



Metropolitan Development Commission Plat Committee (April 12, 2023) Meeting Agenda

Meeting Details

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

Date: Wednesday, April 12, 2023

Time: 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2023-PLT-009 | 3734 Bluff Road

Perry Township, CD #16

Approval of a Subdivision plat to be known as Singh Bluff Road Estates, dividing 7.27 acres into three lots.

Automatic Continuance requested to May 10, 2023

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. 2022-VAC-005 (Amended) | 1105 Prospect Street and 1121 Shelby Street

Center Township, CD #21

Vacation of the first east-west alley north of Morris Street, being 15 feet in width, beginning at the east right-of-way line of Shelby Street, east 159.53 feet to the southeast corner of Lot 4 of Block 2, Martindale's South Addition.

Vacation of the first east-west alley north of Morris Street, being 12.88 feet in width, beginning at the southeast corner of Lot 4 of Block 2, Martindale's South Addition, east 39.13 feet to the southwest corner of Lot 6 of Block 2, Martindale's South Addition.

Assessment of Benefits Hearing

3. 2023-PLT-008 | 11245 East 46th Street

Lawrence Township, CD #14

Approval of a Subdivision Plat, to be known as Loudoun Place, Section 3, dividing 100.5 acres into 55 lots.

4. 2023-PLT-010 | 2204 National Avenue

Perry Township, CD #21

Approval of a Subdivision Plat to be known as Replat of Lot 1 – Long Item Subdivision, dividing 3.028 acres into two lots.

5. 2023-PLT-013 | 5720 West 86th Street

Pike Township, CD #1

Approval of a Subdivision Plat to be known as Re-Plat of Lot 2 - Traders Point, dividing 2.09 acres into two lots.

6. 2023-PLT-014 | 9502 Uptown Drive and 9330 Corporation Drive

Lawrence Township, CD #3

Approval of a Subdivision Plat to be known as Uptown Village, dividing 5.34 acres into three lots.

7. 2023-PLT-015 | 261 North Shadeland Avenue

Warren Township, CD #19

Approval of a Subdivision Plat to be known as Daduwal Village Lots on Shadeland, dividing 2.46 acres into two lots.

8. 2023-PLT-016 | 1430 East Ohio Street

Center Township, CD #17

Approval of a Subdivision Plat to be known as Davis Ohio Street Addition, dividing 0.14-acre into two single-family attached lots.

9. 2023-PLT-017 | 4900 Robison Road, 4901 Robison Road, 4929 Robison Road, 4931 Robison Road, 9290 Waldemar Road, 4908 West 86th Street, 5000 West 86th Street, 4007 West 93rd Street, 4037 West 93rd Street, 4067 West 93rd Street, 4106 West 93rd Street, and 4107 West 93rd Street

Pike Township, CD #1

Approval of a Subdivision Plat to be known as Northwest Park Subdivision, dividing 292.779 acres into 8 lots.

10. 2023-PLT-019 | 820 South Post Road

Warren Township, CD #18

Approval of a Subdivision Plat to be known as Wolters Industrial, dividing 20.11 acres into three lots.

11. 2023-PLT-020 | 6151 North Keystone Avenue

Washington Township, CD #2

Approval of a Subdivision Plat to be known as Replat Lot 2 Glendale Centre, subdividing 10.14 acres into two lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 2023-PLT-012 | 8600 North College Avenue

Washington Township, CD #2

Approval of a Subdivision Plat to be known as First Baptist Subdivision, dividing 41.17 acres into four 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 dmdpubliccomments@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE**April 12, 2023**

Case Number: 2023-PLT-009
Property Address: 3734 Bluff Road (*Approximate Address*)
Location: Perry Township, Council District # 16
Petitioner: Malak Singh by Pat Rooney
Zoning: D-3 (FF)
Request: Approval of a Subdivision Plat, to be known as Singh Bluff Road Estates, dividing 7.27 acres into three lots.
Waiver Requested: None
Current Land Use: Single-Family Dwelling
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

A timely automatic continuance request was submitted by a registered neighborhood organization continuing this matter from the April 12, 2023 hearing to the May 10, 2023 hearing. This would require the Plat Committee's acknowledgement.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

April 12, 2023

Case Number: 2022-VAC-005

Property Address: 1105 Prospect Street and 1121 Shelby Street (*Approximate Address*)

Location: Center Township, Council District #21

Petitioner: FS Theatre, LLC., by David Kingen and Emily Duncan

Zoning: C-S

Request: Vacation of the first east-west alley north of Morris Street, being 15 feet in width, beginning at the east right-of-way line of Shelby Street, east 159.53 feet to the southeast corner of Lot 4 of Block 2, Martindale's South Addition, with a waiver of the Assessment of Benefits.

Vacation of the first east-west alley north of Morris Street, being 12.88 feet in width, beginning at the southeast corner of Lot 4 of Block 2, Martindale's South Addition, east 39.13 feet to the southwest corner of Lot 6 of Block 2, Martindale's South Addition, with a waiver of the Assessment of Benefits.

Waiver Requested: Waiver of assessment of benefits

Current Land Use: Commercial

Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This petition was heard and approved by the Plat Committee on February 8, 2023. The hearing for the Assessment of Benefits was scheduled for March 8, 2023, but continued to the **April 12, 2023 hearing**. This is the hearing for the Assessment of Benefits.

April 12, 2023, ASSESSMEN OF BENEFITS HEARING

An appraisal has been submitted for the Plat Committee's consideration. Staff has reviewed the findings of the appraisal and agrees with its findings.

ASSESSMENT OF BENEFITS

Appraiser Used: Paul K. Schuster
Appraiser's Benefits: \$800.00
Appraiser's Fee: \$800.00

This petition was granted a continuance for cause from the August 10, 2022 hearing to the September 14, 2022 hearing, from the September 14, 2022 hearing to the October 12, 2022 hearing, from the October 12, 2022 hearing to the November 9, 2022 hearing, and from the November 9, 2022 hearing to the December 14, 2022 hearing, and from the December 14, 2022 hearing to the February 8, 2023 hearing.



Department of Metropolitan Development Division of Planning Current Planning

At the November 9, 2022 hearing, the plat committee asked Staff if any commitments should be adopted if they were to approve the vacation against Staff's recommendation. Staff suggested that if the alley is to be vacated, that vehicle access should be removed on Shelby Street by removing the curb cut and installing a sidewalk. The petition was continued to December 14, 2022 to provide time for the Petitioner to submit commitments. The Petitioner has submitted a commitment to install a chain or gate to limit vehicle access, but not remove it. This commitment does not meet the intent of Staff's suggestion as discussed during the hearing. If vehicle access is to remain, it is further evidence that the vacation is not in the public interest and that the alley should remain.

