



Metropolitan Development Commission Plat Committee (October 9, 2024) Meeting Agenda

Meeting Details

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

Date: Wednesday, October 09, 2024 **Time:** 1:00 PM

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

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

Business:

Adoption of Meeting Minutes: TBD

Special Requests: TBD

PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2024-VAC-002 | 1401 Indiana Avenue**
Center Township, Council District 12
Matchbook Learning Schools of Indiana, Inc., by Joseph D. Calderon

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

**** Staff requests a continuance to November 14, 2024**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 2. 2024-PLT-053 | 1065 North Post Road and 9040 East 10th Street**
Warren Township, Council District 14, zoned C-S (FF)
NDZA, by Justin Kingen and David Kingen

Approval of a Subdivision Plat to be known as 1065 Post Road Plat, subdividing 5.51 acres into two lots.

- 3. 2024-PLT-056 | 4111 & 4117 E. Washington Street**
Center Township, Council District #13, zoned D-8 (TOD)
Shepherd Community, Inc., by Pat Rooney

Approval of a Subdivision Plat, to be known as Shepherd Corner, dividing 0.32-acre into three lots.

- 4. 2024-PLT-059 | 2514 Carrollton Avenue**
Center Township, Council District 8, zoned D-8
Rupesh Chemudur and Swarupa Amaraswamy, by Jynell D. Berkshire

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

- 5. 2024-PLT-060 | 5624, 5740 East County Line Road & 8640, 8814, 8816, 8840, 8914 South Arlington Avenue**
Franklin Township, Council District #25, zoned C-S (FF)
Michael Dickman - GP-CM County Line Land, LLC, by Bryan Sheward

Approval of a Subdivision Plat, to be known as Plat of County Line Road and Arlington Avenue Industrial Park, dividing 116.185 acres into five lots and Common Area.

- 6. 2024-PLT-062 | 10335 East 52nd Street**
City of Lawrence, Lawrence Township, Council District 10, Zoned D-4 (Cluster)
Arbor Homes, by Kenny Moorhead

Approval of a Subdivision Plat, to be known as Silver Stream, Section 4, subdividing 25.29 acres into 94 lots, with lots along Jade Edge Court only accessible by three local streets, 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.

- 7. 2024-PLT-063 | 3415 English Avenue**
Center Township, Council District 18, zoned C-4 (FF)
HE MOB English Ave., LLC, by Joseph D. Calderon

Approval of a Subdivision Plat, to be known as HE MOB English Ave., Eskenazi Minor Plat, subdividing 5.64 acres into three lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 8. 2024-PLT-055 (Amended) | 9612 East 63rd Street**
Lawrence Township, Council District 10, zoned D-1
TERRA Site Development, by Andrew Chouinard

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

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 9. 2024-PLT-064 | 4310 North Carroll Road**
Lawrence Township, Council District #15, zoned D-P (FF)
Lennar Homes of Indiana, LLC, by Brett Huff

Approval of a Subdivision Plat, to be known as Clifton Trace North, dividing 30.89 acres into 51 lots.

Additional Business:

The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. 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 **October 9, 2024**

Case Number: 2024-VAC-002

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

Location: Center Township, Council District #12

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

Zoning: CBD-2 (RC)

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

Waiver Requested: Assessment of benefits

Current Land Use: Unimproved alley

Staff Reviewer: Jeffrey York, Principal Planner II

PETITION HISTORY

In anticipation that this petition might be amended, this petition was continued from the September 11, 2204, hearing to the October 9, 2024, hearing. As of this writing, staff has not received additional information regarding this petition. Therefore, this petition should be **continued** to the **November 13, 2024**, Plat Committee. A staff report will be available prior to that hearing.



PLAT COMMITTEE **October 9, 2024**

Case Number: 2024-PLT-053

Property Address: 1065 North Post Road and 9040 East 10th Street (*Approximate Address*)

Location: Warren Township, Council District #14

Petitioner: NDZA, by Justin Kingen and David Kingen

Zoning: C-S

Request: Approval of a Subdivision Plat to be known as 1065 Post Road Plat, subdividing 5.51 acres into two lots.

Waiver Requested: None

Current Land Use: Commercial

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated September 6, 2024 complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is two parcels, zoned C-S, and developed with a self-storage facility and a ministry. The proposed plat would move the lot line separating the two parcels to the west, reducing the size of the 1065 N Post Road parcel, and increasing the size of the 9040 E 10th Street parcel. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One would front on North Post Road and Lot Two would front on East 10th Street. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks exist along East 10th Street and along North Post Road.

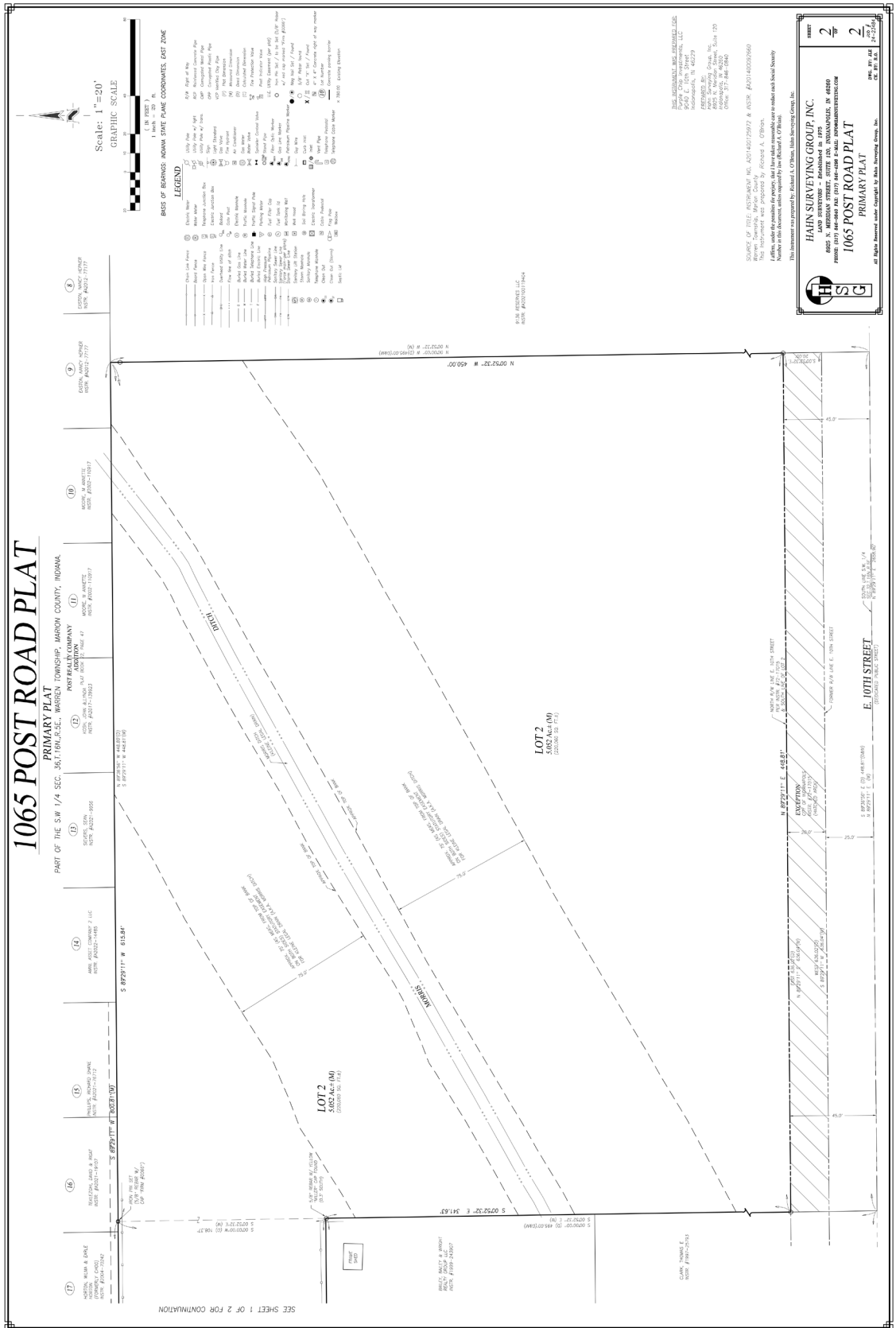
GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Commercial	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-3	Single-Family residential
South:	C-3 / SU-9	Commercial / School
East:	D-3	Single-Family residential
West:	SU-1 / C-3	Religious Uses / Commercial
Thoroughfare Plan		
North Post Road	Primary Arterial	106-foot existing and 112 feet proposed
East 10 th Street	Secondary Arterial	90-foot existing and 90 feet proposed
Petition Submittal Date	July 31, 2024	

EXHIBITS

Present-day Aerial





PHOTOS











PLAT COMMITTEE **October 9, 2024**

Case Number: 2024-PLT-056

Property Address: 4111 & 4117 E Washington Street (approximate addresses)

Location: Center Township, Council District #13

Petitioner: Shepherd Community, Inc., by Pat Rooney

Zoning: D-8 (TOD)

Request: Approval of a Subdivision Plat, to be known as Shepherd Corner, dividing 0.32-acre into three lots.

Waiver Requested: None

Current Land Use: Two-Family Dwelling

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 19, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
- 11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and developed with two separate two-family dwellings on separate parcels. This proposed plat would divide the existing parcels into three lots. Lots 1 and 2 would each retain their respective two-family, with a third lot, Lot 3, being created by combining the rear yards of the two parcels. The subject site has been developed with the two-family dwellings since at least 1927, per the Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, with minimal impact on the surrounding property owners.

STREETS

Lots 1 and 2 would front on East Washington Street and Lot 3 would front on a private drive and would not have any frontage with public right-of-way (approved via variance 2024UV2006). No new streets are proposed.

PROCEDURE

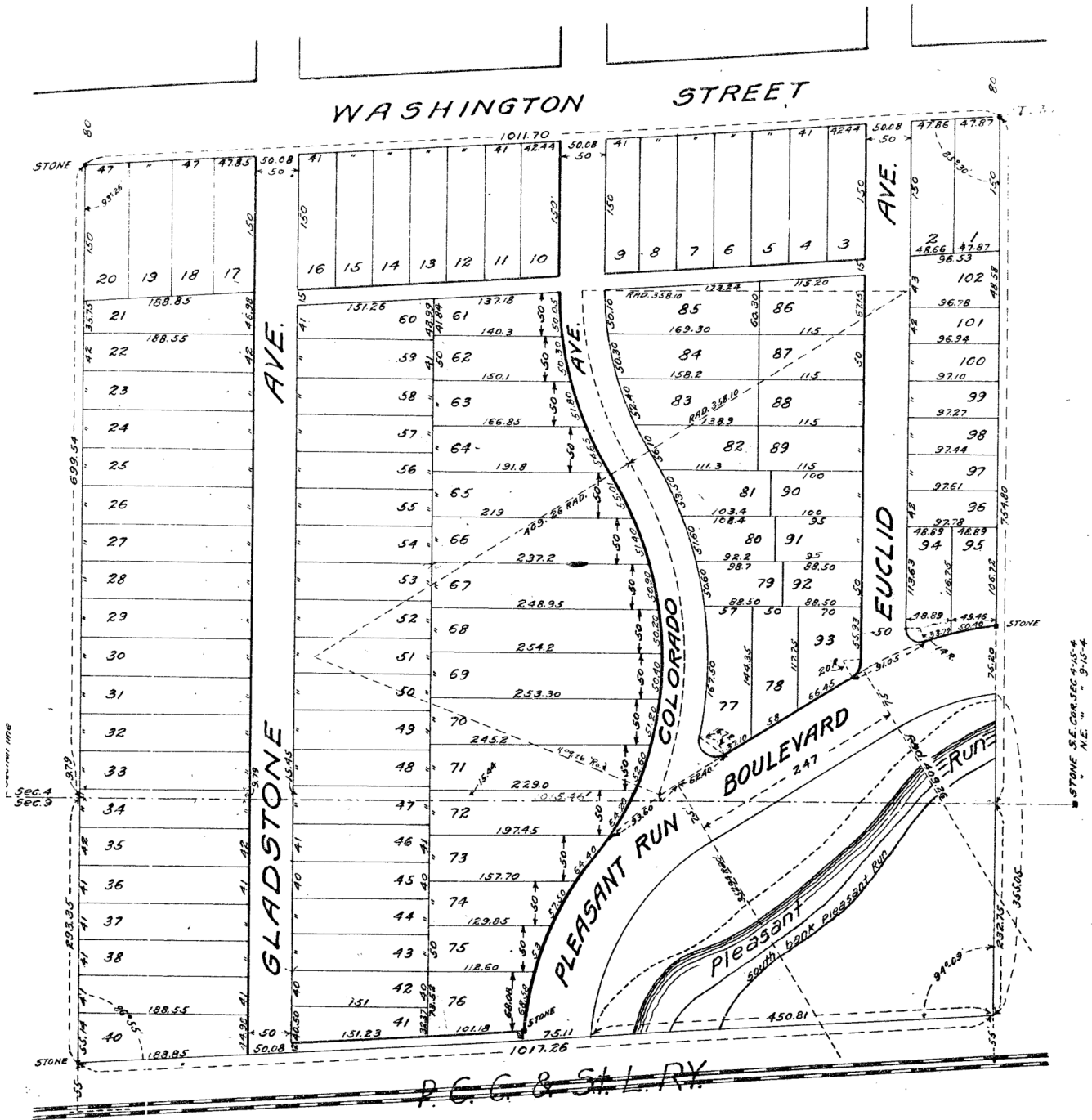
This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-8 Dwelling District,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

