



Metropolitan Development Commission Plat Committee (January 14, 2026) Meeting Agenda

Meeting Details

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

Date: Wednesday, January 14, 2026 **Time:** 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

2025-PLT-082 | 9425 Hague Road

Lawrence Township, Council District #4, zoned C-4
Waffle House, Inc., by Eric Givens

Approval of a Subdivision Plat to be known as Waffle House Addition, subdividing 1.654 acres into two lots.

2025-PLT-089 | 10401 and 10435 East Washington Street

Warren Township, Council District #20, zoned C-4
Washington Market Realty, LLC, % Sander Development Company, by Matt Yanda

Approval of a Subdivision Plat to be known as Lot 2 Washington Market Commercial Subdivision, dividing 10.809 acres into one lot and one block.

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-PLT-090 | 1337 Barth Avenue

Center Township, Council District #18, zoned D-5 (TOD)
1137 Barth Ave LLC, by Jack Whitsitt

Approval of a Subdivision Plat, to be known as Jamie's Orange Street Addition, dividing 0.141 acres into two (2) lots.

****A Registered Neighborhood Organization has filed an automatic continuance to the February 11, 2026 hearing****

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. 2025-PLT-079 | 8501 and 8601 South Emerson Avenue and 5260 Noggle Way

Franklin Township, Council District #25, zoned D-10, C-4, and C-S (FF)
Claybrooke Luxury Living, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed Use Subdivision, dividing 40.08 acres into one lot and three blocks.

3. 2025-PLT-080 | 7936 Beaumont Green Place

Washington Township, Council District #3, zoned D-5
Davis Homes, by Kenny Mitchell and Brian Robinson

Approval of a Subdivision Plat, to be known as Replat of Lot 28 Beaumont on the Green, dividing 0.406-acre lot into two lots.

4. 2025-PLT-081 | 1438 North Park Avenue

Center Township, Council District #13, zoned D-8 (ONS - IHPC)
Timothy Joseph Graham, Trustee T Graham 2017 Revocable Trust, by John Cross

Approval of a Subdivision Plat, to be known as Replat of a Part of Lot 7 in Bradshaw and Butler's Addition to College Corner, dividing 0.12-acre into two single-family attached lots.

5. 2025-PLT-084 | 3805 South East Street

Perry Township, Council District #23, zoned C-5
S & L Properties Indianapolis East, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Indy East St. Development, subdividing 4.13 acres into two lots.

6. 2025-PLT-086 | 10010 and 10440 Pentecost Road

Franklin Township, Council District #25, zoned D-P
Pulte Homes of Indiana, LLC, by Brandon Burke

Approval of a Subdivision Plat to be known as Wolf Ridge, dividing 96.418 acres into 219 lots.

7. 2025-PLT-088 | 7320 East Hanna Avenue

Franklin Township, Council District #20, zoned D-P
M/I Homes of Indiana, L.P., by Brett Huff

Approval of a Subdivision Plat to be known as Grayson, Section 3, dividing 16.87 acres into 54 lots.

8. 2025-PLT-091 | 1631 and 1851 West Thompson Road

Perry Township, Council District #22, zoned C-7 (FF)
Mark Murff

Approval of a Subdivision Plat, to be known as Truck Country, dividing 41.31 acres into two (2) lots.

9. 2025-PLT-092 | 7500 South Sherman Drive

Perry Township, Council District #24, zoned D-3 (Cluster)
Davis Homes, by Brian Robinson

Approval of a Subdivision Plat, to be known The Trees at Southport Crossing, Section 1, dividing 61.55 acres into 55 lots, with a waiver of maximum number of two local streets used by emergency vehicles requirements, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance.

10. 2025-VAC-011 | 8501 and 8601 South Emerson Avenue and 5260 Noggle Way

Franklin Township, Council District #25
Claybrooke Luxury Living, LLC, by Joseph D. Calderon

Vacation of drainage and utility easement, being 20 feet in width, from the north line of Claybrook Commons Drive (private street), north 701.16 feet to the south line of proposed Block "A" of Claybrooke Commons Mixed Use Subdivision (2025-PLT-079), with a waiver of the Assessment of Benefits.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 2025-PLT-046 (Amended) | 324 South College Avenue

Center Township, Council District #18, zoned D-8 (FP - IHPC) (TOD)
Carmone Holdings LLC, by Mark and Kim Crouch

Approval of a Subdivision Plat to be known as Stellard College Avenue Homes, dividing 0.18-acre into two lots, including a vacation of a 10-foot wide east-west alley abutting the parcel to the north, from the west right-of-way line of College Avenue, west 197.45 feet, to the east right-of-way line of Cincinnati Street, with a waiver of the assessment of benefits.

12. 2025-PLT-078 | 9240 North Meridian Street

Washington Township, Council District #2, zoned C-1
IN-9240 Meridian, LLC, by Michael J. Smith

Approval of a Subdivision Plat, to be known as 9240 Meridian, dividing 3.110 acres into two lots, with a waiver of the sidewalk requirement along Meridian Street.

13. 2025-VAC-012 | 1458 and 1464 North New Jersey Street

Center Township, Council District #13
Heather Harris and Holmes, by Joseph D. Calderon

Vacation of the first east-west alley south of 15th Street, being 13.58 feet wide, from the west right-of-way line of New Jersey Street, being the southeast corner of Lot 14 of A. L. Wright's 1st Addition as recorded in Plat Book 4, Page 3 in the Office of the Recorder of Marion County, Indiana, 150 feet to the west, to the east right-of-way line of the first north-south alley west of New Jersey Street, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (New Petitions):

14. 2025-VAC-013 | 2215 and 2243 Alvord Street, & 2202, 2228, and 2230 Yandes Street

Center Township, Council District #13
Thomas and Skinner, LLC, by Benjamin Spandau and Thomas Steel

Vacation of the first north-south alley, east of Alvord Street, being 20 feet in width, beginning at the south right-of-way line of 23rd Street, south 582.09 feet, to the north right-of-way line of 22nd Street, with a waiver of the assessment of benefits.

15. 2025-VAC-014 | 155 W. 16th Street, 1550, 1518, 1516, 1524 N. Illinois Street, & 120 W. 15th Street

Center Township, Council District #12
Indiana University Health, Inc. % Faegre Drinker Biddle & Reath LLP, by Mindy Westrick Brown and Mark R. Leach

Vacation of Byram Place, being 15.03 feet wide, from the south right-of-way line of 16th Street, 378.67 feet to the north right-of-way line of 15th Street and the vacation of Rankin Street, being 15 feet wide, from the east right-of-way line of Byram Place 209.71 feet to the west right-of-way line of Illinois Street, with a waiver of the assessment of benefits.

Additional Business:

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

**PLAT COMMITTEE
of the
METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

Member	Approving Authority	Term
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Janis Wilson (Chairperson)	MDC	01/1/2025 - 12/31/2025
Kelly Evans	MDC	01/1/2025 - 12/31/2025
Brandon Herget	MDC	05/21/2025 - 12/31/2025
Destiny McCormick	MDC	01/1/2025 - 12/31/2025
Brittany Rasdall	MDC	01/1/2025 - 12/31/2025

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

PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-082
Address: 9425 Hague Road (approximate address)
Location: Lawrence Township, Council District #4
Zoning: C-4
Petitioner: Waffle House, Inc., by Eric Givens
Request: Approval of a Subdivision Plat to be known as Waffle House Addition, subdividing 1.654 acres into two lots.

PETITION HISTORY

After docketing, this petition was combined with a variance petition to create Companion petition 2025-CPL/CVR-861 and will now be heard by the Hearing Examiner. This would require the Committee's acknowledgement.

PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-089

Address: 10401 and 10435 East Washington Street (*Approximate Addresses*)

Location: Warren Township, Council District #20

Zoning: C-4

Petitioner: Washington Market Realty, LLC, % Sander Development Company, by Matt Yanda

Request: Approval of a Subdivision Plat to be known as Lot 2 Washington Market Commercial Subdivision, dividing 10.809 acres into one lot and one block.

PETITION HISTORY

After docketing, this petition was combined with a variance petition to create Companion petition 2025-CPL/CVR-862 and will now be heard by the Hearing Examiner. This would require the Committee's acknowledgement.



PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-090
Address: 1337 Barth Avenue (approximate address)
Location: Center Township, Council District #18
Zoning: D-5 (TOD)
Petitioner: 1137 Barth Ave LLC, by Jack Whitsitt
Request: Approval of a Subdivision Plat, to be known as Jamie's Orange Street Addition, dividing 0.141 acres into two (2) lots.

PETITION HISTORY

A registered neighborhood organization has filed a timely request for an Automatic Continuance, continuing this petition to the **February 11, 2026, hearing**. This would require the Committee's acknowledgement.



PLAT COMMITTEE

January 14, 2025

Case Number:	2025-PLT-079 / 2025-VAC-011
Property Address:	8501 and 8601 South Emerson Avenue and 5260 Noggle Way (<i>Approximate Addresses</i>)
Location:	Franklin Township, Council District # 25
Petitioner:	Claybrooke Luxury Living, LLC, by Joseph D. Calderon
Request:	Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed Use Subdivision, dividing 40.08 acres into one lot and three blocks. Vacation of drainage and utility easement, being 20 feet in width, from the north line of Claybrook Commons Drive (private street), north 701.16 feet to the south line of proposed Block "A" of Claybrooke Commons Mixed Use Subdivision (2025-PLT-079), with a waiver of the Assessment of Benefits.
Waiver Requested:	Waiver of Assessment of Benefits
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

12/10/25: A continuance was requested by staff due to an error involving the publication of legal notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 15, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
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.

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

RECOMMENDED MOTION (approval): That the Plat Committee find that the proposed vacation is in the public interest; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-011; that a hearing upon the Assessment of Benefits be waived; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is currently comprised of three (3) previously platted parcels that constitute a portion of the Claybrooke Commons shopping center between Emerson Avenue and Interstate-65. The parcels contain areas of C-S and C-4 zoning, as well as a 9.19-acre portion of the property that was rezoned to the D-10 zoning designation via the petition 2025-ZON-056. Petition approval would create one (1) new lot to align with the area recently rezoned to the D-10 district, as well as three (3) additional blocks: Block A to the northwest (with a size of 13.31 acres), Block B to the southwest (6.41 acres), and Block C to the northeast (10.16 acres). The proposed plat would meet the standards of the C-S, C-4, and D-10 districts.

In addition to the requested plat (2025-PLT-079), a vacation of a drainage and utility easement with a width of 20 feet is being sought. The easement currently intersects through the eastern portion of the proposed Lot 1. Staff finds that the proposed vacation would be within the public interest.

STREETS & SIDEWALKS

Lot would be accessed via the private street Claybrooke Commons Drive to the south and east, and future development on the proposed block would likely have street access from current or future Claybrooke Commons Drive as well. No new streets would be created from the approval of this petition, and installation of sidewalk along the existing private drives would not be a requirement for platting.

WAIVER OF ASSESSMENT OF BENEFITS

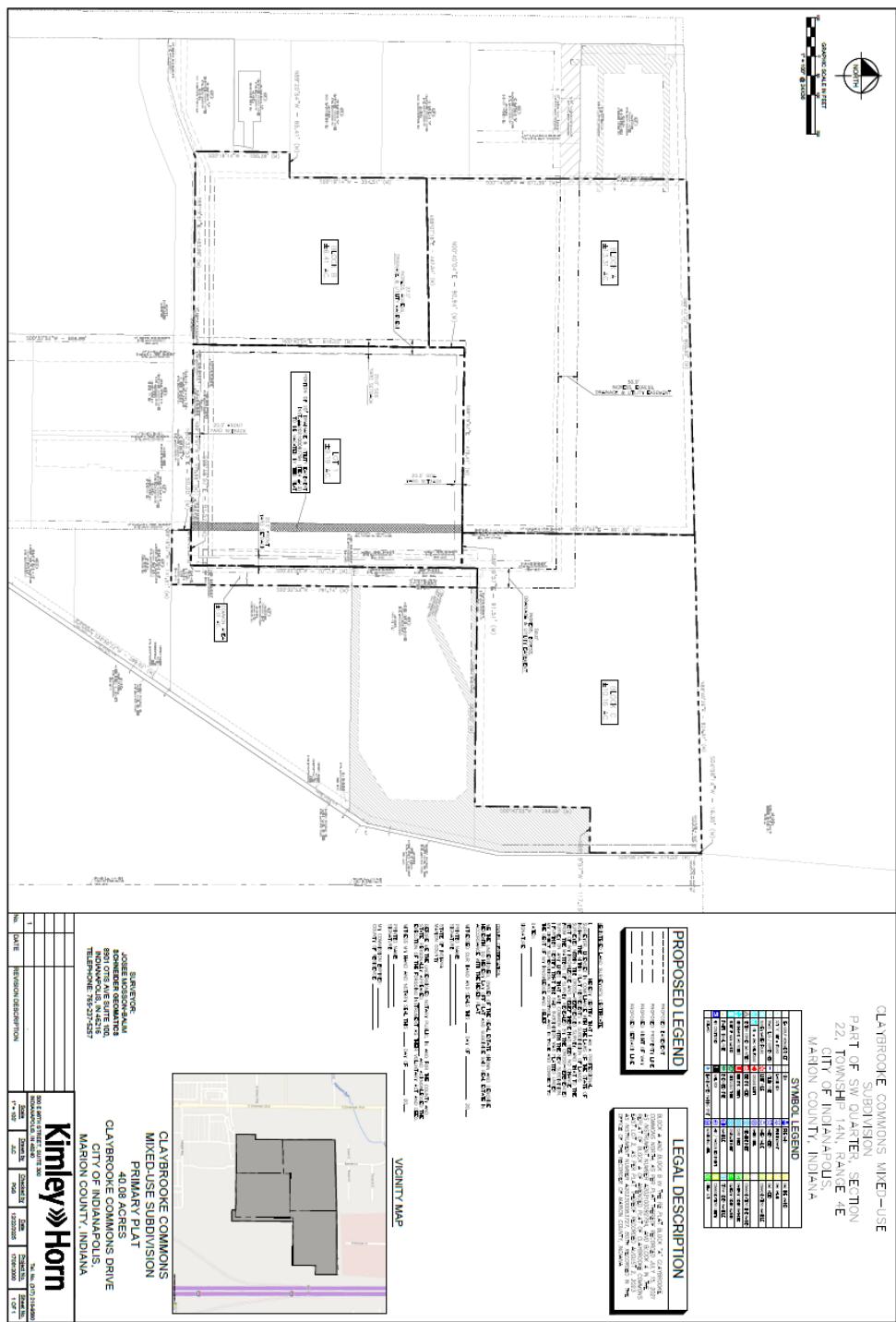
Staff would note that since the requested vacation is for a non-public improvement, the waiver of the assessment of benefits would be automatic. The property owner would accept responsibility to maintain infrastructure placed in the areas to be vacated. Staff recommends approval of the petitioner's request for a waiver of the Assessment of Benefits.

GENERAL INFORMATION

Existing Zoning	C-S / C-4 / D-10	
Existing Land Use	Undeveloped	
Comprehensive Plan	Interchange Area Mixed-Use	
Surrounding Context		
North:	Zoning	Land Use
	D-4 / HD-1	Residential / Hospice
South:	C-S / C-4 / C-5	Commercial
East:	C-5 / C-S	Commercial / Interstate
West:	C-S	Commercial
Thoroughfare Plan		
Claybrooke Commons Drive	Private Street	
Petition Submittal Date	October 15, 2025	

EXHIBITS

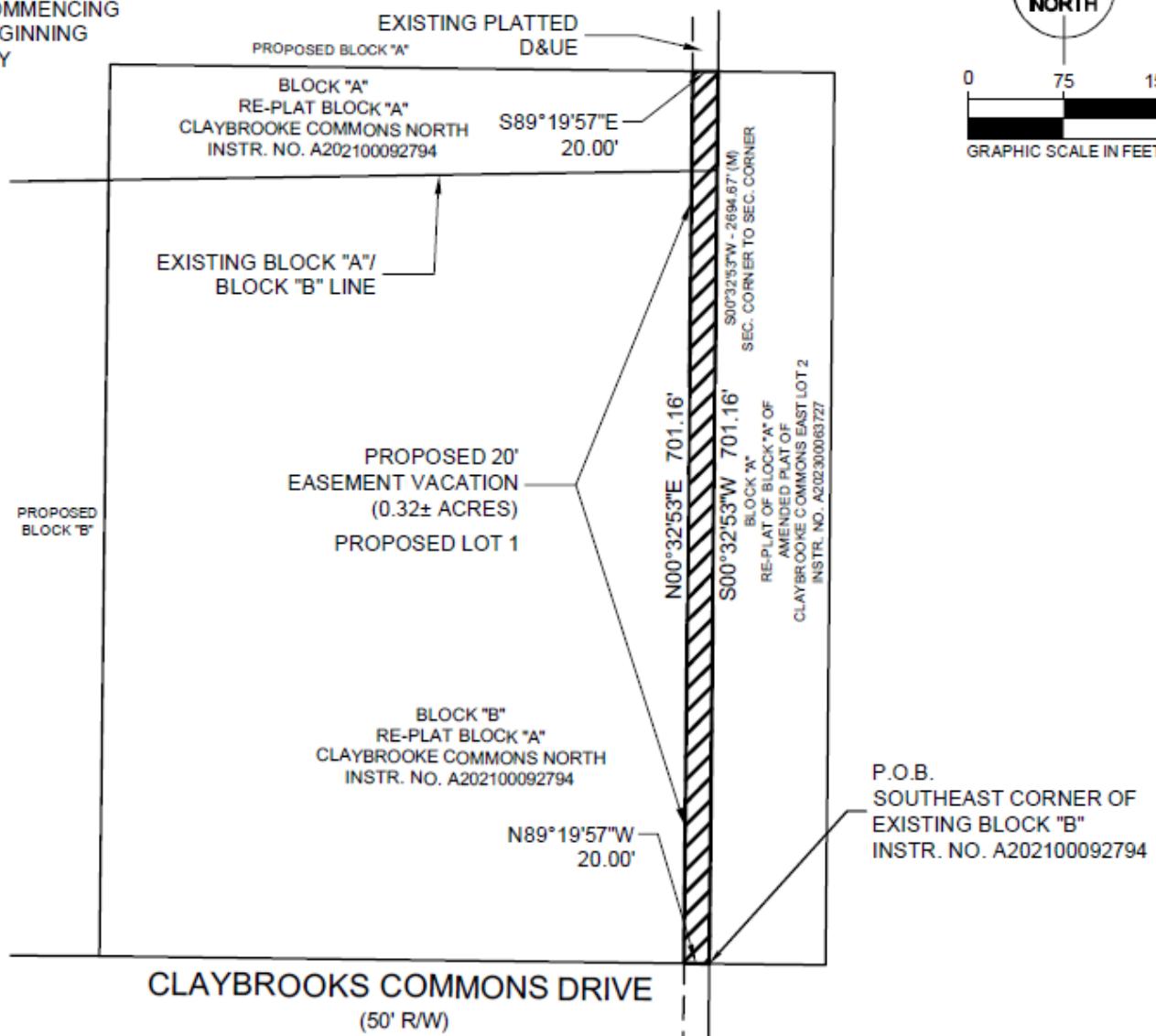
2025PLT079 ; Proposed Plat



2025VAC011 ; Vacation Exhibit

LINE & UTILITY EASEMENT

OF COMMENCING
OF BEGINNING
F-WAY



2025PLT079 / 2025VAC011 ; Aerial Map**2025VAC011 ; Findings of Fact****1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:**

There is no infrastructure/equipment located in the easement and the vacation will facilitate an otherwise approved multifamily development without disruption of utility service to the public.

2025PLT079 / 2025VAC011 ; Photographs (June 2025)



View looking west along Claybrooke Commons Drive



View looking east along Claybrook Commons Drive (site on left)

2025PLT079 / 2025VAC011 ; Photographs (continued)



View of site looking north across Claybrooke Commons Drive



View of site looking northeast across Claybrooke Commons Drive

2025PLT079 / 2025VAC011 ; Photographs (continued)



View of site looking northwest across Claybrooke Commons Drive



View of site looking west across Claybrooke Commons Drive

2025PLT079 / 2025VAC011 ; Photographs (continued)



View of site looking west across Claybrooke Commons Drive



View of site looking west across Claybrooke Commons Drive

2025PLT079 / 2025VAC011 ; Photographs (continued)



View of site looking southwest across Claybrooke Commons Drive



View looking south along Claybrooke Commons Drive (site on the right)

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-PLT-080
Address:	7936 Beaumont Green Place (approximate address)
Location:	Washington Township, Council District #3
Zoning:	D-5
Petitioner:	Davis Homes, by Kenny Mitchell and Brian Robinson
Request:	Approval of a Subdivision Plat, to be known as Replat of Lot 28 Beaumont on the Green, dividing 0.406-acre lot into two lots.
Waiver Requested:	None
Current Land Use:	Two-family attached dwelling
Staff Reviewer:	Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the December 10, 2025, hearing, to the January 14, 2026, hearing, due to an error involving the publication of legal notice within required newspapers.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 1, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
10. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-5 and is developed with a two-family dwelling. The proposed plat would subdivide the property into two (2) lots: Lot 28A would be 8,740 square feet and contain the south dwelling of the two-family dwelling. Lot 28B would be 8,938 square feet and contain the north dwelling of the two-family dwelling. 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. The proposed plat meets the standards of the D-5 zoning classification.

STREETS

Lots 28A and 20B would front on Beaumont Green Place. No new streets are proposed as part of this petition.

SIDEWALKS

There are no current plans to install sidewalks along Beaumont Green Place.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two-Family Dwelling	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Single-Family Residential
South:	D-5	Single-Family Residential
East:	D-5	Single-Family Residential
West:	D-5	Single-Family Residential
Thoroughfare Plan		
Beaumont Green Place	Private Drive	Not indicated on the Throughfare Plan
Petition Submittal Date	October 1, 2025	

EXHIBITS

Location Map





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

Item 3.

Plat Survey – Site Plan

PHOTOS

Proposed Lot 28A and 28B, looking west.

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-PLT-081
Address:	1438 North Park Avenue (approximate address)
Location:	Center Township, Council District #13
Zoning:	D-8 (ONS – IHPC)
Petitioner:	Timothy Joseph Graham, Trustee T Graham 2017 Revocable Trust, by John Cross
Request:	Approval of a Subdivision Plat, to be known as Replat of a Part of Lot 7 in Bradshaw and Butler's Addition to College Corner, dividing 0.12-acre into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-family attached dwelling
Staff Reviewer:	Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the December 10, 2025, hearing, to the January 14, 2026, hearing, due to an error involving the publication of legal notice within required newspapers.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 22, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
10. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-8 and is developed with a two-family dwelling. The proposed plat would subdivide the property into two (2) lots. Lots One and Two would each contain half of the two-family dwelling with the lot line following the common wall and continuing through to the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915 as shown on the historic Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one (1) parcel, with minimal impact on the surrounding property owners.

STREETS

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

SIDEWALKS

Sidewalks are existing along North Park Avenue and East 15th Street.