The Petitioner provided an updated site plan on January 30, 2023 showing proposed improvements for the outdoor seating and service areas. See exhibit in staff report. Staff continues to **recommend denial** of the vacation. If approved against Staff's recommendation the plan shall be amended so that the proposed gate must be setback from the sidewalk and include planter boxes or similar landscaping to separate the private and public space, and the wall between the outdoor dining and loading areas shall be no more than six feet tall.

STAFF RECOMMENDATION

RECOMMENDED MOTION (denial): That the Plat Committee find that the proposed vacation is not in the public interest, and that the Plat Committee deny the adoption of Declaratory Resolution 2022-VAC-005.

If approved against Staff's recommendation, the Petitioner must submit a commitment to remove the curb cut and install a sidewalk on Shelby Street.

PETITION OVERVIEW

SUMMARY

The subject site includes the right-of-way for a platted alley that separates 1105 Prospect Street and 1121 Shelby Street. This alley was platted prior to the construction of Morris Street to the south. This request would remove the alley from public use and is intended to be used for outdoor dining. Staff does not believe that the vacation is in the public interest. There are several loading and service areas within this alley that would be affected by a vacation; if approved, any expansion of the existing loading bays or mechanical systems would require variances for being located within a front yard.

Staff would suggest that the alley could be utilized temporarily using Special Event Permits. This could permit right-of-way closures for outdoor dining or other events without requiring a vacation petition.

It is unclear if the addition of outdoor dining would cause the existing loading and service bays to be removed at this site. The ordinance requires that loading areas and other equipment are within a rear yard or alleys rather than front yards or other public right-of-way. Staff would not support a vacation that would create a non-compliance. The vacation of this alley would also create buildable area, which is not supported by Staff. Expansion of the building would possibly require relocating of loading areas and equipment that would place them on busy streets with direct frontage. Staff would not support this type of development.



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

PROCEDURE

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

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

After a vacation of public right-of-way, the county assessor determines how the vacated right-of-way will be assessed for tax purposes.

Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

ASSESSMENT OF BENEFITS

The Petitioner has requested a waiver of the Assessment of Benefits for the subject right-of-way. Since this is an improved alley, Staff would not recommend approval of the waiver.

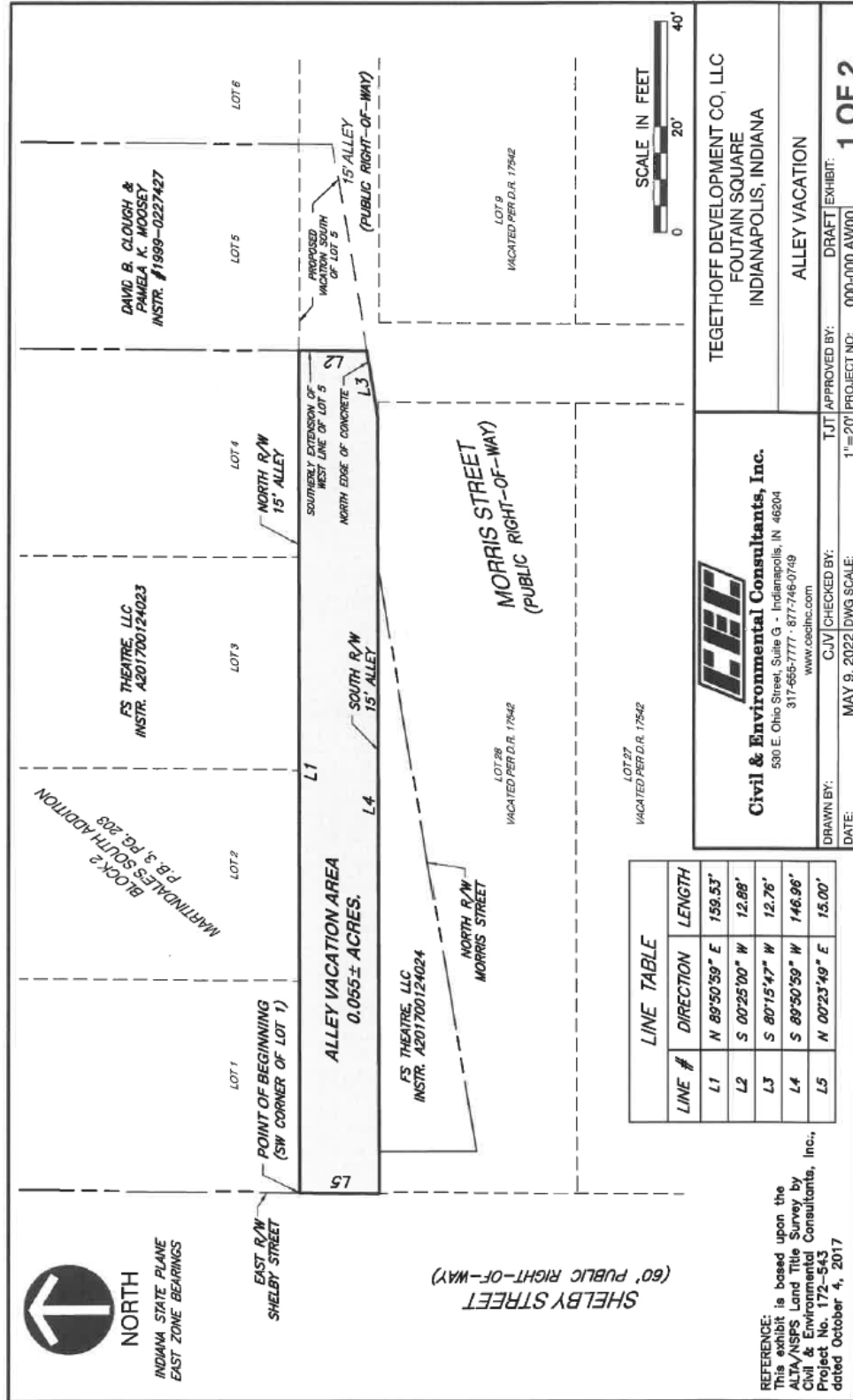
GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Commercial	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3 / MU-2	Commercial
South:	C-4	Commercial
East:	D-5 / C-4	Single-Family Residential / Commercial
West:	C-4	Commercial
Thoroughfare Plan		
Kindig Road	Local Street	50-feet existing and proposed
Katherine Drive	Local Street	70-foot existing and 50-feet proposed
Petition Submittal Date	June 15, 2022	