GENERAL INFORMATION

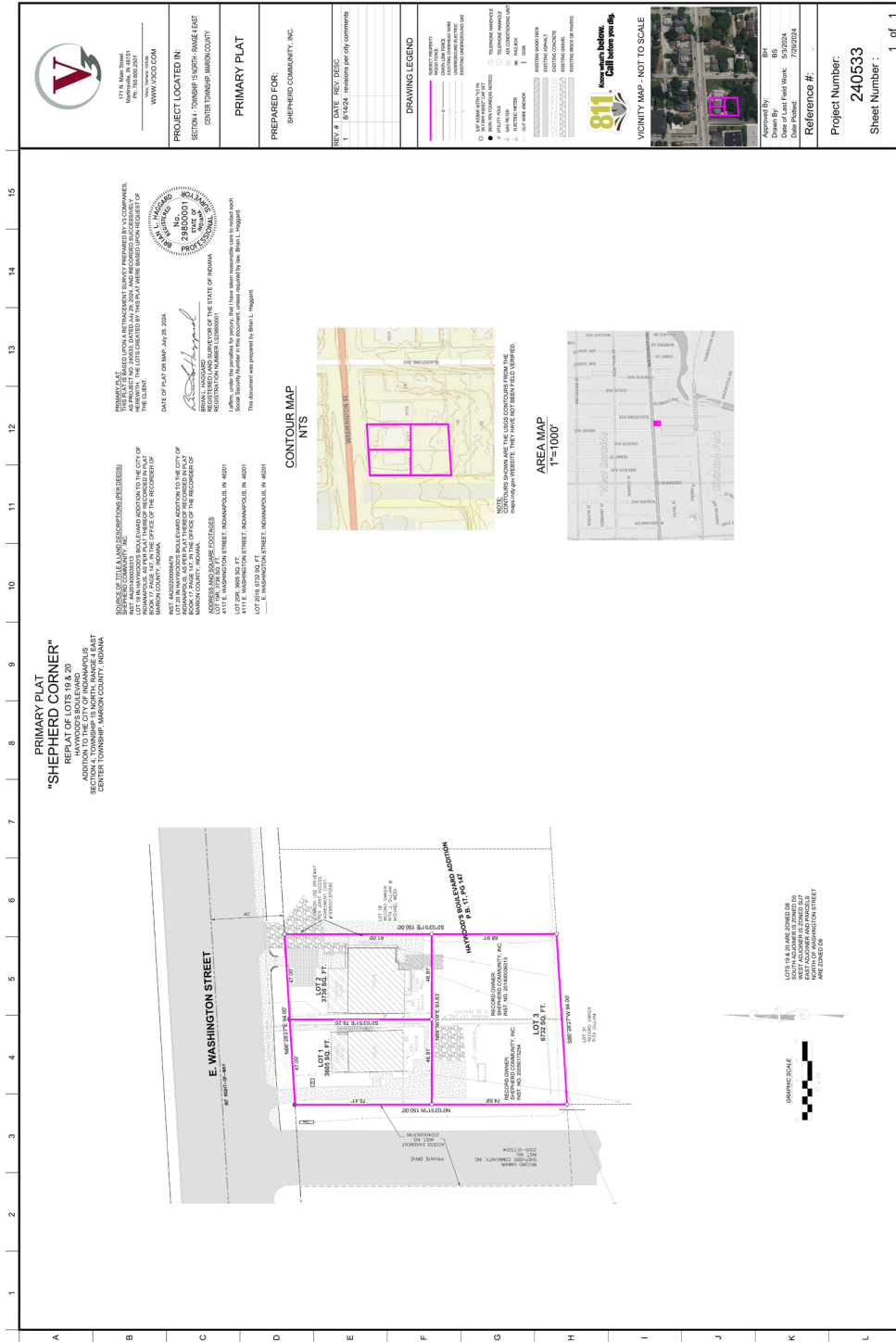
Existing Zoning	D-8	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family residential
South:	D-5	Single-Family residential
East:	D-8	Two-Family residential
West:	C-4	Commercial
Thoroughfare Plan		
East Washington Street	Primary Arterial	80-foot existing and 78-foot proposed
Petition Submittal Date	August 2, 2024	

EXHIBITS

Original Plat



Preliminary Plat





Transportation Easement Agreement

A202400063196

08/07/2024 07:04 AM

**FAITH KIMBROUGH
MARION COUNTY IN RECORDER**

FEE: \$ 35.00

PAGES: 8

By: ER

Cross-Reference

CROSS-REFERENCE: In accordance with Ind. Code § 32-23-2-5(a), the easement described herein burdens real estate acquired pursuant to Instrument No. 2005-0173254 recorded in the Office of the Recorder of Marion County, Indiana.

ACCESS EASEMENT DECLARATION

THIS ACCESS EASEMENT DECLARATION (this "Declaration") is made this 6th day of August, 2024, by **SHEPHERD COMMUNITY, INC.**, an Indiana nonprofit corporation ("Declarant").

RECITALS

A. Declarant is the owner of certain real property located in Marion County, Indiana, more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Declarant Parcel").

B. The Declarant Parcel includes those parcels with addresses of 4111 and 4117 East Washington Street and more particularly described on **Exhibit B** attached hereto and made a part hereof (the "Benefitted Parcels").

C. Declarant desires to create and grant for the benefit of the Benefitted Parcels a perpetual, nonexclusive access easement over and across that portion of the Declarant Parcel more particularly described and depicted on **Exhibit C** attached hereto and made a part hereof (the "Easement Area") in order to permit the ingress and egress of persons and vehicles between the Benefitted Parcels and Washington Street.

NOW, THEREFORE, in consideration of the foregoing, subject to the conditions, covenants and agreements set forth herein, Declarant hereby declares, grants and imposes the following easements, rights, obligations and conditions as to the Benefitted Parcels:

1. Ingress and Egress Easement. Declarant hereby grants to the Benefitted Parcels a perpetual, non-exclusive easement over and across the Easement Area, for the sole purpose of permitting the ingress and egress of persons and vehicles between the Benefitted Parcels and Washington Street.

2. Encumbrances. The easement herein granted to the Benefitted Parcels is made subject to all covenants, conditions, restrictions, encumbrances, and easements of record. Declarant may grant other easements and encumbrances over, under, across and through the Easement Area that do not unreasonably interfere with the rights granted to the Benefitted Parcels pursuant to this Declaration.



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shall not be deemed to be a waiver of any subsequent default in the performance of the same term, provision or covenant or any other term, provision or covenant contained in this Declaration. The rights and remedies given to any party to this Declaration shall be deemed to be cumulative and no one of such rights and remedies shall be exclusive of any of the others, or of any other right or remedy at law or in equity which any such party might otherwise have by virtue of a default under this Declaration, and the exercise of one such right or remedy by any such party shall not impair such party's standing to exercise any other right or remedy

10. Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Agreement.

11. Severability. If any term, provision or condition contained in this Declaration shall, to any extent, be invalid or unenforceable, the remainder of this Declaration (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of this Declaration shall be valid and enforceable to the fullest extent permitted by law provided that such deletions can be made without materially changing the basic agreement between the parties. If such deletions cannot be made without materially changing the basic agreement between the parties, then the parties agree to amend, or to permit the court to amend, this Declaration to accomplish essentially the same transaction without said illegal, invalid or unenforceable provisions.

12. Amendment. This Declaration may be modified or amended, in whole or in part, with respect to the rights, interests and obligations applicable to the Benefitted Parcels pursuant to this Declaration, only by an amendment in writing, executed and acknowledged by Declarant duly recorded in Marion County, Indiana.

[The remainder of this page was intentionally left blank.]



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IN WITNESS WHEREOF, the parties have executed this Access Easement Declaration as of the day and year first above written.

DECLARANT:

SHEPHERD COMMUNITY, INC., an Indiana nonprofit corporation

By: Jay Height
Name: Jay Height
Title: Executive Director

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for the County and State referenced above, personally appeared Jay Height, the Executive Director of Shepherd Community, Inc., an Indiana nonprofit corporation, who, having been first duly sworn, acknowledged the execution of the foregoing Access Easement Declaration in such capacity and stated that the representations contained herein are true.

Witness my hand and notarial seal this 6th day of August, 2024.

Jennie S Gibson
NOTARY PUBLIC
Marion County, State of Indiana
Commission Number: NP0659500
My Commission Expires 10/20/2030

Jennie S Gibson
Notary Public

Jennie S. Gibson
Printed Name

I am a resident of Marion County, Indiana.

My commission expires: 10-20-2030.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Richard J. Hayes

This instrument was prepared by, and after recording return to, Richard J Hayes, Attorney-at-Law, Faegre Drinker Biddle & Reath LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240.



**EXHIBIT A
TO
ACCESS EASEMENT DECLARATION**

Declarant Parcel Legal Description

Parcel I:

Part of the Southwest Quarter of Section 4 and part of the Northwest Quarter of Section 9, both in Township 15 North, Range 4 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of Haywood’s Boulevard Addition as shown on the Plat thereof recorded in Plat Book 17, page 147 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 448.05 feet with the West line of said Haywood’s Boulevard Addition to the POINT OF BEGINNING of the property herein described; thence continuing South 00 degrees 00 minutes 00 seconds West 544.43 feet with said West line to the North line of the Pittsburgh, Cincinnati and St. Louis Railroad; thence South 86 degrees 19 minutes 09 seconds West 275.45 feet with the North line of said railroad to the Southeast corner of a tract of land described in a deed recorded as Instrument No. 66-55390 in said Recorder’s Office; thence North 00 degrees 17 minutes 07 seconds West 308.14 feet with the East line of said tract to the South line of the re-subdivision of Finks Addition as shown on the Plat thereof recorded in Plat Book 14, page 52 in said Recorder’s Office; thence North 89 degrees 16 minutes 23 seconds East 2.00 feet with said South line to the Southeast corner of said re-subdivision; thence North 00 degrees 04 minutes 47 seconds East 253.95 feet with the East line of said re-subdivision; thence North 90 degrees 00 minutes 00 seconds East 274.06 feet to the Point of Beginning.

Together with an Easement for Ingress and Egress on and over the following:
Beginning at the Northwest corner of Haywood’s Boulevard Addition as shown on the Plat thereof recorded in Plat Book 17, page 147 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 448.05 feet with the West line of said Haywood’s Boulevard Addition; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds East 445.36 feet parallel with the West line of said Haywood’s Boulevard Addition to the South line of East Washington street; thence North 86 degrees 34 minutes 46 seconds East 45.08 feet with said South line to the point of beginning.

Parcel II:

Part of the Southwest Quarter of Section 4, Township 15 North, Range 4 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows:

BEGINNING at the Northwest corner of Haywood’s Boulevard Addition as shown on the Plat thereof recorded in Plat Book 17, page 147 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 448.05 feet with the West line of said Haywood’s Boulevard Addition; thence South 90 degrees 00 minutes 00 seconds West



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274.06 feet to the East line of the re-subdivision of Finks Addition as shown on the Plat thereof recorded in Plat Book 14, page 52 in said Recorder’s Office; thence North 00 degrees 04 minutes 47 seconds East 256.71 feet with the East line of said re-subdivision to the Southwest corner of a 0.82 of an acre tract of land as described in a deed recorded as Instrument No. 1994-0050198 in said Recorder’s Office; thence North 86 degrees 34 minutes 46 seconds East 215.00 feet with the South line of said tract to the Southeast corner thereof; thence North 00 degrees 04 minutes 47 seconds East 175.00 feet with the East line of said tract to the South line of East Washington Street; thence North 86 degrees 34 minutes 46 seconds East 58.95 feet with said South line to the Point of Beginning.

Together with and Easement for Ingress and Egress on and over the following:
 Beginning at the Northwest corner of Haywood’s Boulevard Addition as shown on the Plat thereof recorded in Plat Book 17, page 147 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 448.05 feet with the West line of said Haywood’s Boulevard Addition; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds East 445.36 feet parallel with the West line of said Haywood’s Boulevard Addition to the South line of East Washington street; thence North 86 degrees 34 minutes 46 seconds East 45.08 feet with said South line to the point of beginning.

Parcel III:

LOTS NUMBER 19 AND 20 OF HAYWOOD’S BOULEVARD ADDITION TO THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 17, PAGE 147, CENTER TOWNSHIP, MARION COUNTY, STATE OF INDIANA.



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**EXHIBIT B
TO
ACCESS EASEMENT DECLARATION**

Benefitted Parcels Legal Description

LOTS NUMBER 19 AND 20 OF HAYWOOD'S BOULEVARD ADDITION TO THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 17, PAGE 147, CENTER TOWNSHIP, MARION COUNTY, STATE OF INDIANA.



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**EXHIBIT C
 TO
 ACCESS EASEMENT DECLARATION**

Easement Area Legal Description

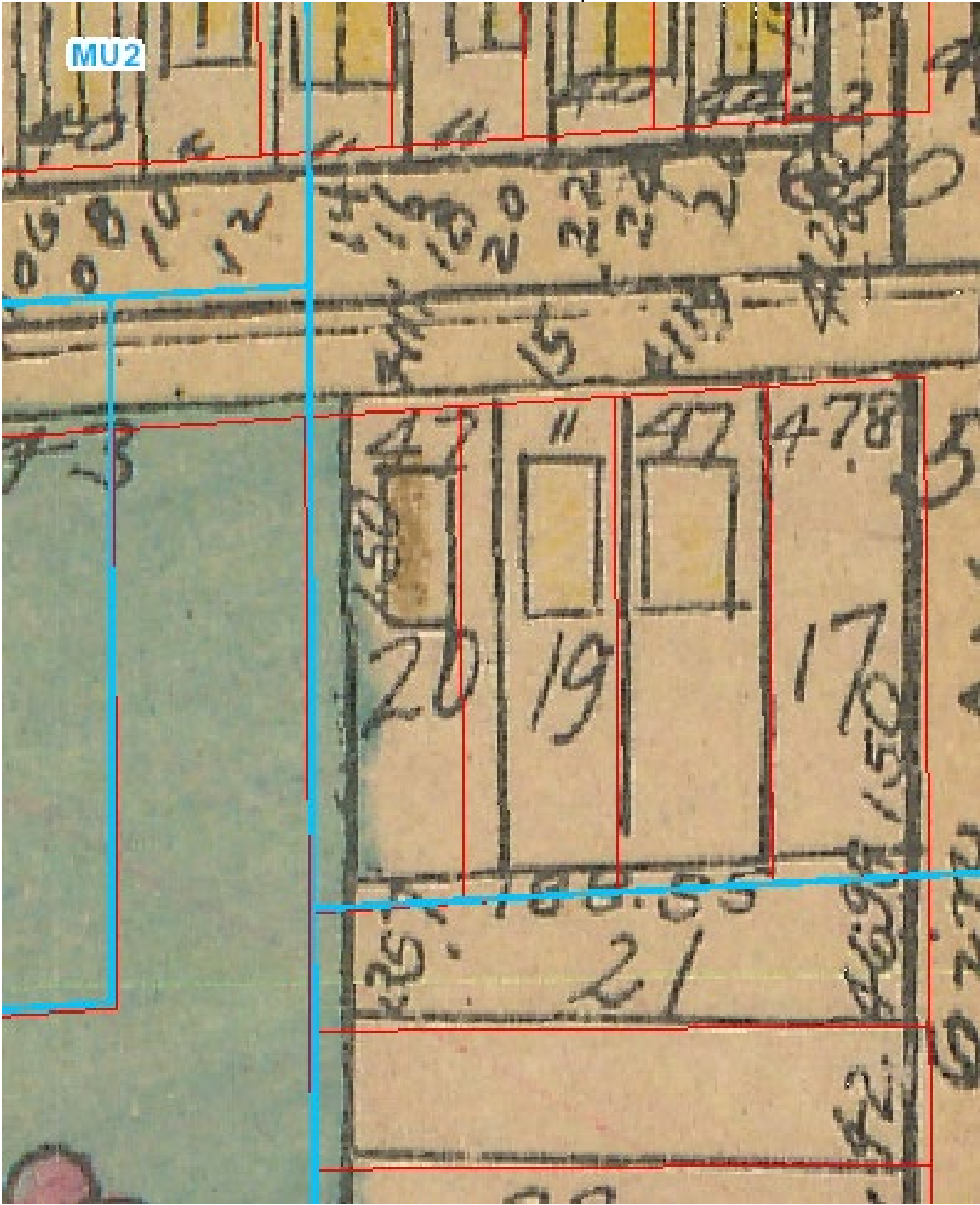
A 45-foot strip of land in the Southwest Quarter of Section 4, Township 15 North, Range 4 East of the Second Principal Meridian, Marion County, Indiana, described as follows:

BEGINNING at the northwest corner of Haywood’s Boulevard Addition as per plat thereof recorded in Plat Book 17, page 147 in the Office of the Recorder of said County, also being the northwest corner of Lot 20 therein; thence South 00 degrees 00 minutes 00 seconds East (bearings per Instrument Number 200500173254 in said county records) along the west line of said plat 150.00 feet to the southwest corner of said Lot 20; thence South 86 degrees 34 minutes 46 seconds West along the westerly extension of the south of said Lot 45.08 feet to the west line of an Easement for Ingress and Egress as described in said Instrument Number 200500173254; thence North 00 degrees 00 minutes 00 seconds East along said west line 150.00 feet to the south right of way line of East Washington Street; thence North 86 degrees 34 minutes 46 seconds East along said south line 45.08 feet to the POINT OF BEGINNING.

