/14/2014

PRICE

THE PURPOSE OF THIS PLAN IS TO CREATE BETTLE CREEK, AN ADDITION TO THE CITY OF INDIANAPOLIS, MADISON COUNTY, INDIANA, HEREIN'S SUBDIVISION IS TO BE DIVIDED INTO 6 LOTS AS Laid OUT HEREIN.

SALE PRICE: \$1,250,000  
 1000 S. SUBMITT FARM ESTATE IS ZONED D P PER THE COMPREHENSIVE ZONING MAPS  
 OF WASHINGTON COUNTY. (1401006,  
 1401007) (01/2019, 2019-0-04)

L. AUSTON, J. BUCKLE, D. G. GIBSON AND M. J. HARRIS

**Title**  
I HAVE TAKEN REASONABLE CARE  
TO REPEAT EACH SOCIAL SECURITY NUMBER  
IN THIS DOCUMENT, UNLESS  
REQUIRED BY LAW.

PREPARED BY:	DATE: 07-26-99
REVIEWED BY:	DATE: 08-10-99
FBI LABORATORY CONFIDENTIAL - L.A. 442	

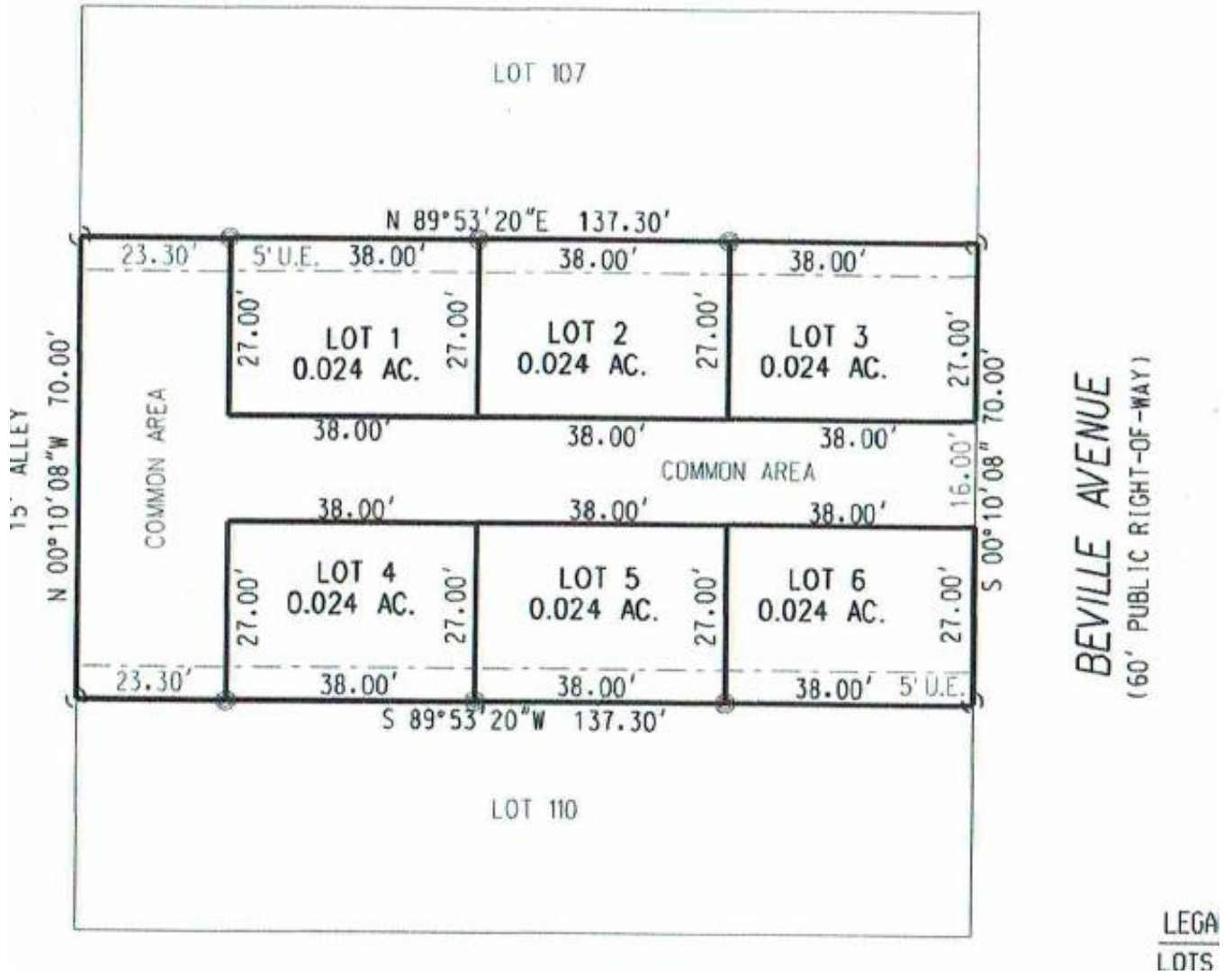
CROSS COUNTRY  
CONSULTING, LLC  
10000 W. 10TH AVE. SUITE 100  
DENVER, CO 80202  
303.755.8800  
WWW.CROSSCOUNTRYCONSULTING.COM

RESEARCH UNIT	RESEARCHER'S NAME	$\Delta C_p (J K^{-1} mol^{-1})$	$SD(1) \times 10^3$
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Plat Detail





## PHOTOS



Subject site viewed from Beville Avenue, looking west. Proposed Lots Three and Six



Subject site viewed from alley, looking east.



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## PLAT COMMITTEE

**March 8, 2023**

**Case Number:** 2023-PLT-002  
**Property Address:** 6045 Hickory Road (*Approximate Address*)  
**Location:** Franklin Township, Council District #25  
**Petitioner:** M/I Homes of Indiana, L.P. by Joseph P. Heck  
**Zoning:** D-4 (FF)  
**Request:** Approval of a Subdivision Plat, to be known as Hickory Run, Section Three, dividing 34.374 acres into 60 single-family detached lots.  
**Waivers Requested:** None  
**Current Land Use:** Undeveloped  
**Staff Reviewer:** Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 24, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
13. That a site plan including a concrete sidewalk along the entire frontage on Edgewood Avenue and Hickory Road in compliance with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-4 and is undeveloped. It was rezoned to the D-4 classification in 2021 (2021-ZON-008) to provide for the proposed single-family residential development. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

### STREETS

The plat would provide for four new streets: three local streets and one cul-de-sac. Persimmon Street is the main access to Hickory Road.