EXHIBITS



Aerial Photo 1972



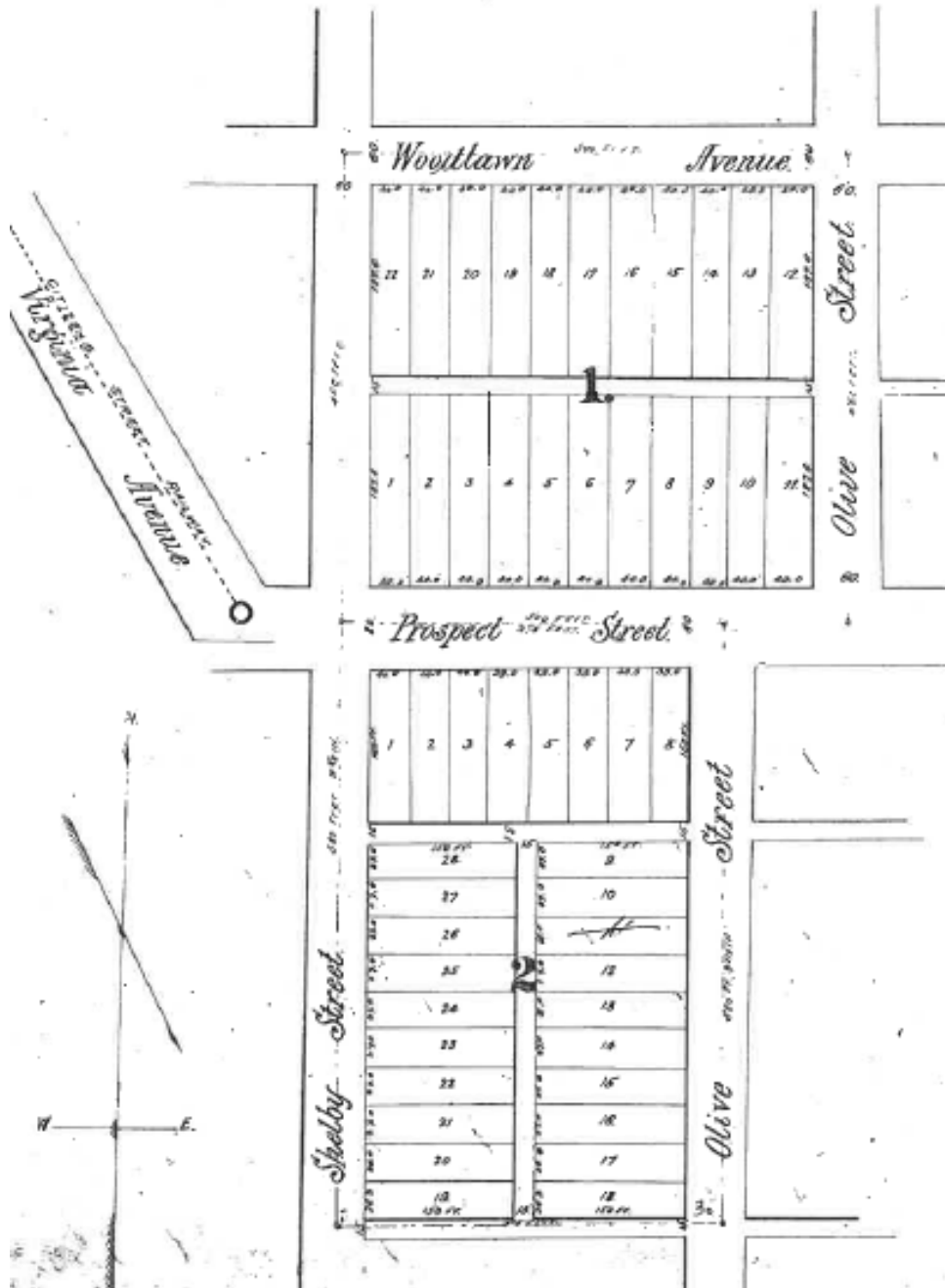
**Department of Metropolitan Development
Division of Planning
Current Planning**



[illegible]

Plat Map

*Martindale's South Addition
 To
 Indianapolis.*



PHOTOS



View of the intersection of the alley and Morris Street, facing west



East facing view of the alley. 1105 Prospect Street shown left, 1121 Shelby Street shown right.



View from intersection of the alley with Shelby Street; facing southeast



View from intersection of the alley with Shelby Street; facing northeast



View from the intersection of Shelby Street and Morris Street, facing east



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-008
Property Address: 11245 East 46th Street (*Approximate Address*)
Location: Lawrence Township, Council District #14
Petitioner: Lennar Homes of Indiana, LLC, by Brett Huff
Zoning: D-P
Request: Approval of a Subdivision Plat, to be known as Loudoun Place, Section 3, dividing 100.5 acres into 55 lots.
Waivers Requested: None
Current Land Use: Undeveloped / Single-Family Residential
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 31, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a sidewalk plan, including concrete sidewalks to be installed along 46th Street, be submitted for approval prior to final plat recording.
13. That a street lighting plan be submitted for approval prior to final plat recording.
14. That a traffic control plan be submitted for approval prior to final plat recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is 100.5 acres and zoned D-P. The proposed development would be Section Three of Loudoun Place. The site was rezoned in 1996 to the D-P (Planned Unit Development) classification per 96-Z-124. The subject site was used for agricultural land. The proposed plat meets the requirements of the approved D-P classification and the standards of the subdivision regulations.

STREETS

The plat would provide for two new local streets: Basalt Drive and Nokes Place. These streets would connect to Section One and future Section Four.

SIDEWALKS

Sidewalks are required along 46th Street and all proposed interior streets.

GENERAL INFORMATION

Existing Zoning	D-P (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Single-Family residential / Golf Course
South:	D-P	Single-Family residential / Undeveloped
East:	D-P / SU-2	Undeveloped / School
West:	D-A	Undeveloped
Thoroughfare Plan		
46 th Street	Primary Collector	85-foot existing and 130-foot proposed
Petition Submittal Date	January 31, 2023	

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>Not Submitted. See Commitment #14</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 (Approved per 2021-PLT-028)</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>