Present-day Aerial



1927 Sanborn Map



PHOTOS









PLAT COMMITTEE **October 9th, 2024**

Case Number: 2024-PLT-059

Property Address: 2514 Carrollton Avenue

Location: Center Township, Council District #8

Petitioner: Rupesh Chemudur and Swarupa Amaraswamy. Represented by Jynell D. Berkshire

Zoning: D-8

Request: Approval of a Subdivision Plat, to be known as B. Wood’s Carrollton Avenue Addition, a replat of Nurdyke & Hollowell’s Grand View Addition, diving 0.18-acre into 2 lots.

Waiver Requested: None

Current Land Use: Residential

Staff Reviewer: Kiya Mullins, Associate Planner

PETITION HISTORY

This is the second hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 26th, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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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

The subject site is zoned D-8 and half developed with one single family dwelling at address 2415 Carrollton Ave. This proposed plat would divide the existing parcel into two lots. Lots one and two would each contain half of a planned two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of side of the duplex, with minimal impact on the surrounding property owners.

STREETS

Lots one and two would front on Carrollton Avenue, with alley access from the north-south alley between North College Avenue and Carrollton Avenue. No new streets are proposed.

SIDEWALKS

Sidewalks are existing along Carrollton Avenue.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. When the new duplex is built, if the plat is approved, any new 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	Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-8 Traditional Neighborhood
	South:	D-8 Traditional Neighborhood
	East:	D-8 Traditional Neighborhood
	West:	C-3 Traditional Neighborhood
Thoroughfare Plan		
Carrollton Avenue	Local Street	60-foot right-of-way existing and 48-foot right-of-way proposed.
Petition Submittal Date	7/28/2024	



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**Final Plat Submittal
Date**

08/02/2024

EXHIBITS



Legend

- ZoningApprovals
- ZoningLncu
- ZoningVariances
- Rezoning
- ZoningVacations
- ZoningPlats
- CCGIS.ThoroughfarePlan
- CCGIS.EASEMENT
- CCGIS.RIGHTOFWAY
- CCGIS.STREETS
- Built/Platted
- OPER_STATUS**
- REMOVED
- VACATED
- VACATED/BUILT
- VACATED/LOCATOR
- CCGIS.DMDLandUsePlanBase
- CCGIS.lhpc
- CCGIS.ZONING
- PARCELSTATEPIN
- PARCELS
- PLATTEDSUBDIVISION
- CCGIS.Buildings
- Boundary

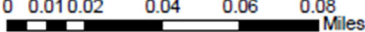
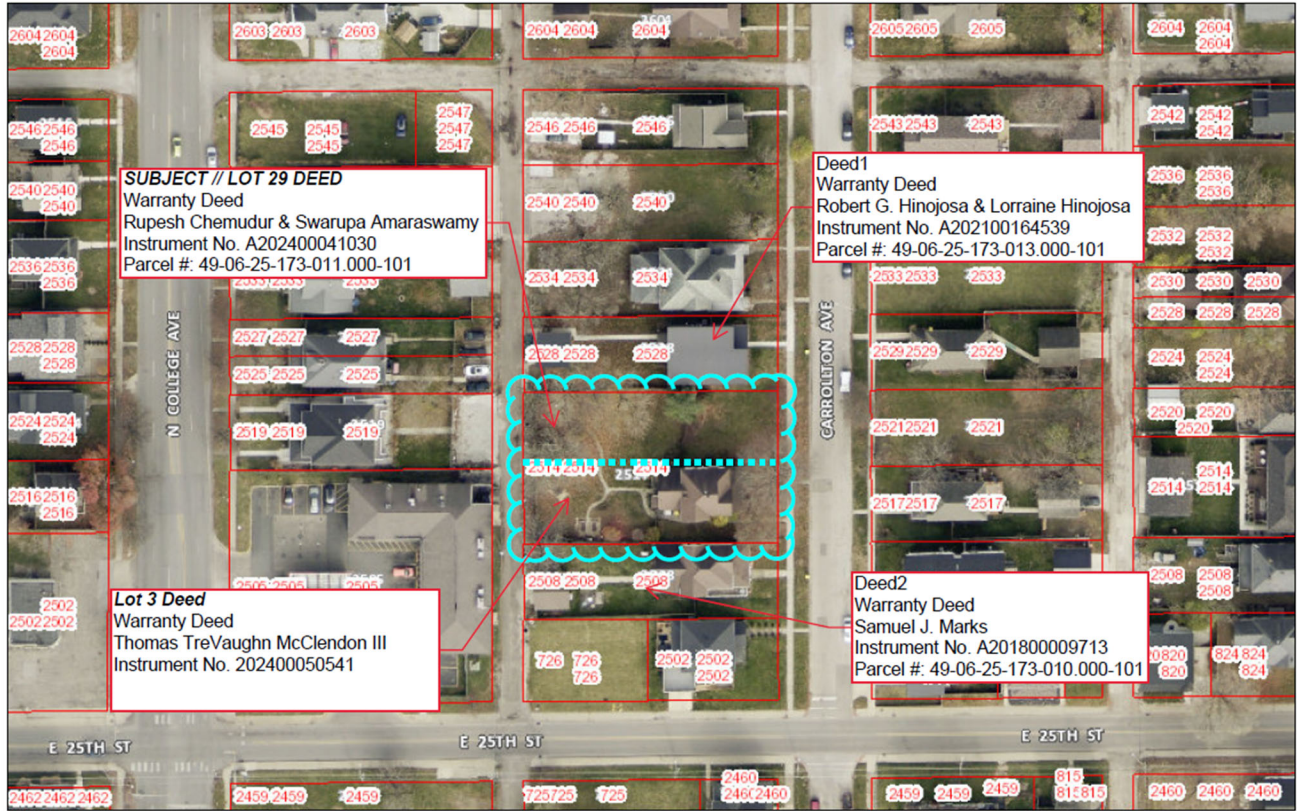


Exhibit 2: Area map around 2514 Carrollton Avenue.

1-24961 // 2522 Carrollton Ave



6/12/2024

- Parcel
- Interstates
- Thoroughfare
- Streets Image**
- Red: Red
- Green: Green
- Blue: Blue

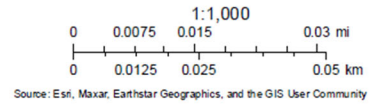


Exhibit 2: Parcel map submitted by the petitioner. Northern parcel will be split in half to provide for the two side of a duplex.

B. WOOD'S CARROLLTON AVENUE ADDITION
 (a Replat of LOT 29 IN BLOCK 1 NORDYKE AND HOLLOWELL'S GRAND VIEW ADDITION)

LOCALITIES:
 Lot 29 in Block 1 in Nordyke and Hollowell's Grand View Addition to the City of Indianapolis, as per plat thereof, recorded July 4, 1951 in the Book 10, page 32, in the Office of the Recorder of Deeds County, Indiana.

PROPOSED IMPROVEMENTS:
 1. To replat the lots and interests therein and divide into lots and interests therein and cause said plat to be recorded in the Office of the Recorder of Deeds County, Indiana.

The addition, extent of the lots, and interests therein, and all other matters herein, are shown on the attached plat, and the same are subject to the terms and conditions of the plat.

The plat shall be subject to the terms and conditions of the plat, and the same shall be subject to the terms and conditions of the plat, and the same shall be subject to the terms and conditions of the plat.

When my signature is made on this day of _____, 2014.

DEVELOPER'S COVENANTS:
 The developer covenants and warrants that the improvements shown on this plat shall be constructed in accordance with the plat, and that the same shall be subject to the terms and conditions of the plat, and the same shall be subject to the terms and conditions of the plat.

PLAT RECORDING INFORMATION:
 This plat shall be recorded in the Office of the Recorder of Deeds County, Indiana, and the same shall be subject to the terms and conditions of the plat, and the same shall be subject to the terms and conditions of the plat.

RECORDING INFORMATION:
 This plat shall be recorded in the Office of the Recorder of Deeds County, Indiana, and the same shall be subject to the terms and conditions of the plat, and the same shall be subject to the terms and conditions of the plat.

NOTICE TO THE PUBLIC:
 This plat is subject to the terms and conditions of the plat, and the same shall be subject to the terms and conditions of the plat, and the same shall be subject to the terms and conditions of the plat.

SCALE:
 1" = 15'

VICINITY MAP (NOT TO SCALE):
 A vicinity map showing the location of the site in the area of the plat, and the same shall be subject to the terms and conditions of the plat, and the same shall be subject to the terms and conditions of the plat.

DRAWING LEGEND:
 BOUNDARY
 LOT LINE
 CENTERLINE

AXIS SURVEYING, LLC
 Complete Surveying Services for Commercial - Construction - Residential
 (317) 841-1506 - www.AXISindy.com P.O. BOX 502369 - Indianapolis, IN 46259

PROJECT NUMBER: 1-24861 P

PREPARED BY:
 AXIS SURVEYING, LLC
 11101 N. STATE AVENUE, SUITE 100
 INDIANAPOLIS, IN 46220
 (317) 841-1506 - www.axisindy.com

PREPARED BY:
 AXIS SURVEYING, LLC
 11101 N. STATE AVENUE, SUITE 100
 INDIANAPOLIS, IN 46220
 (317) 841-1506 - www.axisindy.com

DATE:
 11/11/2014

Exhibit 3: The proposed plat plan.



Exhibit 4: 2522 Carrolton Avenue (Left), with empty area of parcel where the two parcel divisions will occur.



Exhibit 5: 2522 Carrollton Avenue, to the left of the proposed parcel split. Formerly a part of the parcel that will now be divided.



Exhibit 6: To the right of the proposed parcel split is property at 2528 Carrollton.



Exhibit 7: Across the street from the proposed 2514 Carrollton.



PLAT COMMITTEE **October 9, 2024**

Case Number: 2024-PLT-060

Property Address: 5624, 5740 East County Line Road & 8640, 8814, 8816, 8840, 8914 South Arlington Avenue (*approximate addresses*)

Location: Franklin Township, Council District #25

Petitioner: Michael Dickman – GP-CM County Line Land, LLC, by Bryan Sheward

Zoning: C-S FF

Request: Approval of a Subdivision Plat, to be known as Plat of County Line Road and Arlington Avenue Industrial Park, dividing 116.185 acres into five lots and Common Area.

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 July 31, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That all required sidewalks (internal as well as along the County Line and Arlington frontages) will be affixed to the final plat prior to recording.
13. That a traffic control plan be affixed to the final plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is currently comprised of 8 parcels, is zoned C-S, and is undeveloped except for three existing residences along the southeastern portion of the plat. The site was rezoned to C-S in 2022 via 2022-ZON-060 to allow for commercial and industrial development within limited I-1, I-2 and C-4 uses. Allowed uses and the proposed site plan may be amended via the modification petition 2024-CAP-832 (result pending). Approval of this plat would divide 116.185 acres into 5 lots and one Common Area. The proposed plat meets subdivision regulations as well as commitments from 2022-ZON-060.

STREETS

New private streets would be developed for internal access of each of the proposed lots, and access to the industrial park would come from Arlington Avenue which will have a 53-foot half right-of-way dedicated per the tenth commitment associated with 2022-ZON-060.

SIDEWALKS

Sidewalks are required along the Arlington and County Line frontages as well as internally per the sixteenth commitment associated with 2022-ZON-060. All required sidewalks will be installed and affixed to the final plat prior to recording.



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Existing Zoning	C-S (FF)		
Existing Land Use	Undeveloped		
Comprehensive Plan	Interchange Area Mixed-Use		
Surrounding Context	Zoning	Land Use	
	North:	D-6II / D-3 / C-S	Residential / Undeveloped
	South:	Johnson County	Undeveloped
	East:	C-S	Undeveloped
	West:	C-S	Interstate Highway
Thoroughfare Plan			
County Line Road	Primary Arterial	99-foot existing right-of-way and 102-foot proposed right-of-way	
Arlington Avenue	Primary Collector	52-foot existing right-of-way and 106-foot proposed right-of-way	
Petition Submittal Date	08/15/2024		
Final Plat Submittal Date	08/15/2024		

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	741.201.A-C – Primary Plat Requirements: <ul style="list-style-type: none"> • Plat name, Legal Description, Surveyor Seal, Scale. • Boundary Lines, Existing Street Names and dimensions. • Layout of Proposed Streets – names, widths, classifications. • Layout of all easements and purpose thereof. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. • Area Map. 	Satisfied
	741-203.D – Traffic Control Plan <ul style="list-style-type: none"> • Traffic control street signs and devices. • Traffic calming devices. • Bicycle facilities. • Sidewalks and pedestrian facilities. • Transit facilities, such as bus stops pads or shelter. • Street lighting. 	See Condition #13



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	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	<p>Not Applicable</p>
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	<p>None Requested</p>
<p>741-300 Design and Installation Standards</p>	<p>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</p>	<p>EVALUATION</p>
	<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>



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	<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>Not Applicable</p>
<p>741-303 Streets and Connectivity</p>	<p>All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.</p>	<p>EVALUATION</p>
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> • 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. 	<p>Satisfied</p>



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	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> 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. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Not Applicable</p>
<p>741-304-316 Additional Development Items</p>		<p>EVALUATION</p>
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>See Condition #13</p>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>See Condition #5</p>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> <i>Sidewalks shall be provided along all internal and external streets.</i> 	<p>See Condition #12</p>
	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> <i>All utilities shall be located underground.</i> <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	<p>Satisfied</p>



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	<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. 	<p>Not Applicable</p>
	<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. 	<p>Satisfied</p>
	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none"> • All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District). • Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded. • For Zone AE areas, the plat must show the BFE topographic line. • For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps. 	<p>Not Applicable</p>
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none"> • All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting). 	<p>Satisfied</p>