### SIDEWALKS

Sidewalks are required along Edgewood Avenue, Hickory Road, and all proposed interior streets.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-A	Single-Family Residential
South:	D-A / D-4	Residential / Agricultural
East:	D-4	Residential / Agricultural
West:	D-A / D-P	Single-Family Residential
<b>Thoroughfare Plan</b>		
Edgewood Avenue	Secondary Arterial	45-feet existing and 90-feet proposed
Hickory Road	Primary Collector	58-foot existing and 80-feet proposed
<b>Petition Submittal Date</b>	February 28, 2022	



## SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

	<p><i>741.201.A-C – Primary Plat Requirements:</i></p> <ul style="list-style-type: none"> <li><i>Plat name, Legal Description, Surveyor Seal, Scale.</i></li> <li><i>Boundary Lines, Existing Street Names and dimensions.</i></li> <li><i>Layout of Proposed Streets – names, widths, classifications.</i></li> <li><i>Layout of all easements and purpose thereof.</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> <li><i>Area Map.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-203.D – Traffic Control Plan</i></p> <ul style="list-style-type: none"> <li><i>Traffic control street signs and devices.</i></li> <li><i>Traffic calming devices.</i></li> <li><i>Bicycle facilities.</i></li> <li><i>Sidewalks and pedestrian facilities.</i></li> <li><i>Transit facilities, such as bus stops pads or shelter.</i></li> <li><i>Street lighting.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</i></p> <ul style="list-style-type: none"> <li><i>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</i></li> <li><i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i></li> <li><i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-205 – Waivers</i></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>	<p><b>None Requested</b></p>

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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>• 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>Satisfied</b>