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

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

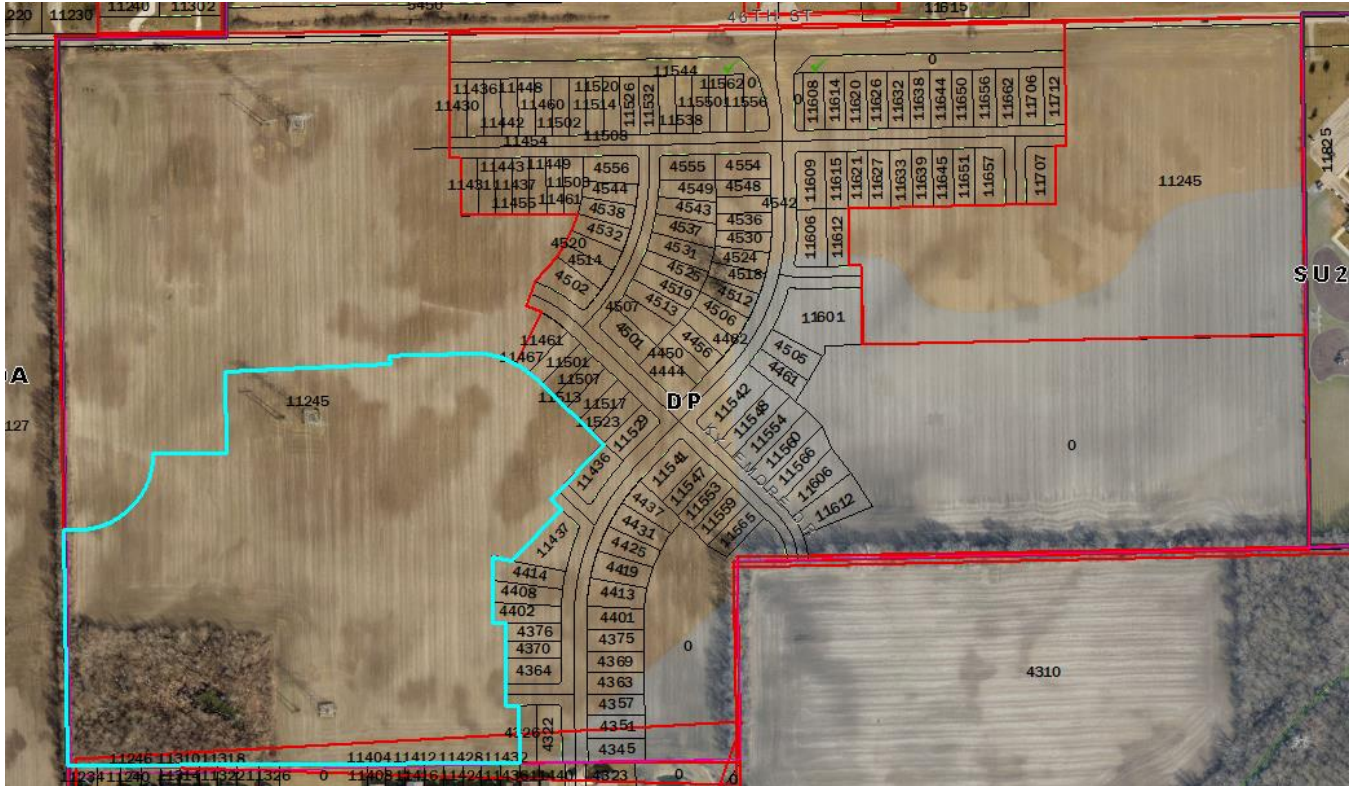
**Department of Metropolitan Development
Division of Planning
Current Planning**

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. Not more than two streets shall intersect at any one point. Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. All streets shall be dedicated to the public. Alleys may be private. Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	Satisfied
	<p><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. 	Satisfied
	<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. 	Satisfied
741-304-316		EVALUATION
Additional Development Items		
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <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> 	Not submitted. See Commitment #14

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

741.305 – Numbering and naming:	<ul style="list-style-type: none"> Street numbering per adopted addressing guidelines. Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. 	Street numbering not submitted
741.306 – Sidewalks:	<ul style="list-style-type: none"> Sidewalks shall be provided along all internal and external streets. 	Not Satisfied- See Commitment #12
741.307-309 – Easements, Utilities, Stream Protection Corridors:	<ul style="list-style-type: none"> Utility easements shall be located along lot lines and shall be a minimum of 10 feet. All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. All utilities shall be located underground. All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205. 	Satisfied
741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):	<ul style="list-style-type: none"> Required for subdivisions with more than 20 dwelling units. Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet. Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall. Reservation of land for public/semi-public purpose. 	Satisfied
741.312 – Monuments	<ul style="list-style-type: none"> Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1. 	Satisfied
741.313 – Flood Control:	<ul style="list-style-type: none"> All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District). Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded. For Zone AE areas, the plat must show the BFE topographic line. For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps. 	Satisfied
741.316 – Street Lighting:	<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). 	Not Satisfied- See Commitment #13

EXHIBITS



22



PHOTOS



Subject site, looking south



Subject site, looking southeast



Subject site, looking west



46th Street frontage, looking east



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-010
 Property Address: 2204 National Avenue (Approximate Address)
 Location: Perry Township, Council District #21
 Petitioner: Fast Track South LLC, by Michael J. Smith
 Zoning: C-7
 Request: Approval of a Subdivision Plat to be known as Replat of Lot 1- Long Item Subdivision, dividing 3.028 acres into two lots.
 Waiver Requested: None
 Current Land Use: Undeveloped
 Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 23, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That an access easement is provided from Lot 1B to National Avenue prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-7 and is undeveloped. The proposed plat would subdivide 3.028 acres into two lots: Lot 1A and 1B. Lot 1A would contain 2.923 acres and Lot 1B would contain 0.105 acre. The proposed plat generally meets the standards of the C-7 zoning classification.

STREETS

Lot 1A would front on National Avenue. Lot 1B would have access to National Avenue via easement. No new streets are proposed as part of this petition.