PROCEDURE

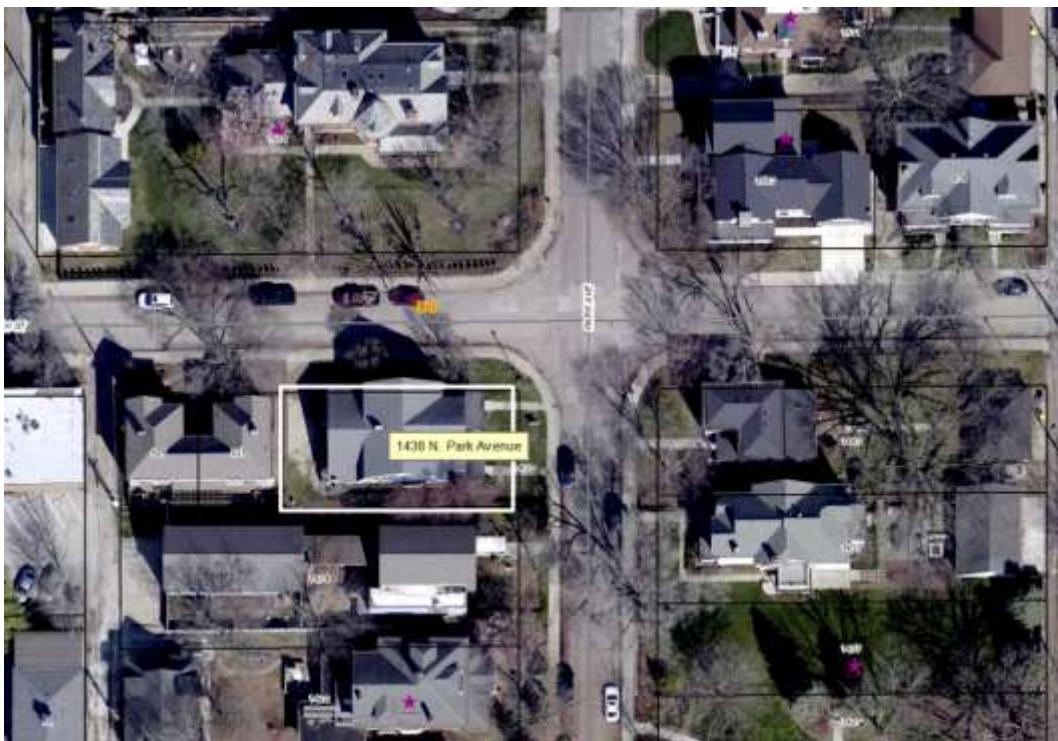
This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new structure would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and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

GENERAL INFORMATION

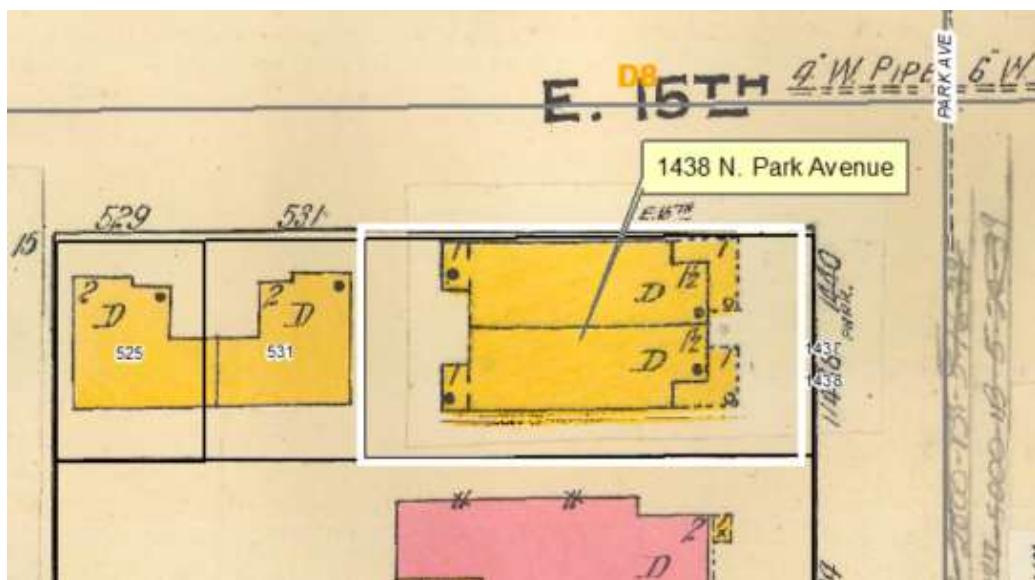
Existing Zoning	D-8	
Existing Land Use	Two-Family Dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family Residential
South:	D-8	Single-Family Residential
East:	D-8	Single-Family Residential
West:	D-8	Two-Family Residential
Thoroughfare Plan		
North Park Avenue	Local Street	60-foot existing and proposed right-of-way
Petition Submittal Date	October 22, 2025	

EXHIBITS

LOCATION MAP



SANBORN MAP





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

Item 4.

PLAT SURVEY – SITE PLAN

PHOTOS

Proposed Lot 1 and 2, looking west.



Rear of existing structure / parcel, looking south.

PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-084
Address: 3805 South East Street (approximate address)
Location: Perry Township, Council District #23
Zoning: C-5
Petitioner: S & L Properties Indianapolis East, LLC, by Joseph D. Calderon
Request: Approval of a Subdivision Plat to be known as Indy East St. Development, subdividing 4.13 acres into two lots.
Waiver Requested: None
Current Land Use: Parking Lot and Commercial Shopping Center
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the December 10, 2025, hearing, to the January 14, 2026, hearing, due to an error involving the publication of legal notice within required newspapers.

STAFF RECOMMENDATION

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

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-5. The site is a parking lot and a commercial shopping center. The proposed plat would subdivide the property into two (2) lots: Lot One would be 2.013 acres and Lot Two would be 2.26 acres. The proposed plat meets the standards of the C-5 zoning classification.

STREETS

Lots One and Two would front on National Road to the north. Lot One would also front on South East Street to the west. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required along all street frontages on South East Street and National Road.

GENERAL INFORMATION

Existing Zoning	C-5	
Existing Land Use	Parking lot / Commercial Retail	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	C-5 / D-A	Commercial Retail / Greenhouse
South:	C-5	Commercial Retail
East:	C-5	Commercial Offices
West:	C-5	Commercial Retail
Thoroughfare Plan		
South East Street	Primary Arterial	108-foot existing and proposed right-of-way
National Road	Local Street	31-foot existing right-of-way and 48-foot proposed right-of-way
Petition Submittal Date	November 23,2025	

EXHIBITS

LOCATION MAP

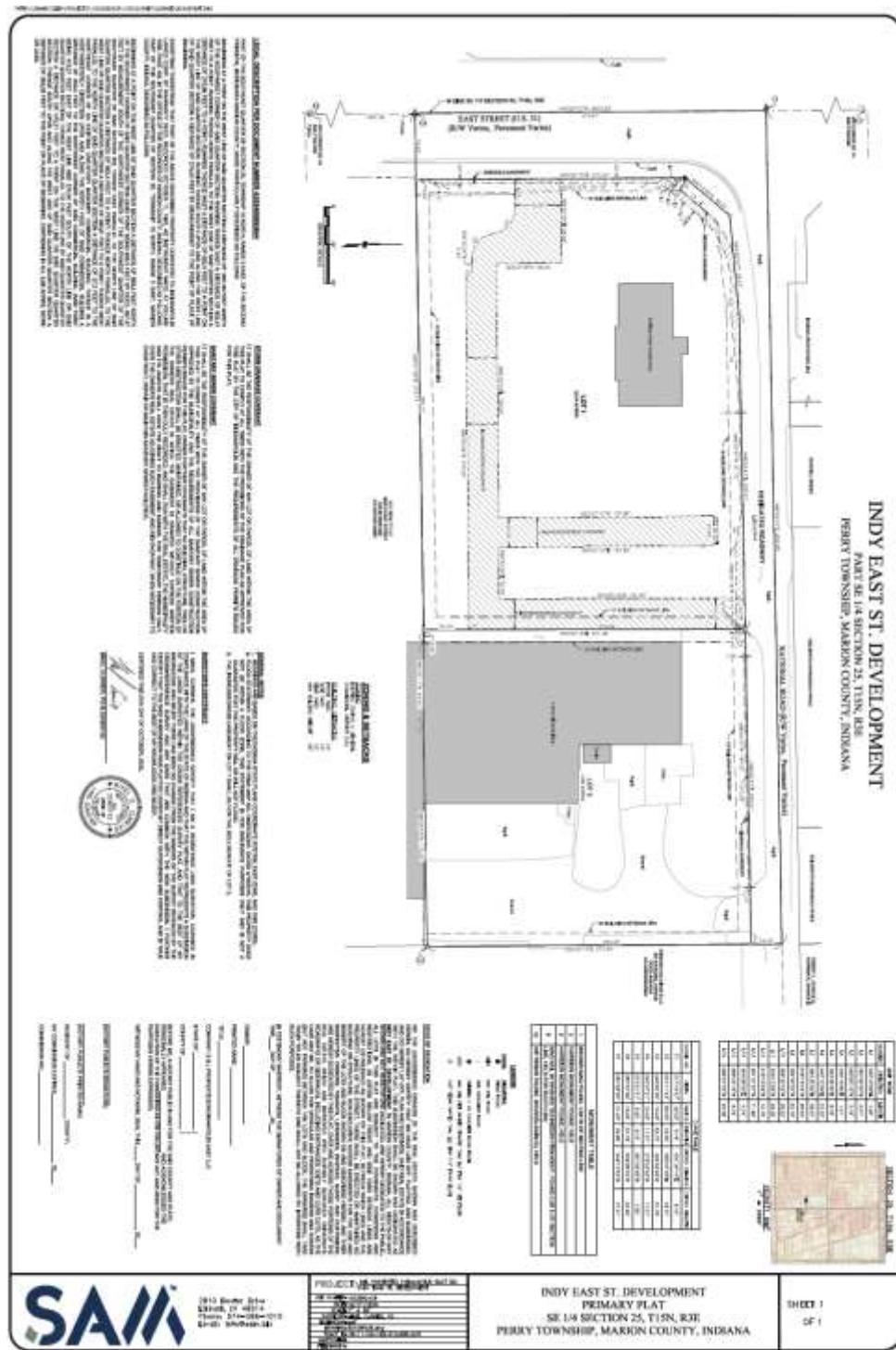




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 5.

PLAT SURVEY – SITE PLAN



PHOTOS

Proposed Lot One under construction, looking south.



Proposed Lot Two, existing commercial retail, looking southeast.

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-PLT-086
Property Address:	10010 and 10440 Pentecost Road (Approximate Addresses)
Location:	Franklin Township, Council District #25
Petitioner:	Pulte Homes of Indiana, LLC, by Brandon Burke
Zoning:	D-P
Request:	Approval of a Subdivision Plat to be known as Wolf Run, subdividing 96.418 acres into 219 lots.
Waiver Requested:	None
Current Land Use:	Agricultural / Residential
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

12/10/25: A continuance was requested by staff due to an error involving the publication of legal notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 5, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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 parcels comprise 96.418 acres, are zoned D-P, and are currently developed with agricultural uses and a single-family dwelling. In September of 2025, the site was rezoned to the D-P zoning district via the petition 2025-ZON-046. The approved D-P development statement indicates that the proposed development shall consist of a maximum of 225 lots for single-family use and substantially comply with plans submitted during the rezoning process.

The proposed plat would create 218 lots for single-family use (the only minor change was the addition of a stub street to the west of the site), and meets the standards of the D-P development statement and commitments as well as the subdivision regulations.

STREETS

New streets are proposed internally to the subdivision, in addition to a connection that would be added for Pentecost Road to the south of the development. New streets would include Sicily Way, Palermo Drive, Bonfire Drive, Full Moon Court, Wolfpack Drive, Harvest Moon Avenue, Hunter Moon Drive, New Moon Drive, and Howling Moon Court. Stub streets are proposed to the west, southwest, and north.

SIDEWALKS

Sidewalks are required (per the D-P statement) and proposed throughout the development as well as along the 795.74' portion of Pentecost Road.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Agricultural / Residential	
Comprehensive Plan	Rural or Estate Neighborhood / Agricultural Preservation	
Surrounding Context	Zoning	Land Use
North:	D-A	Agricultural / Residential
South:	D-A	Single-family dwellings
East:	D-A	Single-family dwellings
West:	D-5II	Single-family dwellings
Thoroughfare Plan		
Pentecost Road	Local Street	50-foot existing and 50-foot proposed
Senour Road	Primary Arterial	30-foot existing and 80-foot proposed
Petition Submittal Date	November 5, 2025	

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • <i>Plat name, Legal Description, Surveyor Seal, Scale.</i> • <i>Boundary Lines, Existing Street Names, and dimensions.</i> • <i>Layout of Proposed Streets – names, widths, classifications.</i> • <i>Layout of all easements and purpose thereof.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> • <i>Area Map.</i> 	<p>Satisfied</p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • <i>Traffic control street signs and devices.</i> • <i>Traffic calming devices.</i> • <i>Bicycle facilities.</i> • <i>Sidewalks and pedestrian facilities.</i> • <i>Transit facilities, such as bus stops pads or shelter.</i> • <i>Street lighting.</i> 	<p>Satisfied</p>
<p>741-203.E – Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • <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> • <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i> • <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i> 	<p>Satisfied</p>
<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i> • <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i> • <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i> • <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i> • <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i> 	<p>None Requested</p>

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

<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. 	<p>Satisfied</p>
<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • Through lots should be avoided except where necessary for primary arterial separation and topography challenges. • Triple frontage lots are prohibited. • Lots abutting alleys must have vehicular access exclusively from alley. • Lots shall not have direct access to arterial streets. • Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet. 	<p>Satisfied</p>
<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> • Shall not exceed maximum block lengths per Table 741-302.1 • If exceeded, it must be demonstrated that: <ul style="list-style-type: none"> ◦ There are improved pedestrian easements at intervals of 400 feet or less. ◦ Adequate traffic calming provisions are made. ◦ The block length must be exceeded because of physical conditions of the land. 	<p>Satisfied</p>



Department of Metropolitan Development
Division of Planning
Current Planning

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. Not more than two streets shall intersect at any one point. Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. All streets shall be dedicated to the public. Alleys may be private. Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	Satisfied
	<p>741-303.B – Through Connectivity (Metro Context Area):</p> <ul style="list-style-type: none"> Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	Satisfied
	<p>741-303.D – Cul-de-sacs (Metro Context Area):</p> <ul style="list-style-type: none"> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	Satisfied
741-304-316	Additional Development Items	EVALUATION
	<p>741.304.A-C – Traffic Control Devices:</p> <ul style="list-style-type: none"> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	Satisfied

	<p>741.305 – Numbering and naming:</p> <ul style="list-style-type: none"> • Street numbering per adopted addressing guidelines. • Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. 	Required
	<p>741.306 – Sidewalks:</p> <ul style="list-style-type: none"> • Sidewalks shall be provided along all internal and external streets. 	Satisfied
	<p>741.307-309 – Easements, Utilities, Stream Protection Corridors:</p> <ul style="list-style-type: none"> • Utility easements shall be located along lot lines and shall be a minimum of 10 feet. • All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. • Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. • All utilities shall be located underground. • All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205. 	Satisfied
	<p>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</p> <ul style="list-style-type: none"> • Required for subdivisions with more than 20 dwelling units. • Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet. • Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. • Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall. • Reservation of land for public/semi-public purpose. 	Satisfied
	<p>741-312 – Monuments</p> <ul style="list-style-type: none"> • Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1. 	Satisfied
	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none"> • All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District). • Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded. • For Zone AE areas, the plat must show the BFE topographic line. • For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps. 	Satisfied
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none"> • All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting). 	Satisfied

EXHIBITS

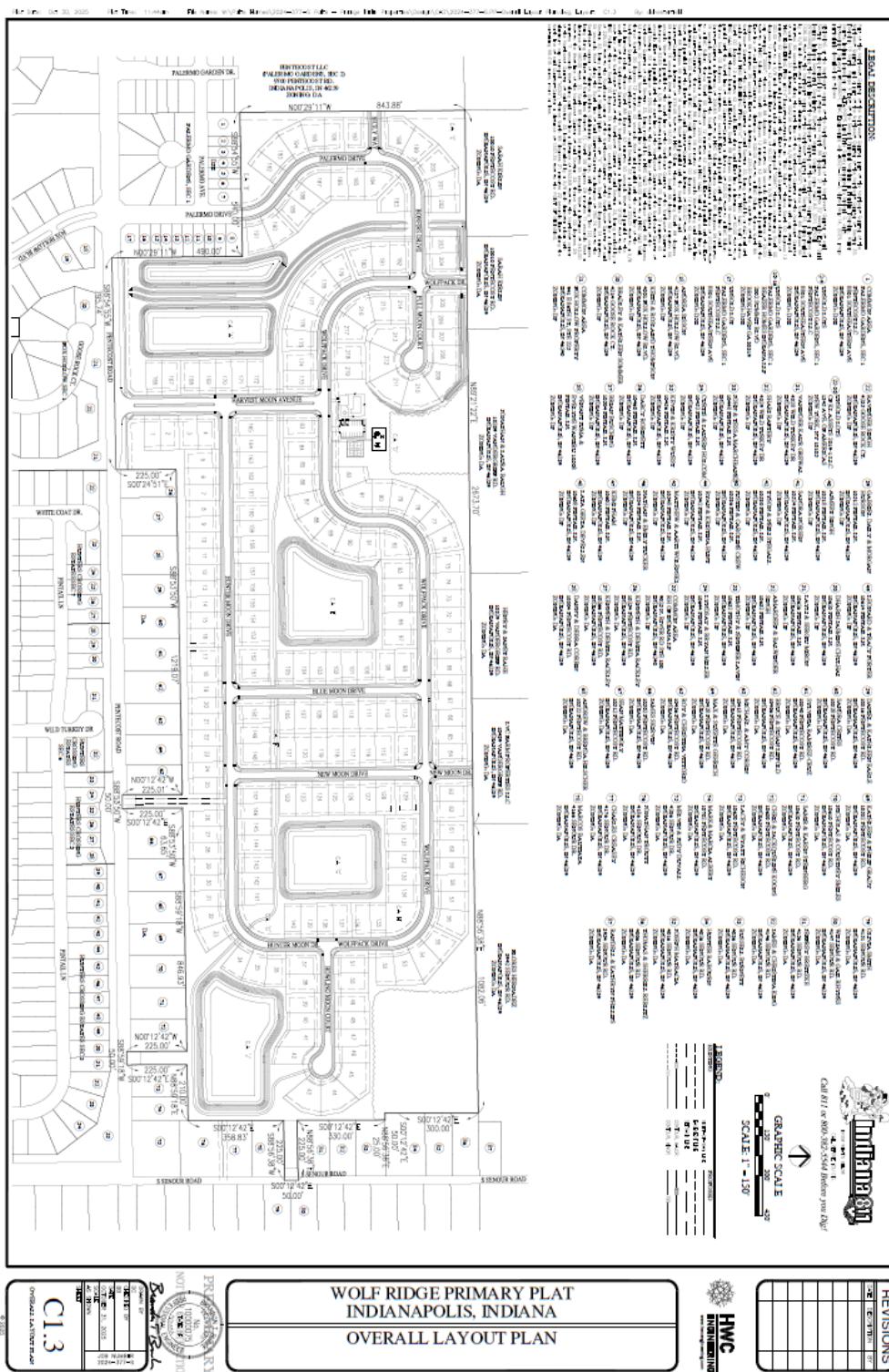
2025PLT086 ; Aerial Map





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

2025PLT086 ; Overall Layout Plan

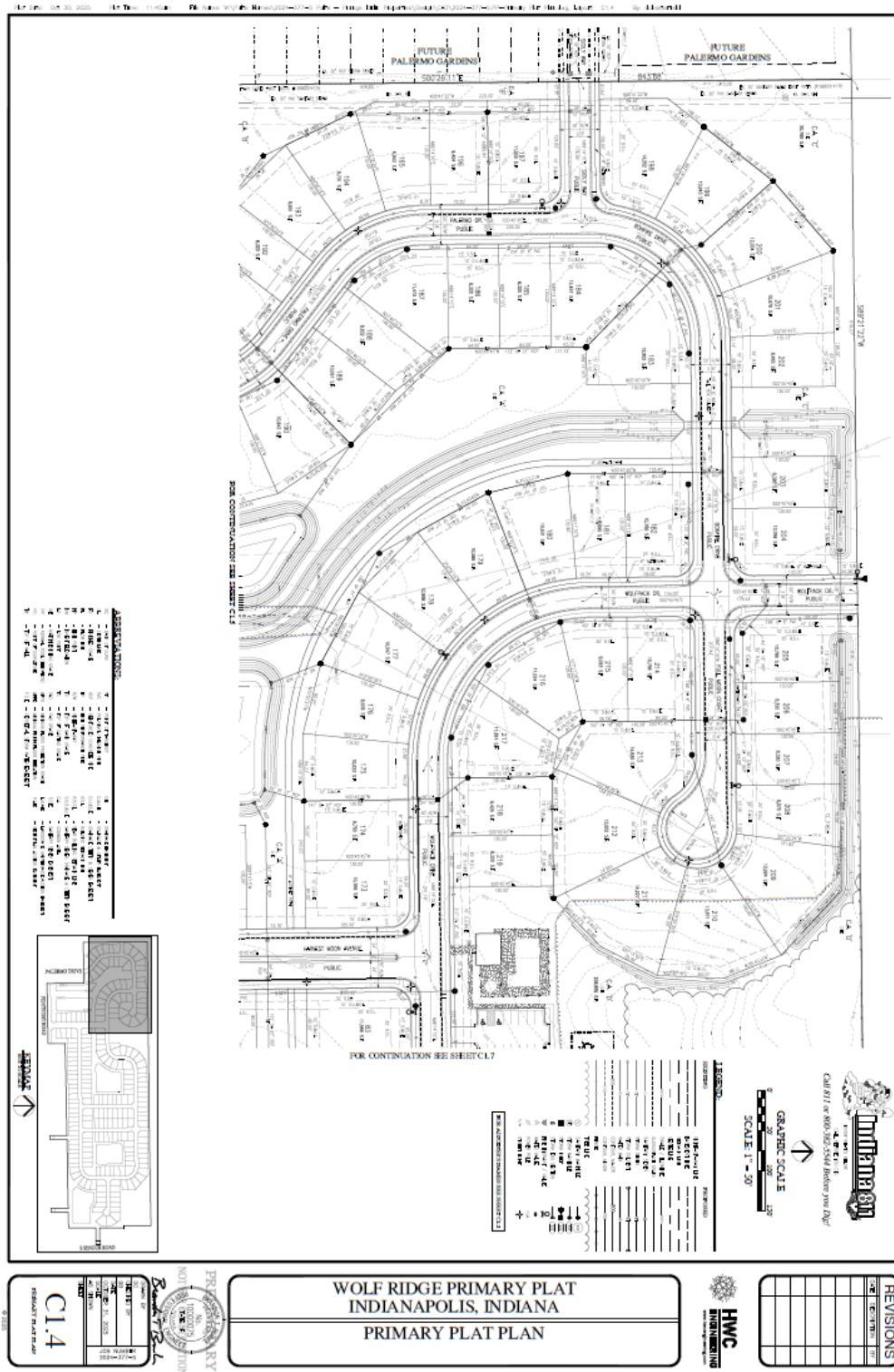




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

2025PLT086 ; Primary Plat (1 of 8)

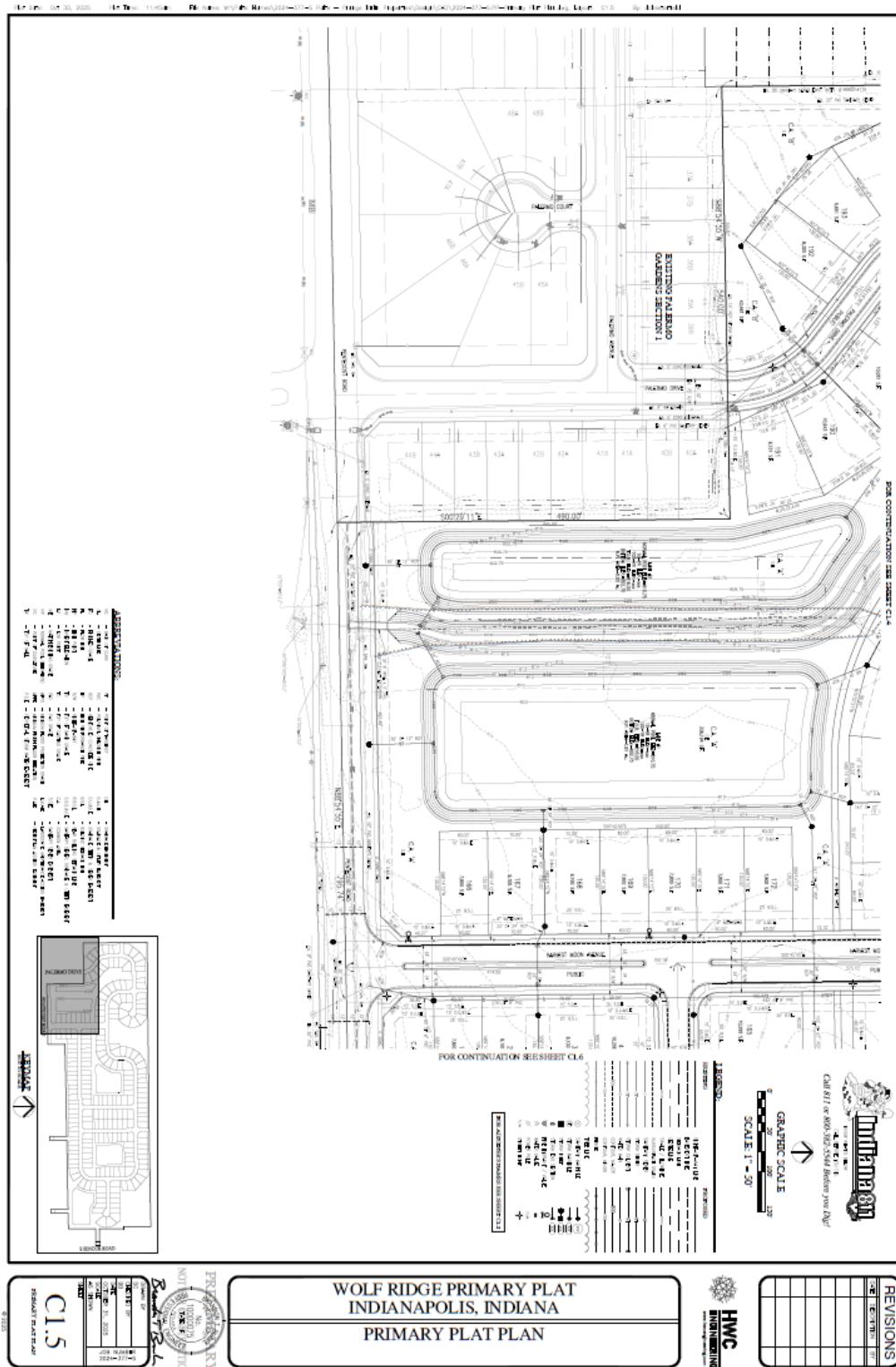




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

2025PLT086 ; Primary Plat (2 of 8)