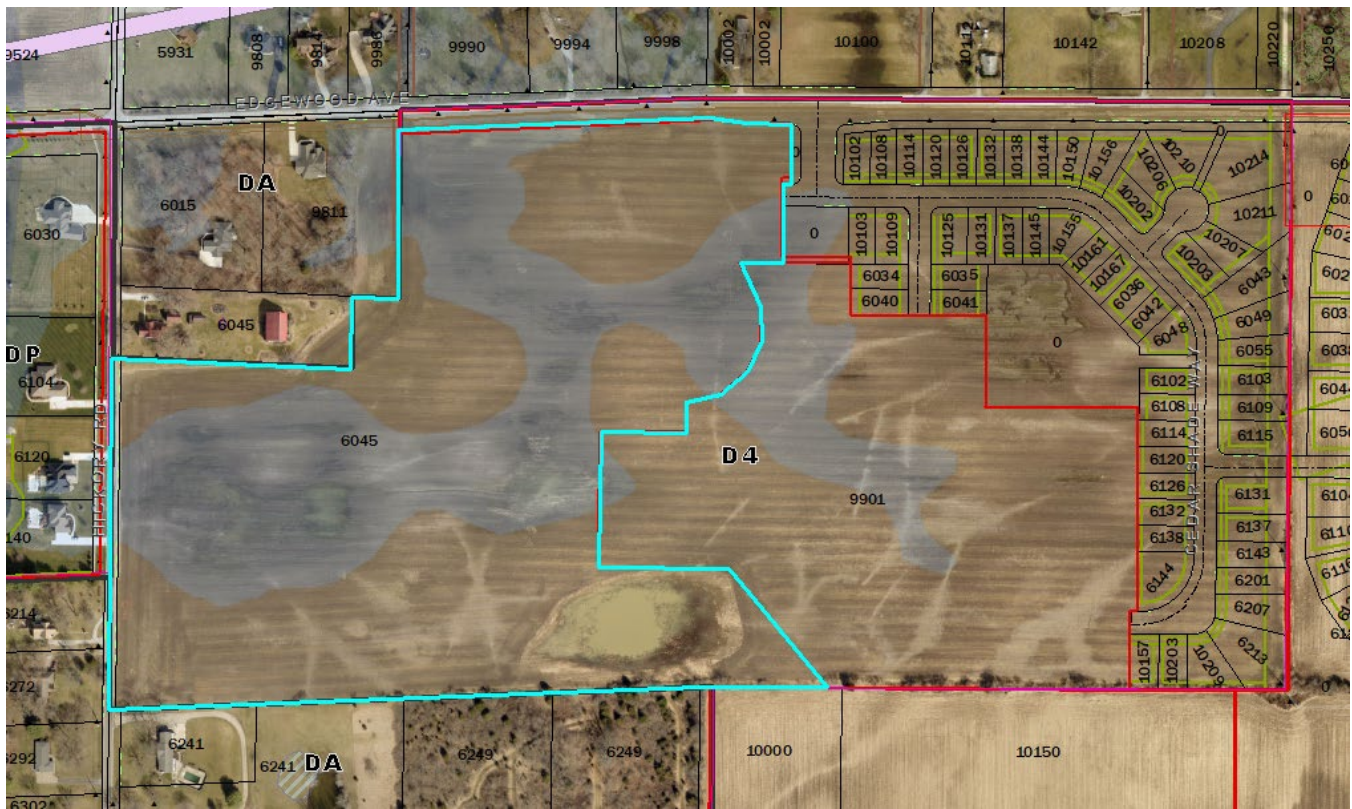


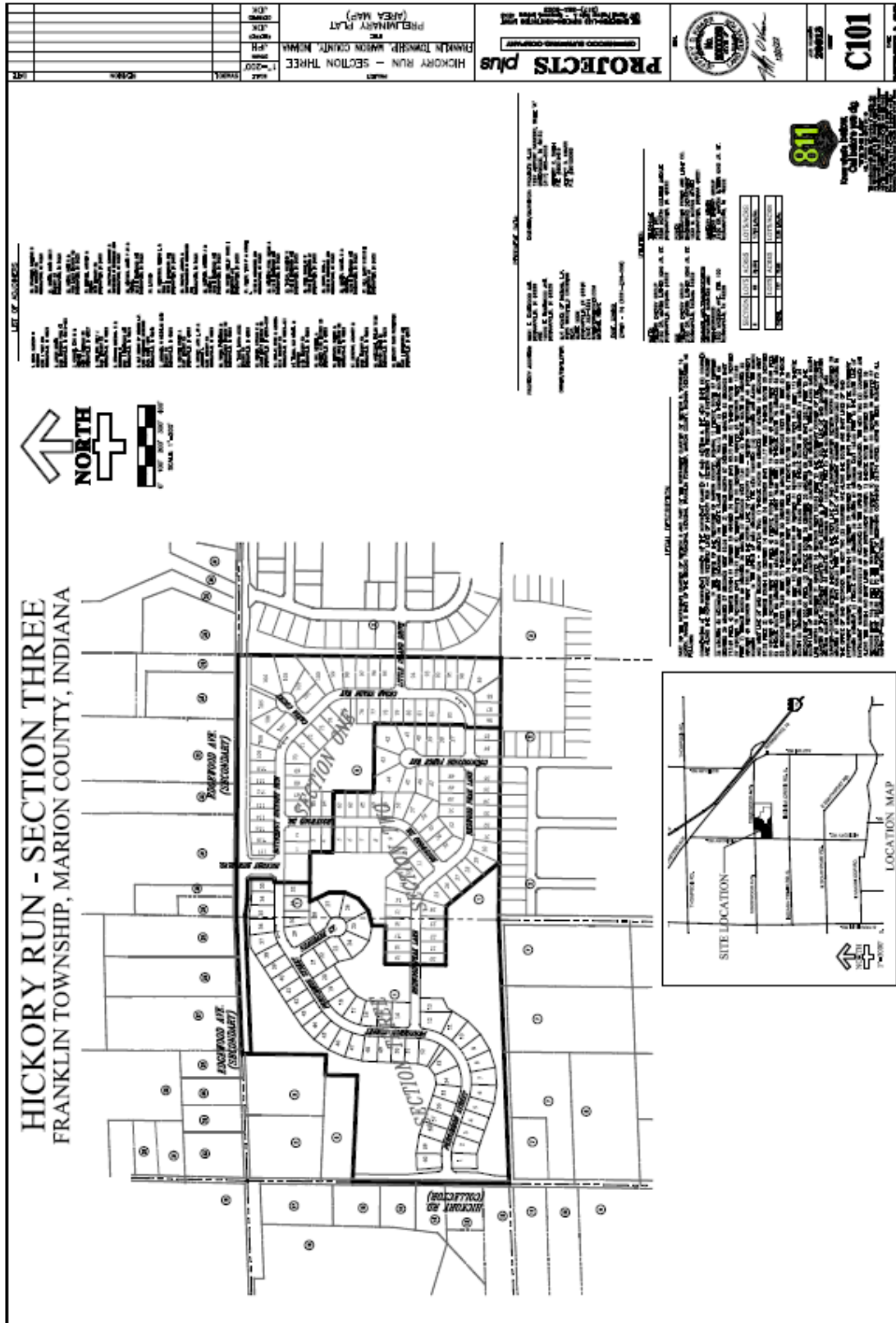
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741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – 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>	<b>Satisfied</b>
	<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>	<b>Satisfied</b>
	<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>	<b>Satisfied</b>
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>	<b>Satisfied</b>

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**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>	Street numbering not submitted
741.306 – Sidewalks:	<ul style="list-style-type: none"> <li>Sidewalks shall be provided along all internal and external streets.</li> </ul>	Satisfied
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>	Satisfied
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>	Satisfied
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>	Satisfied
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>	Satisfied
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>	Not Satisfied- See Commitment #12