EXHIBITS

2024-PLT-057 ; Aerial Map



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

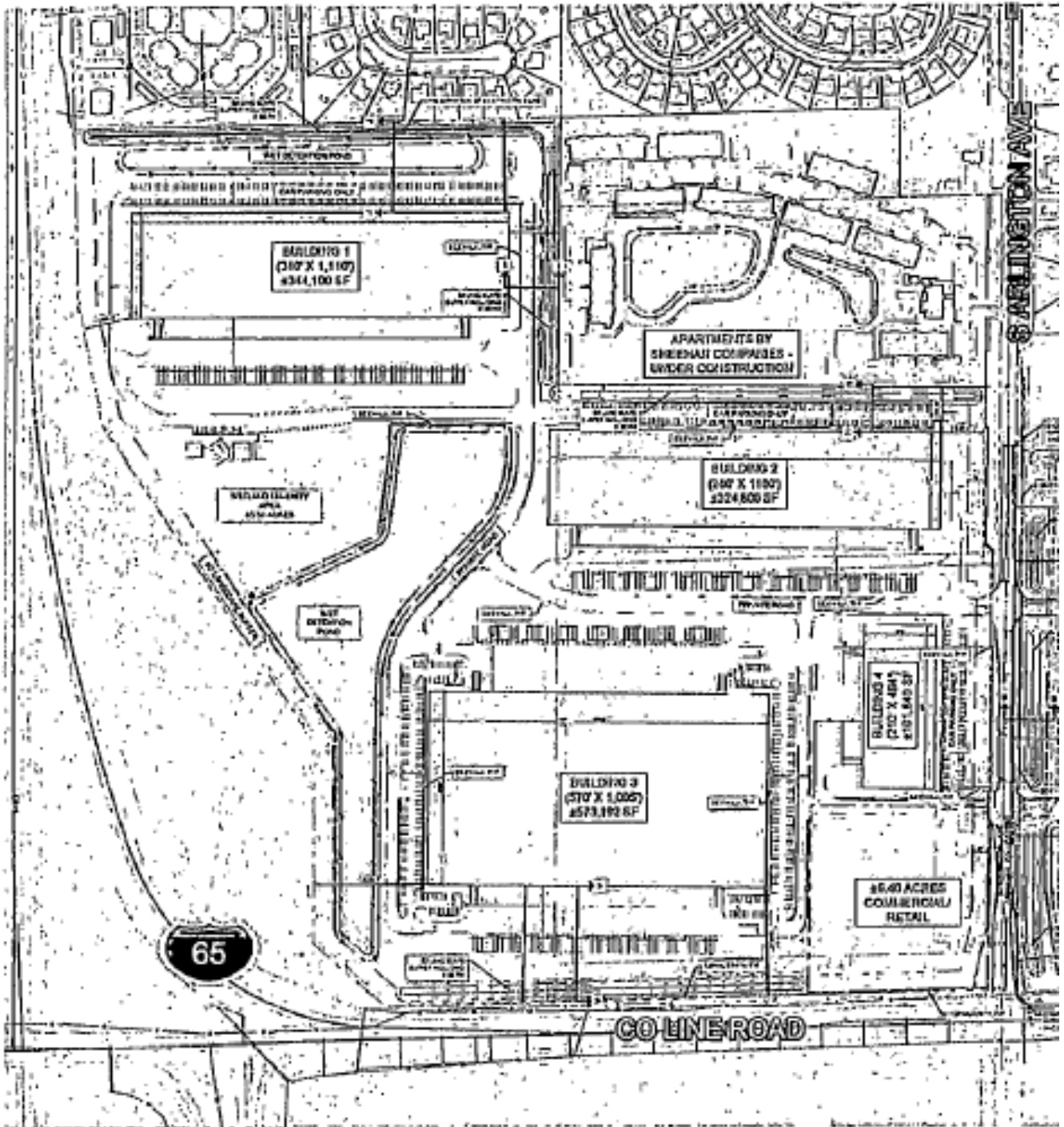


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2024-PLT-057 ; Primary Plat



2024-PLT-057 ; Conceptual Site Plan (2022-ZON-060)



2024-PLT-057 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Subject Site Viewed from South

2024-PLT-057 ; Photographs (continued)



Photo 3: Existing Residence (8914 S Arlington Ave) Viewed from East



Photo 4: Subject Site Viewed from Southwest (Interstate Ramp)



PLAT COMMITTEE **October 9, 2024**

Case Number: 2024-PLT-062 (Amended)

Property Address: 10335 East 52nd Street (*approximate address*)

Location: City of Lawrence, Lawrence Township, Council District #10

Petitioner: Arbor Homes, Kenny Moorhead

Zoning: D-4 (Cluster)

Request: Approval of a Subdivision Plat, to be known as Silver Stream, Section 4, subdividing 25.29 acres into 94 lots, with lots along Jade Edge Court only accessible by three local streets, 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.

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 September 6, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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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 natural infrastructure plan be provided with the final plat prior to recording.
13. 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

SITE PLAN AND DESIGN

This property is currently zoned D-4 (Cluster) and is undeveloped. The site was rezoned to the D-4 zoning designation via 2004-ZON-020, approval of the cluster subdivision plan was given by 2020-ADM-147, and the modification petition 2021-MOD-003 allowed for a new mixture of lot sizes within the larger subdivision and modified the conceptual site plan from the 2004 rezone (see Exhibits). The 94 lots and one common area created by this replatting of 25.29 acres would create Section 4 of the Silver Stream subdivision. The proposed plat meets cluster subdivision regulations and complies with commitments from 2004-ZON-020 and 2021-MOD-003.

STREETS

4,286 linear feet of new streets would be developed that would have connections from 52nd Street to the north as well as extensions of streets from previous sections (Rose Mill Drive, Diamond Head Lane, Topaz Pointe Boulevard, and Little Pearl Lane). Several lots on the cul-de-sac Jade Edge Court would only be accessible by vehicles using three different local streets. Ordinance specifies that emergency vehicles must not have to use more than two different local streets to reach any destination lot. Staff feels that given the width of Topaz Pointe Boulevard at the northern section of the development as well as the relatively small distance from the Jade Edge lots to the northern collector street, this would be a minor deviation from ordinance requirements. Staff would recommend approval of the waiver request.

SIDEWALKS

Sidewalks are required along the 52nd Street frontage as well as internally. All required sidewalks are shown on the final plat document provided to staff.



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Existing Zoning	D-4 (Cluster)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
	North: C-S	Transportation Center
	South: D-4	Residential
	East: D-4 / D-A	Residential / Undeveloped
	West: D-4	Residential
Thoroughfare Plan		
52 nd Street	Primary Collector	66-foot existing right-of-way and 80-foot proposed right-of-way
Petition Submittal Date	08/29/2024	
Final Plat Submittal Date	09/06/2024	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	741.201.A-C – Primary Plat Requirements: <ul style="list-style-type: none"> Plat name, Legal Description, Surveyor Seal, Scale. Boundary Lines, Existing Street Names and dimensions. Layout of Proposed Streets – names, widths, classifications. Layout of all easements and purpose thereof. Layout of lots with numbering and dimensions. Floodway/Floodplain Delineation. Topographic Map. Area Map. 	Satisfied
	741-203.D – Traffic Control Plan <ul style="list-style-type: none"> Traffic control street signs and devices. Traffic calming devices. Bicycle facilities. Sidewalks and pedestrian facilities. Transit facilities, such as bus stops pads or shelter. Street lighting. 	Satisfied



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	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	<p>See Condition #12</p>
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	<p>See Condition #13</p>
<p>741-300 Design and Installation Standards</p>	<p>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</p>	<p>EVALUATION</p>
	<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>



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	<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>Not Applicable</p>
<p>741-303 Streets and Connectivity</p>	<p>All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.</p>	<p>EVALUATION</p>
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> • 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. 	<p>Satisfied</p>



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	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> 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. 	<p>See Condition #13</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Satisfied</p>
<p>741-304-316 Additional Development Items</p>		<p>EVALUATION</p>
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Satisfied</p>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>See Condition #5</p>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> <i>Sidewalks shall be provided along all internal and external streets.</i> 	<p>Satisfied</p>
	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> 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. <i>All utilities shall be located underground.</i> <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	<p>Satisfied</p>



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	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> • <i>Reservation of land for public/semi-public purpose.</i> 	<p>Satisfied</p>
	<p>741-312 – <i>Monuments</i></p> <ul style="list-style-type: none"> • <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i> 	<p>Satisfied</p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> • <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> • <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> • <i>For Zone AE areas, the plat must show the BFE topographic line.</i> • <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i> 	<p>Not Applicable</p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> • <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i> 	<p>Satisfied</p>

EXHIBITS

2024-PLT-057 ; Aerial Map



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



2024-PLT-057 ; Findings of Fact (Waiver Request)

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:

there is only one more additional street that an emergency vehicle would have to use to reach the 15 lots on Jade Edge Court. The travel distance from East 52nd Street to Jade Edge Court is approximately 530', which makes the lots on Jade Edge Court closer to an arterial street compared to other lots in the subdivision that only need two roads to reach.

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

the petitioner was required to extend Jade Edge Drive as a stub street to the east property line for connectivity to future development on the adjacent property. Stubbing this street to the property line eliminated the opportunity to continue Jade Edge Drive onto Jade Edge Court with horizontal curve, therefore adding an additional turn to access Jade Edge Court.

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:

because the existing topography and the large area of floodplain/floodway that exist on this property made the lot layout for this site challenging to achieve the cluster approval from the city and still meet local drainage requirements. A hardship would result in to having to re-layout the subdivision and re-evaluate the drainage design after having the cluster plan approval from the city and already having three of the five sections under construction,

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 boulevard entrance that an emergency vehicle will enter onto from East 52nd Street is wider than the local interior roads. This allows for an emergency vehicle to have a larger turning movement when it is transitioning onto Jade Edge Drive from Topaz Pointe Boulevard.

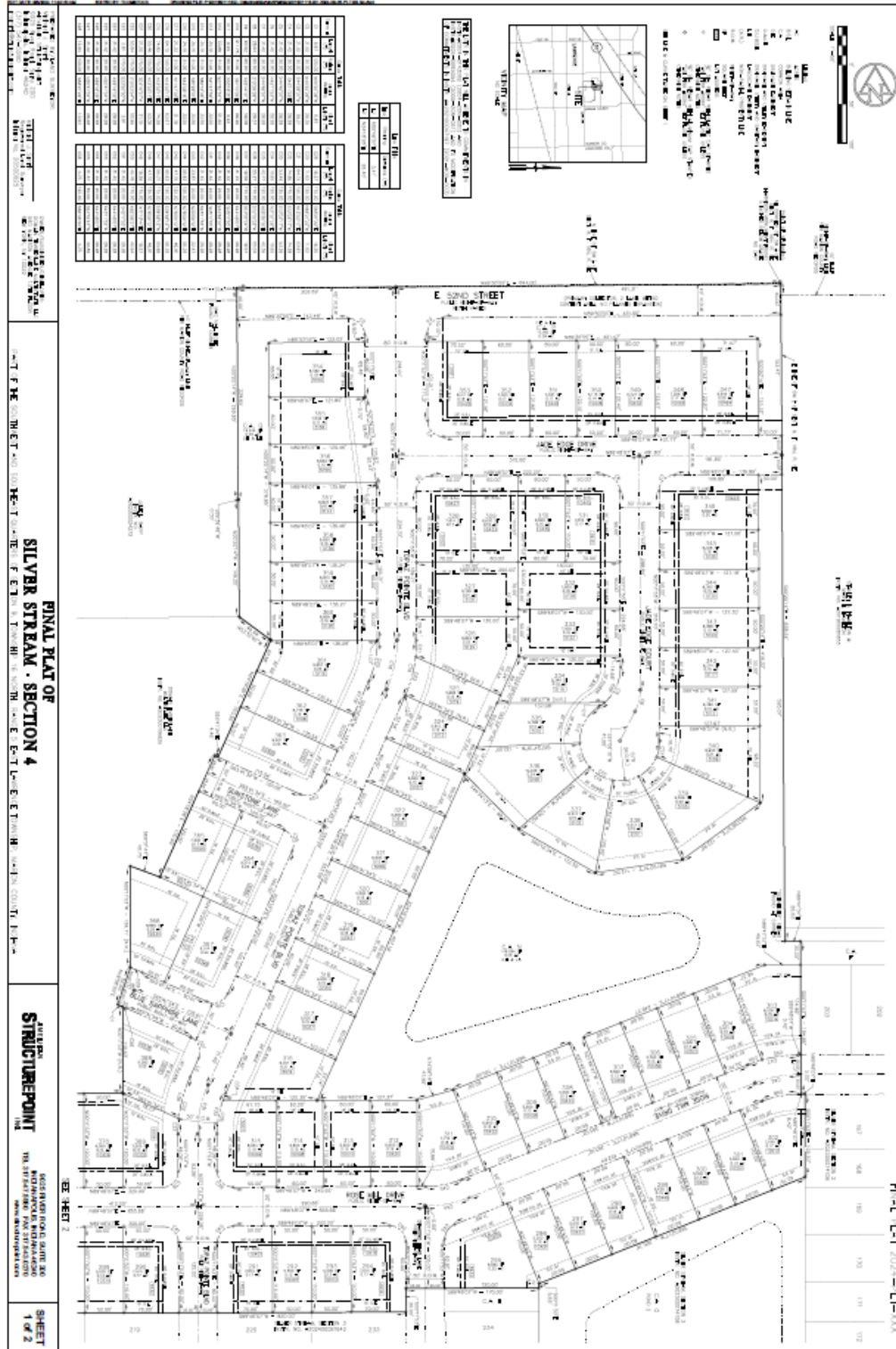
5. The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law because:

the granting of the requested waiver will not change or vary any other items in the Zoning Ordinance or the permitted use of the site as a single family residential subdivision. Granting this waiver will not change the Cluster Plan that was approved by the city back in September of 2020.



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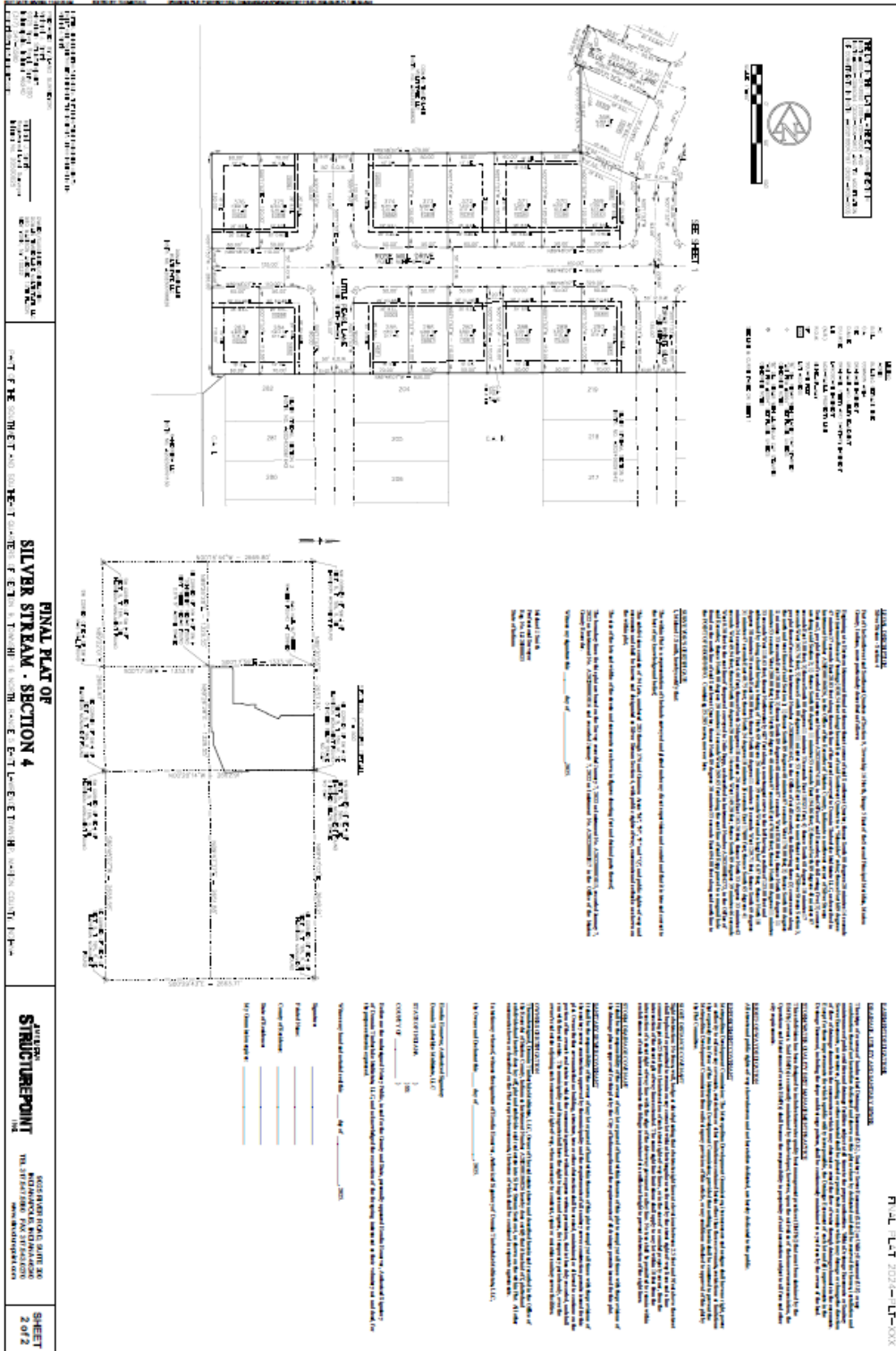
2024-PLT-057 ; Final Plat (1 of 2)