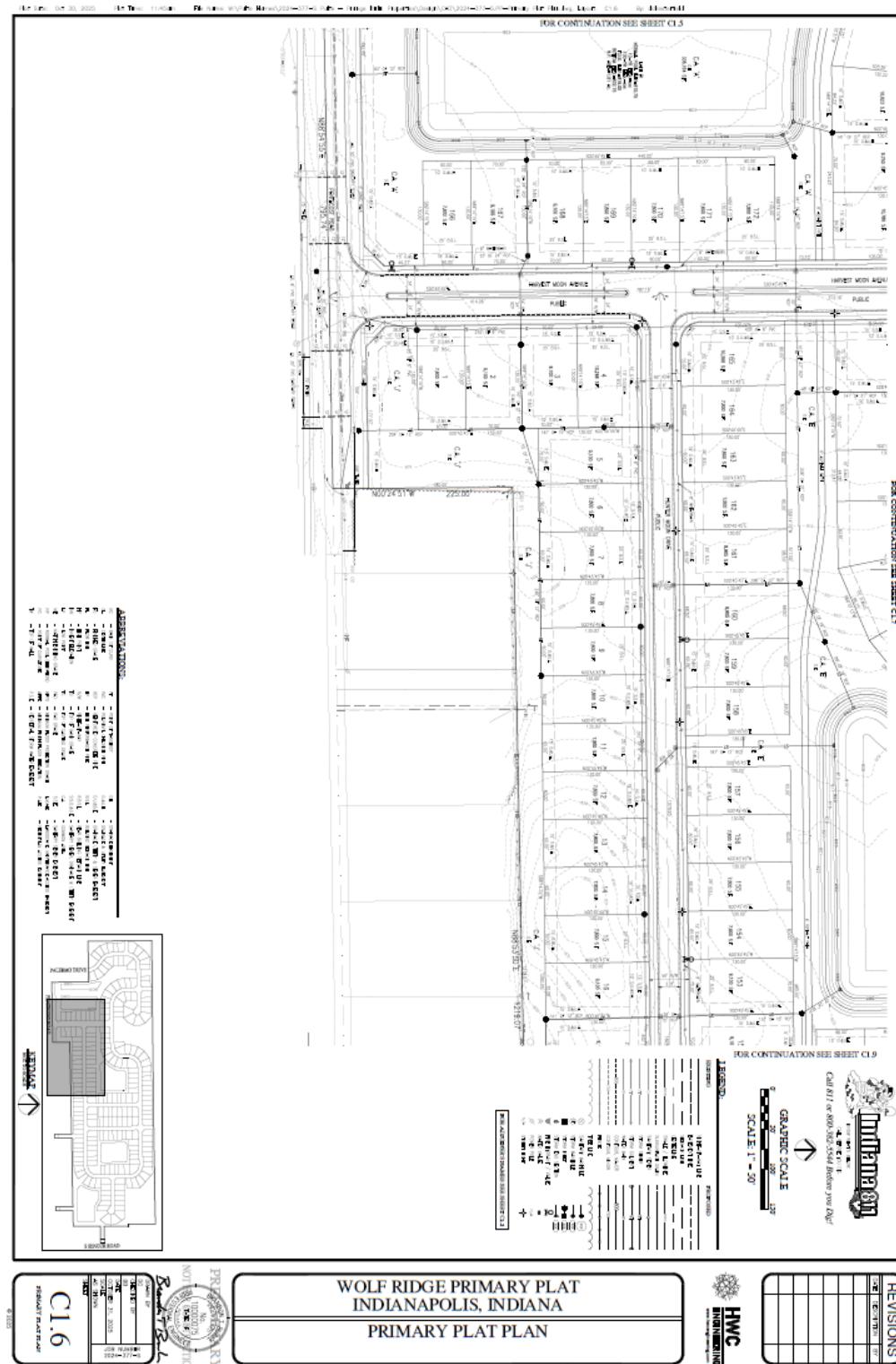




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

2025PLT086 ; Primary Plat (3 of 8)

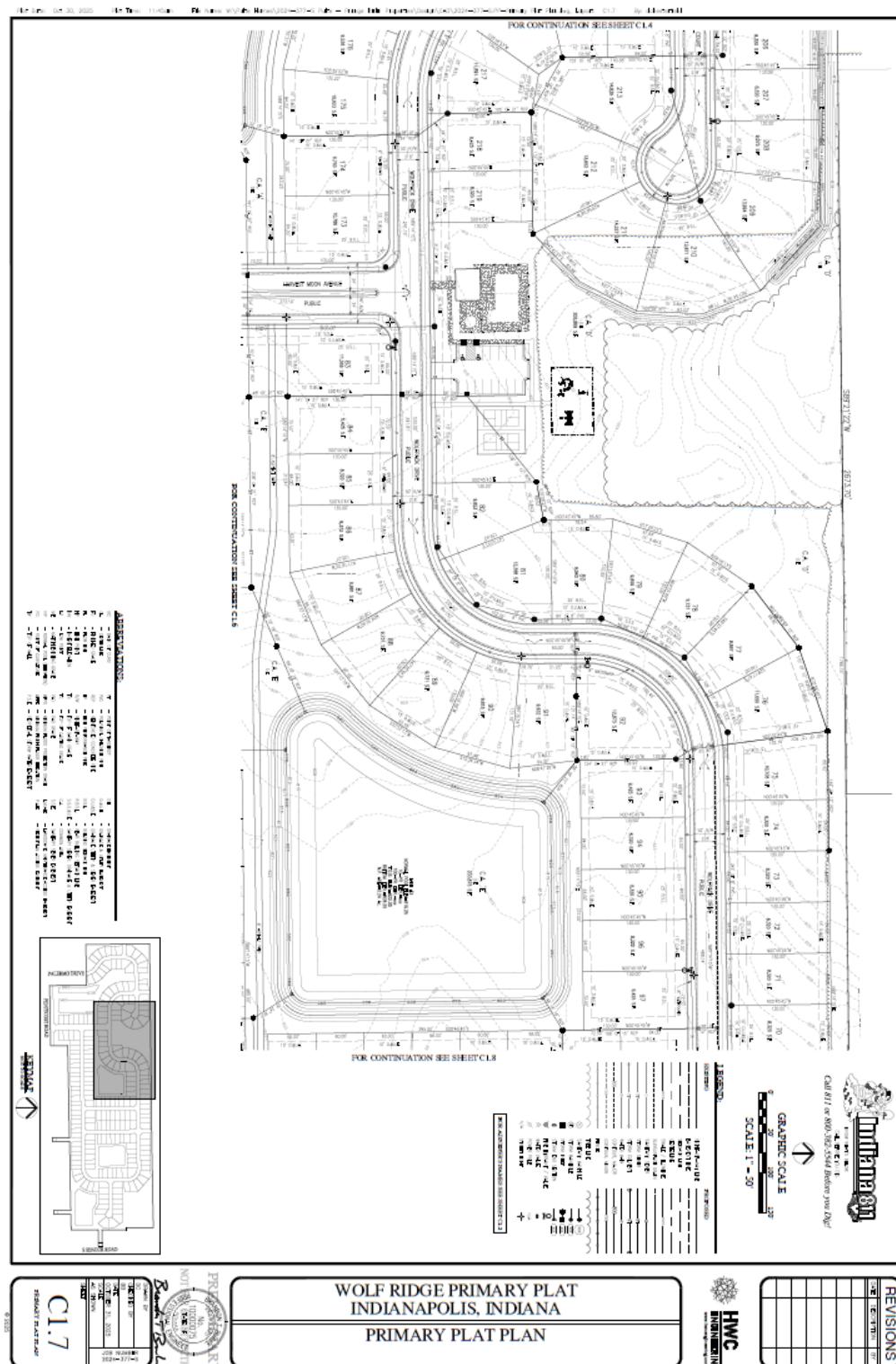




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

2025PLT086 ; Primary Plat (4 of 8)

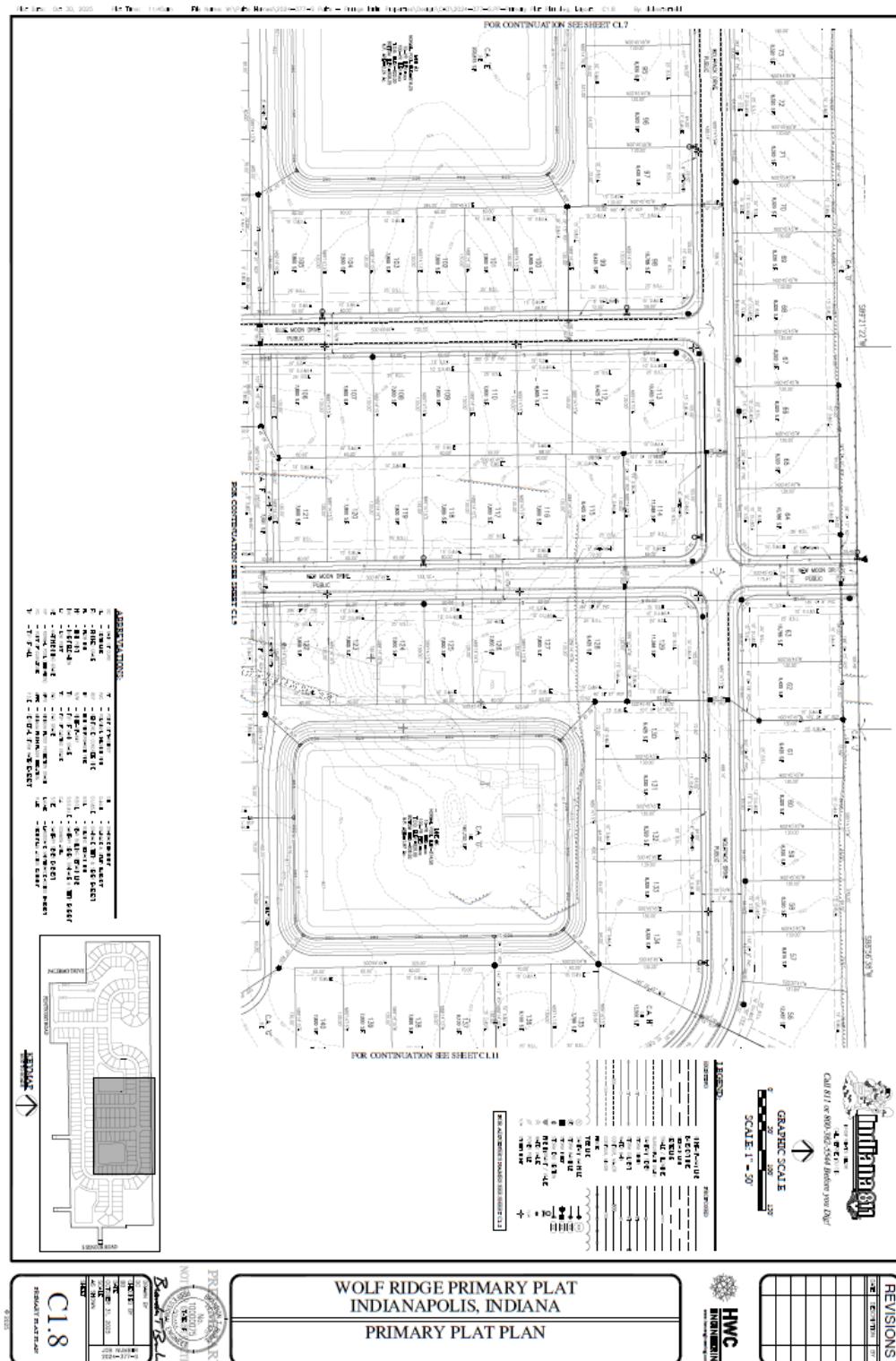




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

2025PLT086 ; Primary Plat (5 of 8)

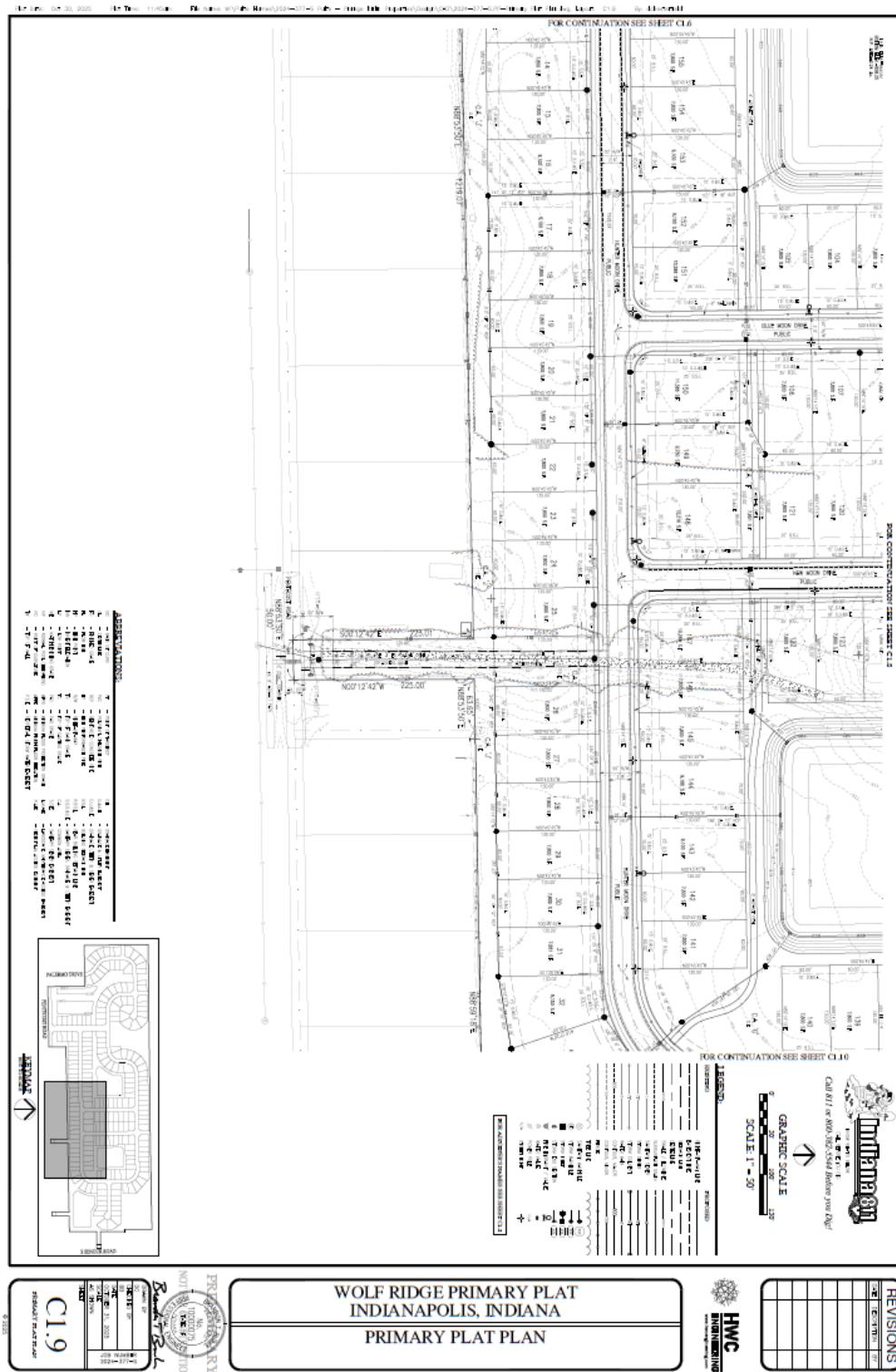




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

2025PLT086 ; Primary Plat (6 of 8)

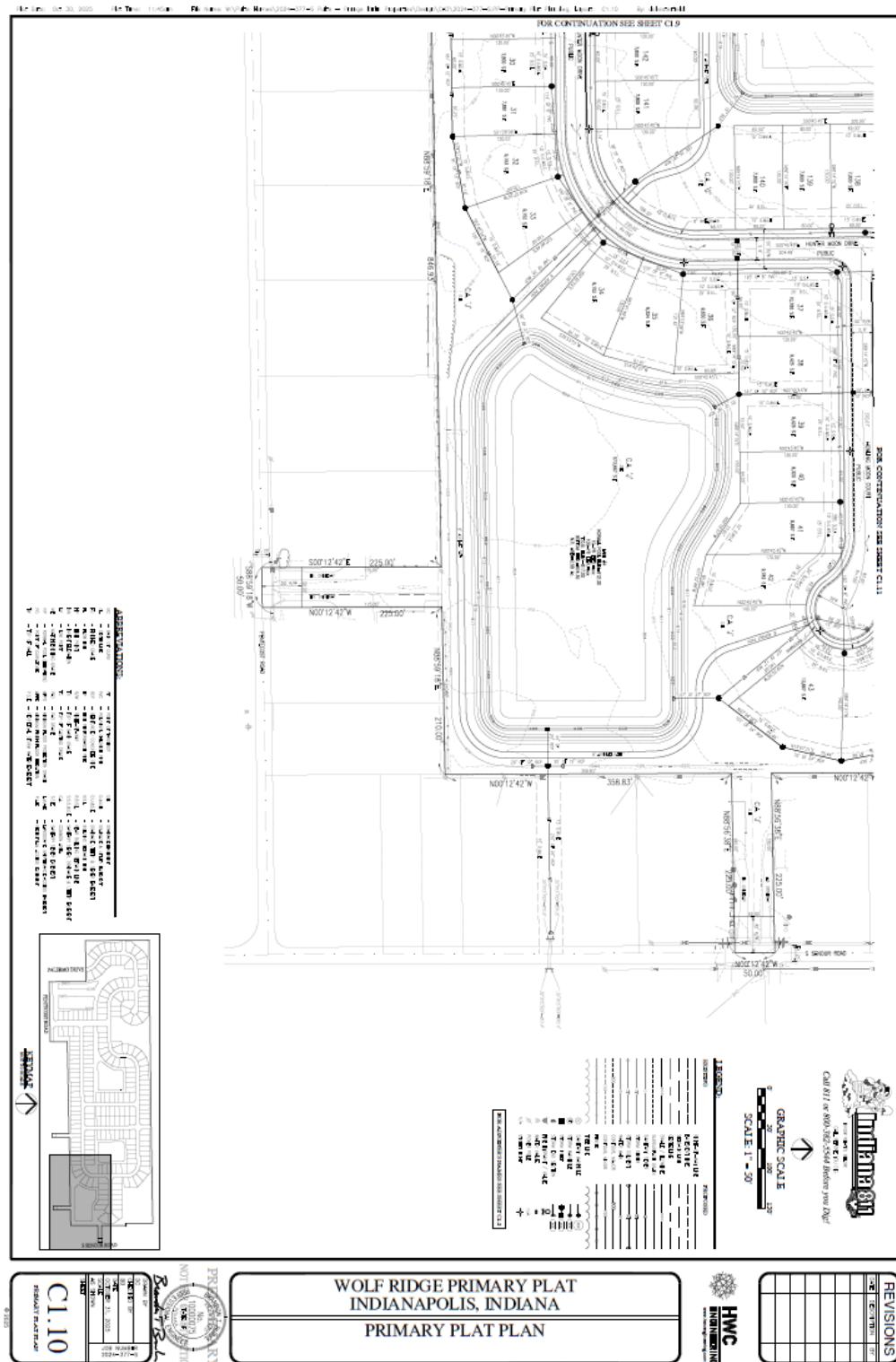




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

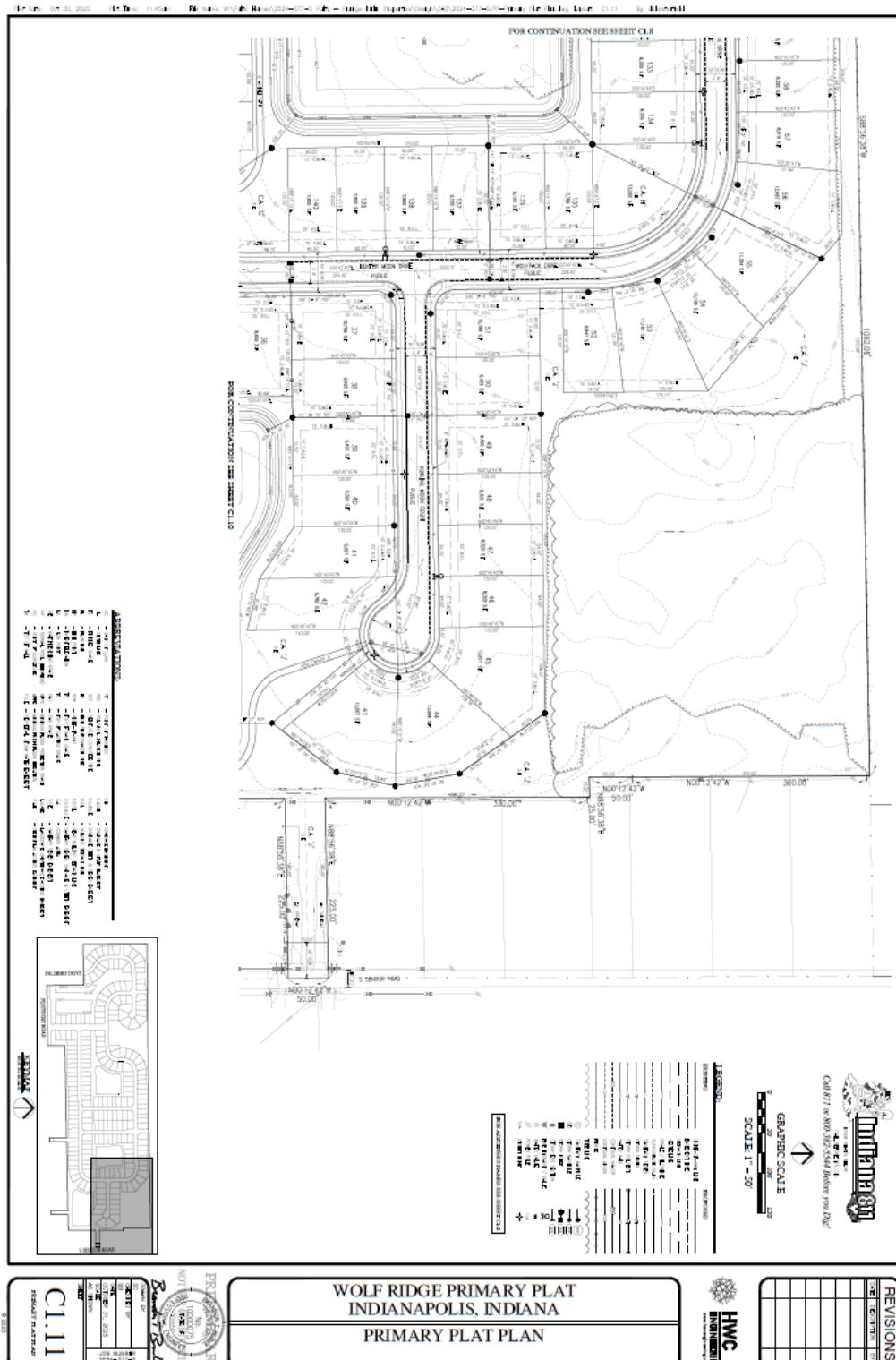
2025PLT086 ; Primary Plat (7 of 8)





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

2025PLT086 ; Primary Plat (8 of 8)