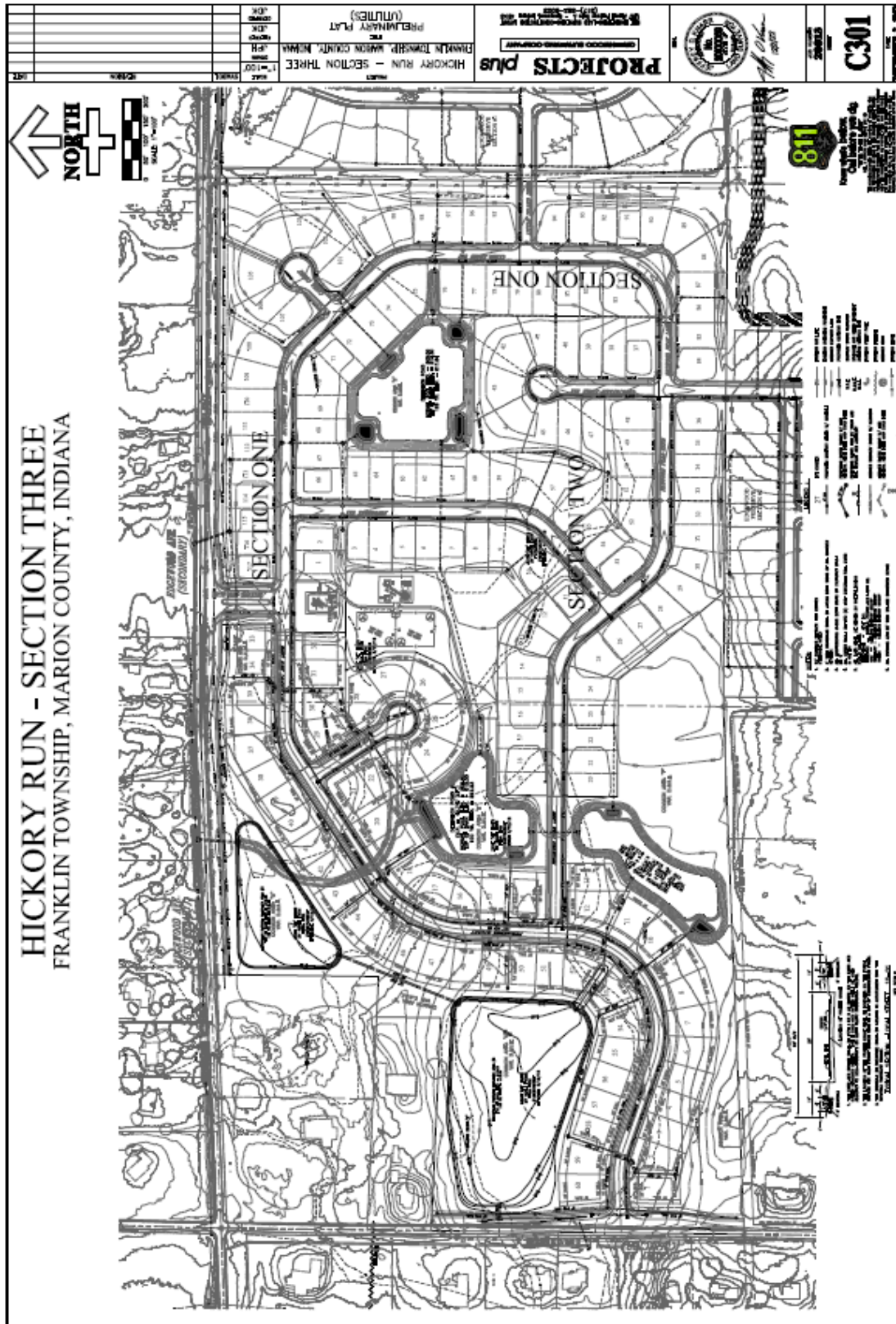


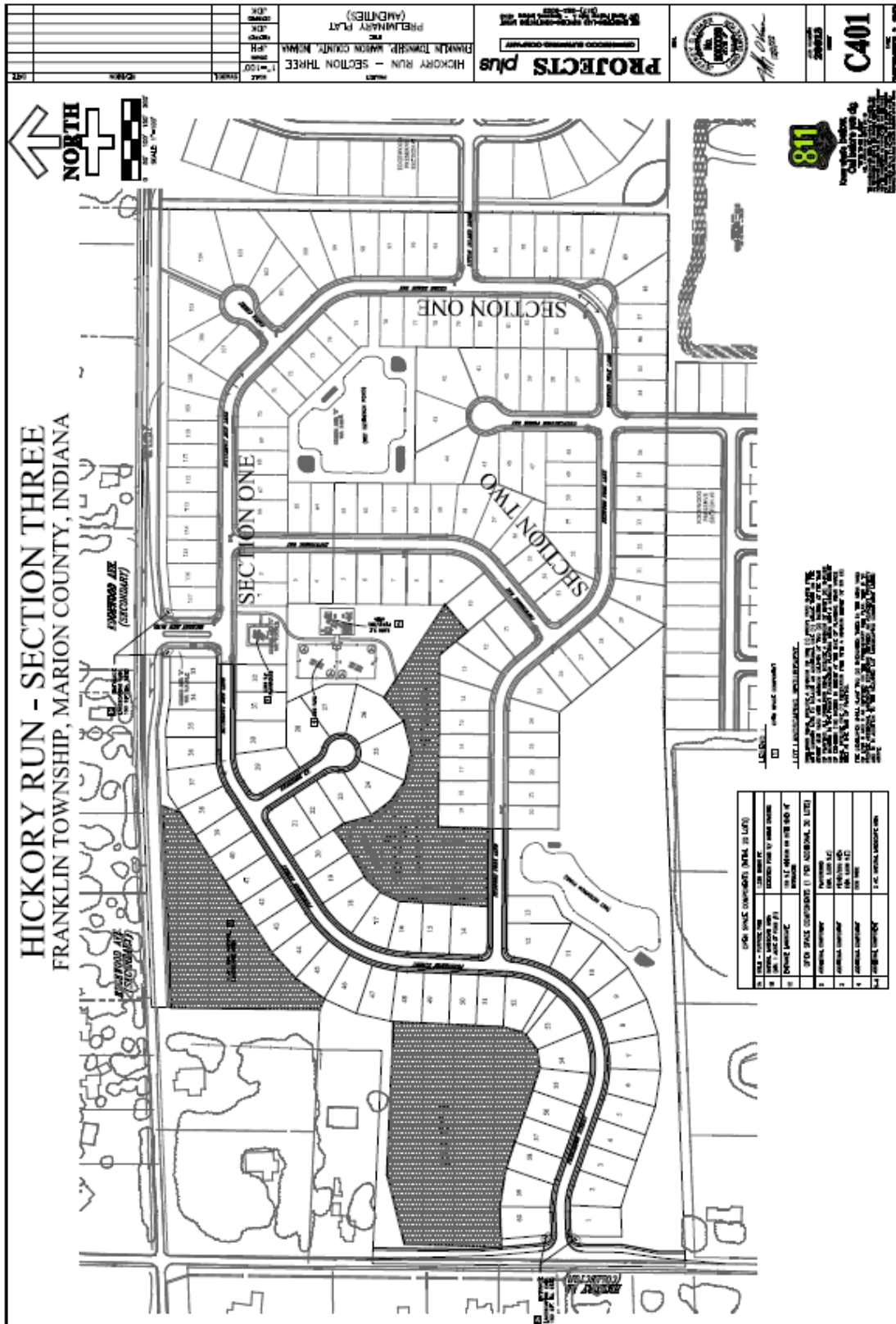


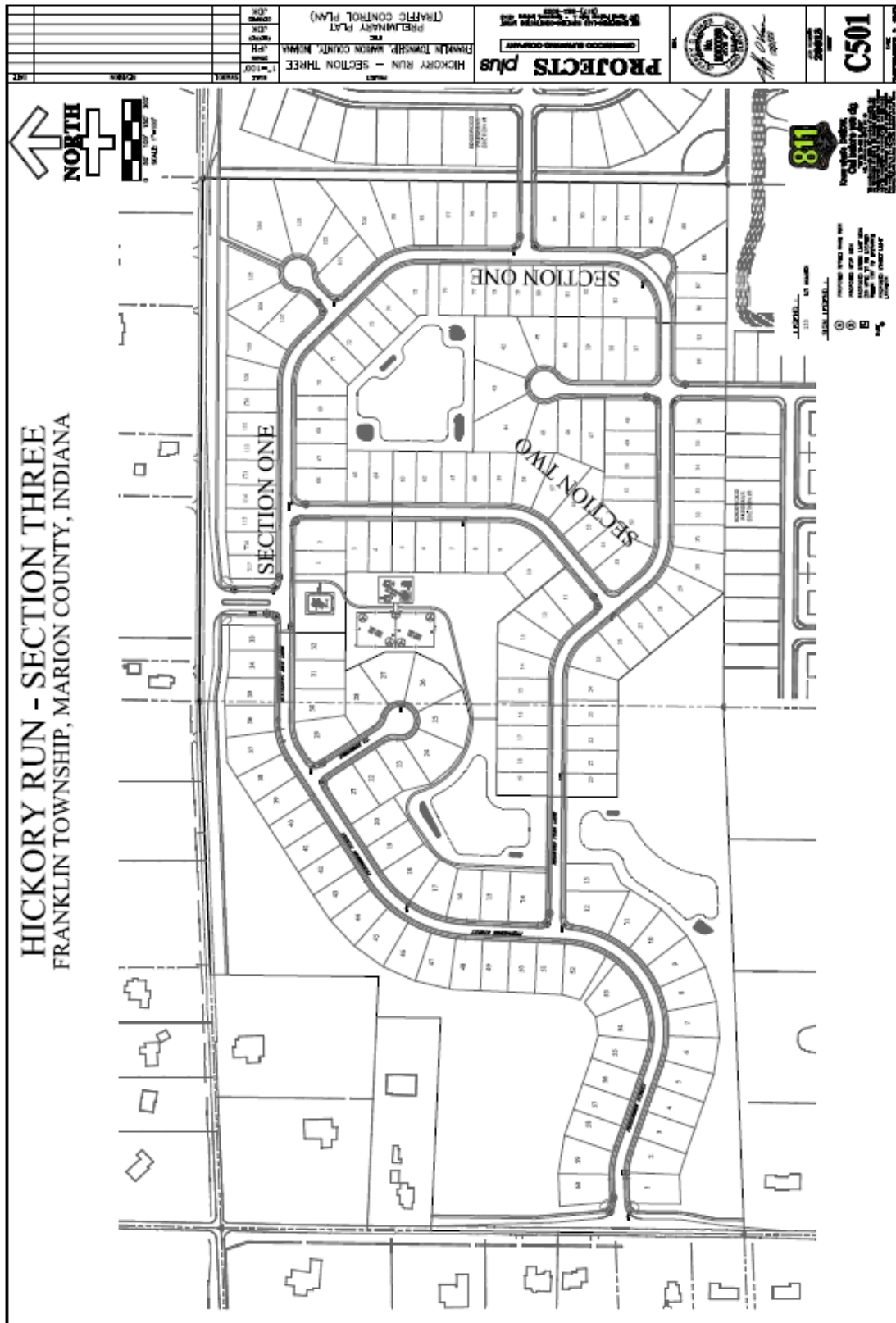














PHOTOS



Subject site, Hickory Road frontage, looking east



Subject site Edgewood Avenue frontage, looking south





Subject site Edgewood Avenue frontage, looking south



East of site, looking southwest





Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

March 8, 2023

<b>Case Number:</b>	2023-PLT-004
<b>Property Address:</b>	3898 Senour Road ( <i>Approximate Address</i> )
<b>Location:</b>	Franklin Township, Council District # 25
<b>Petitioner:</b>	Bob Ross by Leigh Anne Ferrell
<b>Zoning:</b>	D-A
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Ross Acres, dividing 8.995 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Single-Family Dwelling
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 30, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-A and developed with a single-family dwelling. This proposed plat would divide this property into two lots—Lots One and Two. This property was granted a variance of development standards, 2021-DV3-060, by the Board of Zoning Appeals to provide for a lot area of 0.88-acre (Lot Two), and deficient lot widths and frontages of 50 feet (Lot One) and 129.5 feet (Lot Two). Lot Two would contain the existing dwelling and Lot One would be available for a future residential development. The proposed plat generally meets the standards of the D-A zoning classification and the variance of development standards.

### STREETS

Lots One and Two would front on Senour Road. No new streets are proposed.