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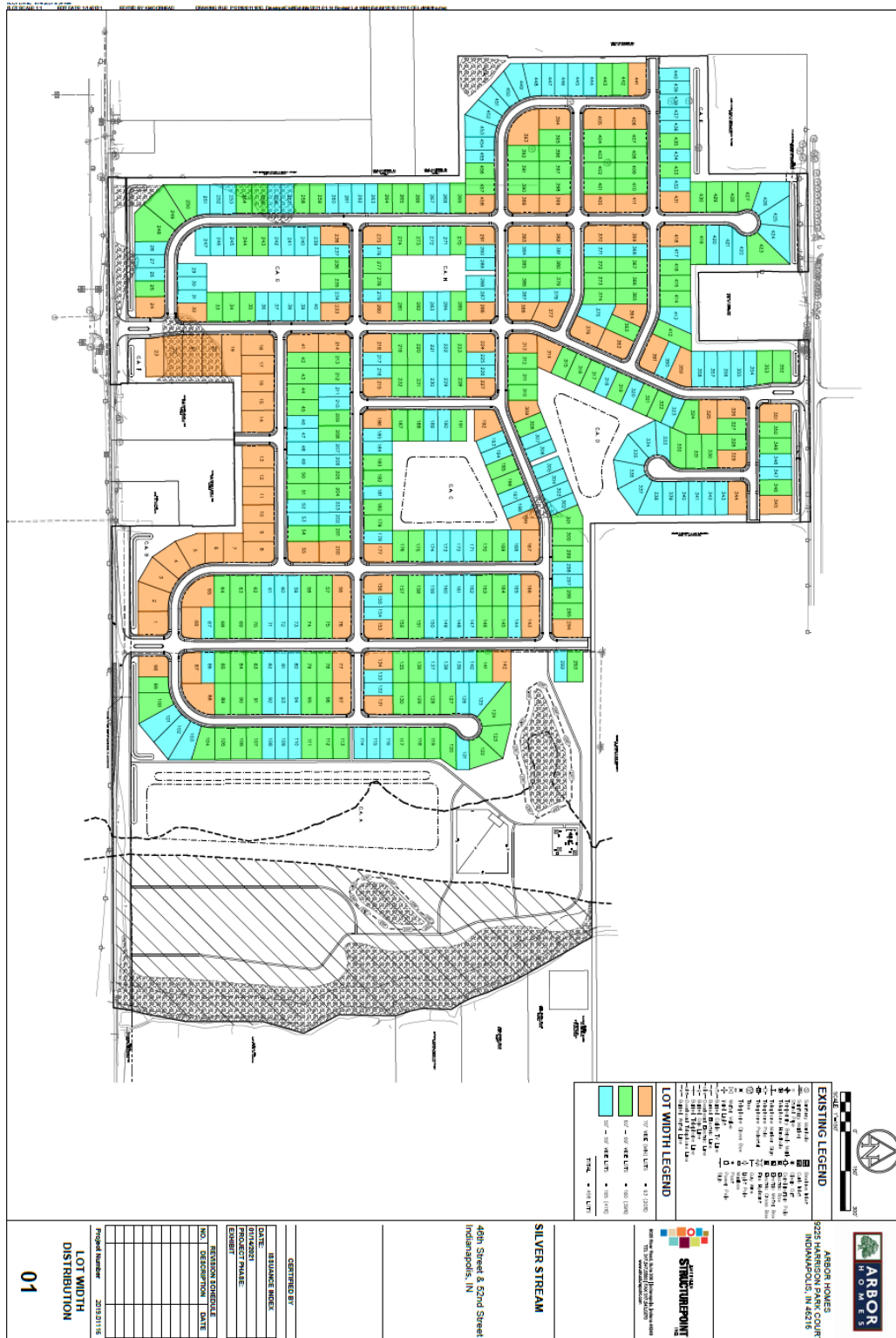
2024-PLT-057 ; Final Plat (2 of 2)





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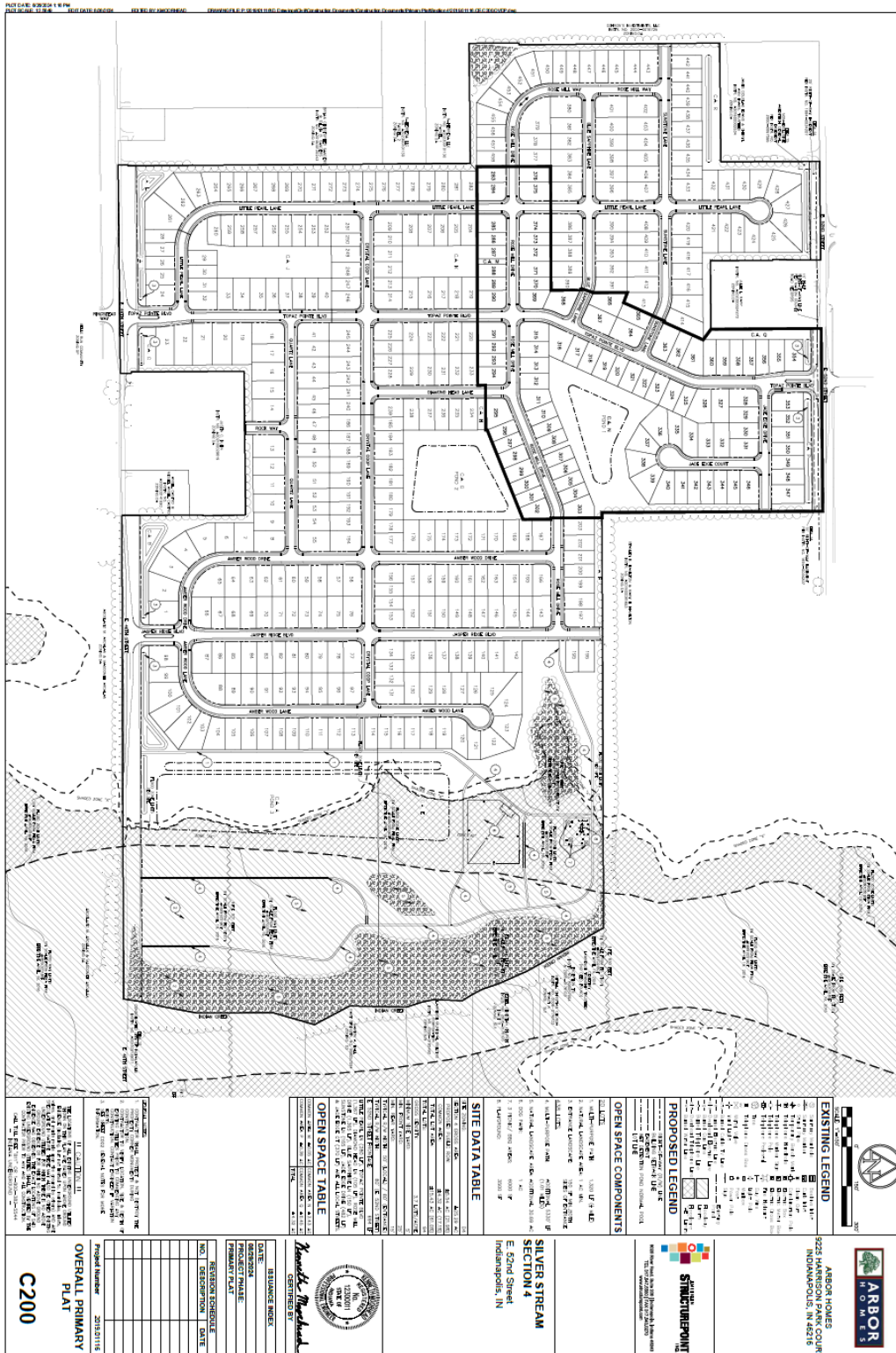
2024-PLT-057 ; Layout/Lot Width Distribution From 2021-MOD-003





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2024-PLT-057 ; Overall Primary Plat

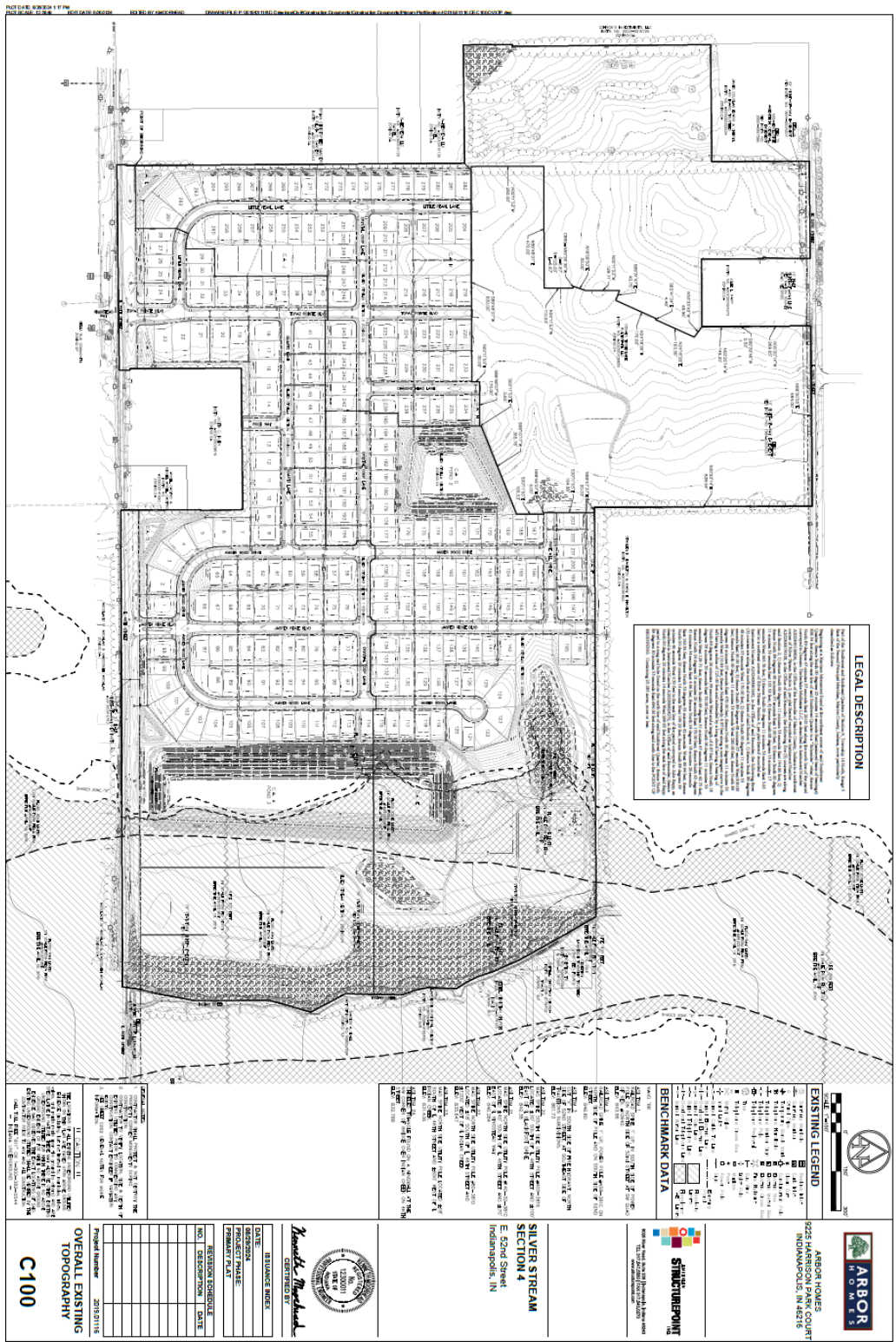


<p>ARBOR HOMES 5225 HARRISON PARK COURT INDIANAPOLIS, IN 46218</p>		<p>STANTEC 10000 E. 82nd Street Indianapolis, IN 46256</p>										
<p>EXISTING LEGEND</p> <ul style="list-style-type: none"> 1. EXISTING LOT LINES 2. EXISTING STREETS 3. EXISTING UTILITIES 4. EXISTING EASEMENTS 5. EXISTING ENCUMBRANCES 6. EXISTING SURVEY DATA 7. EXISTING ADJACENT PLATS 8. EXISTING ADJACENT PLAT NUMBERS 9. EXISTING ADJACENT PLAT DATES 10. EXISTING ADJACENT PLAT SURVEYORS 11. EXISTING ADJACENT PLAT AREAS 12. EXISTING ADJACENT PLAT VOLUMES 13. EXISTING ADJACENT PLAT BOOKS 14. EXISTING ADJACENT PLAT MAPS 15. EXISTING ADJACENT PLAT RECORDS 16. EXISTING ADJACENT PLAT DEEDS 17. EXISTING ADJACENT PLAT MORTGAGES 18. EXISTING ADJACENT PLAT LIENS 19. EXISTING ADJACENT PLAT TAX MAPS 20. EXISTING ADJACENT PLAT ZONING MAPS 21. EXISTING ADJACENT PLAT SUBDIVISION MAPS 22. EXISTING ADJACENT PLAT PLAT MAPS 23. EXISTING ADJACENT PLAT PLAT RECORDS 24. EXISTING ADJACENT PLAT PLAT DEEDS 25. EXISTING ADJACENT PLAT PLAT MORTGAGES 26. EXISTING ADJACENT PLAT PLAT LIENS 27. EXISTING ADJACENT PLAT PLAT TAX MAPS 28. EXISTING ADJACENT PLAT PLAT ZONING MAPS 29. EXISTING ADJACENT PLAT PLAT SUBDIVISION MAPS 30. EXISTING ADJACENT PLAT PLAT PLAT MAPS 		<p>PROPOSED LEGEND</p> <ul style="list-style-type: none"> 1. PROPOSED LOT LINES 2. PROPOSED STREETS 3. PROPOSED UTILITIES 4. PROPOSED EASEMENTS 5. PROPOSED ENCUMBRANCES 6. PROPOSED SURVEY DATA 7. PROPOSED ADJACENT PLATS 8. PROPOSED ADJACENT PLAT NUMBERS 9. PROPOSED ADJACENT PLAT DATES 10. PROPOSED ADJACENT PLAT SURVEYORS 11. PROPOSED ADJACENT PLAT AREAS 12. PROPOSED ADJACENT PLAT VOLUMES 13. PROPOSED ADJACENT PLAT BOOKS 14. PROPOSED ADJACENT PLAT MAPS 15. PROPOSED ADJACENT PLAT RECORDS 16. PROPOSED ADJACENT PLAT DEEDS 17. PROPOSED ADJACENT PLAT MORTGAGES 18. PROPOSED ADJACENT PLAT LIENS 19. PROPOSED ADJACENT PLAT TAX MAPS 20. PROPOSED ADJACENT PLAT ZONING MAPS 21. PROPOSED ADJACENT PLAT SUBDIVISION MAPS 22. PROPOSED ADJACENT PLAT PLAT MAPS 23. PROPOSED ADJACENT PLAT PLAT RECORDS 24. PROPOSED ADJACENT PLAT PLAT DEEDS 25. PROPOSED ADJACENT PLAT PLAT MORTGAGES 26. PROPOSED ADJACENT PLAT PLAT LIENS 27. PROPOSED ADJACENT PLAT PLAT TAX MAPS 28. PROPOSED ADJACENT PLAT PLAT ZONING MAPS 29. PROPOSED ADJACENT PLAT PLAT SUBDIVISION MAPS 30. PROPOSED ADJACENT PLAT PLAT PLAT MAPS 										
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NO.	DESCRIPTION	DATE										
1	PRELIMINARY PLAT	01/15/2024										
2	FINAL PLAT	01/15/2024										
<p>PLAT INFORMATION</p> <p>Project Number: 20240115</p> <p>OVERALL PRIMARY PLAT</p> <p>C200</p>		<p>ARBOR HOMES 5225 HARRISON PARK COURT INDIANAPOLIS, IN 46218</p> <p>STANTEC 10000 E. 82nd Street Indianapolis, IN 46256</p>										