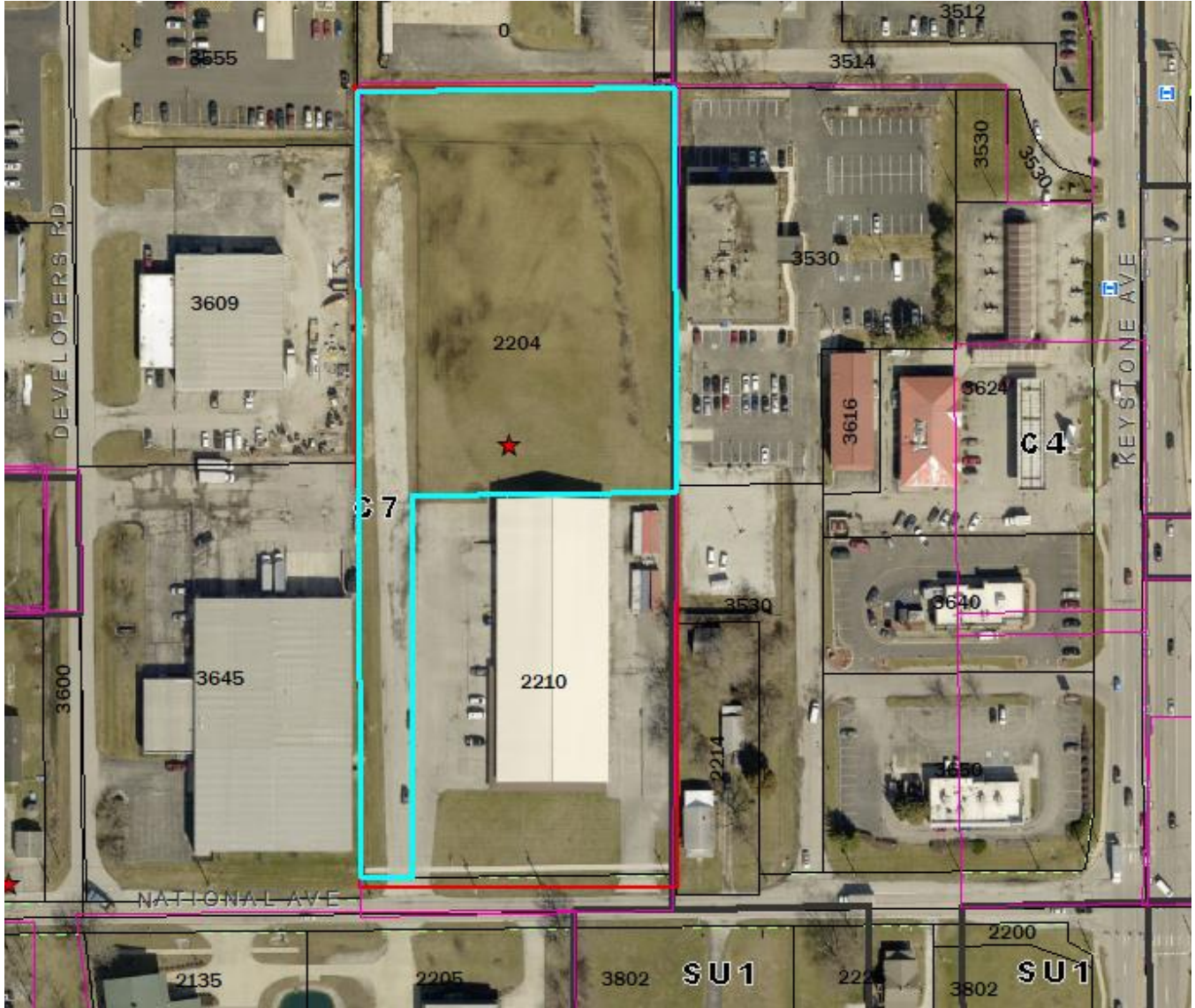
SIDEWALKS

Sidewalks are existing on the subject property's National Avenue frontage.

GENERAL INFORMATION

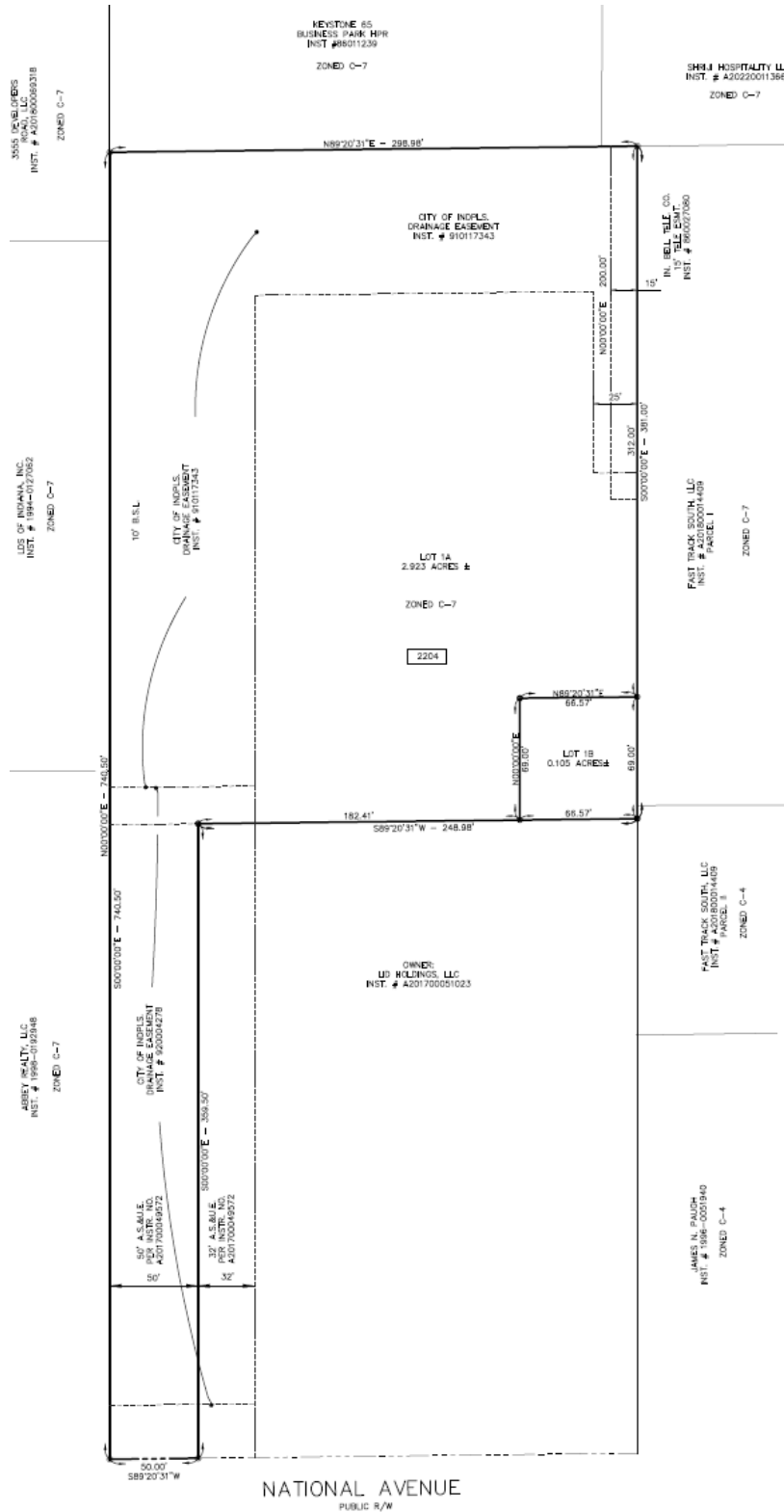
Existing Zoning	C-7	
Existing Land Use	Undeveloped	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-7	Commercial
South:	C-7	Commercial
East:	C-4	Commercial
West:	C-7	Commercial
Thoroughfare Plan		
National Avenue	Local Street	50-foot existing and proposed
Petition Submittal Date	February 23, 2023	