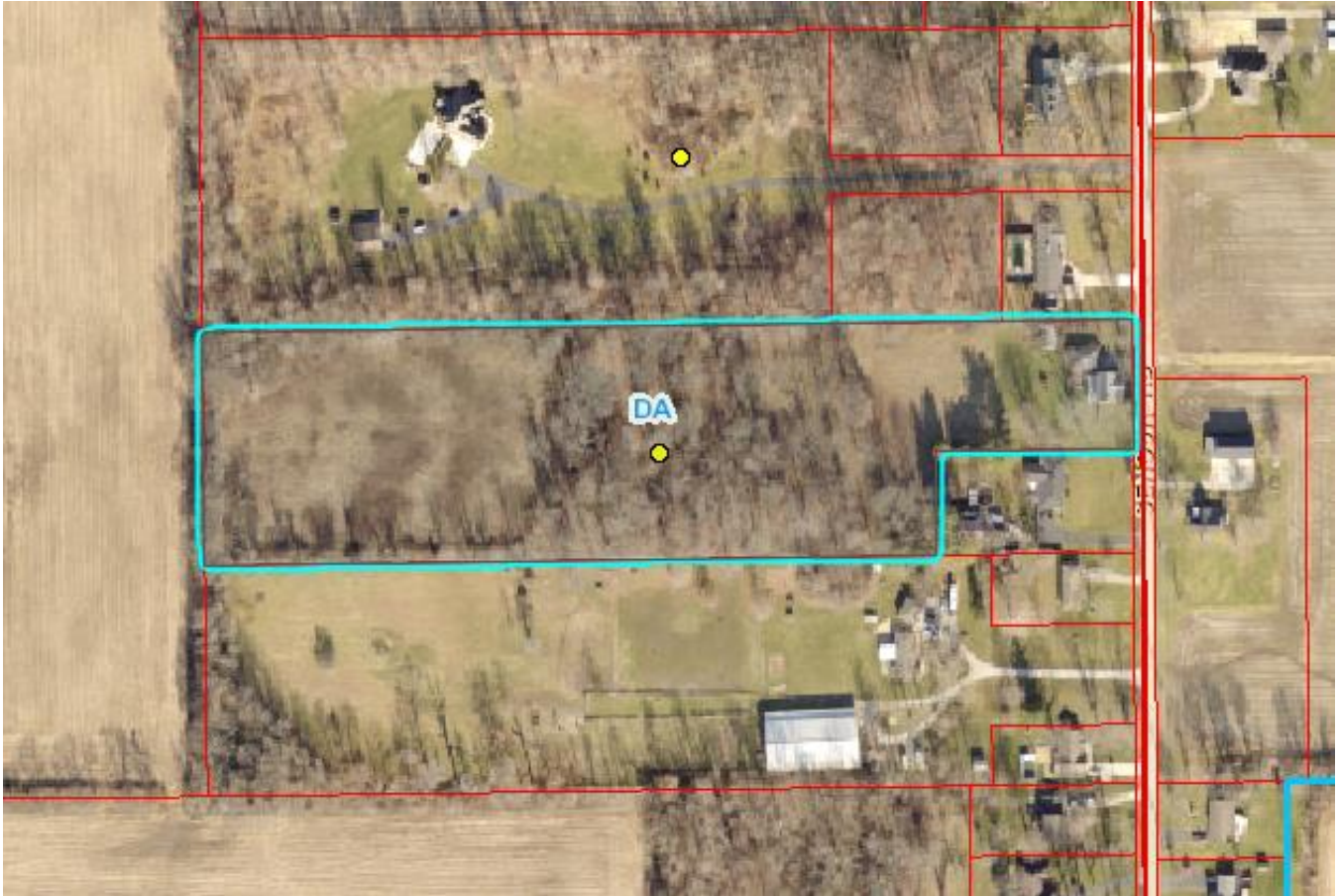
### SIDEWALKS

Sidewalks not required for minor plats

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-A	
<b>Existing Land Use</b>	Single-family dwelling	
<b>Comprehensive Plan</b>	Rural or Estate Neighborhood / Agricultural Preservation	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-A	Single-Family Residential
South:	D-A	Single-Family Residential
East:	D-A	Single-Family Residential / Agriculture
West:	D-A	Undeveloped / Agriculture
<b>Thoroughfare Plan</b>		
Senour Road	Primary Arterial	30-feet existing and 80-feet proposed
<b>Petition Submittal Date</b>	January 26, 2023	

EXHIBITS







## PHOTOS



Subject site entire frontage viewed from Senour Road



Subject site proposed Lot Two





Subject Site proposed Lot One Frontage



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## PLAT COMMITTEE

**March 8, 2023**

<b>Case Number:</b>	2023-PLT-005
<b>Property Address:</b>	7610 West County Line Road ( <i>Approximate Address</i> )
<b>Location:</b>	Decatur Township, Council District #20
<b>Petitioner:</b>	D. R. Horton – Indiana, LLC, by Keith R. Gilson
<b>Zoning:</b>	D-P
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Parks at Decatur, Section 2A, dividing 24.571 acres into 86 lots.
<b>Waivers Requested:</b>	None
<b>Current Land Use:</b>	Undeveloped / Agriculture
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 26, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-P and is developed with an agricultural structure. It was rezoned to the D-P classification in 2021 (2021-ZON-048) to provide for the proposed single-family and two-family residential development. The primary plat was approved via 2021-PLT-076. The proposed plat generally meets the standards of the subdivision regulations and DP statement.

### STREETS

The plat would provide for four new streets, including one cul-de-sac street, a stub street on the west, and an access drive to the north.

### SIDEWALKS

Sidewalks are required along County Line Road, Ralston Road, Paddock Road, and all proposed interior streets.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-P	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Agricultural Preservation	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-A	Agriculture
South:	N/A	Single-Family residential
East:	D-A	Single-Family residential
West:	D-A	Agriculture / Single-Family residential
<b>Thoroughfare Plan</b>		
County Line Road	Primary Collector	30-foot existing and 80-foot proposed
Paddock Road	Primary Collector	25-foot existing and 80-foot proposed
Ralston Road	Primary Collector	32-foot existing and 80-foot proposed
<b>Petition Submittal Date</b>	January 26, 2023	



## SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	<p><b>741.201.A-C – Primary Plat Requirements:</b></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>
	<p><b>741-203.D – Traffic Control Plan</b></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>	<b>Satisfied</b>
	<p><b>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</b></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>	<b>Satisfied</b>
	<p><b>741-205 – Waivers</b></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>	<b>None</b>
741-300 Design and Installation Standards	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.	EVALUATION

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	<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>	<b>Satisfied</b>
	<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>	<b>Satisfied</b>
	<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>	<b>Satisfied</b>
<b>741-303 Streets and Connectivity</b>	<b>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.</b>	<b>EVALUATION</b>
	<p><b>741-303.A – General:</b></p> <ul style="list-style-type: none"> <li>• <i>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. Triple frontage lots are prohibited.</i></li> <li>• <i>Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</i></li> <li>• <i>Not more than two streets shall intersect at any one point.</i></li> <li>• <i>Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</i></li> <li>• <i>All streets shall be dedicated to the public. Alleys may be private.</i></li> <li>• <i>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.</i></li> </ul>	<b>Satisfied</b>