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Division of Planning
Current Planning

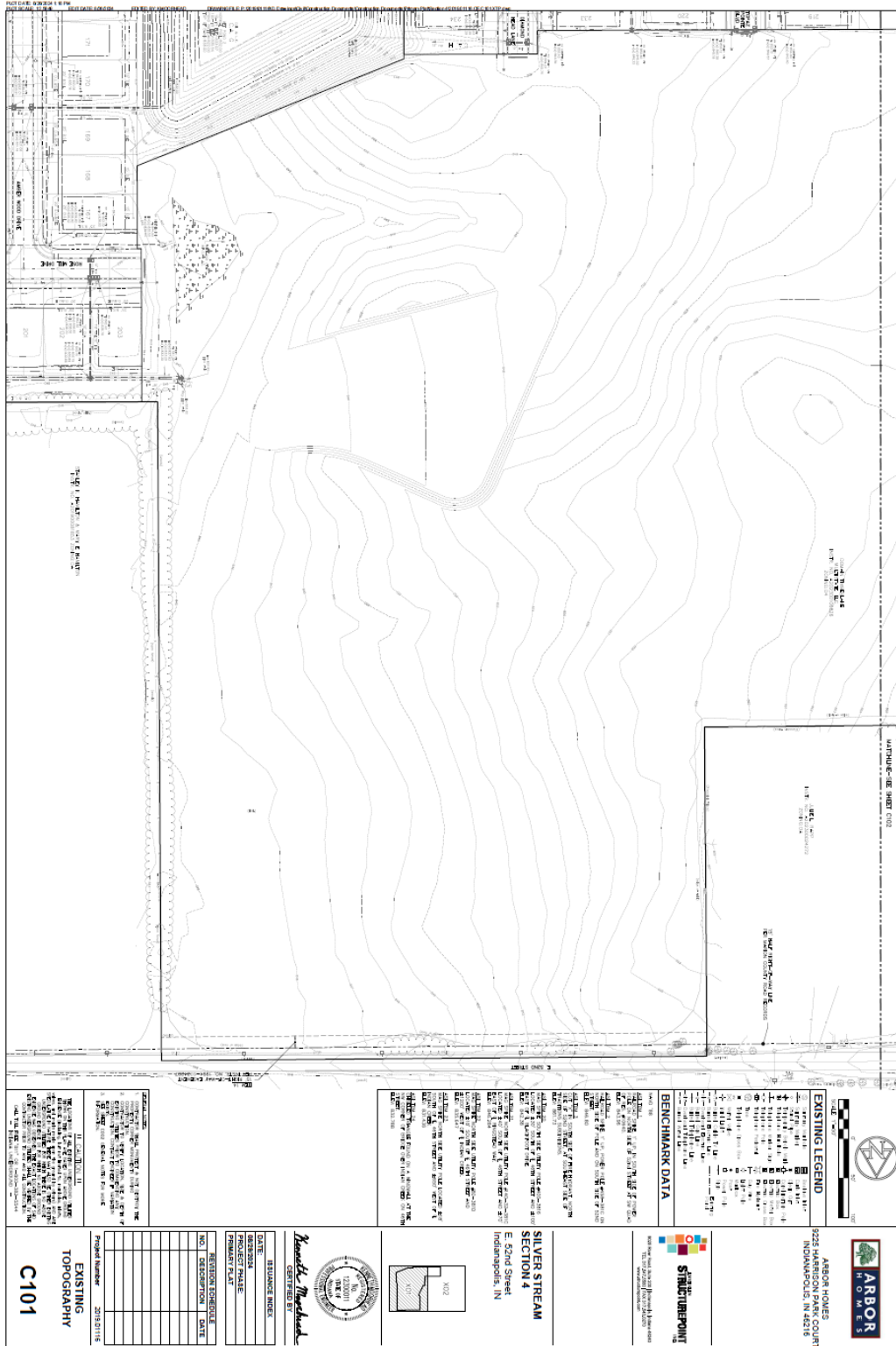
2024-PLT-057 ; Overall Existing Topography





Department of Metropolitan Development
 Division of Planning
 Current Planning

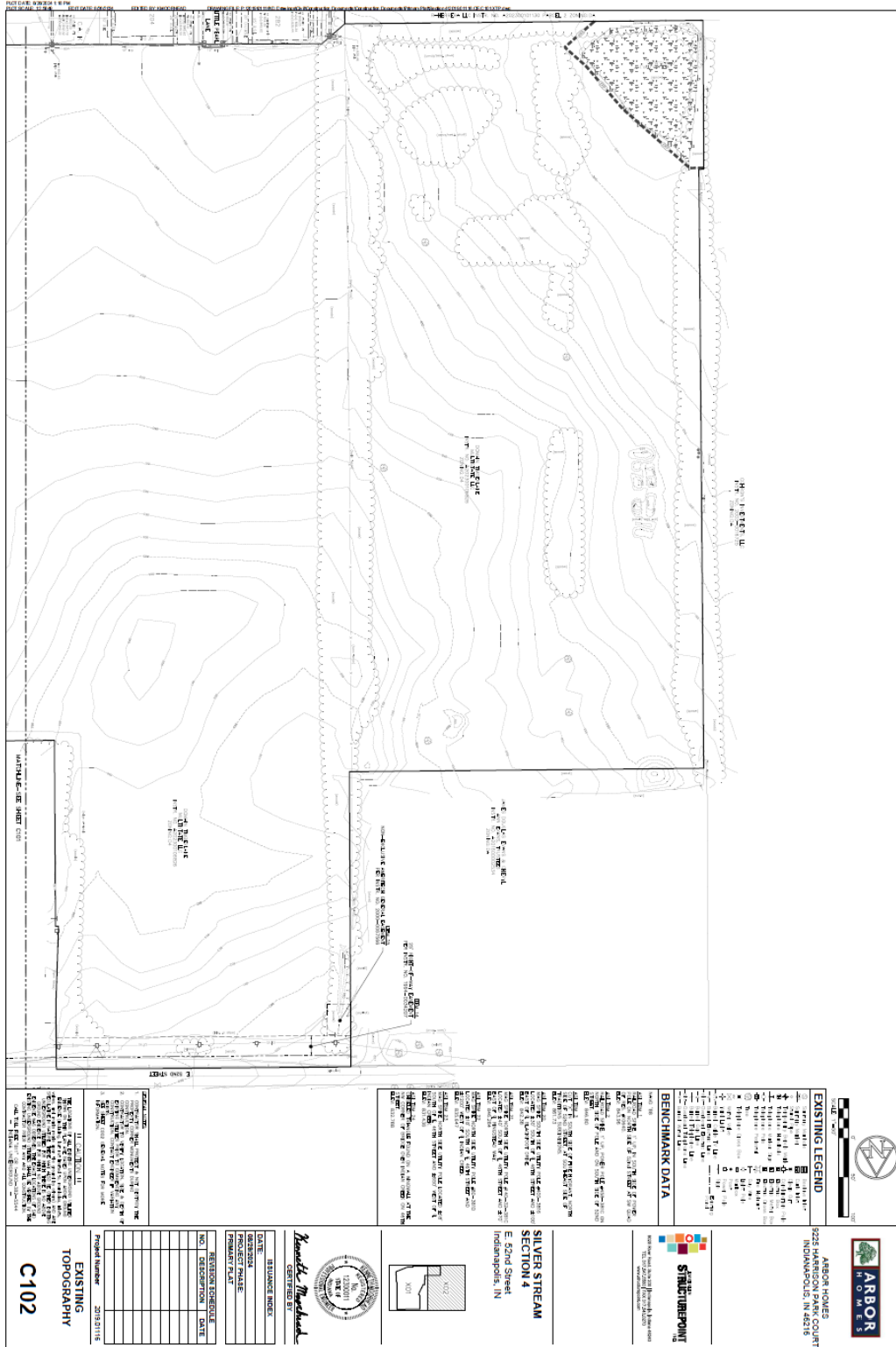
2024-PLT-057 ; Existing Topography Detail (1 of 2)





Department of Metropolitan Development
Division of Planning
Current Planning

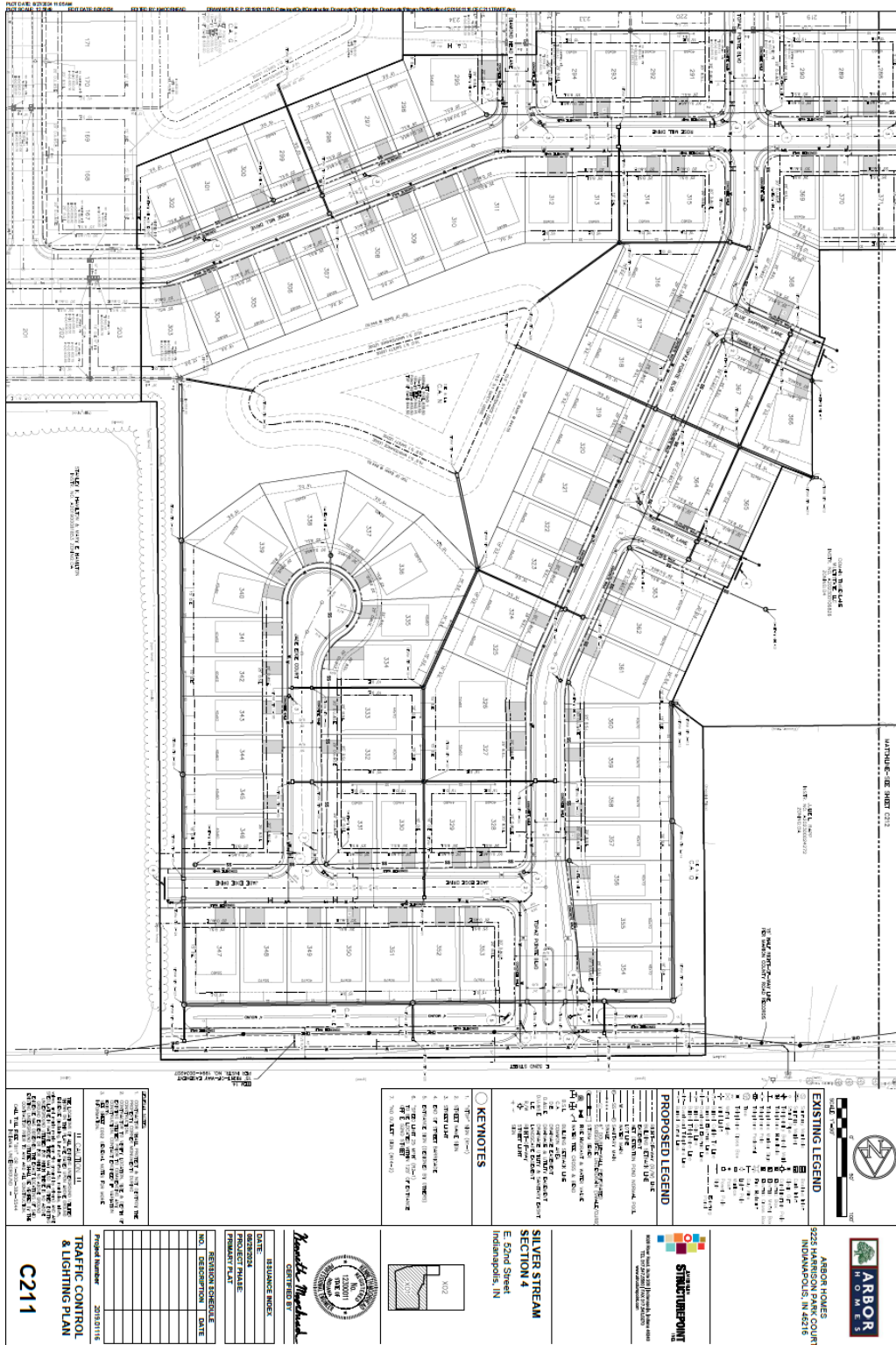
2024-PLT-057 ; Existing Topography Detail (2 of 2)





Department of Metropolitan Development
 Division of Planning
 Current Planning

2024-PLT-057 ; Traffic Control and Lighting Plan (1 of 2)



PROJECT INFORMATION

PROJECT NAME: SILVER STREAM SECTION 4 E 52nd Street Indianapolis, IN

PROJECT NUMBER: 2024-PLT-057

DATE: 08/20/2024

PROJECT OWNER: ARBOR HOMES

DESIGNER: HNTB

APPROVED BY: [Signature]

REVISIONS

NO.	DESCRIPTION	DATE

KEYNOTES

1. STOP SIGN
2. YIELD SIGN
3. SPEED LIMIT SIGN
4. ONE WAY SIGN
5. STREET LIGHT
6. STREET LIGHT
7. STREET LIGHT
8. STREET LIGHT
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20. STREET LIGHT