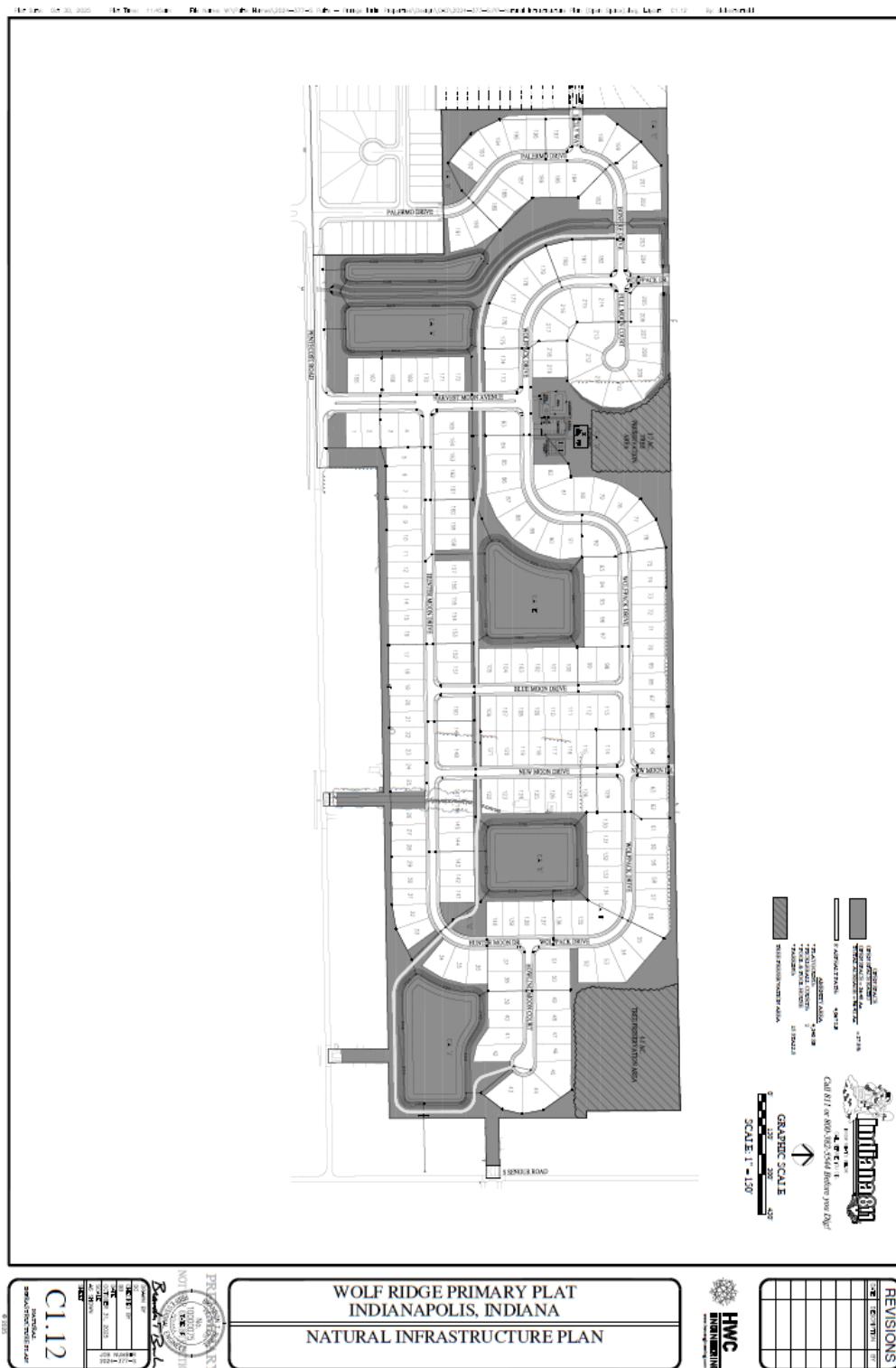




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

2025PLT086 ; Natural Infrastructure Plan

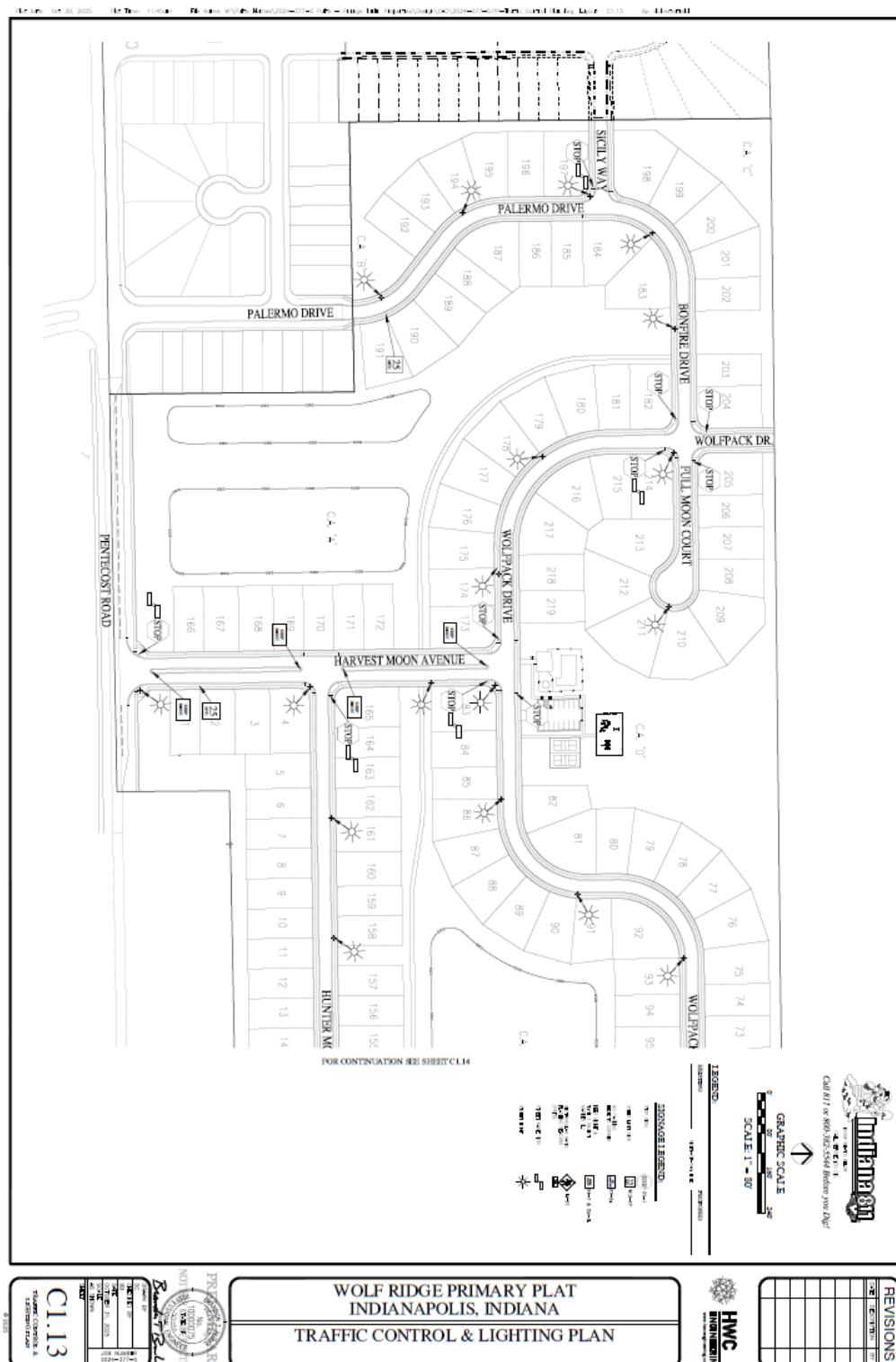




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

2025PLT086 ; Traffic Control & Lighting Plan (1 of 2)

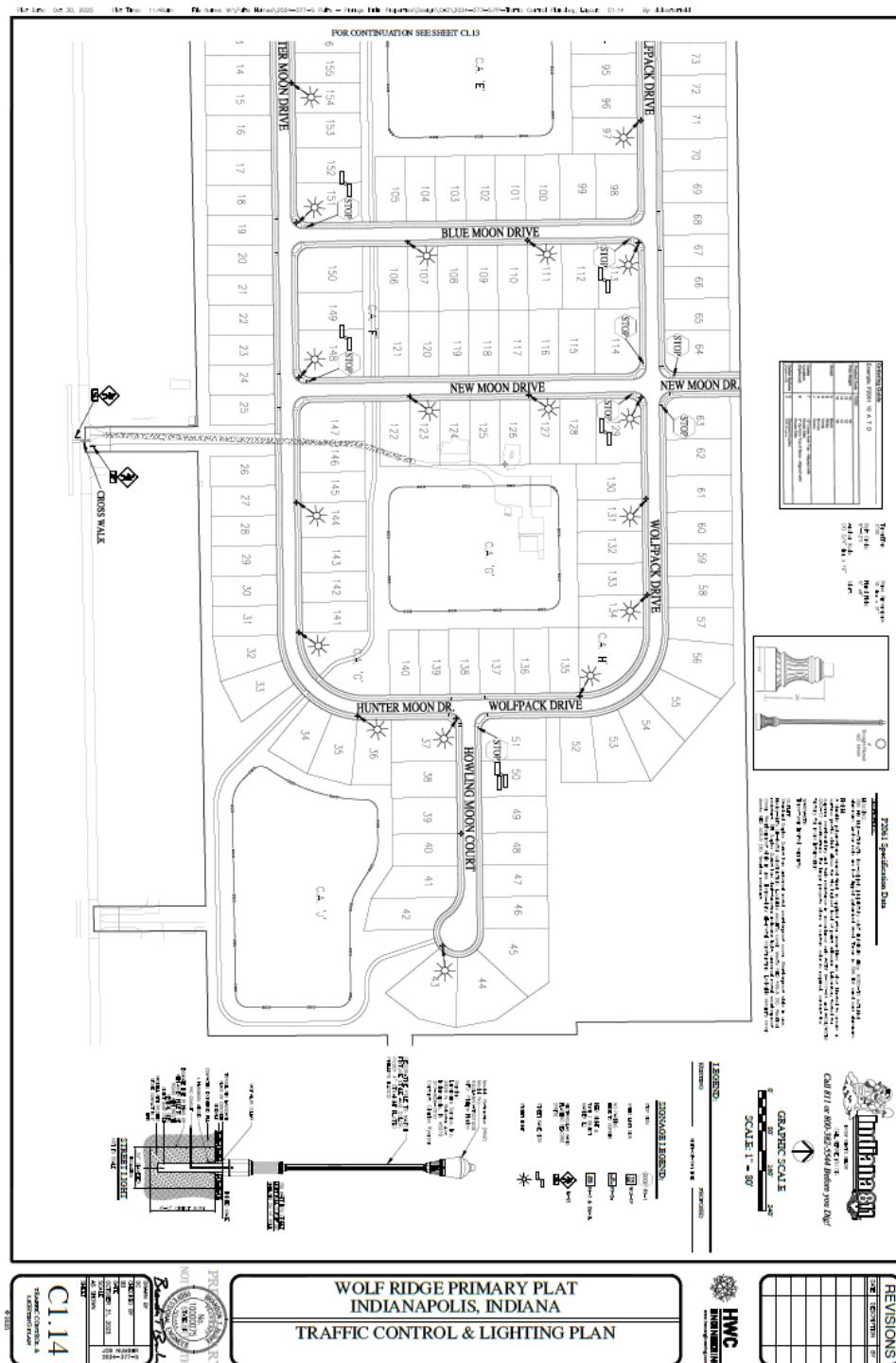




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 6.

2025PLT086 ; Traffic Control & Lighting Plan (2 of 2)



2025PLT086 ; Photographs

View looking west along Pentecost Road



View looking east along Pentecost Road



View of western boundary of site looking north across Pentecost Road



View of site looking northeast across Pentecost Road



View of site looking north across Pentecost Road



View of site looking north across Pentecost Road



View of site looking north across Pentecost Road



View of site looking north across Pentecost Road



View looking northeast across intersection of Pentecost Road and Senour Road

PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-088
Property Address: 7320 East Hanna Avenue (Approximate Address)
Location: Franklin Township, Council District #20
Petitioner: M/I Homes of Indiana, L.P., by Brett Huff
Zoning: D-3
Request: Approval of a Subdivision Plat to be known as Grayson Section 3, subdividing 16.87 acres into 54 lots.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 5, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That a Topographic Map, Traffic Control Plan, and Natural Infrastructure Plan be submitted prior to recording the Final Plat.
13. That the location of sidewalks along newly created internal roads be affixed to the Final Plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-3, is currently unimproved and borders Grayson Sections 1 and 2 which were platted via 2023-PLT-065 and 2025-PLT-034 respectively. The site was rezoned to D-3 in 2021 via 2021-ZON-075. Variances of Development Standards (2021-VAR-012 and 2022-CVR-830) were also approved to allow for minimum lot sizes of 7200 square feet and minimum lot widths of 60 feet. The plat indicates this section would be comprised of 54 lots and one (1) common area within 16.87 acres to allow for single-family residential development.

The proposed plat meets the standards of the D-3 zoning district, Subdivision Control Ordinance regulations, and applicable commitments from 2021-ZON-075.

STREETS

New internal streets would be created or extended in association with this plat: Seeger Street, Asher Way, Brisa Boulevard, and Highcrest Road. The new Section would be accessed via streets created by previous plat petitions and would not have direct access from Hanna Avenue or Fisher Road.

SIDEWALKS

Sidewalks are required along the internal streets created, and currently exist along Fisher Road to the east of the subject site. The Final Plat would need to show placement of those sidewalks per the above Condition #13.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-A	Residential
South:	D-3	Residential
East:	D-A/SU-43	Residential
West:	D-3	Residential
Thoroughfare Plan		
Fisher Road	Primary Collector	40-foot existing and 80-foot proposed
Petition Submittal Date	November 5, 2025	

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • <i>Plat name, Legal Description, Surveyor Seal, Scale.</i> • <i>Boundary Lines, Existing Street Names, and dimensions.</i> • <i>Layout of Proposed Streets – names, widths, classifications.</i> • <i>Layout of all easements and purpose thereof.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> • <i>Area Map.</i> 	<p>Satisfied - except for Topographic Map</p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • <i>Traffic control street signs and devices.</i> • <i>Traffic calming devices.</i> • <i>Bicycle facilities.</i> • <i>Sidewalks and pedestrian facilities.</i> • <i>Transit facilities, such as bus stops pads or shelter.</i> • <i>Street lighting.</i> 	<p>Required</p>
<p>741-203.E- Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • <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> • <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i> • <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i> 	<p>Required</p>
<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i> • <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i> • <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i> • <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i> • <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i> 	<p>None Requested</p>

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

<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. 	<p>Need Topographic Map</p>
<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • Through lots should be avoided except where necessary for primary arterial separation and topography challenges. • Triple frontage lots are prohibited. • Lots abutting alleys must have vehicular access exclusively from alley. • Lots shall not have direct access to arterial streets. • Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet. 	<p>Satisfied</p>
<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> • Shall not exceed maximum block lengths per Table 741-302.1 • If exceeded, it must be demonstrated that: <ul style="list-style-type: none"> ◦ There are improved pedestrian easements at intervals of 400 feet or less. ◦ Adequate traffic calming provisions are made. ◦ The block length must be exceeded because of physical conditions of the land. 	<p>Satisfied</p>



Department of Metropolitan Development
Division of Planning
Current Planning

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. Not more than two streets shall intersect at any one point. Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. All streets shall be dedicated to the public. Alleys may be private. Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	Satisfied
	<p>741-303.B – Through Connectivity (Metro Context Area):</p> <ul style="list-style-type: none"> Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	Satisfied
	<p>741-303.D – Cul-de-sacs (Metro Context Area):</p> <ul style="list-style-type: none"> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	None proposed
741-304-316	Additional Development Items	EVALUATION
	<p>741.304.A-C – Traffic Control Devices:</p> <ul style="list-style-type: none"> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	Required

	<p>741.305 – Numbering and naming:</p> <ul style="list-style-type: none"> • Street numbering per adopted addressing guidelines. • Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. 	Required
	<p>741.306 – Sidewalks:</p> <ul style="list-style-type: none"> • Sidewalks shall be provided along all internal and external streets. 	Required
	<p>741.307-309 – Easements, Utilities, Stream Protection Corridors:</p> <ul style="list-style-type: none"> • Utility easements shall be located along lot lines and shall be a minimum of 10 feet. • All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. • Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. • All utilities shall be located underground. • All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205. 	Satisfied
	<p>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</p> <ul style="list-style-type: none"> • Required for subdivisions with more than 20 dwelling units. • Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet. • Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. • Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall. • Reservation of land for public/semi-public purpose. 	Satisfied
	<p>741-312 – Monuments</p> <ul style="list-style-type: none"> • Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1. 	Satisfied
	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none"> • All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District). • Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded. • For Zone AE areas, the plat must show the BFE topographic line. • For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps. 	Required
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none"> • All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting). 	Required

EXHIBITS

2025PLT088 ; Aerial Map

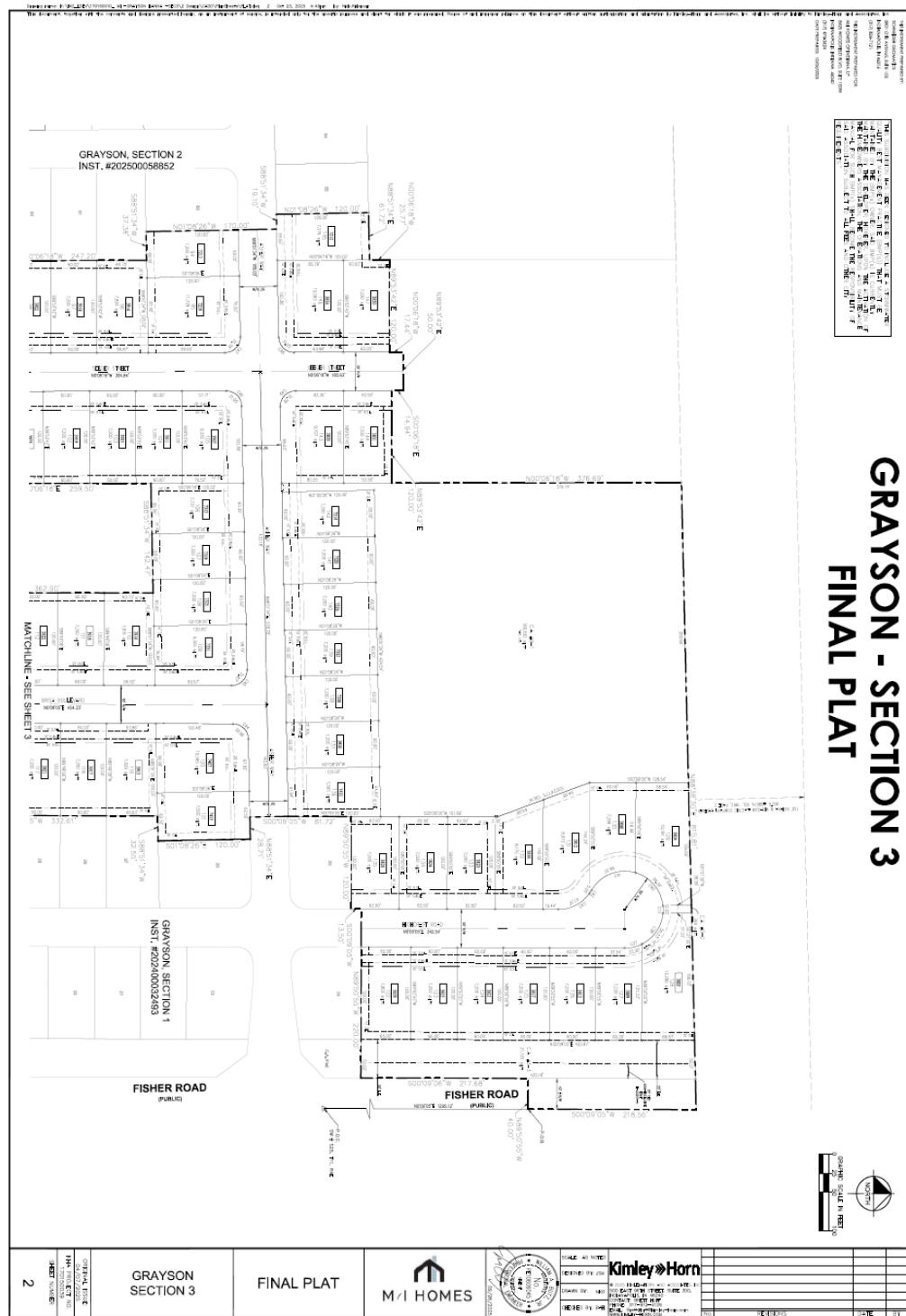




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 7.

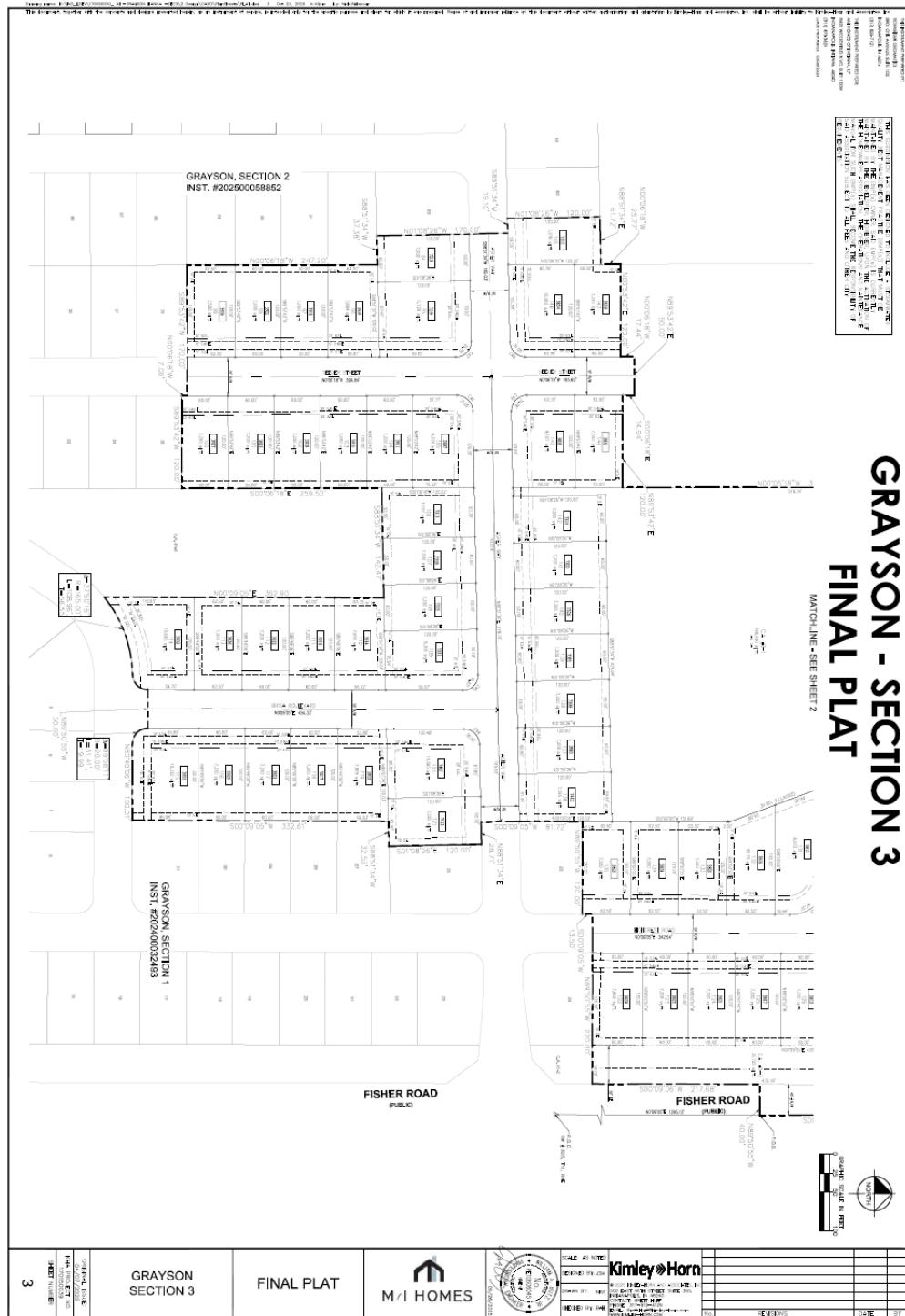
2025PLT088 ; Plat (page 1 of 2)





Department of Metropolitan Development
Division of Planning
Current Planning

2025PLT088 ; Plat (page 2 of 2)



2025PLT088 ; Photographs



Photo 1: Asher Way Looking East



Photo 2: Brisa Boulevard Looking North

2025PLT088 ; Photographs (continued)



Photo 3: Highcrest Boulevard Looking North



Photo 4: Seeger Street Looking North

PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-091
Address: 1631 and 1851 West Thompson Road (approximate address)
Location: Perry Township, Council District #22
Zoning: C-7 (FF)
Petitioner: Mark Murff
Request: Approval of a Subdivision Plat, to be known as Truck Country, dividing 41.31 acres into two (2) lots.
Waiver Requested: None
Current Land Use: Truck or Heavy Vehicle Sales, Rental or Repair
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 25, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-7. The site is a Truck or Heavy Vehicle Sales, Rental or Repair center. The proposed plat would subdivide the property into two (2) lots: Lot One would be 29.31 acres and Lot Two would be 12 acres. The proposed plat meets the standards of the C-7 zoning classification.

STREETS

Lots One and Two would front on West Thompson Road. No new streets are proposed as part of this petition.