EXHIBITS



29

Plat Detail



PHOTOS



Subject site National Avenue frontage, looking east



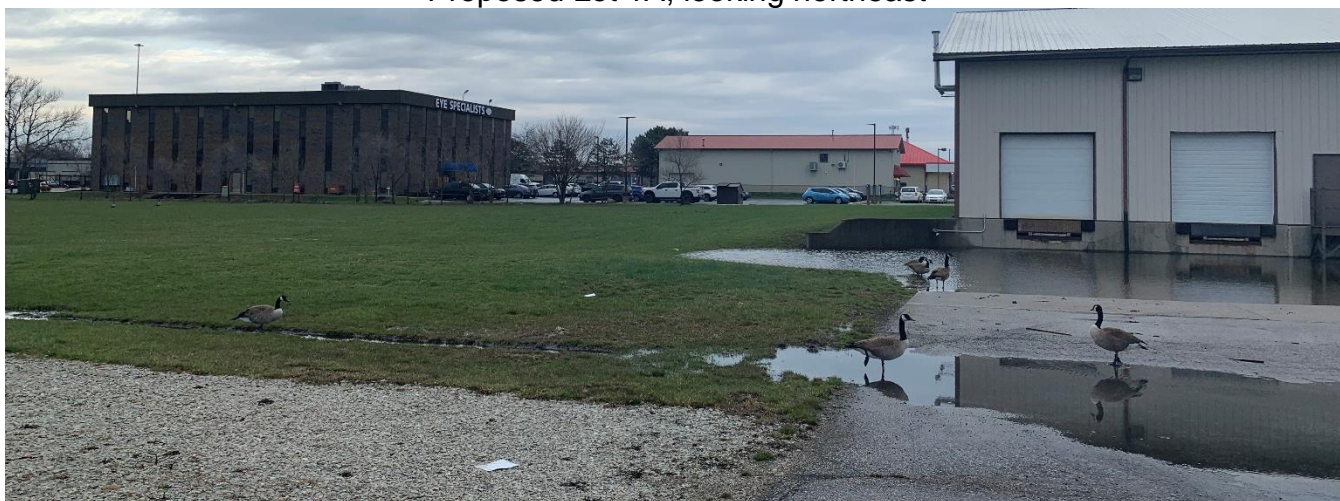
Subject site access drive, looking south



Proposed Lot 1A, looking north



Proposed Lot 1A, looking northeast



Proposed Lot 1B, looking east



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-013
 Property Address: 5720 West 86th Street (Approximate Address)
 Location: Pike Township, Council District #1
 Petitioner: Dos Primo Capital Group LLC, by Michael J. Smith
 Zoning: C-S
 Request: Approval of a Subdivision Plat to be known as Re-Plat of Lot 2 – Traders Point, dividing 2.09 acres into two lots.
 Waiver Requested: None
 Current Land Use: Undeveloped
 Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 2, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



Department of Metropolitan Development
Division of Planning
Current Planning

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-S and is undeveloped. The site was previously developed with a commercial building that was demolished. This site is part of a commercial integrated center. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lots 2A and 2B would front on 86th Street, and have access via the shared drives. No new streets are proposed as part of this petition.

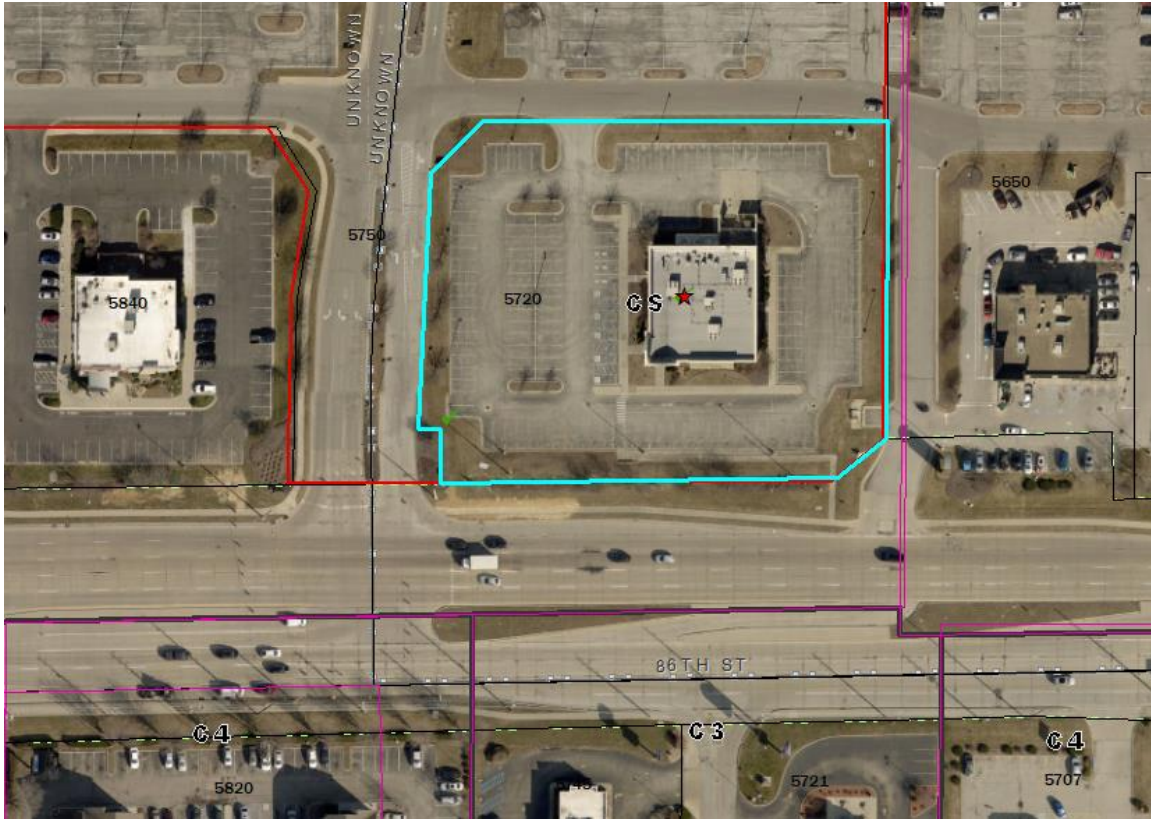
SIDEWALKS

Sidewalks are existing along 86th Street.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped / Commercial	
Comprehensive Plan	Regional Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Commercial
South:	C-3 / C-4	Commercial
East:	C-S	Commercial
West:	C-S	Commercial
Thoroughfare Plan		
86 th Street	Primary Arterial	184-foot existing and proposed
Petition Submittal Date	March 2, 2023	

EXHIBITS



PHOTOS



Subject site viewed from access drives, looking southwest



Subject site and north of site, looking west



Subject site 86th Street frontage, looking west



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-014

Property Address: 9502 Uptown Drive and 9330 Corporation Drive (Approximate Address)

Location: Lawrence Township, Council District #3

Petitioner: Mann Properties, LLP, by Brady Kuhn

Zoning: C-S

Request: Approval of a Subdivision Plat to be known as Uptown Village, dividing 5.34 acres into three lots.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 2, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-S and developed with a commercial integrated center. The proposed lots are undeveloped. This plat would subdivide the property into three lots and two common areas to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One would front on 96th Street and Uptown Drive (a private street). Lots Two and Three would front on Corporation Drive. These lots would also be accessible via existing internal access drives. No new streets are proposed as part of this petition.