PROPOSED LEGEND

1. STOP SIGN

2. YIELD SIGN

3. SPEED LIMIT SIGN

4. ONE WAY SIGN

5. STREET LIGHT

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EXISTING LEGEND

1. STOP SIGN

2. YIELD SIGN

3. SPEED LIMIT SIGN

4. ONE WAY SIGN

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ARBOR HOMES

3225 HARRISON PARK COURT
 INDIANAPOLIS, IN 46218

STRUCTUREPOINT

10000 N. STATE STREET, SUITE 100
 INDIANAPOLIS, IN 46240

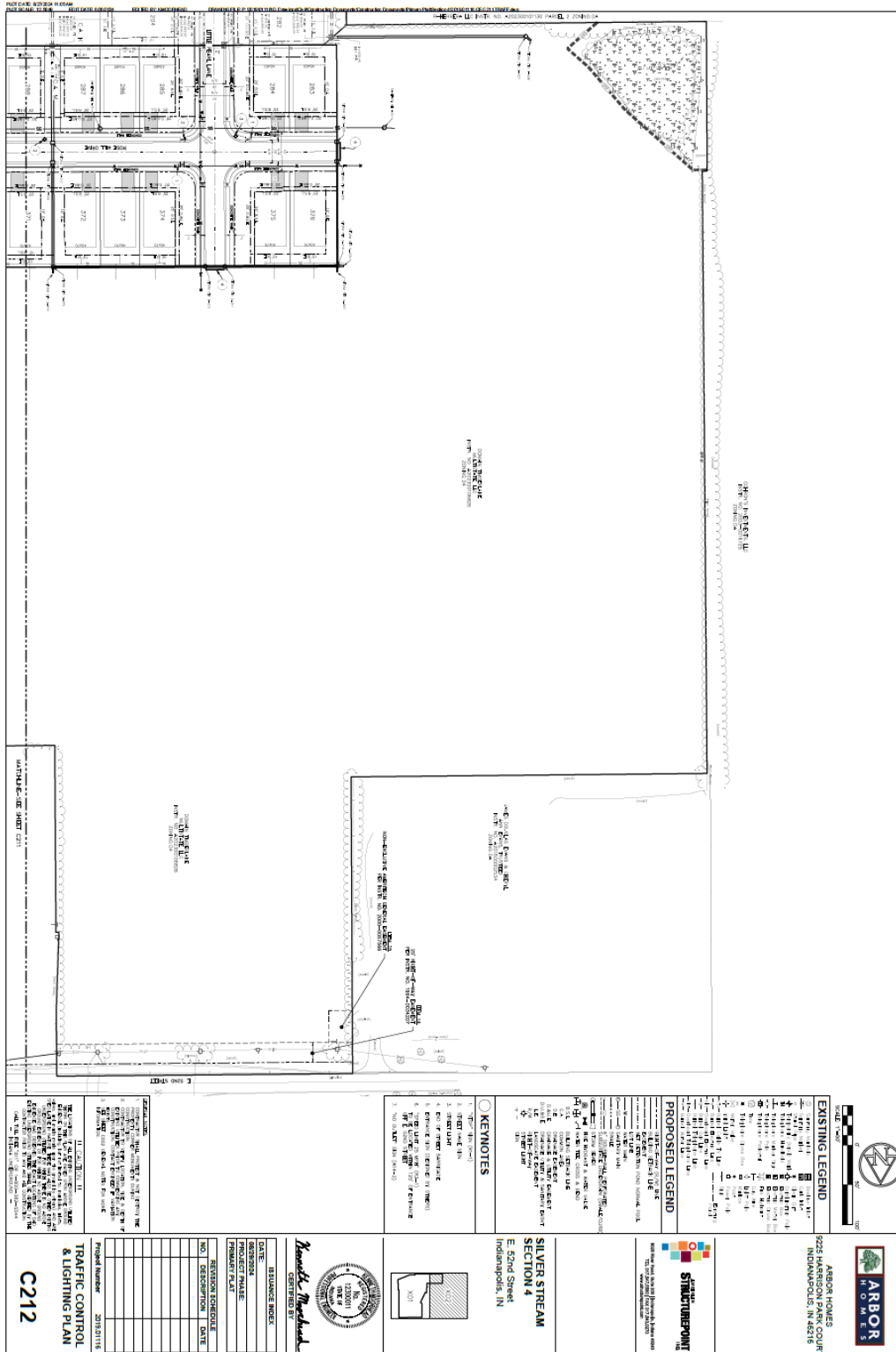
SILVER STREAM SECTION 4
 E 52nd Street
 Indianapolis, IN

C211



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Division of Planning
Current Planning

2024-PLT-057 ; Traffic Control and Lighting Plan (2 of 2)



2024-PLT-057 ; Photographs



Photo 1: Subject Site from South (Topaz Pointe Blvd)



Photo 2: Subject Site from North (52nd St)



PLAT COMMITTEE **October 9th, 2024**

Case Number: 2024-PLT-063
Property Address: 3415 English Avenue
Location: Center Township, Council District #18
Petitioner: Joseph D. Calderon, HE MOD English Ave. LLC
Zoning: C-4 (FF)
Request: Approval of a Subdivision Plat, to be known as He MOB English Ave., Eskenazi Minor Plat, subdividing 5.64 acres into three lots.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Kiya Mullins, Associate Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approval** and find that the plat, file-dated August 28th, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zone C-4 and developed with commercial buildings, one of which being a former Big Lots location that now sits empty and the other being the Sandra Eskenazi Mental Health Center. The proposed plat would divide the existing parcel into three lots. Lot 1 will contain the former Big Lots location, Lot 2 will contain the Sandra Eskenazi Mental Health Center and finally Lot 3 will contain the current wooden area. The subject site has been developed with the two commercial buildings since somewhere around 1979, per the 1979 Historical Aerial below. This replat would allow the property the building owners to have separate addresses and to be able to sell each of the parcels individually.

STREETS

Both lot 1 and 2 would front along Lakeview Drive. Lot 3 if/when its developed would most likely have a front facing Southeastern Avenue. No new street nor sidewalks are proposed.

ADDITIONAL DEVELOPMENT ITEM – FLOODING

3415 English Avenue is almost entirely in a flood zone.

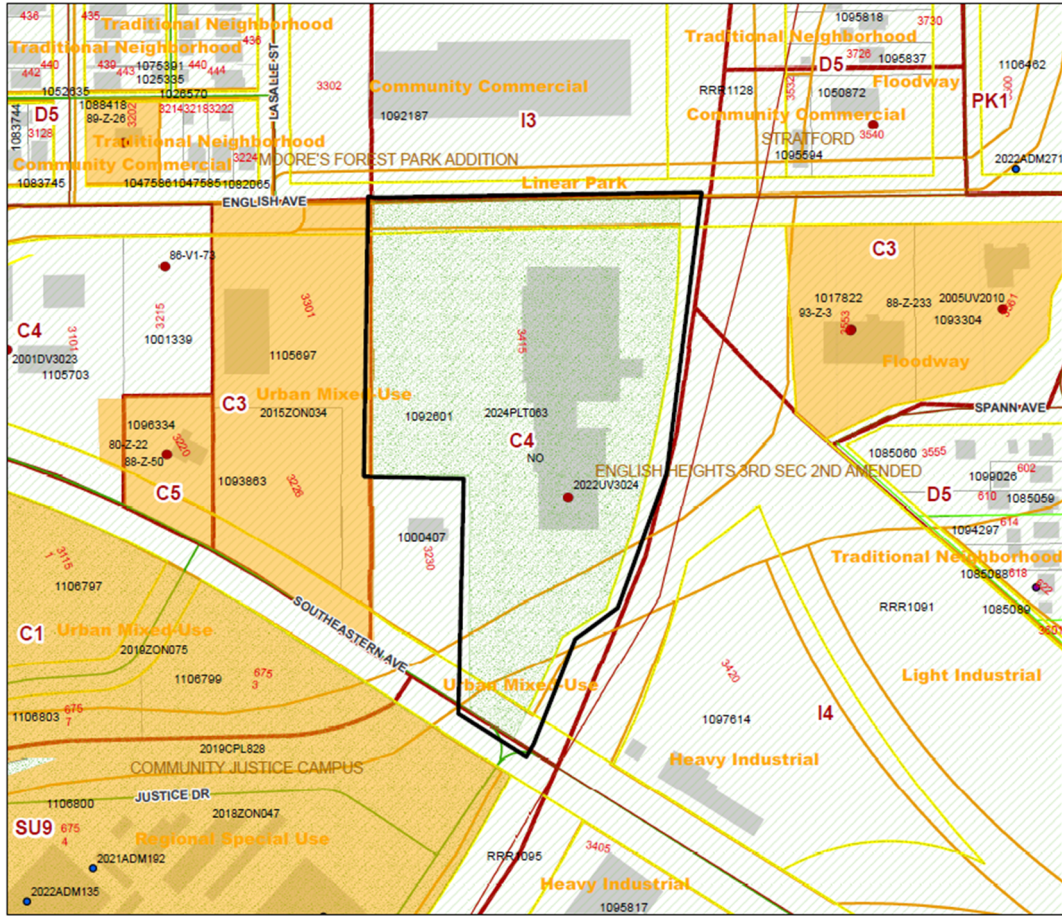
SIDEWALKS

Sidewalks are present to the north off of English Avenue, no other sides have sidewalks

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial	
Comprehensive Plan	Urban Mixed-Use	
Surrounding Context	Zoning	Land Use
	North: I-2	Community Commercial
	South: C-3	Urban Mixed-Use
	East: D-5	Traditional Neighborhood
	West: I-4	Heavy Industrial
Thoroughfare Plan		
English Avenue	Primary Arterial	78-foot right-of-way existing and 78-foot right-of-way proposed.
Petition Submittal Date	08/24/2024	
Final Plat Submittal Date	N/A	

EXHIBITS



Legend

- ZoningApprovals
- ZoningLncu
- ZoningVariances
- Rezoning
- ZoningVacations
- ZoningPlats
- CCGIS.ThoroughfarePlan
- CCGIS.EASEMENT
- CCGIS.RIGHTOFWAY
- CCGIS.STREETS
- Built/Platted
- OPER_STATUS**
- REMOVED
- VACATED
- VACATED/BUILT
- VACATED/LOCATOR
- CCGIS.DMDLandUsePlanBase
- CCGIS.lhpc
- CCGIS.ZONING
- PARCELSTATEPIN
- PARCELS
- PLATTEDSUBDIVISION
- CCGIS.Buildings
- Boundary

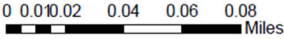


Exhibit 1: Area map around 3415 English Avenue.

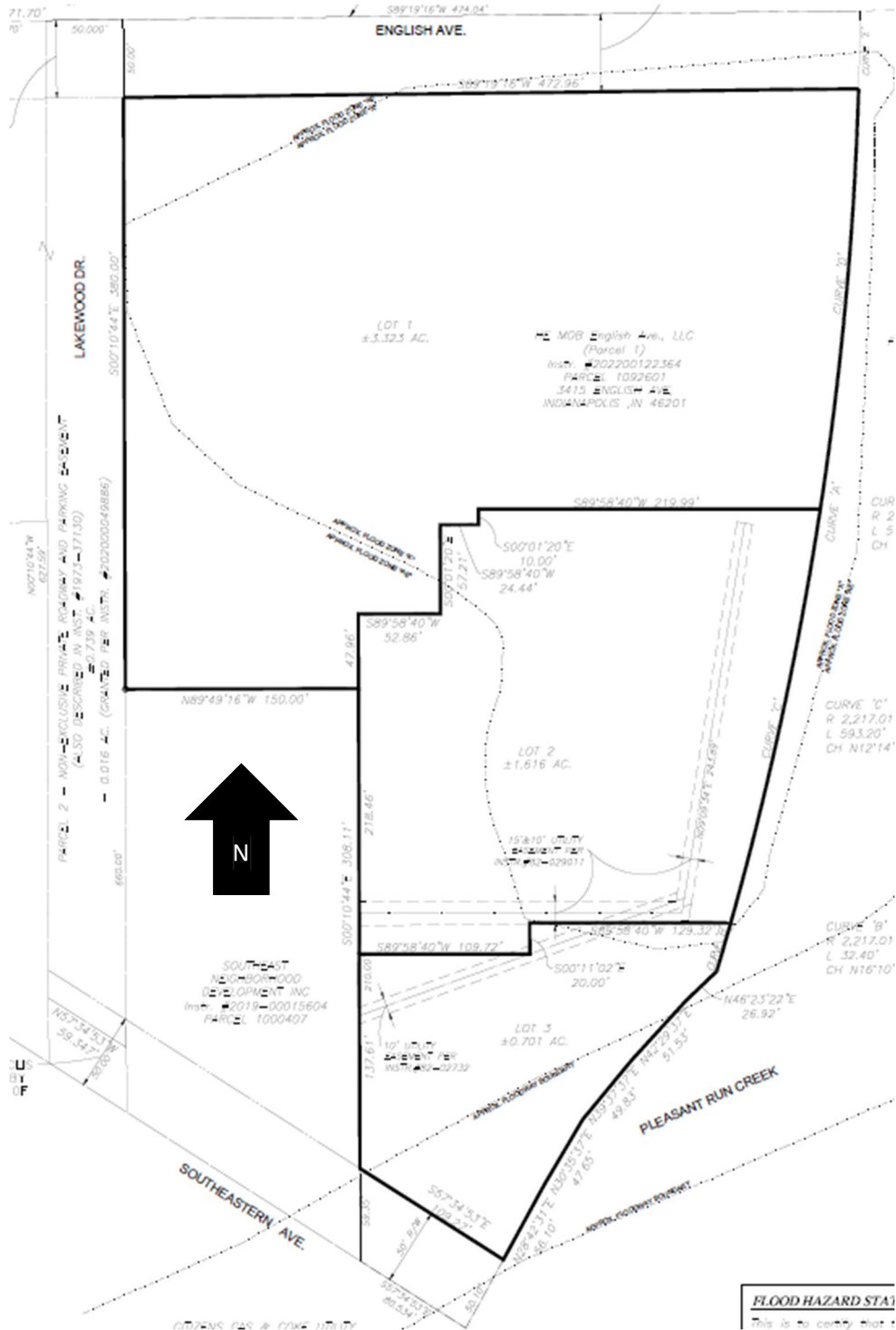


Exhibit 2: Proposed plat splitting 3415 English into three parcels.



Exhibit 3: Historical Aerial of 3415 English Avenue in 1979.



Exhibit 3: Picture showing both building located on 3415 English Avenue currently.



Exhibit 4: Vacated building to the north on 3415 English Avenue, forming a big lots.



Exhibit 5: The Sandra Eskenazi Mental Health Center which currently shares the parcel with the empty Big Lots building, with plat petition is approved this center would be standing on it own parcel.



Exhibit 6: Parking Lot located at 3415 English Avenue.



Exhibit 7: Area behind 3415 English Avenue.



PLAT COMMITTEE **October 9, 2024**

Case Number: 2024-PLT-055 (Amended)

Property Address: 9612 E 63rd Street, City of Lawrence (*Approximate Address*)

Location: Lawrence Township, Council District # 10

Petitioner: TERRA Site Development, by Andrew Chouinard

Zoning: D-1

Request: Approval of a Subdivision Plat, to be known as Shaw Minor Subdivision, dividing 5.28 acres into two lots, with a waiver of the sidewalk requirement along Lee Road and 63rd Street, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

Waiver Requested: Sidewalks along Lee Road and 63rd Street

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued from the September 11, 2024 to the October 9, 2024 hearing date to allow for the 63rd Street frontage to be added to the sidewalk waiver request and for amended notice to be sent.