SIDEWALKS

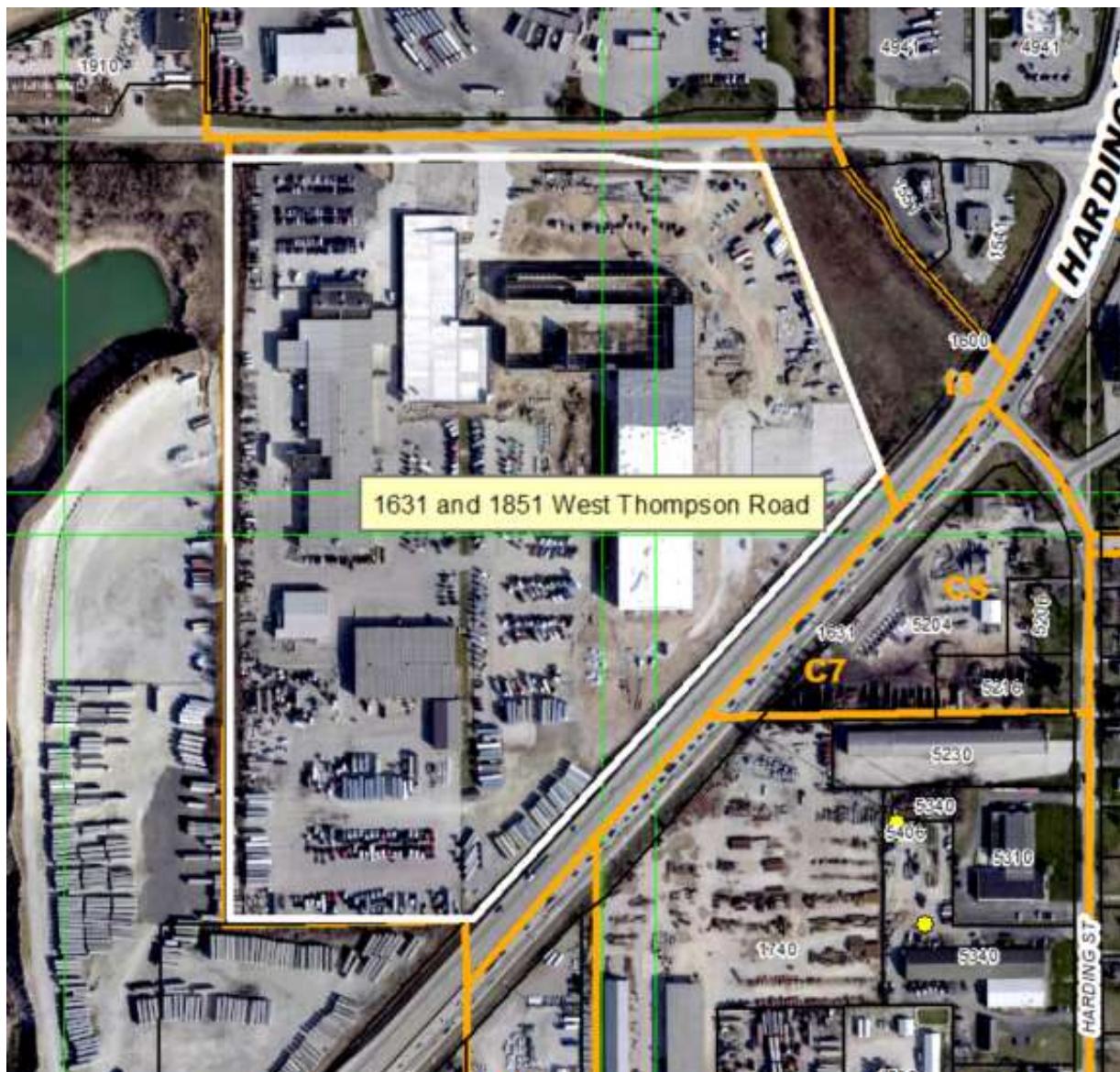
Sidewalks are existing along West Thompson Road.

GENERAL INFORMATION

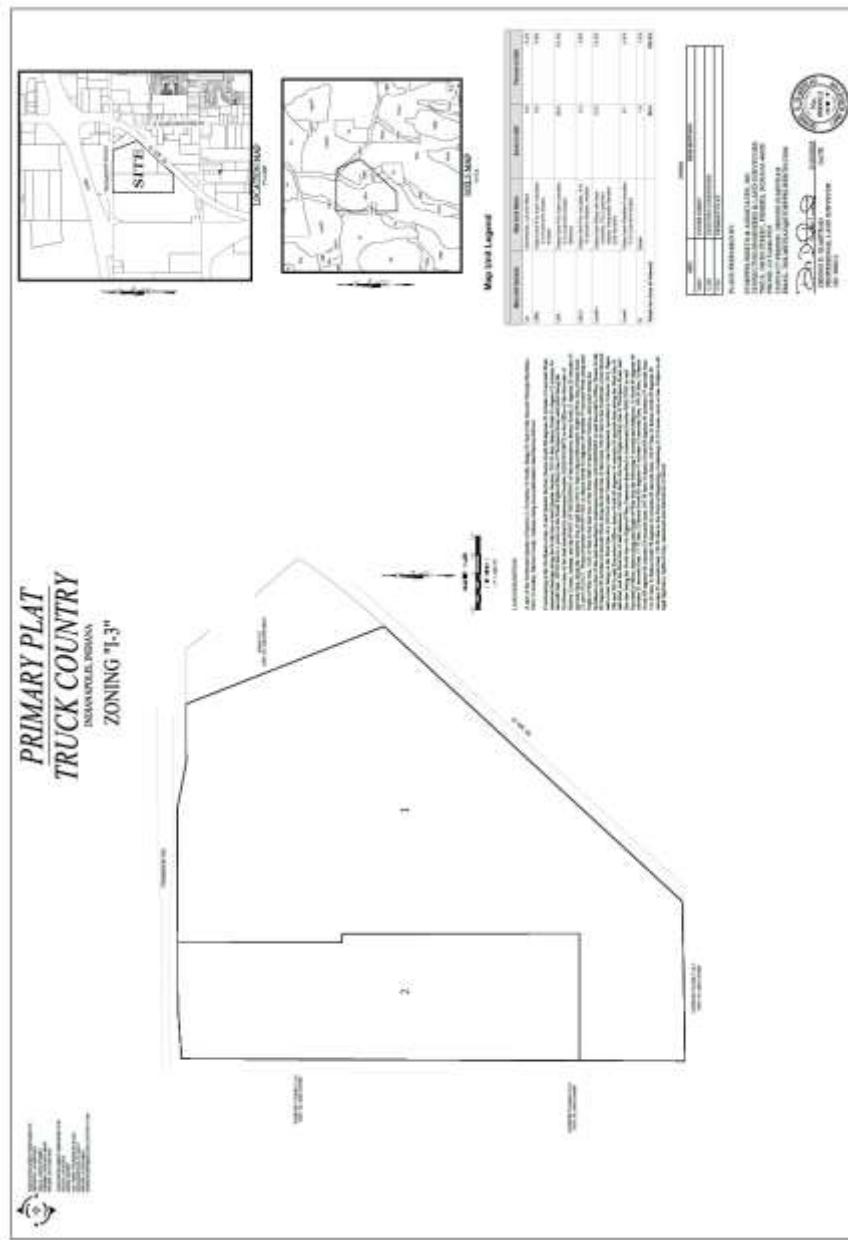
Existing Zoning	C-7	
Existing Land Use	Truck or Heavy Vehicle Sales, Rental or Repair	
Comprehensive Plan	Heavy Commercial	
Surrounding Context	Zoning	Land Use
North:	C-S	Truck Stop / Travel Center
South:	C-S / I-3 / I-4	Commercial Contractor / Outdoor Storage
East:	I-3	Undeveloped
West:	I-3	Commercial Parking Lot
Thoroughfare Plan		
West Thompson Road	Local Street	100-foot existing and proposed right-of-way
Petition Submittal Date	November 25,2025	

EXHIBITS

LOCATION MAP



PLAT SURVEY – SITE PLAN



PHOTOS



Proposed Lot One, looking southeast.



Proposed Lot Two, looking south.

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-PLT-092
Property Address:	7500 South Sherman Drive (<i>Approximate Address</i>)
Location:	Perry Township, Council District #24
Petitioner:	Davis Homes, by Brian Robinson
Zoning:	D-3 (Cluster)
Request:	Approval of a Subdivision Plat to be known as The Trees at Southport Crossing Section 1, dividing 61.55 acres into 55 single-family detached lots.
Waiver Requested:	Maximum number of two local streets used by emergency vehicle requirements, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance.
Current Land Use:	Undeveloped
Staff Reviewer:	Jeffrey York, Manager

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 November 24, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
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 number of local streets used by emergency vehicles requirement, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance, be approved.

PETITION OVERVIEW

HISTORY

In 2025, a request to plat this section was submitted, and preliminarily approved by the Plat Committee. That case was 2025-PLT-058. Subsequent to that approval, the developer proposed a change in the proposed lot layout that would increase the land reserved for wetlands preservation and reduce environmental impact. The changes, however, were too large to be able to approve the request administratively.

SITE PLAN AND DESIGN

This site is zoned D-3 (cluster) and is currently unimproved. Large electrical transmission towers bisect the site to the southeast. The rezoning petition 2014-ZON-144 was approved in May 2025 to allow for residential development with a variety of commitments, including a commitment to utilize the 'cluster' option, as provided in the Ordinance. A cluster subdivision plan was approved to allow for development of 132 single-family detached lots. The cluster plan provides for preservation of existing wetlands and numerous trees. The proposed plat meets the standards of the D-3 zoning district, the subdivision regulations, and the commitments.

STREETS

New streets would be developed to access all lots via public rights-of-way. There would be two points access from existing stub streets to the north and east, into Section 1. The proposed street names include Sprig Way, Wanderine Drive, Featherbark Drive, Saffron Drive (extension of existing Saffron Drive), and Autumn Court.

The Ordinance specifies that emergency vehicles must not have to use more than two different local streets to reach any destination lot. The site is accessed via a number of local streets within existing development in all directions. Stop 10 Road directly accesses Sherman Drive to the west. Sherman Drive is a primary collector street. Saffron Drive has relatively short distance to access McFarland Boulevard to the east and north. Therefore, this would be a minor deviation from Ordinance requirements. Staff recommends approval of the waiver request.

SIDEWALKS

Sidewalks are required and proposed along all internal streets.

GENERAL INFORMATION

Existing Zoning	D-3 (Cluster)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood / Environmentally Sensitive	
Surrounding Context	Zoning	Land Use
North:	D-3	Single-family detached dwellings
South:	D-P / D-5II	Single-family attached and detached dwellings
East:	D-3	Single-family detached dwellings / recreational area
West:	D-3	Single-family detached dwellings
Thoroughfare Plan		
Saffron Drive	Local Street	50-foot existing and proposed
Stop 10 Road	Local Street	50-foot existing and proposed
Petition Submittal Date	August 1, 2025	

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

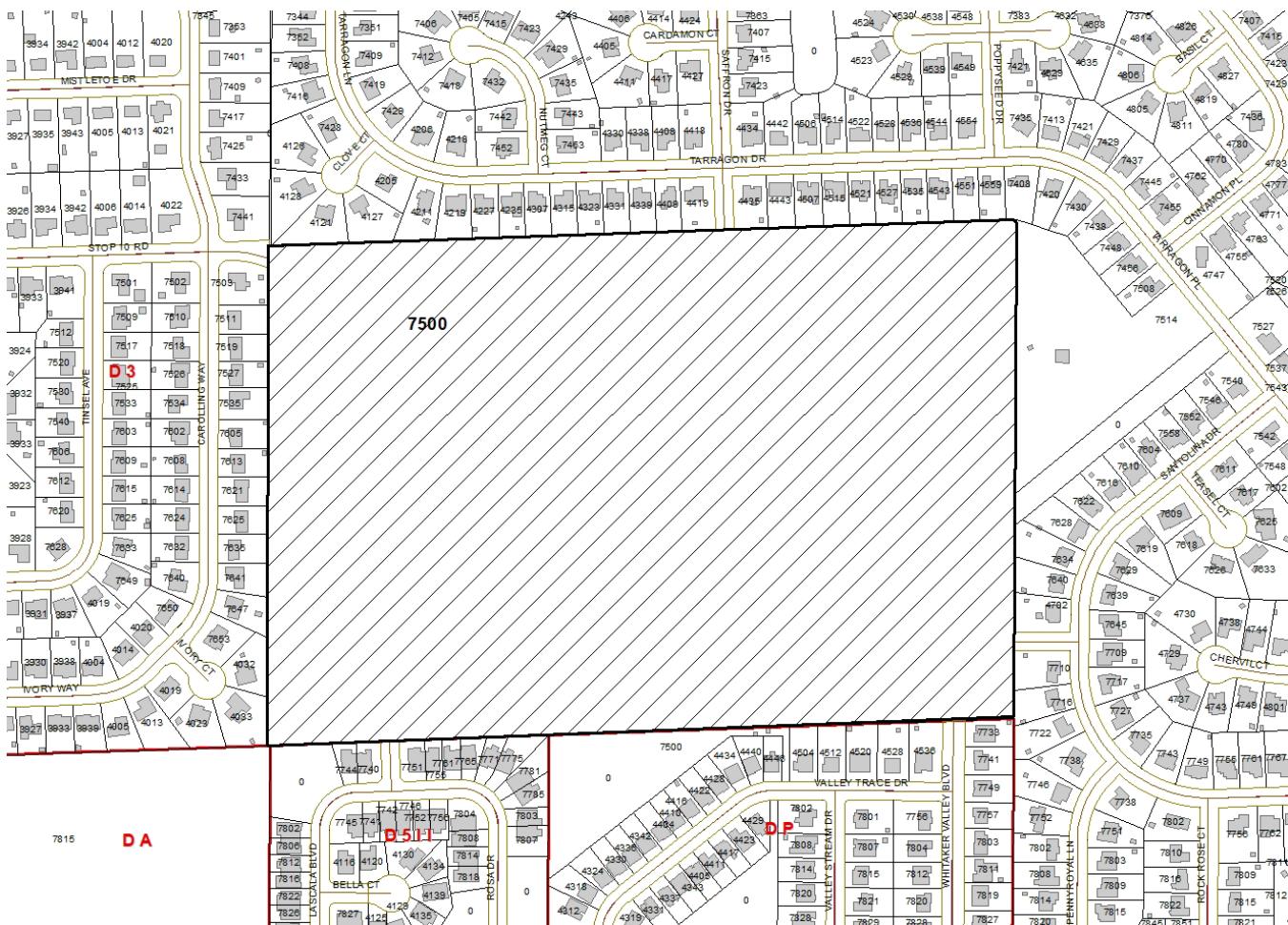
<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • <i>Plat name, Legal Description, Surveyor Seal, Scale.</i> • <i>Boundary Lines, Existing Street Names, and dimensions.</i> • <i>Layout of Proposed Streets – names, widths, classifications.</i> • <i>Layout of all easements and purpose thereof.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> • <i>Area Map.</i> 	<p>Satisfied</p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • <i>Traffic control street signs and devices.</i> • <i>Traffic calming devices.</i> • <i>Bicycle facilities.</i> • <i>Sidewalks and pedestrian facilities.</i> • <i>Transit facilities, such as bus stops pads or shelter.</i> • <i>Street lighting.</i> 	<p>Satisfied</p>
<p>741-203.E – Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • <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> • <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i> • <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i> 	<p>Satisfied</p>
<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i> • <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i> • <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i> • <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i> • <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i> 	<p>See condition #12</p>

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
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. 	Satisfied
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • Through lots should be avoided except where necessary for primary arterial separation and topography challenges. • Triple frontage lots are prohibited. • Lots abutting alleys must have vehicular access exclusively from alley. • Lots shall not have direct access to arterial streets. • Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet. 	Satisfied
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> • Shall not exceed maximum block lengths per Table 741-302.1 • If exceeded, it must be demonstrated that: <ul style="list-style-type: none"> ○ There are improved pedestrian easements at intervals of 400 feet or less. ○ Adequate traffic calming provisions are made. ○ The block length must be exceeded because of physical conditions of the land. 	None proposed

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p>741-303.A – <i>General:</i></p> <ul style="list-style-type: none"> Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use, and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. Not more than two streets shall intersect at any one point. Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. All streets shall be dedicated to the public. Alleys may be private. Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	Satisfied
	<p>741-303.B – <i>Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	Satisfied
	<p>741-303.D – <i>Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	Satisfied
741-304-316	Additional Development Items	EVALUATION
	<p>741.304.A-C – <i>Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	Satisfied

	<p>741.305 – Numbering and naming:</p> <ul style="list-style-type: none"> • Street numbering per adopted addressing guidelines. • Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. 	See Commitment #5
	<p>741.306 – Sidewalks:</p> <ul style="list-style-type: none"> • Sidewalks shall be provided along all internal and external streets. 	Satisfied
	<p>741.307-309 – Easements, Utilities, Stream Protection Corridors:</p> <ul style="list-style-type: none"> • Utility easements shall be located along lot lines and shall be a minimum of 10 feet. • All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. • Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. • All utilities shall be located underground. • All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205. 	Satisfied
	<p>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</p> <ul style="list-style-type: none"> • Required for subdivisions with more than 20 dwelling units. • Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet. • Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. • Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall. • Reservation of land for public/semi-public purpose. 	Satisfied
	<p>741-312 – Monuments</p> <ul style="list-style-type: none"> • Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1. 	Satisfied
	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none"> • All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District). • Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded. • For Zone AE areas, the plat must show the BFE topographic line. • For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps. 	Satisfied
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none"> • All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting). 	Satisfied

EXHIBITS

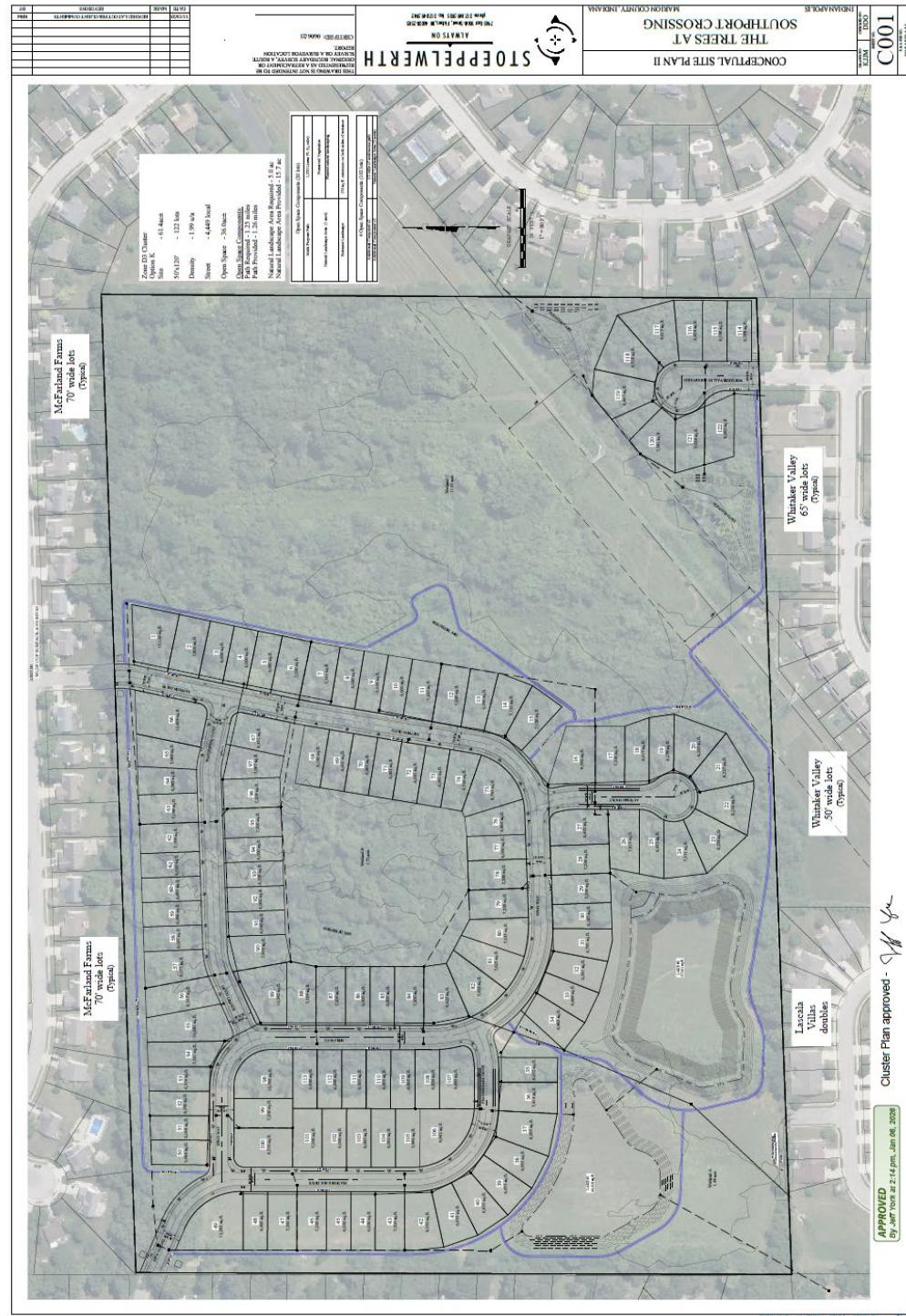




**Department of Metropolitan Development
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Current Planning**

Item 9.

2025-PLT-092; Cluster Plan

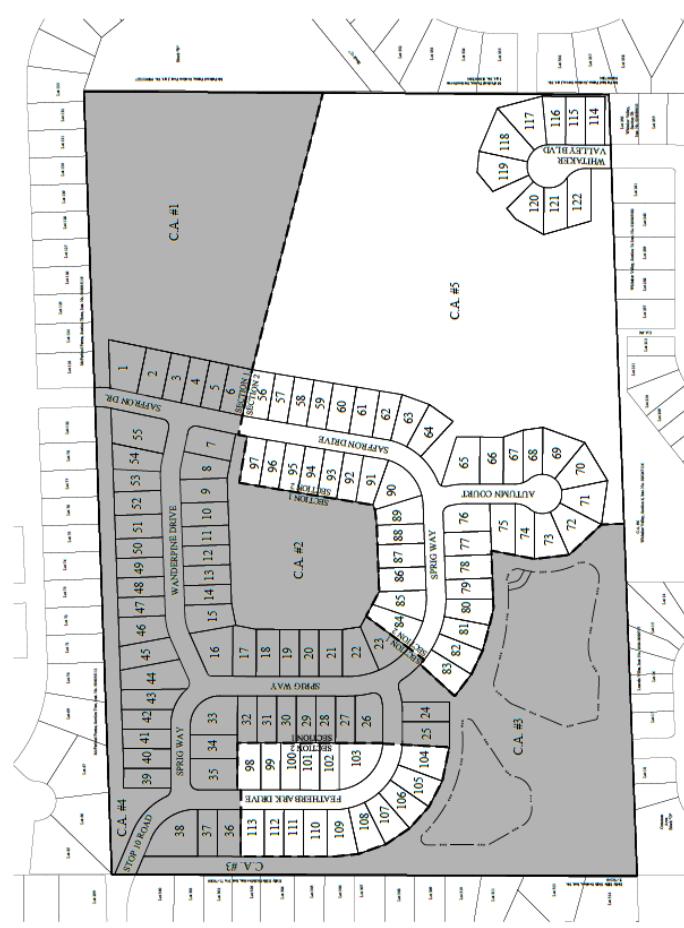




**Department of Metropolitan Development
Division of Planning
Current Planning**

Item 9.