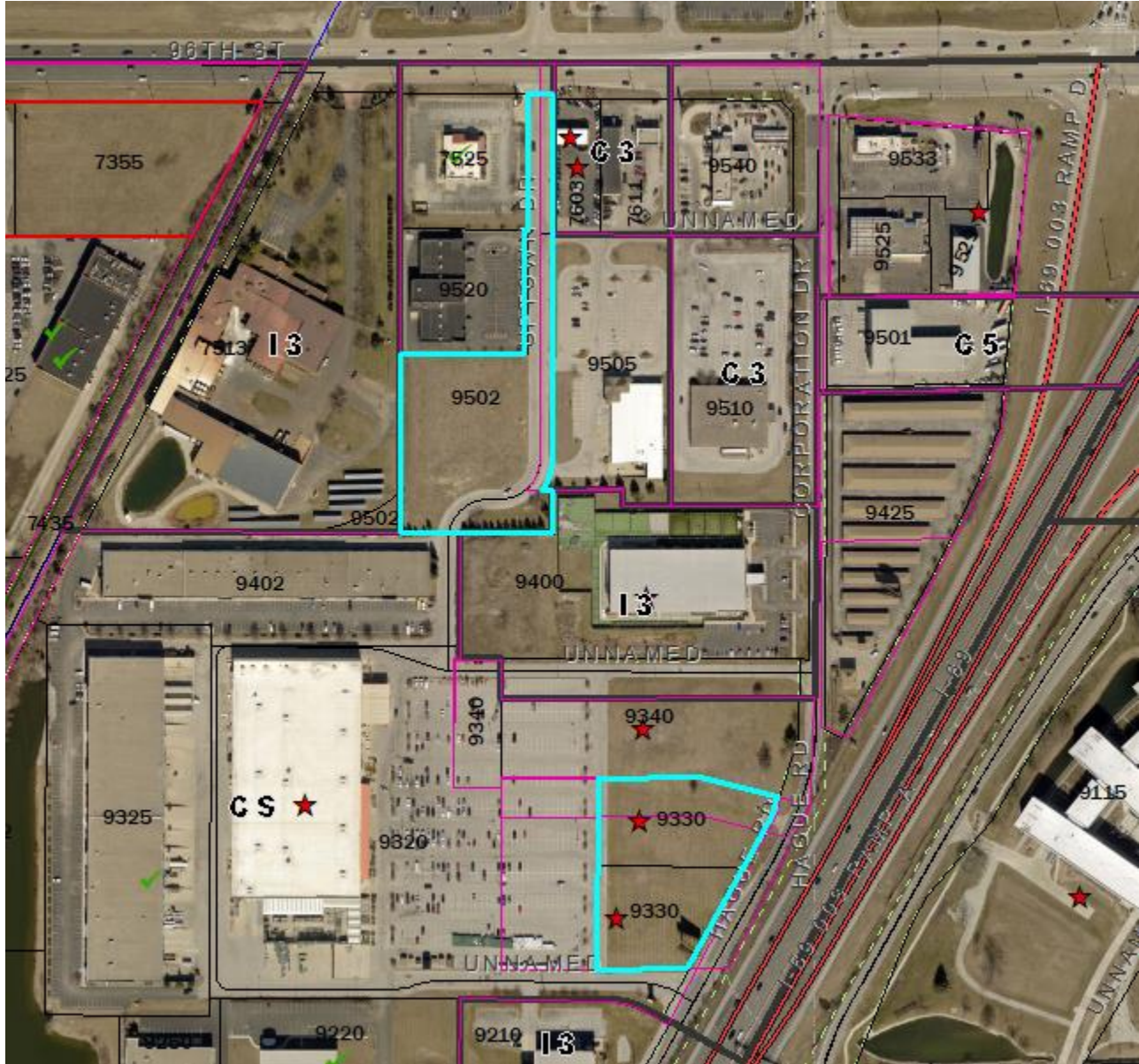
SIDEWALKS

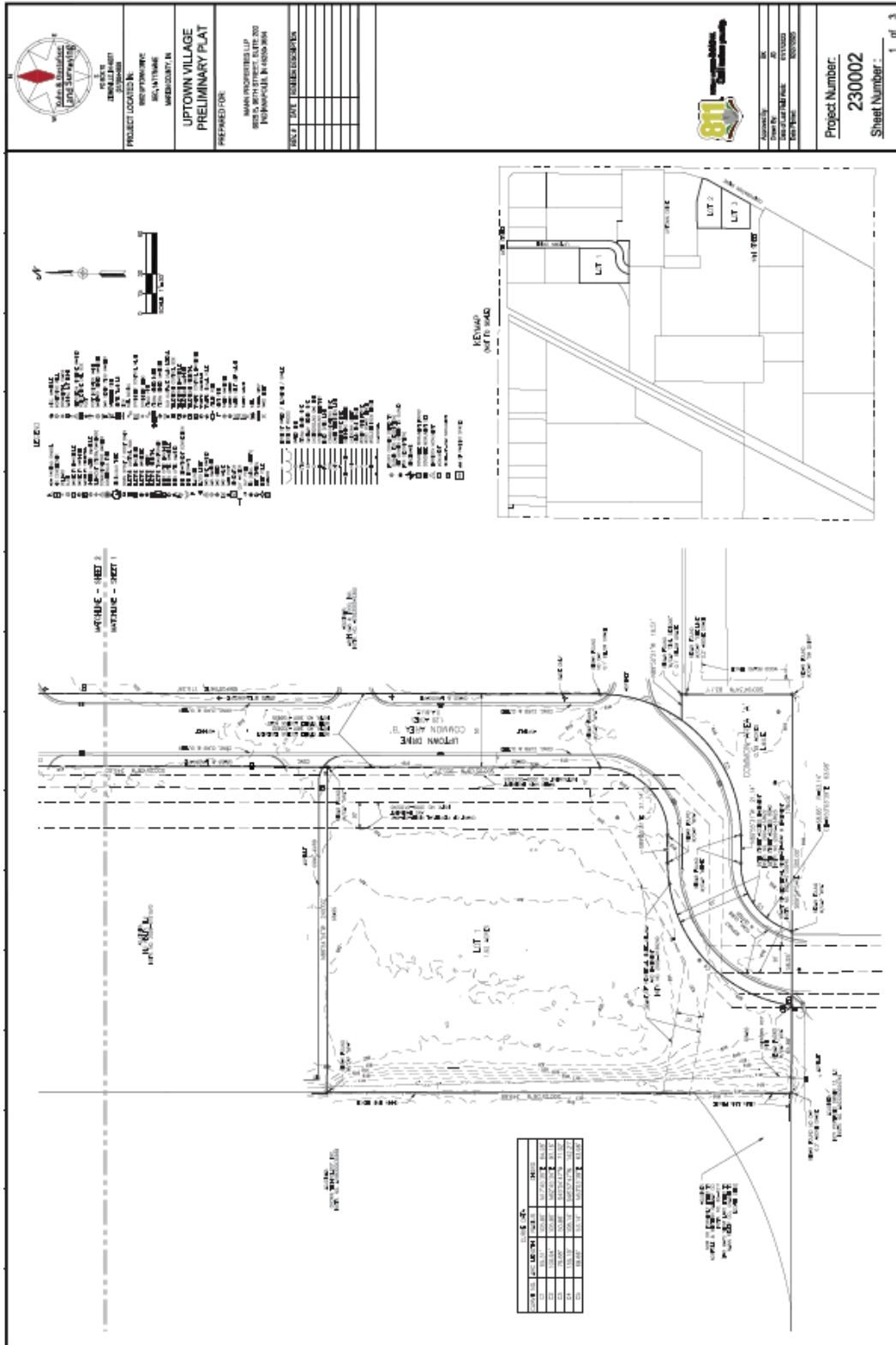
Sidewalks are required along 96th Street and Corporation Drive.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped / Commercial	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-S	Commercial
South:	C-S / I-3	Commercial / Industrial
East:	C-S / C-3 / I-2 / I-3	Commercial / Industrial
West:	C-S / I-3	Commercial / Industrial
Thoroughfare Plan		
Uptown Drive	Private	55-feet existing
96 th Street	Primary Arterial	124-feet existing and proposed
Corporation Drive	Primary Collector	72-feet existing and 80-feet proposed
Petition Submittal Date	March 2, 2023	