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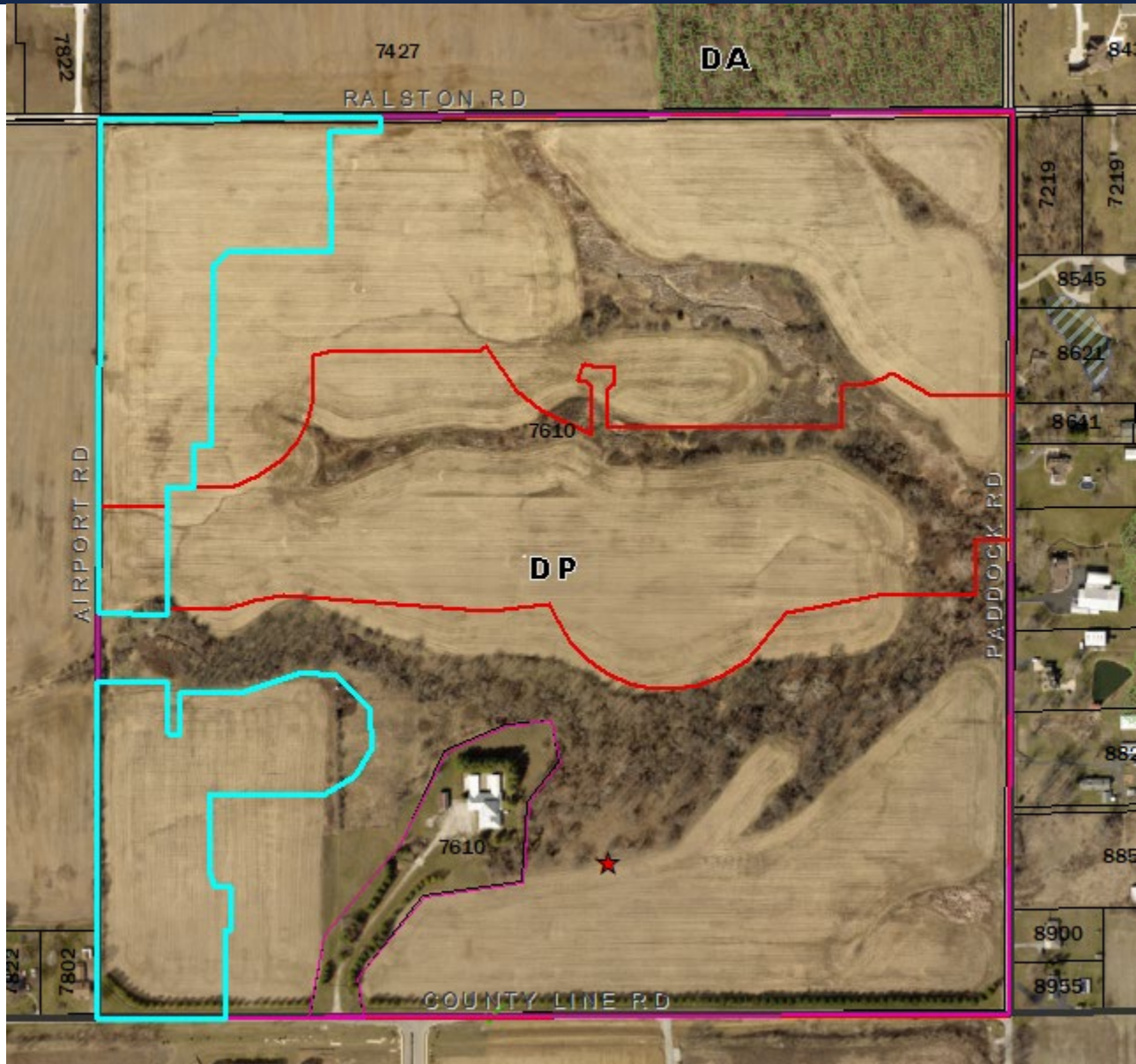
	<p><b>741-303.B – Through Connectivity (Metro Context Area):</b></p> <ul style="list-style-type: none"> <li>Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination.</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>	<b>Satisfied</b>
	<p><b>741-303.D – Cul-de-sacs (Metro Context Area):</b></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>	<b>Satisfied</b>
<b>741-304-316 Additional Development Items</b>		<b>EVALUATION</b>
	<p><b>741.304.A-C – Traffic Control Devices:</b></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>	<b>Satisfied</b>
	<p><b>741.305 – Numbering and naming:</b></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>	<b>Street numbering not submitted</b>
	<p><b>741.306 – Sidewalks:</b></p> <ul style="list-style-type: none"> <li>Sidewalks shall be provided along all internal and external streets.</li> </ul>	<b>Satisfied</b>
	<p><b>741.307-309 – Easements, Utilities, Stream Protection Corridors:</b></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>	<b>Satisfied</b>



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	<p><b>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</b></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><b>741-312 – Monuments</b></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><b>741.313 – Flood Control:</b></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><b>741.316 – Street Lighting:</b></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





















**PHOTOS**



Subject site Paddock Road frontage, facing west



Subject site intersection of County Line Road and Paddock Road, facing southwest





Subject site, County Line Road frontage, facing north



Subject sit, Ralston Road frontage, facing south





Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

March 8, 2023

Case Number: 2023-PLT-007  
 Property Address: 2435 North Sherman Drive (Approximate Address)  
 Location: Center Township, Council District #17  
 Petitioner: Brightwood Partners LLC, by Norman H. Hiselman  
 Zoning: C-4  
 Request: Approval of a Subdivision Plat to be known as Amirah's Corner Subdivision, dividing 5.17 acres into two lots.  
 Waiver Requested: None  
 Current Land Use: Commercial  
 Staff Reviewer: Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 30, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



Department of Metropolitan Development  
Division of Planning  
Current Planning

10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-4 and developed with a commercial integrated center. The proposed plat would subdivide the property into two lots along the existing building's common wall so that the site may have separate ownership. The proposed plat meets the standards of the C-4 zoning classification.

### STREETS

Lot One and Two would front on Sherman Drive. Lot Two would also front on the railroad south of site. No new streets are proposed as part of this petition.

### SIDEWALKS

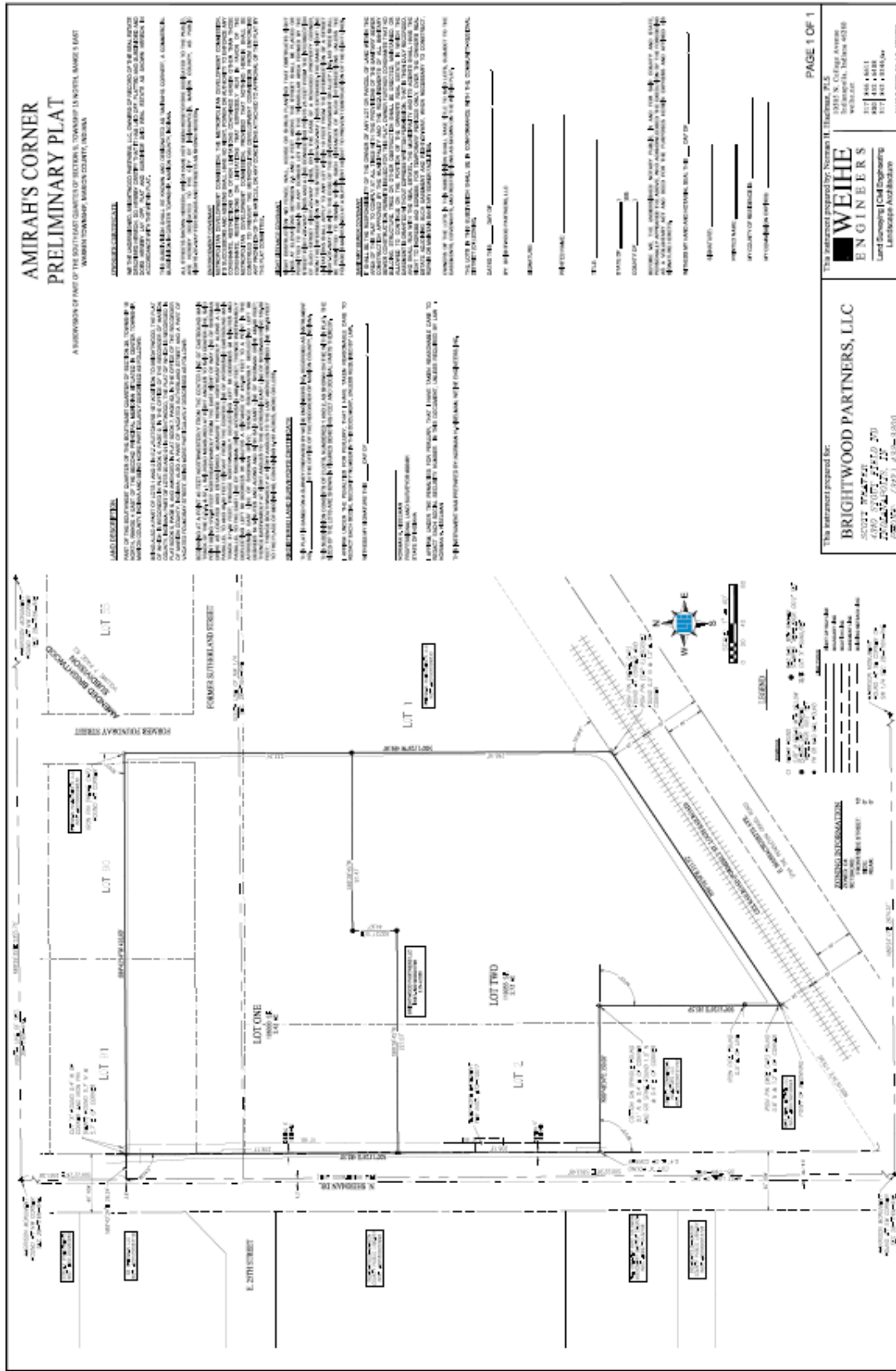
Sidewalks are existing along Sherman Drive.