PRIMARY PLAT
THE TREES AT SOUTHPORT CROSSING
SECTION 1
INDIANAPOLIS, INDIANA
ZONING "D-2"



SPRING WAY	1,280,000 L.F.
SEEP FROTH DRIVE	945,112 L.F.
AUTUMN COURT	292,391 L.F.
WINDSPRINE DRIVE	723,03 L.F.
WILDFAKE VALLEY	1,559,59 L.F.
BOULEVARD	4,624,331 L.F.
TOTAL	

INDEX		DESCRIPTION
ITEM	CROSS REF.	
C001		COVER SHEET
C100		EXISTING CONDITIONS
C100-C104		PRIMARY PLAT
C105		NATURAL INFRASTRUCTURE PLAN
C106		TRAFFIC CONTROL PLAN

ELWERTH & ENGINEERING

77-349-1935
PERSON: DENNIS OLSTEAD
ADDRESS: OLSTEAD@STOEPELWERTH.COM

100-11000-1
1/25/07
J. OLMSTEAD DATE
NATIONAL LAND SURVEYOR
2

111

83



Department of Metropolitan Development

Division of Planning

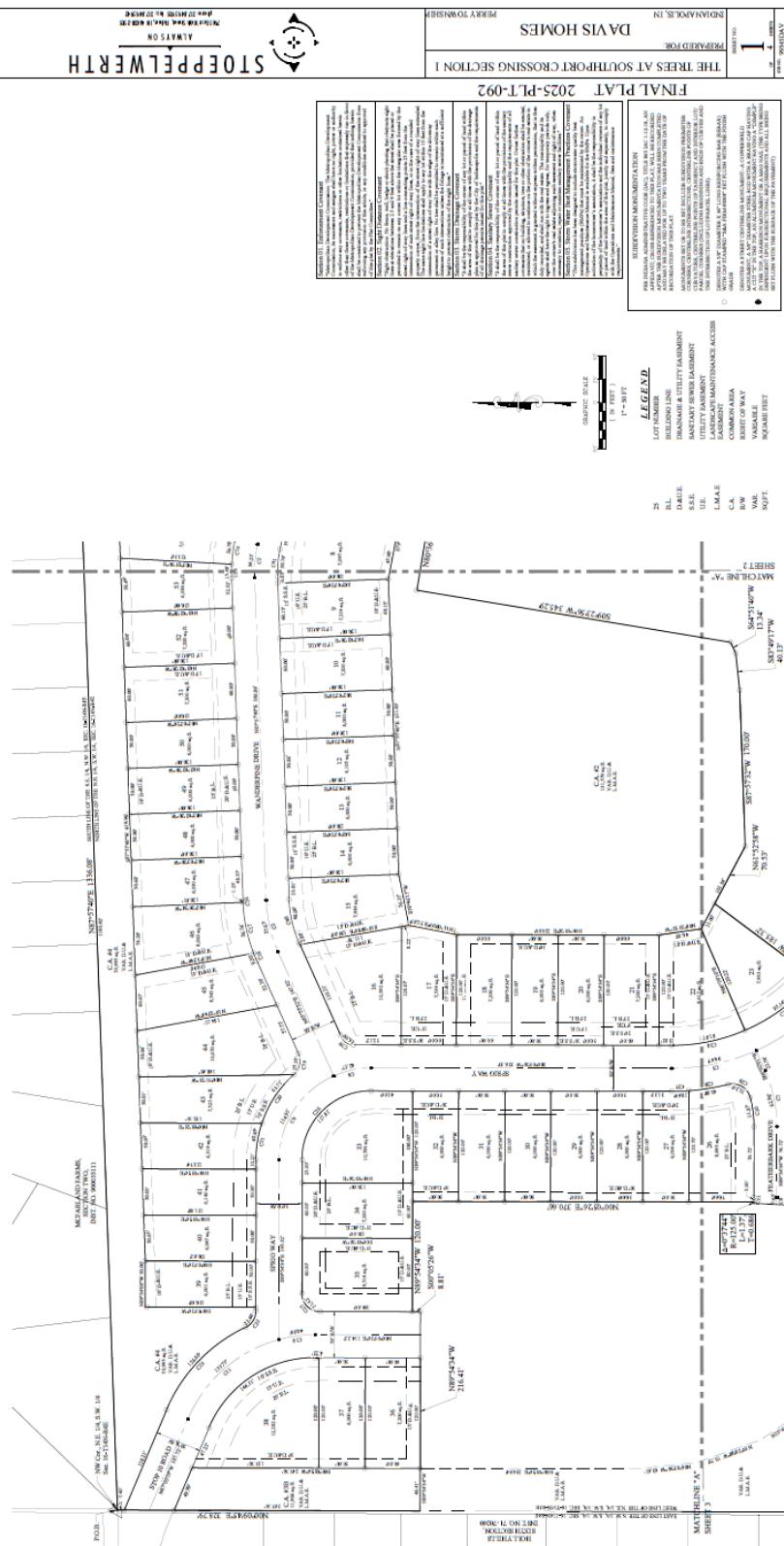
Current Planning

THE TREES AT SOUTHPORT

CROSSING SECTION 1

ENAT PIAT

A PART OF THE S.E. 1/4 AND A PART OF THE S.W. 1/4, SEC. 16, T14N, R4E
PERRY TOWNSHIP, MARION COUNTY, INDIANA





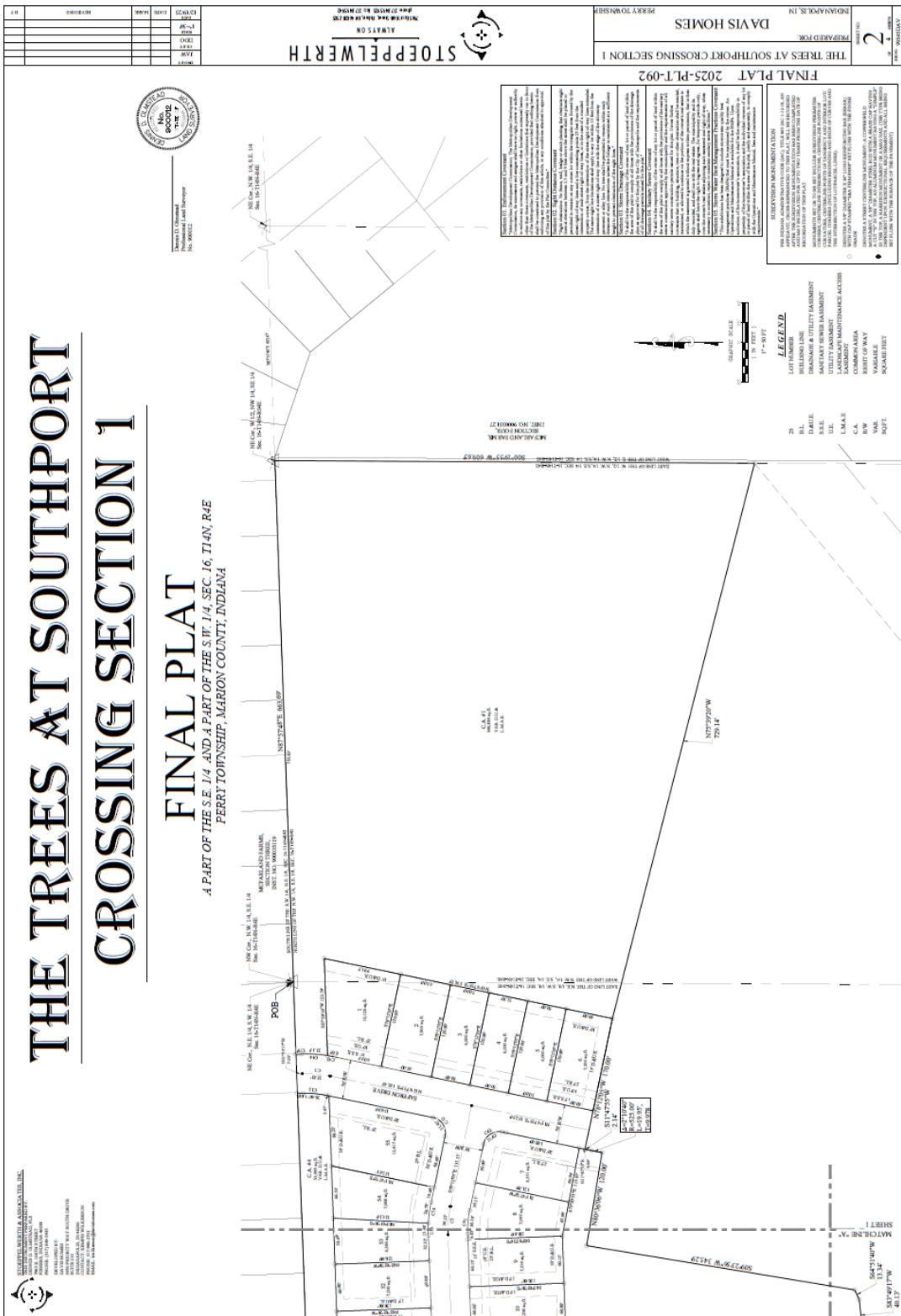
**Department of Metropolitan Development
Division of Planning
Current Planning**

THE TREES AT SOUTHPORT

CROSSING SECTION 1

FINAL PAPER

A PART OF THE S.E. 1/4 AND 4 PARTS OF THE S.W. 1/4, SEC. 16, T14N, R4E
PERRY TOWNSHIP, MARION COUNTY, INDIANA



2025-PLT-092; Photographs (from 2025-PLT-058)

Photo 1: From Saffron Drive (north of the site) looking into the site.



Photo 2: Subject Site, immediately south of Saffron Drive.



Photo 3: From an existing recreational area to the east looking into the site.



Photo 4: From an existing recreational area to the east looking into the site.



Photo 5: From Whitaker Valley Boulevard (south of the site) looking into the site.



Photo 6: From Como Drive (south of the site) looking into the site.

PLAT COMMITTEE

January 14, 2025

Case Number:	2025-PLT-079 / 2025-VAC-011
Property Address:	8501 and 8601 South Emerson Avenue and 5260 Noggle Way (<i>Approximate Addresses</i>)
Location:	Franklin Township, Council District # 25
Petitioner:	Claybrooke Luxury Living, LLC, by Joseph D. Calderon
Request:	Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed Use Subdivision, dividing 40.08 acres into one lot and three blocks. Vacation of drainage and utility easement, being 20 feet in width, from the north line of Claybrook Commons Drive (private street), north 701.16 feet to the south line of proposed Block "A" of Claybrooke Commons Mixed Use Subdivision (2025-PLT-079), with a waiver of the Assessment of Benefits.
Waiver Requested:	Waiver of Assessment of Benefits
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This petition was jointly filed with the petition 2025-PLT-079, and staff generated one report for both petition requests. Please see the staff report within this agenda for 2025-PLT-79 for additional information about the requested vacation.

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-PLT-046 (Amended)
Property Address:	324 South College Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 18
Petitioner:	Prestige Developments, LLC, by Mark and Kim Crouch
Zoning:	D-8 (FP – IHPC) (TOD)
Request:	Approval of a Subdivision Plat to be known as Stellard College Avenue Homes, dividing 0.18-acre into two lots, including a vacation of a 10-foot wide east-west alley abutting the parcel to the north, from the west right-of-way line of College Avenue, west 197.45 feet, to the east right-of-way line of Cincinnati Street, with a waiver of the assessment of benefits.
Waiver Requested:	Waiver of Assessment of Benefits
Current Land Use:	Vacant lot; alleys
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

12/10/25: A remonstrator requested a one-month continuance to the January 14, 2026 hearing date to allow additional time for discussion and for a potential compromise to be reached. The Plat Committee approved this continuance with the expectation that additional continuances would not be supported.

11/12/25: Staff requested a continuance to the December 10, 2025 hearing to allow additional time for a meeting between staff, the petitioner, and a neighborhood representative as well as time for clarification of the scope of work and provision of an updated survey.

10/8/25: To allow time for revised survey to be provided, for the scope of work to be clarified, and to allow for additional time for discussion between, staff, the petitioner, and the neighborhood, staff requested a continuance to the November 12, 2025 Plat Committee hearing date.

STAFF RECOMMENDATION

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

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

5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
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.

Staff finds the vacation of the 10-foot northern alley would be in the public interest and recommends that the vacation petition be **approved**. Staff supports the **Waiver of the Assessment of Benefits** and recommends **approval** subject to the below commitments.

RECOMMENDED MOTION (approval): That the Plat Committee find that the proposed vacation is in the public interest; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-PLT-046; that a hearing upon the Assessment of Benefits be waived; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16, subject to the following commitments:

1. Owner agrees to dedicate a 5-foot right-of-way from the southern portion of the property per survey to result in the creation of a 15-foot alley, pay for the paving of a 12-foot-wide alley to the south of the property, and coordinate with the Department of Public Works on both the location and materials comprising the alley.
2. Owner agrees to work with AES Indiana in relocating the utility poles to the north side of the expanded southern alley right-of-way.
3. Owner agrees to pay for the elimination of existing curb cuts and the addition of full curbing and complete sidewalk along College Avenue for the areas where the northern alley is vacated within 12 months of the approval of 2025-PLT-046.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is currently a vacant lot with a width of 45 feet bordered by College Avenue to the east, Cincinnati Street to the west, and alleys to the north and south. The property is within a D-8 (FP – IHPC) (TOD) zoning district, and is within the locally-designated Fletcher Place historic neighborhood.

Petition approval would create two (2) new lots from both the currently existing lot as well as from the ten-foot alley to the north. The alley to the north would also be vacated as a part of this proposal. The

alley to the south would be expanded by the dedication of five (5) additional feet of right-of-way from the subject property, per condition #12 above.

Preliminary plans for development of the site based on the proposed split have approved by IHPC, via the petition 2023COA111. These plans are not final, and may change based on this petition.

The proposed plat would meet the standards of the D-8 zoning district.

STREETS & SIDEWALKS

Lot 1 would be bordered by Cincinnati Street to the west, and Lot 2 would be bordered by College Avenue to the east. No new streets would be created from the approval of this petition, although the existing alley to the south of the site would be expanded by five (5) feet from dedication of new right-of-way. Sidewalks exist along College Avenue and would not be required along Cincinnati Street due to the exception found within 744-302.B of the Ordinance. Development plans approved via 2023COA111 also show the placement of sidewalk along the southern portion of the property.

VACATION + WAIVER OF ASSESSMENT OF BENEFITS

Findings of Fact in support of the vacation petition provided by the applicant indicate that their petition would "vacate an unused and undeveloped alley to the north". Staff feels that vacation of the 10-foot northern alley would be in the public interest given the lack of alleyway extending beyond it to the east or west and the existing alleyway to the south of the site set to be expanded making this alley redundant. This recommendation of approval, as well as a recommendation of approval of the request for the waiver of the assessment of benefits, would be subject to a condition that the curb along that portion of the sidewalk be restored to prevent regular vehicle access and to restore the sidewalk network in this area (see condition #13 above).

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Vacant lot; alleys	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Residential
South:	D-8 / MU-2	Residential / Commercial
East:	C-S	Vacant Commercial
West:	D-8	Residential
Thoroughfare Plan		
College Avenue	Primary Arterial	60-foot existing and 78-foot proposed
Cincinnati Street	Local Street	20-foot existing and 48-foot proposed
Petition Submittal Date	December 3, 2025	

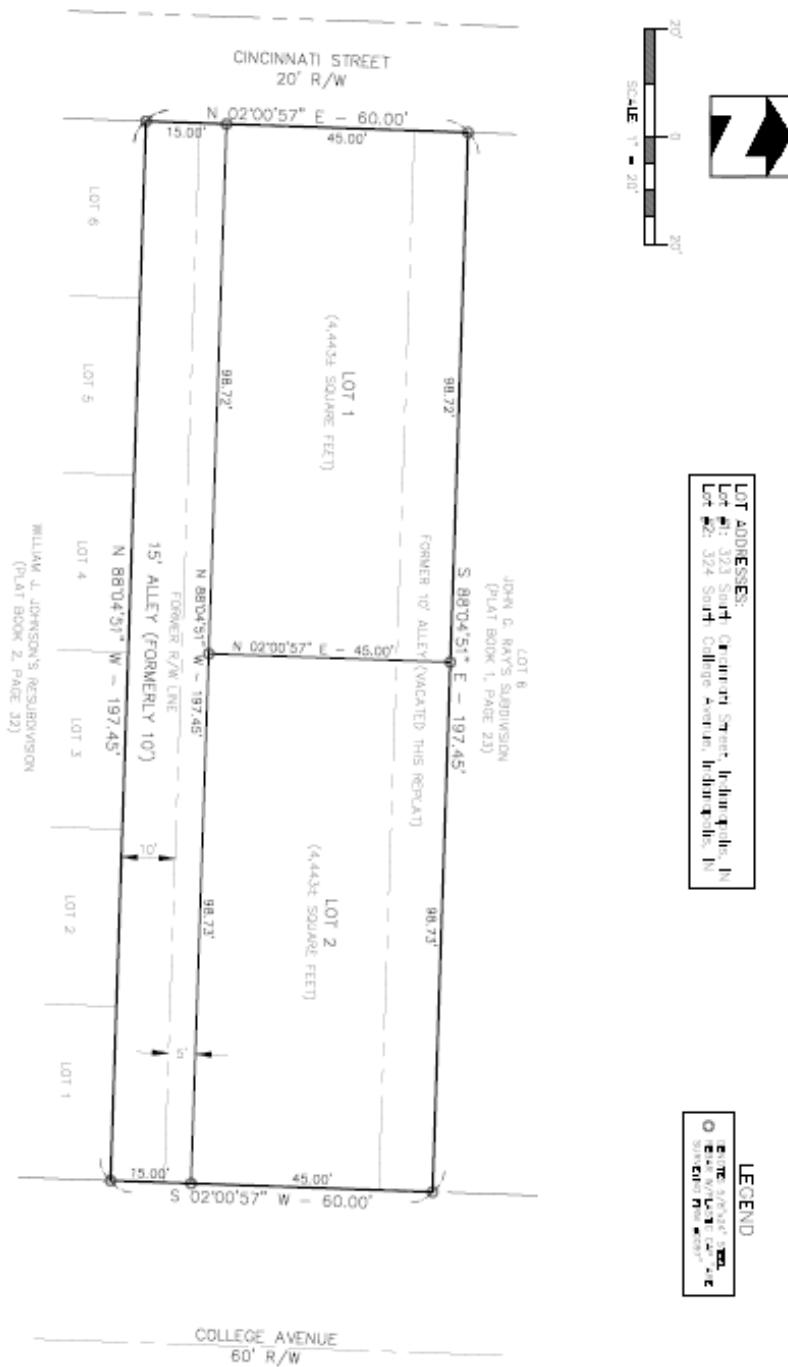


**Department of Metropolitan Development
Division of Planning
Current Planning**

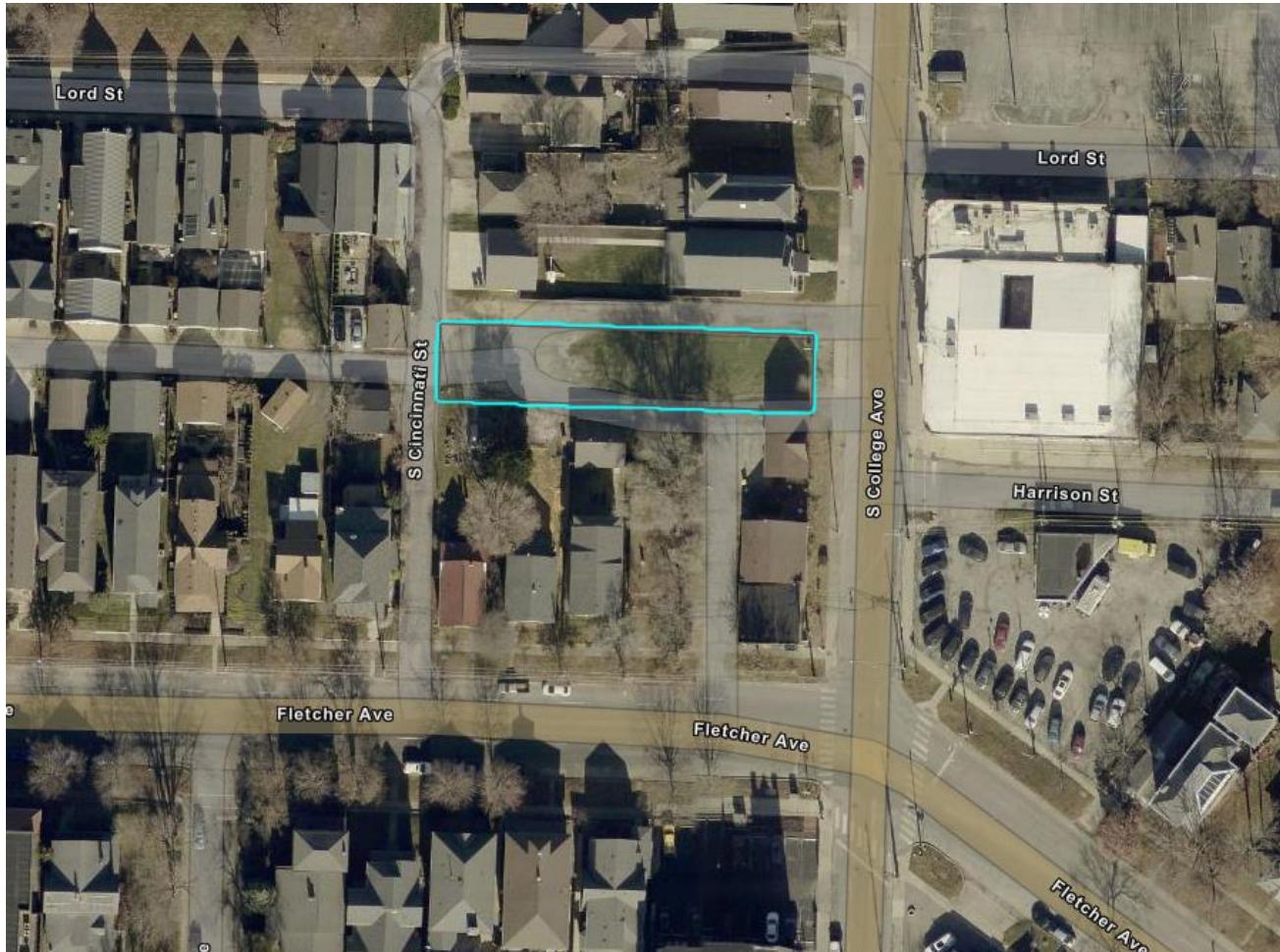
Item 11.

EXHIBITS

2025PLT046 : Proposed Plat



2025PLT046 ; Aerial Map

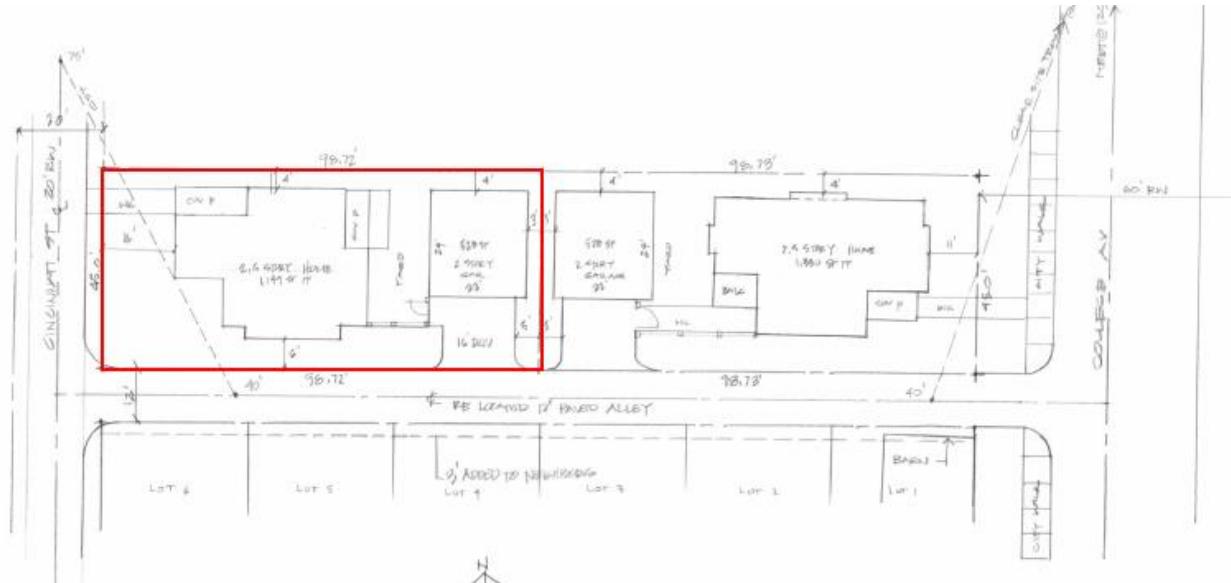


2025PLT046 ; Findings of Fact

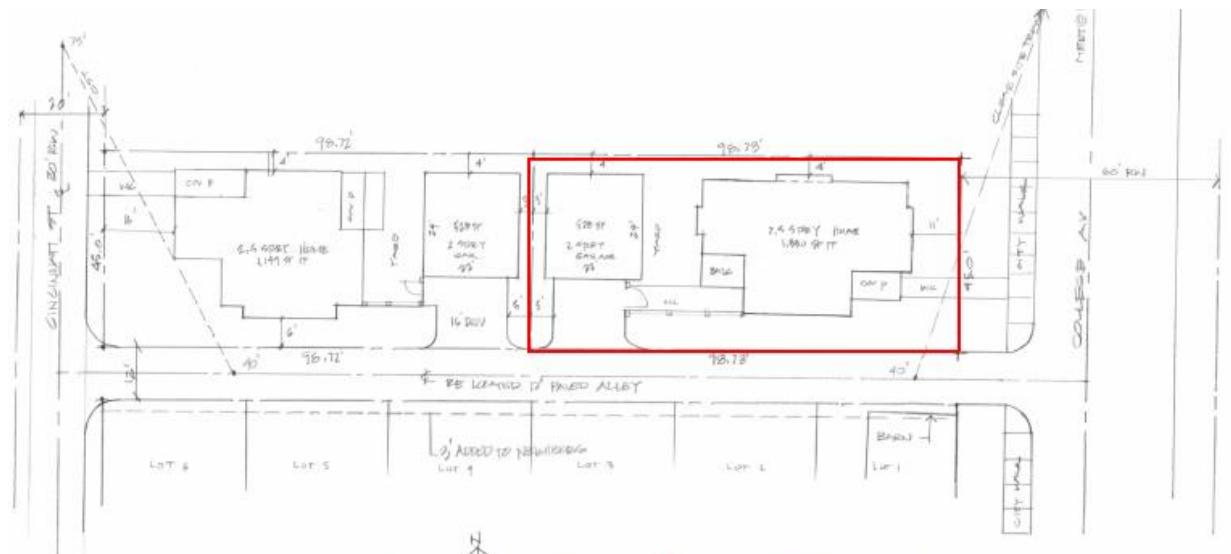
1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

the vacation will vacate an unused & undeveloped alley to the north of the proposed plat and allow for better alley access and maneuverability.