STAFF RECOMMENDATION

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

1. Subject to the Standards and Specifications of City of Lawrence, Sanitation Section.
2. Subject to the Standards and Specifications of the City of Lawrence, Drainage Section.
3. Subject to the Standards and Specifications of the City of Lawrence, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
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**Department of Metropolitan Development
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Current Planning**

9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. That the sidewalk waiver request along Lee Road be approved.
12. That the sidewalk waiver request along 63rd Street be denied.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-1 and is currently undeveloped. This proposed plat would divide this property into two single-family lots: Lot 1 (3.78 ac) and Lot 2 (0.61 ac). The proposed plat generally meets the standards of the D-1 zoning classification for single-family development. A variance petition was approved by the Town of Lawrence (23-LUSV-13) to allow for the placement of an accessory dwelling unit; this plat petition would instead allow for the construction of two primary dwellings on two lots.

STREETS

Both lots would have frontage along both 63rd Street and Lee Road. No new streets are proposed.

SIDEWALKS

Sidewalks do not currently exist along either frontage. The applicant is requesting a waiver of sidewalk requirements along both frontages. The single-family sidewalk exemption found within 744-303.B would not be applicable given existing sidewalk along the northern side of 63rd Street to the east of the property.

The City of Lawrence was the recent recipient of a \$5 million grant from the Department of Natural Resources through their Next Level Trails program and is currently in the process of constructing multi-use paths that would run along the eastern portion of Lee Road until the 63rd Street intersection (built) and then cross Lee to run along the west until 71st Street (future phase). The path would also run along the southern portion of 63rd Street from the intersection further east (see Exhibits).

The applicant cites redundancy, topographic change along Lee, existing AT&T equipment & a 30-foot sidewalk gap along 63rd, and support from the City of Lawrence as evidence in favor of their waiver requests. A representative from Lawrence indicated that there would be an east-west pedestrian crosswalk installed to connect the two portions of the trail just south of the subject property, and that for safety and budgetary reasons Lawrence would rather install a north-south crosswalk over 63rd Street at a location further east (either near Harrison Ridge Boulevard or Winona Drive).

Staff feels that placement of crosswalk further away from the signalized intersection where cars would be slowing or stopped would result in decreased pedestrian safety, and that having full connectivity along the northern leg of 63rd Street with the missing 30 feet filled in by the applicant would be optimal. The waiver vote would not compel Lawrence or the applicant to bear the cost of filling in the missing 30 feet; the only obligation would be for sidewalk placement along the southern property line.



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A representative from Indy Parks indicated their opposition to grant of either waiver to allow for future connectivity to 6525 Lee Road to the north; staff would concur in our recommendation of denial of the 63rd Street waiver but would recommend approval of solely waiving requirements along Lee Road if adequate pedestrian connectivity was shown by placement of completed crosswalks at both the north-south and east-west legs of the 63rd/Lee intersection to allow for pedestrian to safely navigate from sidewalk along the northern portion of Lee to the Fort Ben Park trail. The City of Lawrence had strong opposition to bearing the cost of relocation of any utilities that would be associated with crosswalk placement at the 63rd/Lee intersection, but unless owned directly by Lawrence the responsibility of relocation would fall on the utility owners themselves and wouldn't impact the Lawrence budget.

GENERAL INFORMATION

Existing Zoning	D-1	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-1	Single-family residential
South:	SU-2	Elementary school
East:	D-P	Single-family residential
West:	SU-9	Fort Harrison State Park
Thoroughfare Plan		
Lee Road	Primary Collector	135-foot existing right-of-way and 90-foot proposed right-of-way
63 rd Street	Primary Collector	62-foot existing right-of-way and 80-foot proposed right-of-way
Petition Submittal Date	August 3, 2024	

EXHIBITS

2024-PLT-055 ; Aerial Map

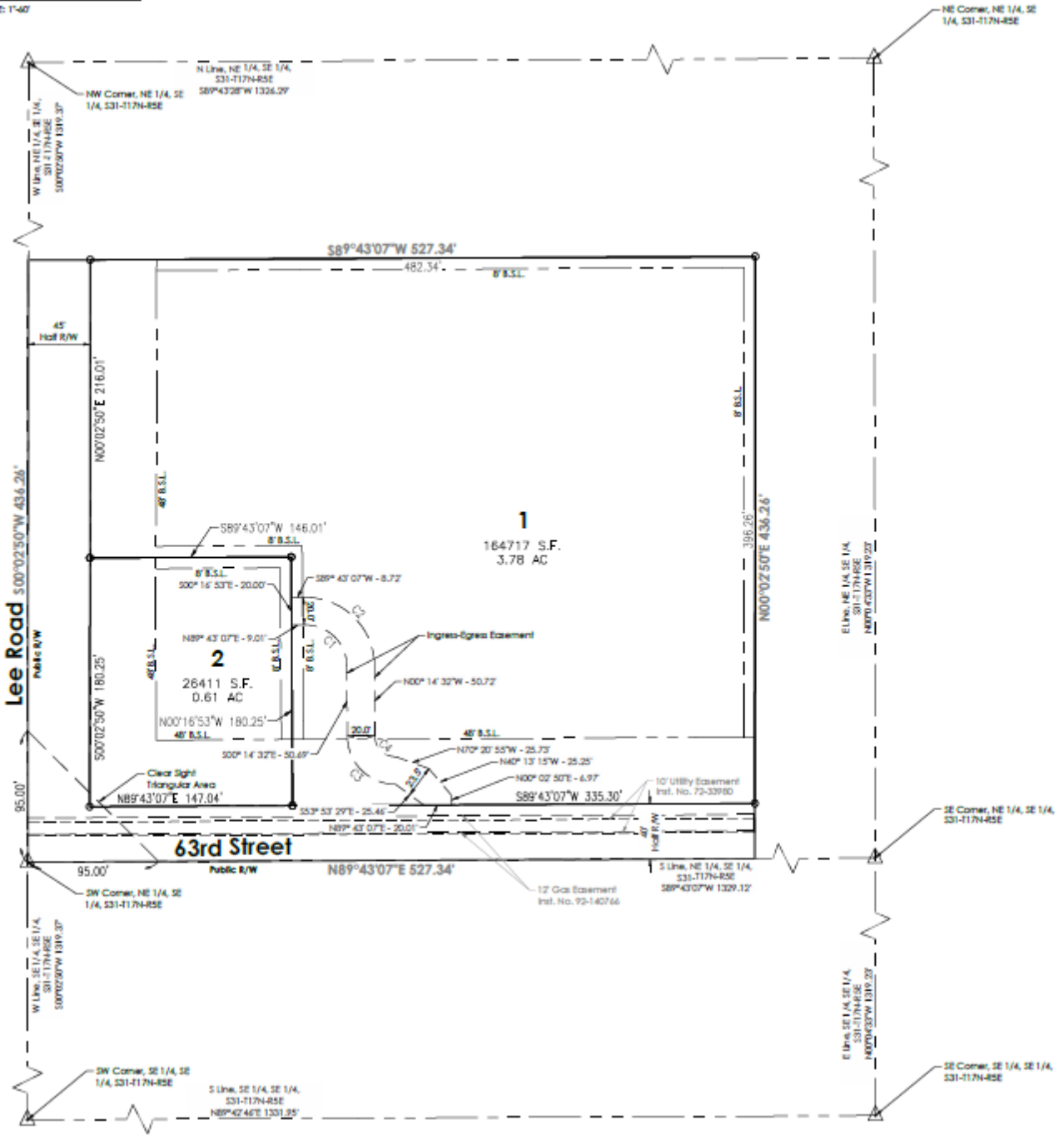




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2024-PLT-055 ; Preliminary Plat

SCALE: 1"=40'



2024-PLT-055 ; Proposed Path Location



(Red indicates built trail, blue indicates proposed trail, yellow indicates N/S crosswalks suggested by Lawrence)



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2024-PLT-055 ; Correspondence from City of Lawrence



City of
Lawrence
 Indiana

August 21, 2024

Mr. and Mrs. Joel Shaw
 9612 E 63rd Street
 Lawrence, IN 46235

RE: Parcel 4003933
 Sidewalk Waiver ~ Updated to include 63rd St

To Whom It May Concern,

The City of Lawrence has received plans for development of the above referenced parcel. The owners of the parcel have requested an exception to the requirement for the installation of sidewalks.

We are in favor of granting the exception to the requirement for the installation of sidewalks along the Lee Road frontage and the 63rd Street frontage of their parcel.

If there are any questions about this matter, please contact our office.

Thank you,

Renea Rafala
 Local Building Official
 Operations Manager, Department of Public Works
 Secretary, Board of Public Works and Safety
 Secretary, Board of Zoning Appeals
 Secretary, Storm Water Advisory Board



2024-PLT-055 ; Findings of Fact

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

The City of Lawrence has acquired right-of-way for and is proposing a large multi-use path on the west side of Lee Road and the south side of 63rd Street which will connect via crosswalks with the Existing sidewalk in front of the Harrison Ridge residential subdivision. There is no existing sidewalk on the east side of Lee Road, so any such sidewalk would dead-end at the subdivider's north property line. Any sidewalk along 63rd Street would only connect with said Harrison Ridge subdivision, as this existing sidewalk extends less than 100 feet east of the entrance of said subdivision.

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:

Lee Road and 63rd Street are part of an under construction and proposed multi use path by the City of Lawrence to enhance access to the natural and recreational areas in the vicinity of the site, and the multi-use path will be a prominent pedestrian thoroughfare in the area, and any sidewalk along the frontage of this site would be superfluous and inferior to this path. It is Lawrence's intent and preference to connect any existing sidewalk stubs along the north side of 63rd street directly to the trail on the south side via crosswalk

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 roadbed of Lee Road is raised significantly relative to the land east of the road, and the sides of the swale are fairly steep. With no shoulder, installing a sidewalk in this area would be detrimental to public safety, and the lack of sidewalk along the properties to the north would require sidewalk users to cross the street mid-block to use the path on the west side, again posing a public safety hazard. With the entire site covered by mature trees, there is the additional possibility of heritage trees being in the path of any sidewalk or associated utility relocation in this corridor.

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:

Lawrence's multi-use trails will provide excellent pedestrian access to the area, and leaving both road frontages undisturbed maintains the existing natural beauty of the Lee Road corridor.

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

The full thoroughfare plan right-of-way is being dedicated, and all zoning setbacks are being followed.

PHOTOS



Photo 1: Sidewalk Area along Lee Road (waiver requested)



Photo 2: Sidewalk Area along 63rd Street (waiver requested)

PHOTOS



Photo 3: Subject Site from South



Photo 4: Intersection of 63rd and Lee + Adjacent Property to West (park)

PHOTOS



Photo 5: Existing Sidewalk along 63rd Street (east of site)



Photo 6: New Gravel Pathway to South along Eastern Portion of Lee



PLAT COMMITTEE **October 9, 2024**

Case Number: 2024-PLT-064

Property Address: 4310 North Carroll Road (Approximate Address)

Location: Lawrence Township, Council District # 15

Petitioner: Lennar Homes of Indiana, LLC, by Brett Huff

Zoning: D-P (FF)

Request: Approval of a Subdivision Plat, to be known as Clifton Trace North, dividing 30.89 acres into 51 Single-Family residential lots.

Current Land Use: Undeveloped/ Linear Park

Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **Approval** and find that the plat, file-dated September 9th,2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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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. The plat shall be updated to incorporate a 6-foot sidewalk requirement along the internal streets, throughout the development.
13. The plat shall be amended to clearly indicated the location of an 8-foot-wide nature trail, including connection points as specified in the Development Plan Statements.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P, it was rezoned D-P classification in 2004 (2004-ZON-070) to provide for a single-family residential development. The D-P was amended in 2005 to include a 32-acre park (Subject location). The D-P was rezoned in 2024 (2024-ZON-081) to remove the park component and to provided for the proposed 51-lot single-family development.

STREETS

The plat would provide for three new local streets and connects to Kylemore Drive. This plat proposes one entrance and exit by way of the Loudon Place Subdivision.

SIDEWALKS

Sidewalks are required along all proposed interior streets.

GENERAL INFORMATION

Existing Zoning	D-P (FF)		
Existing Land Use	Linear Park		
Comprehensive Plan	The 38 th Street Corridor Plan – density of 1.75-3.5 units per acre		
Surrounding Context	Zoning	Land Use	
	North:	D-P (FF)	Residential
	South:	D-P (FF)	Residential
	East:	D-P (FF)	Enter Land Use
	West:	D-P (FF)	Residential
Thoroughfare Plan			
Enter Street(s)	Local	50' requirement vs 52' Proposed	
Petition Submittal Date	9/06/2024		
Final Plat Submittal Date	09/06/2024		



SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval	EVALUATION
<p>741.201.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • Plat name, Legal Description, Surveyor Seal, Scale. • Boundary Lines, Existing Street Names and dimensions. • Layout of Proposed Streets – names, widths, classifications. • Layout of all easements and purpose thereof. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. • Area Map. 	<p>Satisfied</p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • Traffic control street signs and devices. • Traffic calming devices. • Bicycle facilities. • Sidewalks and pedestrian facilities. • Transit facilities, such as bus stops pads or shelter. • Street lighting. 	<p>Satisfied-See Commitment #12</p>
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	<p>Satisfied-See Commitment # 13</p>



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	<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>
<p>741-300 Design and Installation Standards</p>	<p><i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i></p>	<p>EVALUATION</p>
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • <i>Comply with zoning district and any cluster approval or variance grant.</i> • <i>Lots must have positive drainage away from buildings.</i> • <i>No more than 25% of lot area may be under water.</i> • <i>Side lots lines at right angles to streets or radial to curving street line.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> 	<p>Satisfied</p>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> • <i>Triple frontage lots are prohibited.</i> • <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> • <i>Lots shall not have direct access to arterial streets.</i> • <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i> 	<p>Satisfied</p>
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> • <i>Shall not exceed maximum block lengths per Table 741-302.1</i> • <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> ○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i> ○ <i>Adequate traffic calming provisions are made.</i> ○ <i>The block length must be exceeded because of physical conditions of the land.</i> 	<p>Satisfied</p>
<p>741-303 Streets and Connectivity</p>	<p><i>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.</i></p>	<p>EVALUATION</p>



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	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> • Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> • Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. • Not more than two streets shall intersect at any one point. • Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. • All streets shall be dedicated to the public. Alleys may be private. • Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	<p>Satisfied</p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> • Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. • Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. • All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. • Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. • Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. • Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> • In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Satisfied</p>
<p>741-304-316 Additional Development Items</p>		<p>EVALUATION</p>
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> • <i>Street name signs, traffic control signs, bike route signs.</i> • <i>Traffic control devices for streets exceeding 900 feet in length.</i> • <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Satisfied</p>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> • <i>Street numbering per adopted addressing guidelines.</i> • <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>Street numbering not submitted</p>



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	<p>741.306 – Sidewalks:</p> <ul style="list-style-type: none"> Sidewalks shall be provided along all internal and external streets. 	<p>Satisfied</p>
	<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. 	<p>Satisfied</p>
	<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. 	<p>Satisfied- See Commitment #13</p>
	<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. 	<p>Satisfied</p>
	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none"> All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District). Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded. For Zone AE areas, the plat must show the BFE topographic line. For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps. 	<p>Satisfied</p>
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none"> All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting). 	<p>Satisfied</p>

EXHIBITS

SITE LOCATION





1 View from Clifton Trace of Clifton North



2 Entrance to Clifton Trace North looking at Loudon Place



3 Multi-Purpose Path heading towards Loudon Place Subdivision, west of subject site.