## GENERAL INFORMATION

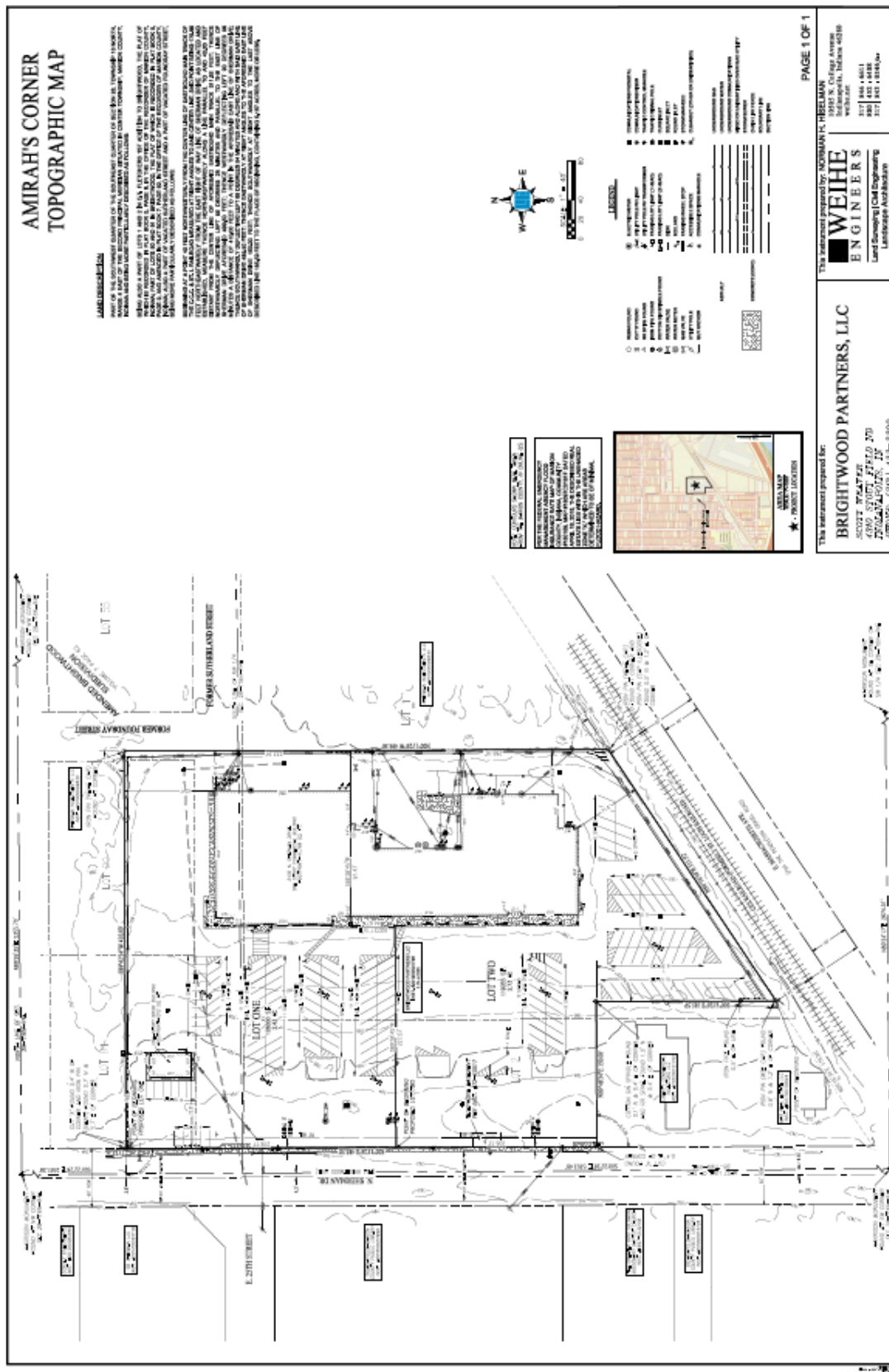
<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	I-2	Undeveloped
South:	C-4/ I-4	Commercial / Industrial
East:	I-2	Undeveloped / Industrial
West:	C-4 / SU-37	Commercial / Library
<b>Thoroughfare Plan</b>		
Sherman Drive	Primary Arterial	60 feet existing and 88 feet proposed
<b>Petition Submittal Date</b>	January 30, 2023	

EXHIBITS









## PHOTOS



Proposed Lot One, looking south



Proposed Lot Two, looking north





West of site and part of Lot Two, Sherman Drive frontage; looking west