2025PLT046 ; Site Development Plan (2023COA110 & 2023COA111)



Site plan – red outline 323 Cincinnati lot



Site plan – red outline 324 South College lot

2025PLT046 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Subject Site Viewed from West

2025PLT046 ; Photographs (continued)

Photo 3: Alley to North and Adjacent Property Viewed from East



Photo 4: Alley to South Viewed from East

2025PLT046 ; Photographs (continued)

Photo 5: Sidewalks along College to East of Site Viewed from South



Photo 6: Adjacent Property to East

2025PLT046 ; Photographs (continued)



Photo 7: Adjacent Improved Alley to West



Photo 8: Adjacent Property to South (630 Fletcher)

2025PLT046 ; Photographs (continued)



Photo 9: Adjacent Property to South (622 Fletcher)



Photo 10: Adjacent Property to South (620 Fletcher)

2025PLT046 ; Photographs (continued)

Photo 11: Adjacent Property to North Viewed from West



Photo 12: Cincinnati Street from Alley Looking South

2025PLT046 ; Photographs (continued)



Photo 13: Interior Southern Alley Looking East



Photo 14: Interior Southern Alley Looking West



PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-078
Property Address: 9240 North Meridian Street (*Approximate Address*)
Location: Washington Township, Council District #2
Petitioner: IN-9240 Meridian, LLC, by Michael J. Smith
Zoning: C-1
Request: Approval of a Subdivision Plat, to be known as 9240 Meridian, dividing 3.110 acres into two lots, with a waiver of the sidewalk requirement along Meridian Street.
Waiver Requested: Sidewalks
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

12/10/25: A continuance was requested by staff due to an error involving the publication of legal notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 9, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

10. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
11. That the requested waiver of sidewalk requirements along Shelby Street be **denied**; the required sidewalk shall be shown on and affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned C-1 and is currently developed with a multistory office building on the eastern portion of the site and accessory parking area on the western portion of the site. The property is within an integrated center that contains multiple office uses. The proposed plat would subdivide the parcel to create two (2) new lots per the below plat. The proposed plat would meet the standards of the C-1 zoning district and the subdivision regulations, except for the requested waiver requested related to sidewalks.

STREETS

Lot 1 would front on Meridian Street to the east. Both Lot 1 and Lot 2 would be accessed by a roadway easement (private drive) that runs between the two proposed lots. No new streets are proposed.

SIDEWALKS

Sidewalks would be required along Meridian Street, and the applicant is seeking a waiver of the requirement along the 232 linear feet of frontage. Findings of Fact submitted by the applicant in support of this waiver request are included within the Exhibits below.

When visiting the site, staff noted the presence of a drainage ditch running along the Meridian Street right-of-way as well as moderate grade change between the developed portions of the site and the sidewalk area. The Ordinance indicates that waivers may be contemplated in instances of “extreme difficulty” caused by features such as “waterway crossing, significant elevation change, existing deep drainage swales in the right-of-way, and grades steeper than 3:1” (emphasis staff’s). It is unclear that this burden of proof has been met, and staff would maintain that options would exist to excavate or make required sidewalk areas in flat to comply with sidewalk requirements.

Staff would also note that although there are not sidewalks directly adjacent to the required location, a 2023 project undertaken by the Department of Public Works recently installed pedestrian crosswalks at all four corners of the intersection of both 93rd and Meridian (around 140 feet to the north) as well as at all four corners of the intersection of 91st and Meridian to the south. Additionally, ROW sidewalks have been installed along Meridian at 9040 to the southwest of the 91st Street intersection.

The Comprehensive Plan Pattern Book recommends this site to the Village Mixed-Use typology, which contemplates human-scale development that is compact and walkable with rear parking areas, building facing streets, and amenities such as lighting, landscaping, and sidewalk furniture contributing to the walkable environment. Additionally, installation of an expansive and interconnected sidewalk network is a core component of the City’s Vision Zero initiative to reduce traffic fatalities and promote walkable communities. For these reasons, staff recommends denial of the waiver request.

GENERAL INFORMATION

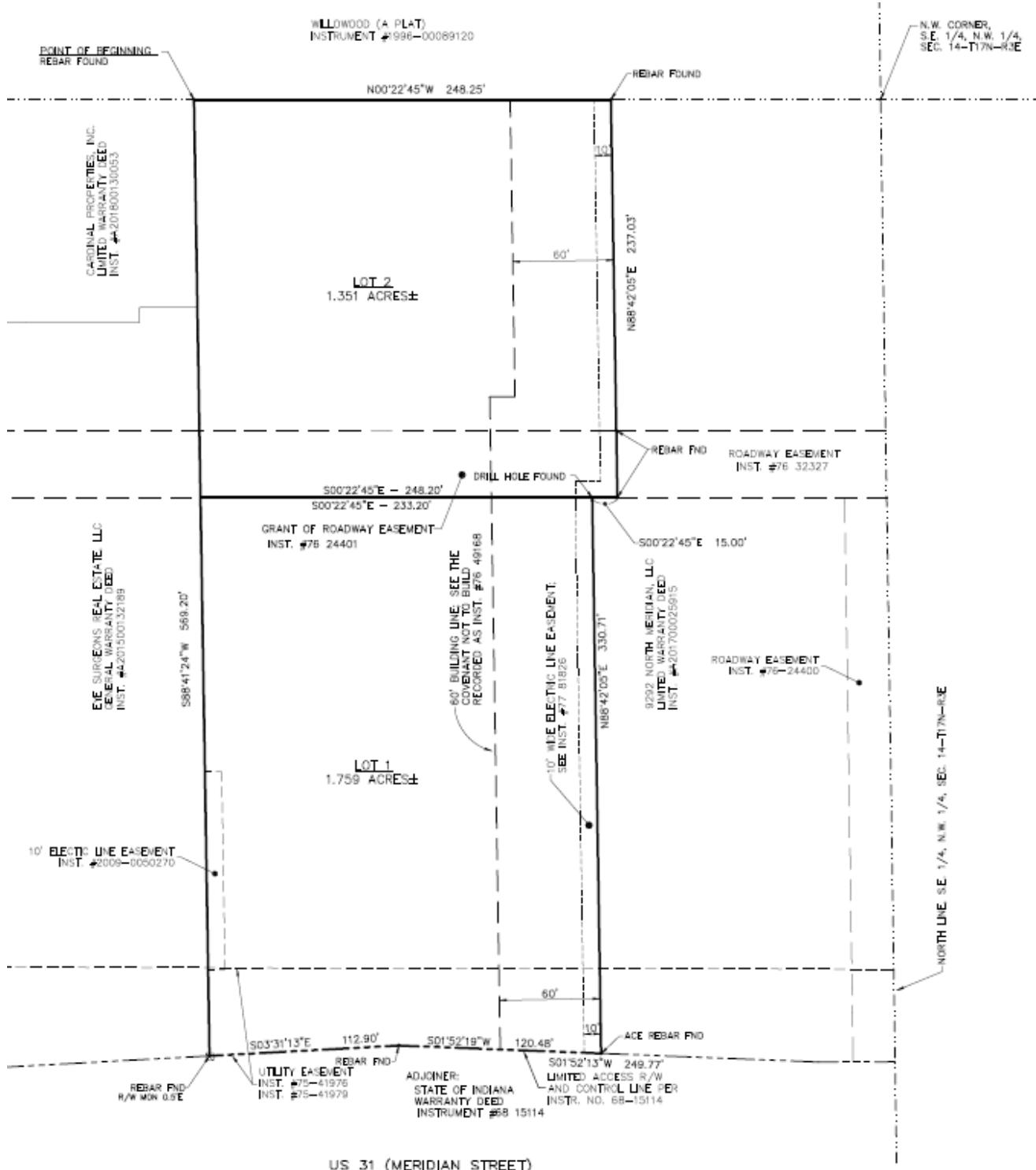
Existing Zoning	C-1	
Existing Land Use	Commercial	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	C-1	Commercial
South:	C-1	Commercial
East:	C-1	Commercial
West:	D-2	Residential
Thoroughfare Plan		
Shelby Street	Primary Arterial	152-foot existing and 124-foot proposed
Petition Submittal Date	October 9, 2025	

EXHIBITS

2025PLT078 ; Aerial Map



2025PLT078 ; Preliminary Plat



2025PLT078 ; 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:

Petitioner is requesting a waiver of the requirement to construct public sidewalks along N. Meridian Street, which is a high speed and high volume roadway. Granting of the waiver will not be detrimental to the public health, safety, or welfare or injurious to other property as the construction of sidewalks along this roadside could be dangerous to the public due to the high volume of traffic which proceeds along the roadway, and therefore a waiver is warranted.

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:

No other surrounding properties have sidewalks constructed along N. Meridian Street, and so the construction of sidewalks outside of the subject property would ultimately not benefit the public. Petitioner also was denied by the Department of Public Works Senior Forestry Analyst to be able to trim and/or remove the trees alongside Meridian Street, which is presumably where the sidewalk would be placed.

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:

The portion of the subject property which abuts N. Meridian Street presently includes a culvert for drainage purposes. The location of the culvert may require that the sidewalks be constructed immediately adjacent to the roadway, which would be dangerous for pedestrians utilizing the sidewalk. Construction of the sidewalks on the opposite side of the culvert would be difficult due to the slope of the sides of the culvert and the existing topography.

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 intent of the subdivision is to divide the portion of the property abutting N. Meridian Street from the portion of the property abutting the roadway easement off of 93rd Avenue. There will be no change to the use of the subject property which abuts N. Meridian Street.

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:

As stated above, no other surrounding properties have sidewalks installed along N. Meridian Street, and therefore, there is no change to the way in which the subject property is utilized by the public following the approval of the waiver.

PHOTOS

Photo 1: Proposed Lot 1 Viewed from West



Photo 2: Proposed Lot 2 Viewed from East



Photo 3: Internal Private Drive Looking North



Photo 4: Internal Private Drive Looking South



Photo 5: Existing Lot 1 Building Viewed from Northwest



Photo 6: Existing Lot 1 Building Viewed from Northeast



Photo 7: Existing Lot 1 Building Viewed from East



Photo 8: Adjacent Property to East



Photo 9: Meridian Frontage Looking North



Photo 10: Meridian Frontage Looking South



Photo 11: Adjacent Property to North Viewed from Meridian Frontage



Photo 12: Adjacent Property to Southwest

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-VAC-012
Property Address:	1458 and 1464 North New Jersey Street (Approximate Addresses)
Location:	Center Township, Council District #13
Petitioner:	Heather Harris and Ann Holmes, by Joseph D. Calderon
Request:	Vacation of the first east-west alley south of 15 th Street, being 13.58 feet wide, from the west right-of-way line of New Jersey Street, being the southeast corner of Lot 14 of A. L. Wright's 1 st Addition as recorded in Plat Book 4, Page 3 in the Office of the Recorder of Marion County, Indiana, 150 feet to the west, to the east right-of-way line of the first north-south alley west of New Jersey Street, with a waiver of the assessment of benefits.
Waiver Requested:	Assessment of Benefits
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

12/10/25: A continuance was requested by staff due to an error involving the publication of legal notice.

STAFF RECOMMENDATION

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

RECOMMENDED MOTION (approval of waiver request with condition): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-012; that the vacation be subject to the right of public utilities under IC 36-7-3-16; and subject to the following commitment:

That the existing curb cut along the eastern portion of the vacated alley shall be closed off, the sidewalk restored, and that the additional paving to the west of the existing and restored sidewalk be removed within 12 months of approval of 2025-VAC-012.

RECOMMENDED MOTION (approval of waiver request without condition): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-012; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

RECOMMENDED MOTION (denial of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be required; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-012; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

This petition, if approved, would vacate an unimproved alley right-of-way between New Jersey Street and Ogden Street, within the Old Northside Historic District (IHPC). The alley is unpaved except for a small curb cut and area of sidewalk along the eastern portion of the frontage. Areas parallel with the alley to the east and west are not publicly accessible. The vacation of this portion of the street right-of-way would be in the public interest, and an exhibit is provided below showing the proposed vacation area.

PROCEDURE

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

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

After a vacation of public right-of-way, the County Assessor determines how the vacated right-of-way will be assessed for tax purposes. Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

ASSESSMENT OF BENEFITS

Although a small portion of the existing alley is improved with sidewalk paving, most of the alley is not improved with any permanent hardscaping. However, the placement of the curb cut on the eastern side of the alley and the sidewalk paving that does exist imply that this alley was improved or publicly utilized in the past.

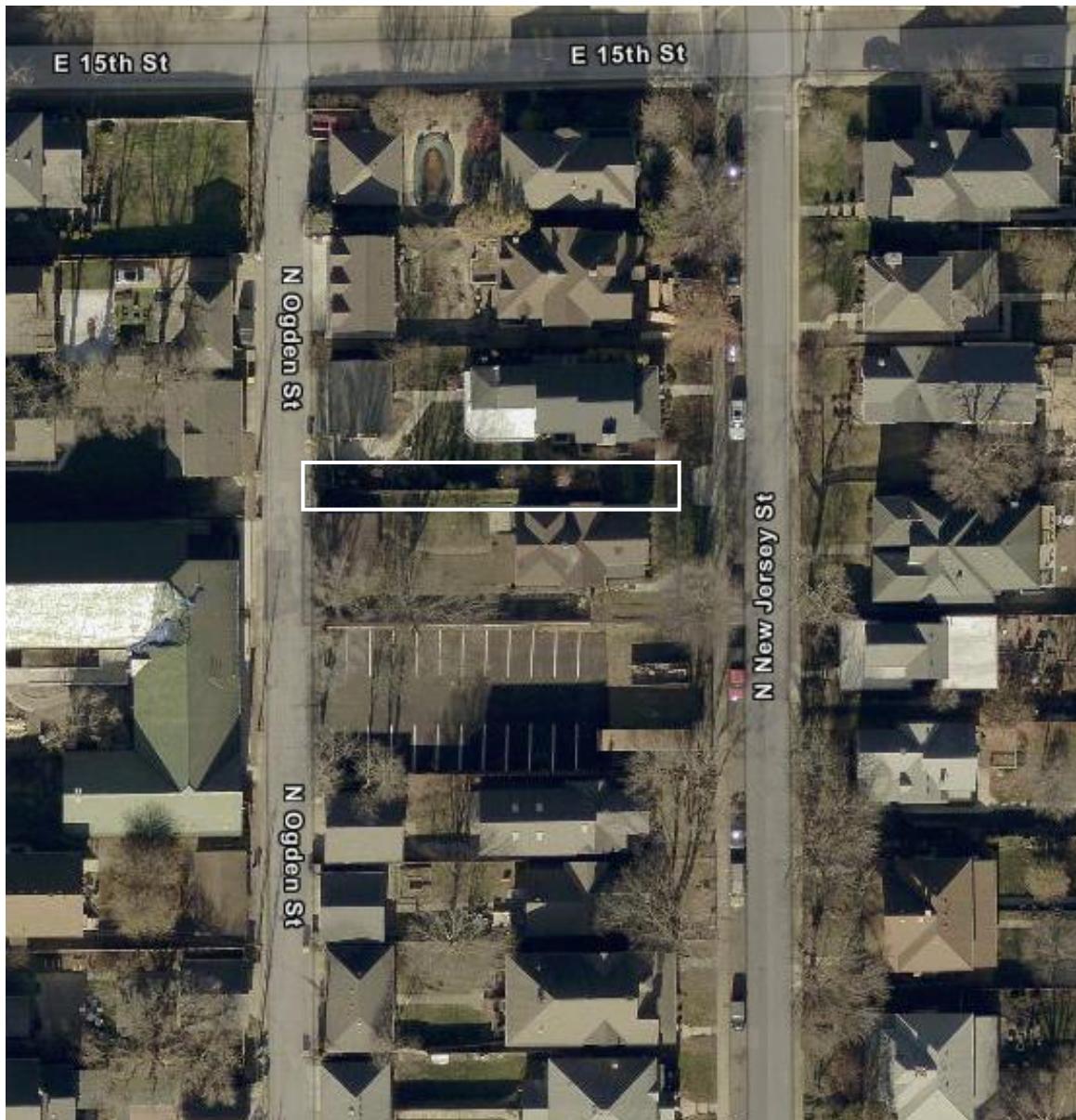
Staff indicated to the petitioner that if a commitment were in place to remove the eastern curb cut and restore that portion of sidewalk for full public pedestrian utilization, the waiver of the Assessment of Benefits could be supported. The petitioner did not express their openness to that compromise. Staff would not be supportive of the waiver without that proposed commitment in place, but if the petitioner agreed to restore the sidewalk the waiver would be supportable.

The first recommended motion would be to allow for the waiver with the commitment for sidewalk restoration in place (staff's position). The second recommended motion would be to approve the waiver without the commitment (petitioner's position). The third option would be to deny the waiver and require the Assessment of Benefits survey to take place (staff's alternate position if the Committee would prefer this to the sidewalk commitment).

GENERAL INFORMATION

Existing Zoning	D-8 (IHPC-ON)	
Existing Land Use	Undeveloped Alley	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Residential
South:	D-8	Residential
East:	D-8	Residential
West:	D-8	Residential
Thoroughfare Plan		
New Jersey Street	Local Street	58-foot existing and 48-feet proposed
Petition Submittal Date	October 31, 2025	

EXHIBITS



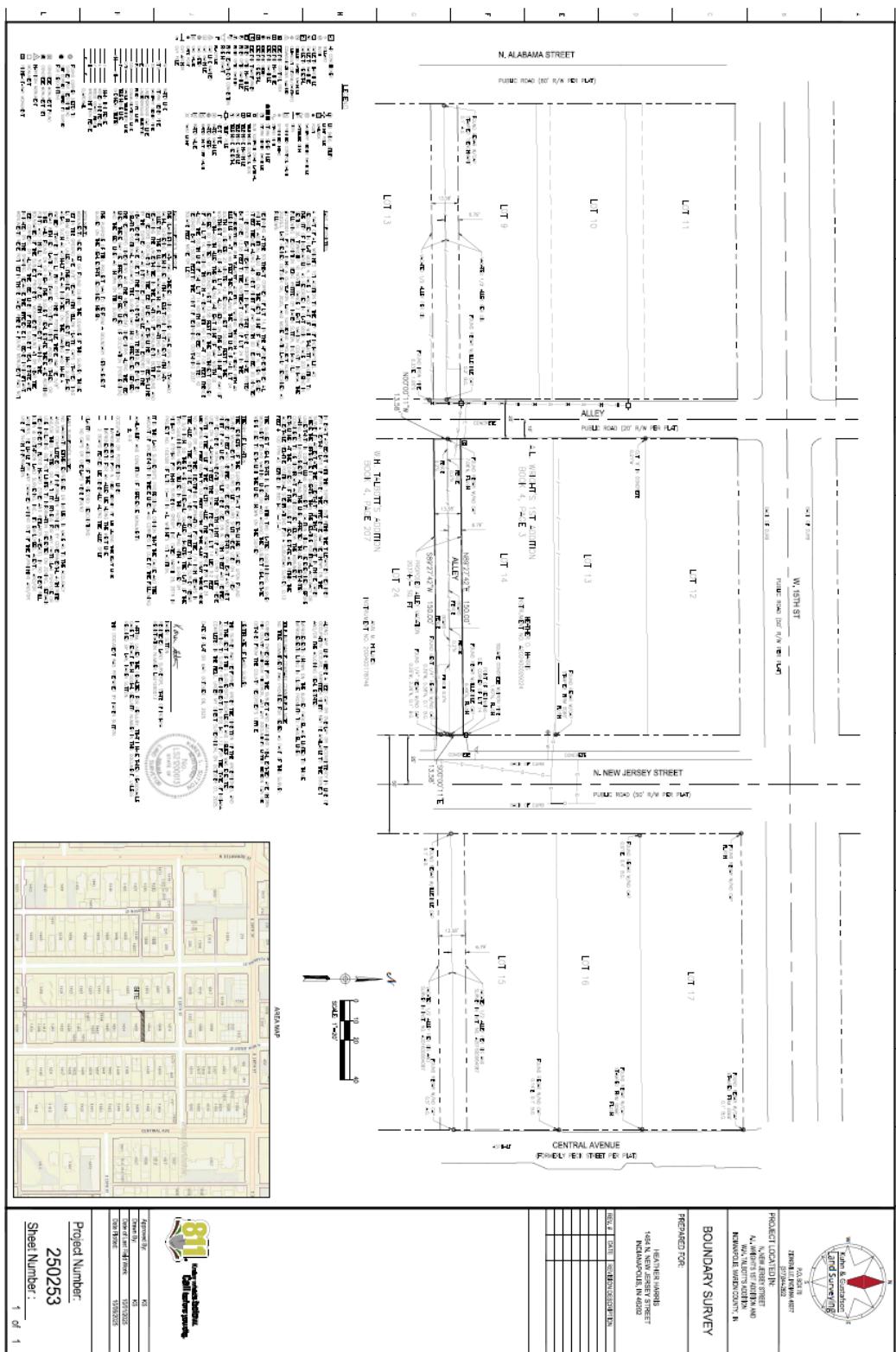
1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

There is no public benefit in keeping the alley open and used by the public, as it terminates at both the east and west ends, the area can go back on the assessment roles.



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

Item 13.



PHOTOS



Photo 1: Existing Alley Viewed from East



Photo 2: Existing Alley Viewed from East (May 2024)



Photo 3: Existing Residence to North of Alley



Photo 4: Existing Residence to South of Alley



Photo 5: Existing Paving and Curb Cut to East of Alley along New Jersey

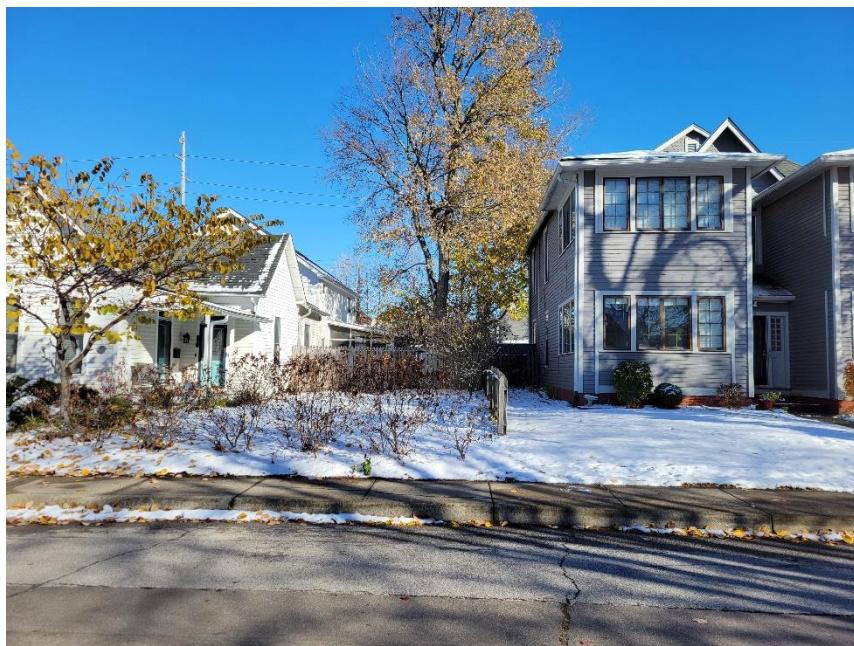


Photo 6: Adjacent Property to East of Proposed Vacation



Photo 7: Existing Alley Viewed from West



Photo 7: Adjacent Property to West of Proposed Vacation

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-VAC-013
Property Address:	2215 and 2243 Alvord Street, and 2202, 2228, and 2230 Yandes Street (Approximate Addresses)
Location:	Center Township, Council District #13
Petitioner:	Thomas and Skinner, LLC, by Benjamin Spandau and Thomas Steele
Request:	Vacation of the first north-south alley, east of Alvord Street, being 20 feet in width, beginning at the south right-of-way line of 23 rd Street, south 582.09 feet, to the north right-of-way line of 22 nd Street, with a waiver of the assessment of benefits.
Waiver Requested:	Assessment of Benefits
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

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

RECOMMENDED MOTION (denial of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the Assessment of Benefits be required; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-013; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the Assessment of Benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-013; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

Approval of this request would allow for the vacation of a 528-foot alley located between Alvord Street and Yandes Street, bordered by 22nd Street to the south and 23rd Street to the north. The alley is currently improved with gravel and lacks through-connectivity in either direction: there is an industrial building to the south of the subject alley and an alley previously vacated by the petition 2003VAC010 to the north. Surrounding land uses on either side of the alley are industrial in nature, comprising five (5) parcels in total which are accessed both from the alley and from Alvord and Yandes to the west and east.

Staff was contacted by AES Indiana and the Stormwater division of the Department of Public Works in relation to this petition. These agencies indicated the presence of electrical equipment (AES) and a sanitary line with accompanying stormwater infrastructure (DPW) but that they would not oppose grant of the vacation if easement rights for maintenance were to remain in place. This would be the case, per the portion of State Code referenced within the recommended motion on the previous page.

Findings of Fact provided by the applicant indicate that approval of the vacation request would remove the cost of maintenance for the City. Staff also notes the lack of through-connectivity to the north and south of the alley, and finds that the vacation would be in the public interest and recommend approval.

PROCEDURE

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

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

After a vacation of public right-of-way, the County Assessor determines how the vacated right-of-way will be assessed for tax purposes. Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

ASSESSMENT OF BENEFITS

The petitioner has requested a waiver of the Assessment of Benefits. Approval of waivers of this nature would be appropriate in instances when an alley has not previously been improved by the City. The alley is currently constituted of gravel, and previous aerial photography (see Exhibits) appears to indicate previous paving of this alley for public usage. Given this context, staff does not feel that approval of the waiver would be justifiable and that the survey should take place. Staff recommends denial of the waiver.

GENERAL INFORMATION

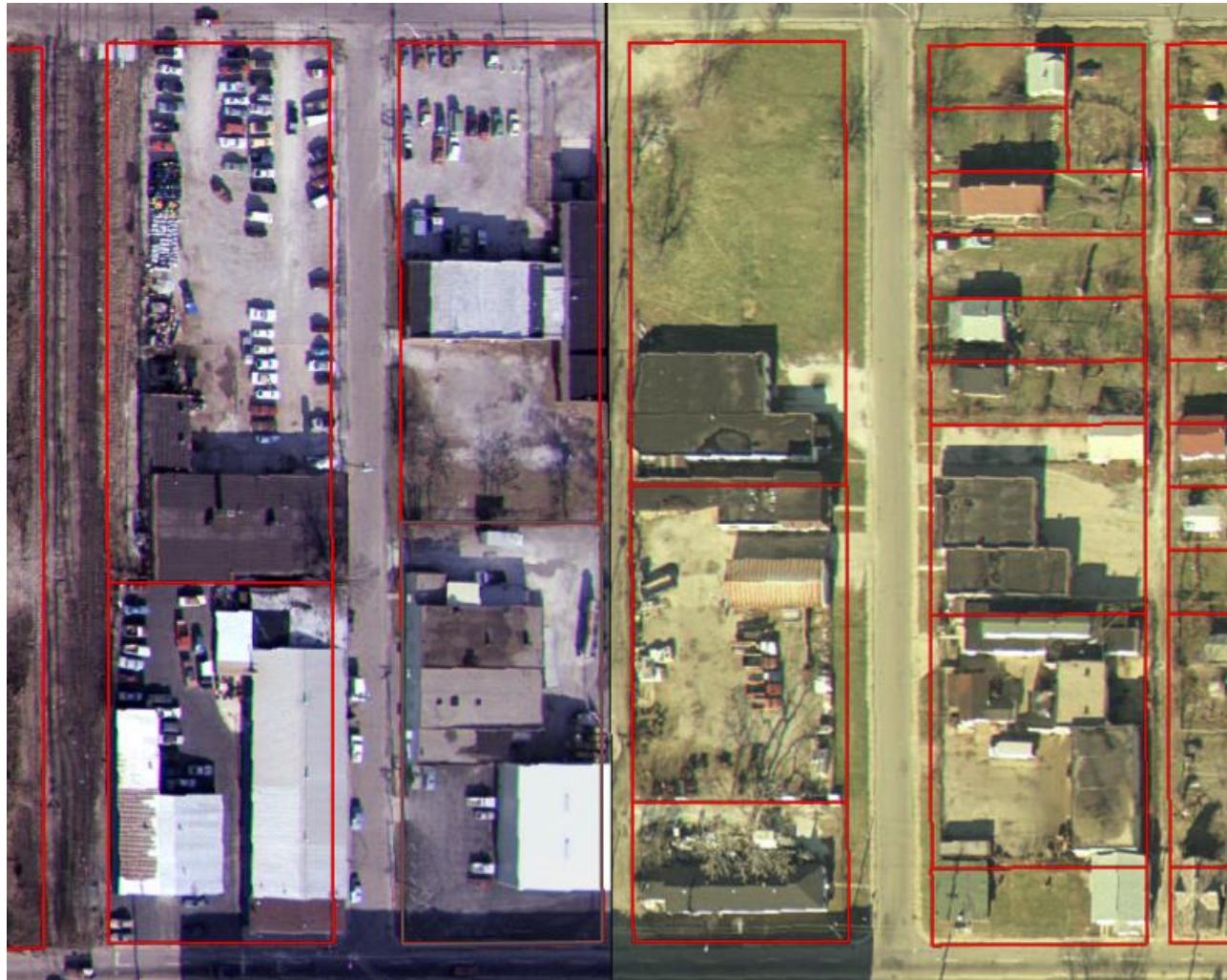
Existing Zoning	I-2	
Existing Land Use	Industrial	
Surrounding Context	Zoning	Land Use
North:	I-2 / I-4	Industrial
South:	C-S	Industrial
East:	I-2	Industrial
West:	I-2	Industrial
Thoroughfare Plan		
22 nd Street	Primary Arterial	50-foot existing and 56-feet proposed
23 rd Street	Local Street	53-foot existing and 48-feet proposed

EXHIBITS

2025VAC013 ; Aerial Map (2024)



2025VAC013 ; Aerial Map (1986, zoomed, parcels drawn)

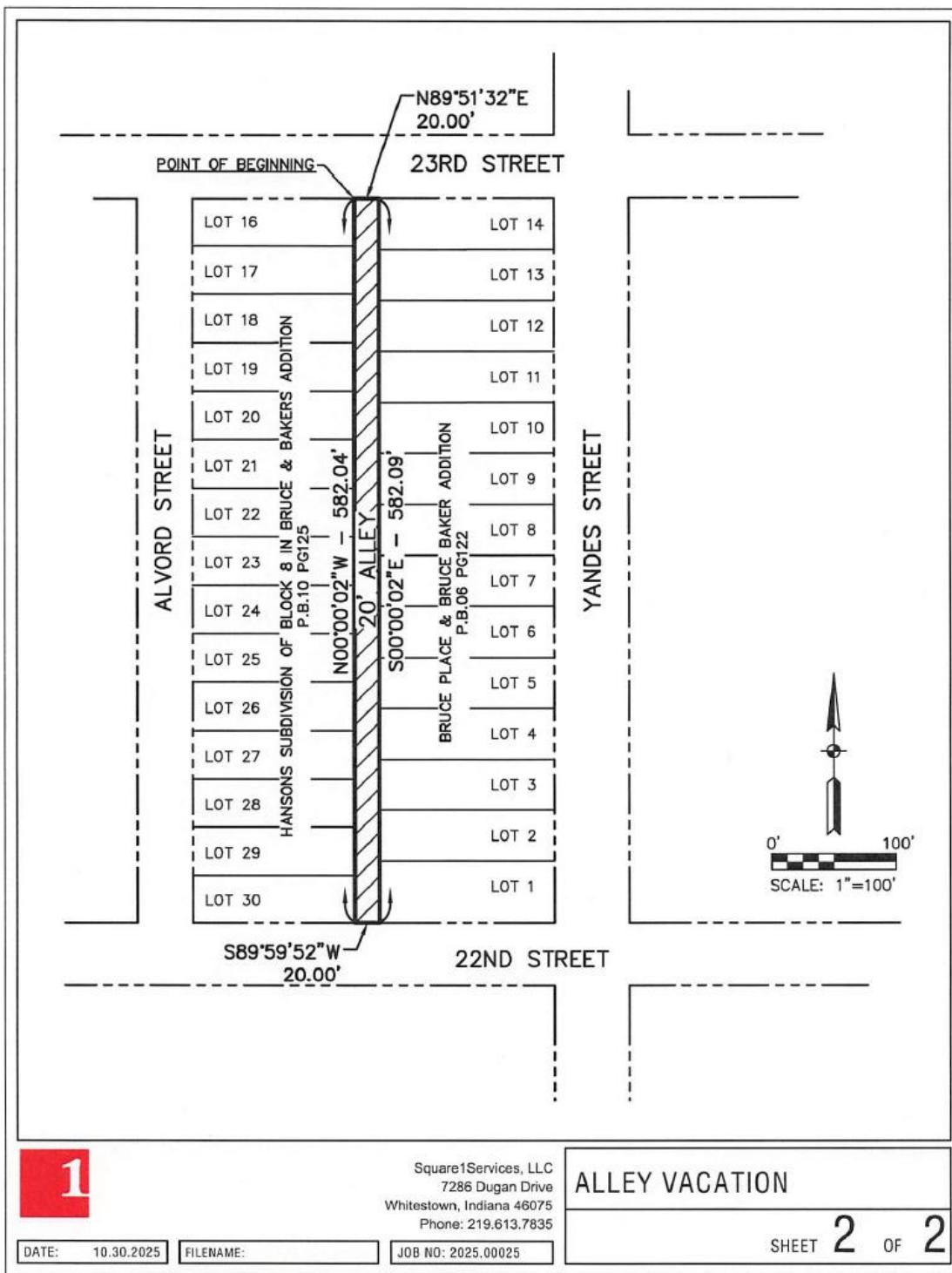


2025VAC013 ; Findings of Fact

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

The proposed vacation of the alley in question is in the public interest because it improves public safety. Several of the businesses surrounding the alley in question have been victim to break-ins, all of which were instigated from the alley-way side of the establishment. Additionally, a public alleyway can invite illicit activity or loitering in the area. Finally, the Petitioner's proposed vacation of the alley in question is in the public interest because it will save the city of Indianapolis the cost of maintaining and securing the alleyway, a cost that will now be incurred by the Petitioner.

2025VAC013 ; Exhibit



PHOTOS



Photo 1: Subject Alley Viewed from North



Photo 2: Subject Alley Viewed from South



Photo 3: Internal from Subject Alley Looking North



Photo 4: Internal from Subject Alley Looking South



Photo 5: Adjacent Property to North



Photo 6: Adjacent Property to South

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-VAC-014
Property Address:	155 W. 16 th Street, 1550, 1518, 1516, 1524 N. Illinois Street, and 120 W. 15 th Street (approximate address)
Location:	Center Township, Council District #12
Petitioner:	Indiana University Health, Inc. % Faegre Drinker Biddle & Reath LLP, by Mindy Westrick Brown and Mark R. Leach
Request:	Vacation of Byram Place, being 15.03 feet wide, from the south right-of-way line of 16 th Street, 378.67 feet to the north right-of-way line of 15 th Street and the vacation of Rankin Street, being 15 feet wide, from the east right-of-way line of Byram Place 209.71 feet to the west right-of-way line of Illinois Street, with a waiver of the Assessment of Benefits.
Waiver Requested:	Assessment of Benefits
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

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

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the Assessment of Benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-014; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

This vacation request would encompass two (2) public alleys: the first alley is 378.67 feet and runs north-south between 15th and 16th Street, and the second alley comprises 209.71 feet between the north-south alley and Illinois Street to the east, per the below vacation exhibit. The parcels surrounding these alleys are currently developed with a hospital building to the west and accessory parking areas otherwise.

The north-south alley was paved and curbing was added by the petitioner between 2022 and the present in accordance with plans approved via 2021REG029. Public alleys on both sides of the east-west alley were vacated via the petition 2010CVC833 to the west and RES 18049 to the east. Additionally, the petition 88-VAC-29 to allow for partial vacation of the north-south alley was approved by the Plat Committee but never recorded.

Findings of Fact and documentation submitted by the applicant indicate that the subject parcels and alleys are planned to be an extension of IU Health's New Downtown Hospital Program, and that the petitioner has already borne the cost of improving the north-south alley and demolishing existing structures on the subject parcels. Staff finds that vacation of these alleys to allow for hospital development would be in the public interest and recommends approval of the vacation petition.

PROCEDURE

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

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

After a vacation of public right-of-way, the County Assessor determines how the vacated right-of-way will be assessed for tax purposes. Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

ASSESSMENT OF BENEFITS

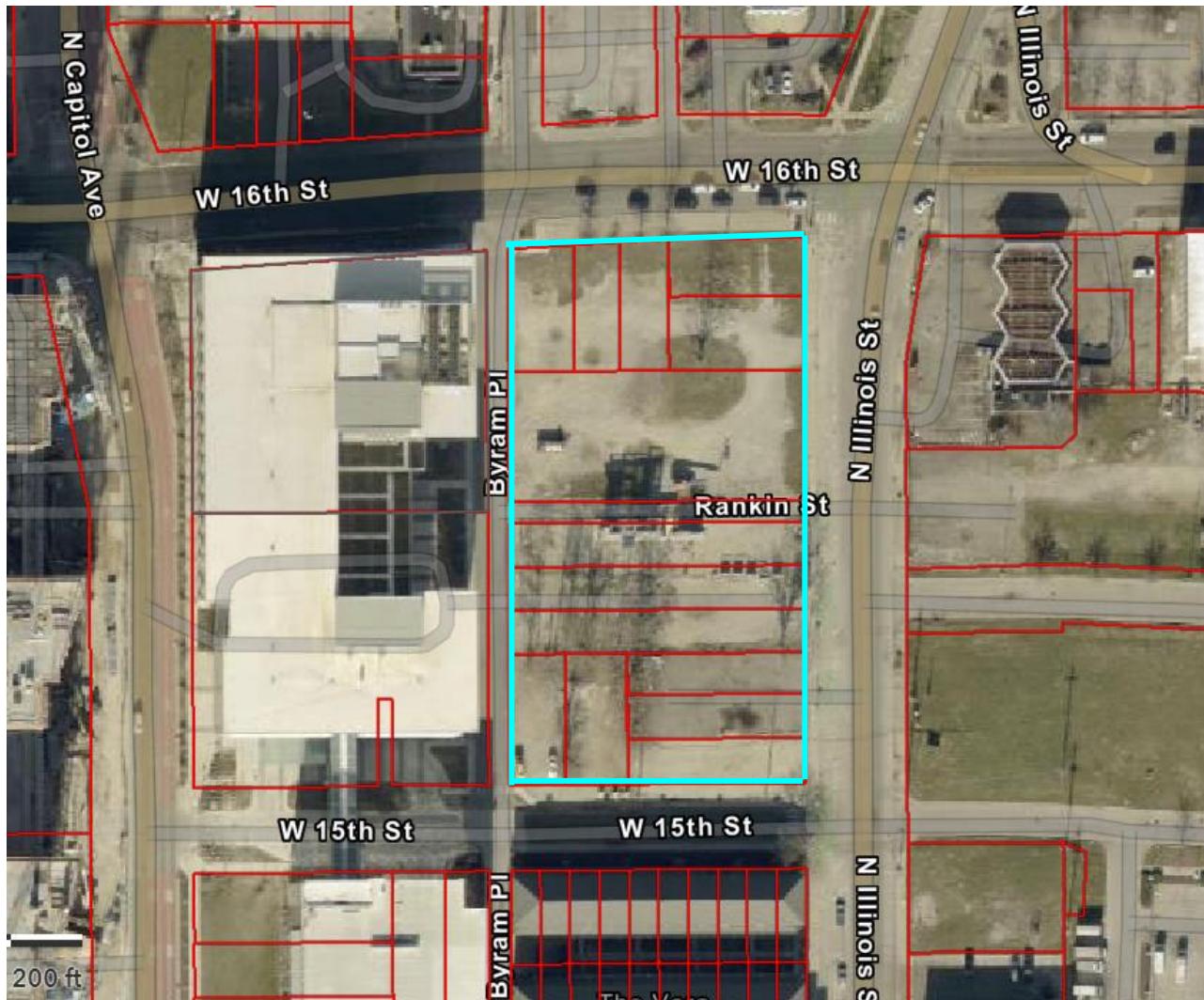
The petitioner has requested a waiver of the Assessment of Benefits. Staff notes that the north-south alley has already been improved at petitioner's expense and that a transportation easement may be placed to allow for public usage of the sidewalk nearest Illinois Street to the east of the site. For these reasons, staff recommends approval of the waiver of Assessment of Benefits.

GENERAL INFORMATION

Existing Zoning	HD-2 / C-5 (RC) (TOD)	
Existing Land Use	Undeveloped (Parking Lot)	
Comprehensive Plan	Institution-Oriented Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	HD-1 / C-4	Commercial
South:	D-8	Residential
East:	C-4	Commercial
West:	HD-2	Hospital
Thoroughfare Plan		
Illinois Street	Primary Arterial	74-foot existing and 78-feet proposed
16 th Street	Primary Arterial	85-foot existing and 78-feet proposed
15 th Street	Local Street	60-foot existing and 48-feet proposed
Petition Submittal Date	December 5, 2025	

EXHIBITS

2025VAC014 ; Aerial Map



2025VAC014 ; Findings of Fact

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

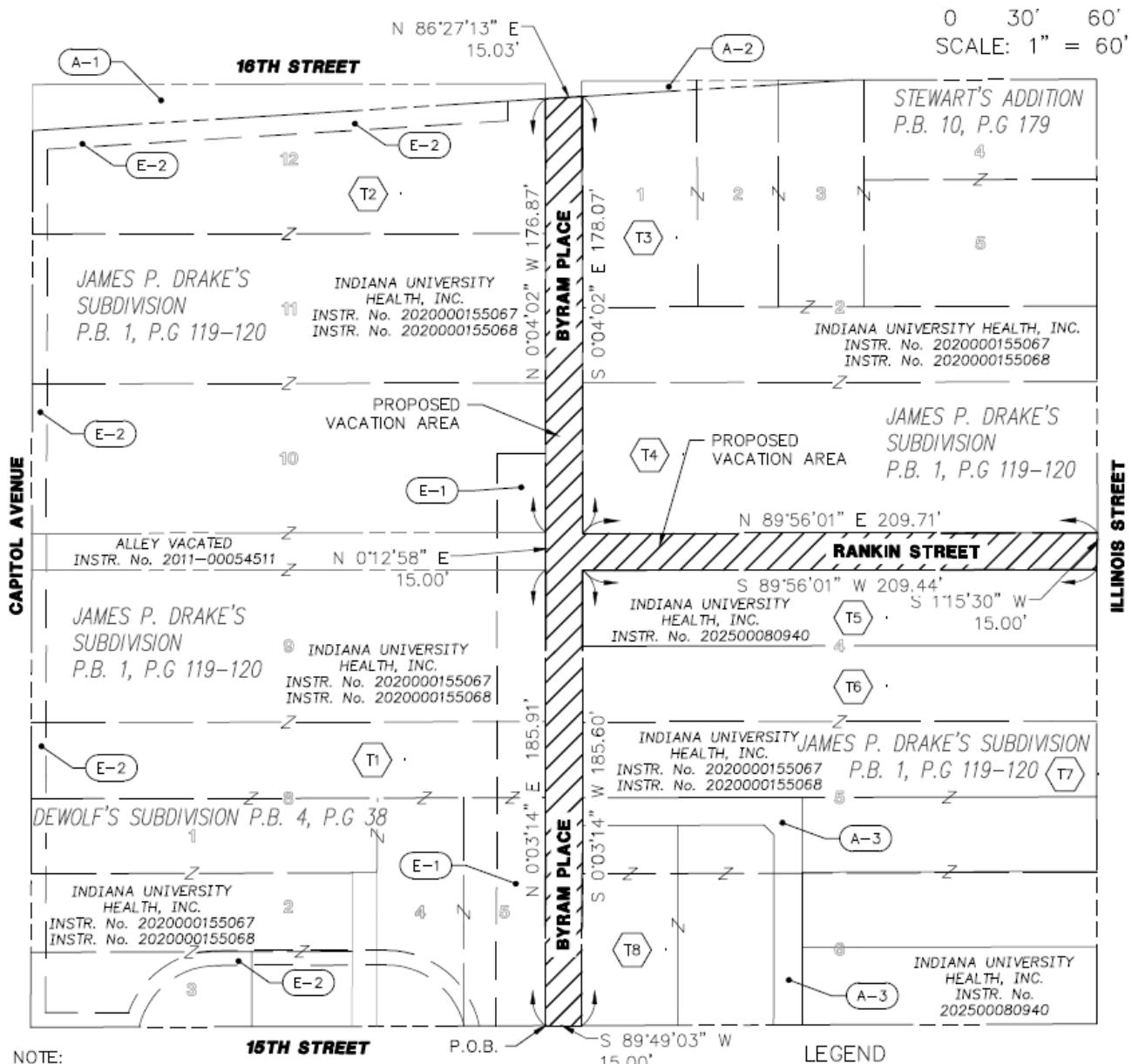
For years, the parcel has been an eyesore for locals. Indiana University Health invested in development of the property in 2022 during the Enabling Demolition phase of the New Downtown Hospital Program. Two vacant dilapidated buildings were demolished. The goal is for this space to be an extension of the development included in the New Downtown Hospital Program, thus becoming an asset to the public.



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

Item 15.

2025VAC014 ; Exhibit



PHOTOS



Photo 1: Byram Alley Viewed from North



Photo 2: Byram Alley Viewed from South



Photo 3: Internal from Byram Alley Looking North



Photo 4: Internal from Byram Alley Looking South



Photo 5: Rankin Alley Viewed from West

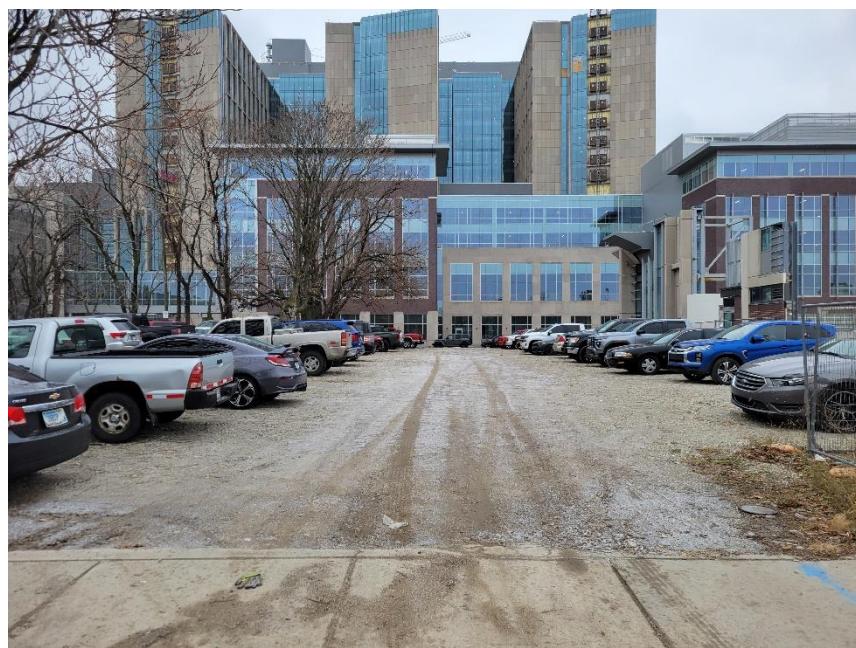


Photo 6: Rankin Alley Viewed from East



Photo 7: Adjacent Alley to North



Photo 8: Adjacent Alley to South



Photo 9: Adjacent Property to East



Photo 10: Ranking Alley Viewed from East



Photo 11: Byram Alley Viewed from South (November 2022)

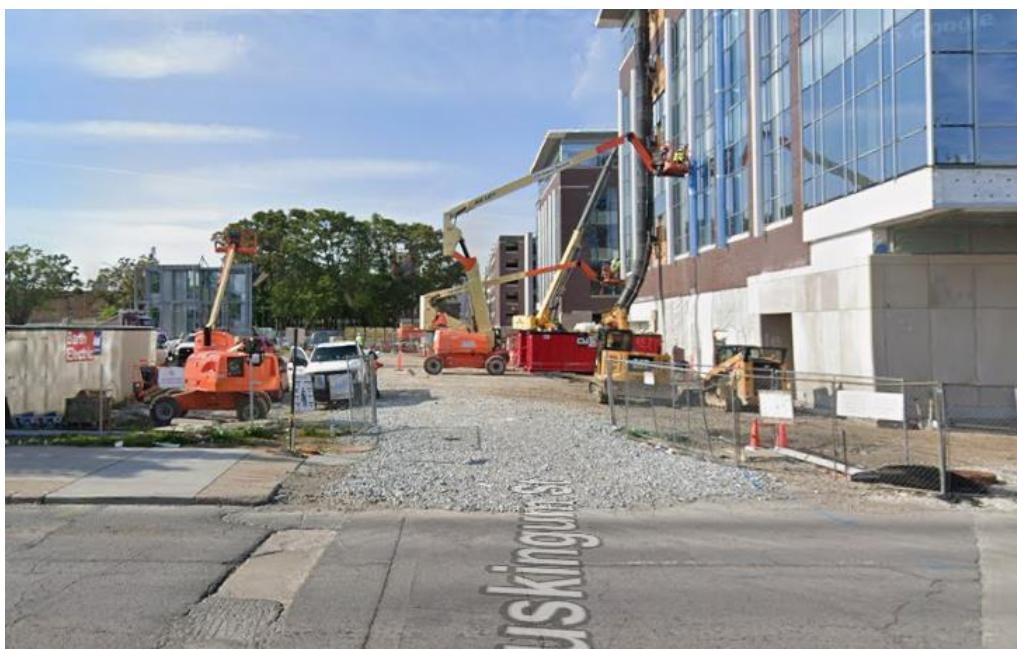


Photo 12: Byram Alley Viewed from North (May 2023)