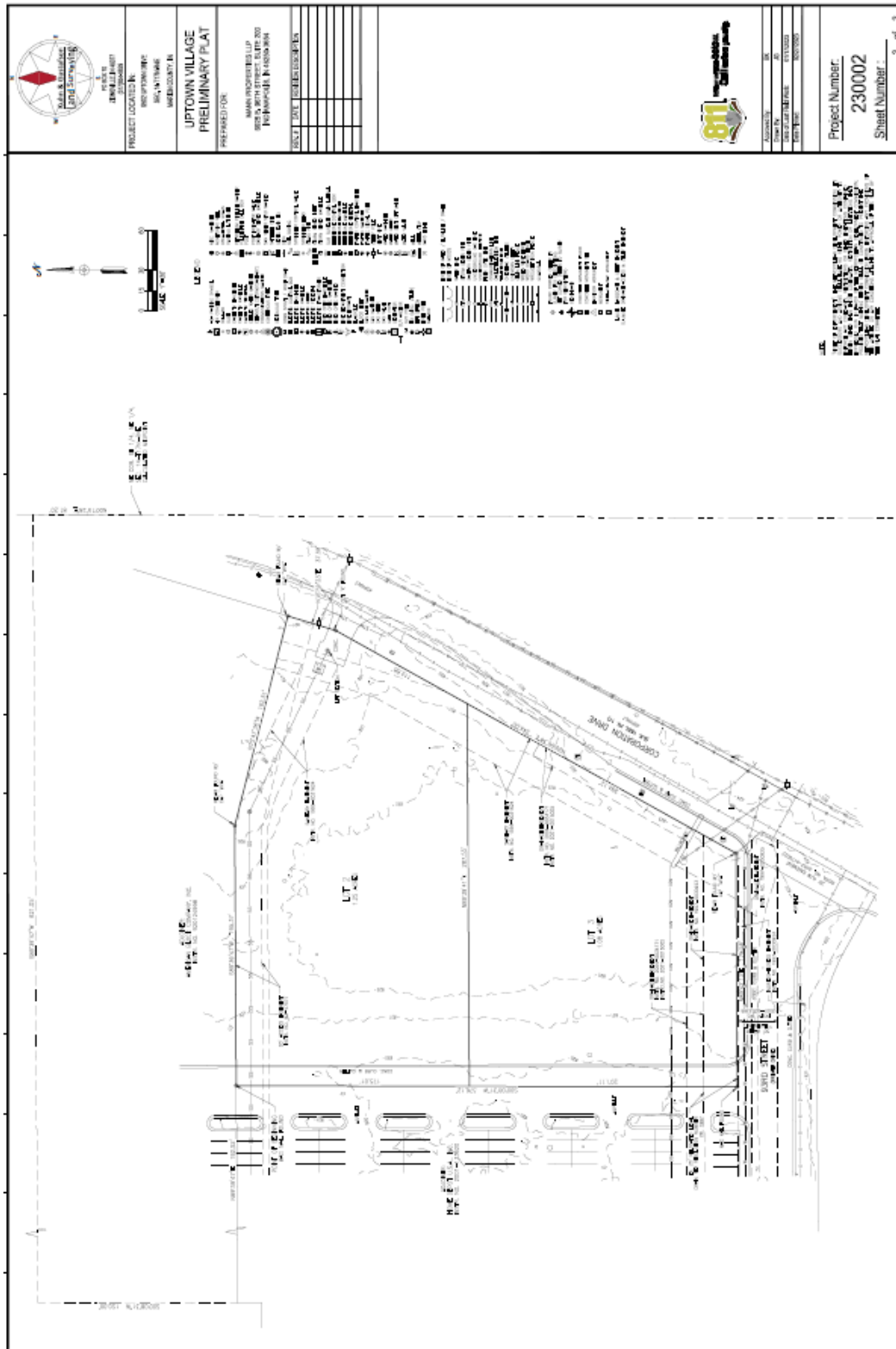
EXHIBITS





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





PHOTOS



Proposed Lot Three, looking east



Proposed Lots Two and Three, looking east



Proposed Lot Two, looking northeast



Proposed Lot One and common area access drive, looking west



Proposed Lot One, looking north, common area access drive shown right.



Proposed Lot One, looking west, viewed from access drive



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-015
 Property Address: 261 North Shadeland Avenue (Approximate Address)
 Location: Warren Township, Council District #19
 Petitioner: Daduwal Village Realty by Jaswinder K. Samra
 Zoning: C-4
 Request: Approval of a Subdivision Plat to be known as Daduwal Village Lots on Shadeland, dividing 2.46 acres into two lots
 Waiver Requested: None
 Current Land Use: Commercial / Undeveloped
 Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 3, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance; or provides documentation that sidewalks are not permitted on this portion of Shadeland Avenue.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That an access easement on the internal access drives be shown on the final plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4 and developed with a commercial building, related parking, and a billboard sign. The proposed plat would subdivide the property into two lots. Lot One would contain the existing building. Lot Two would be available for a future commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lots One and Two would front on Shadeland Avenue and be accessed by internal drives to the north and east. No new streets are proposed as part of this petition.

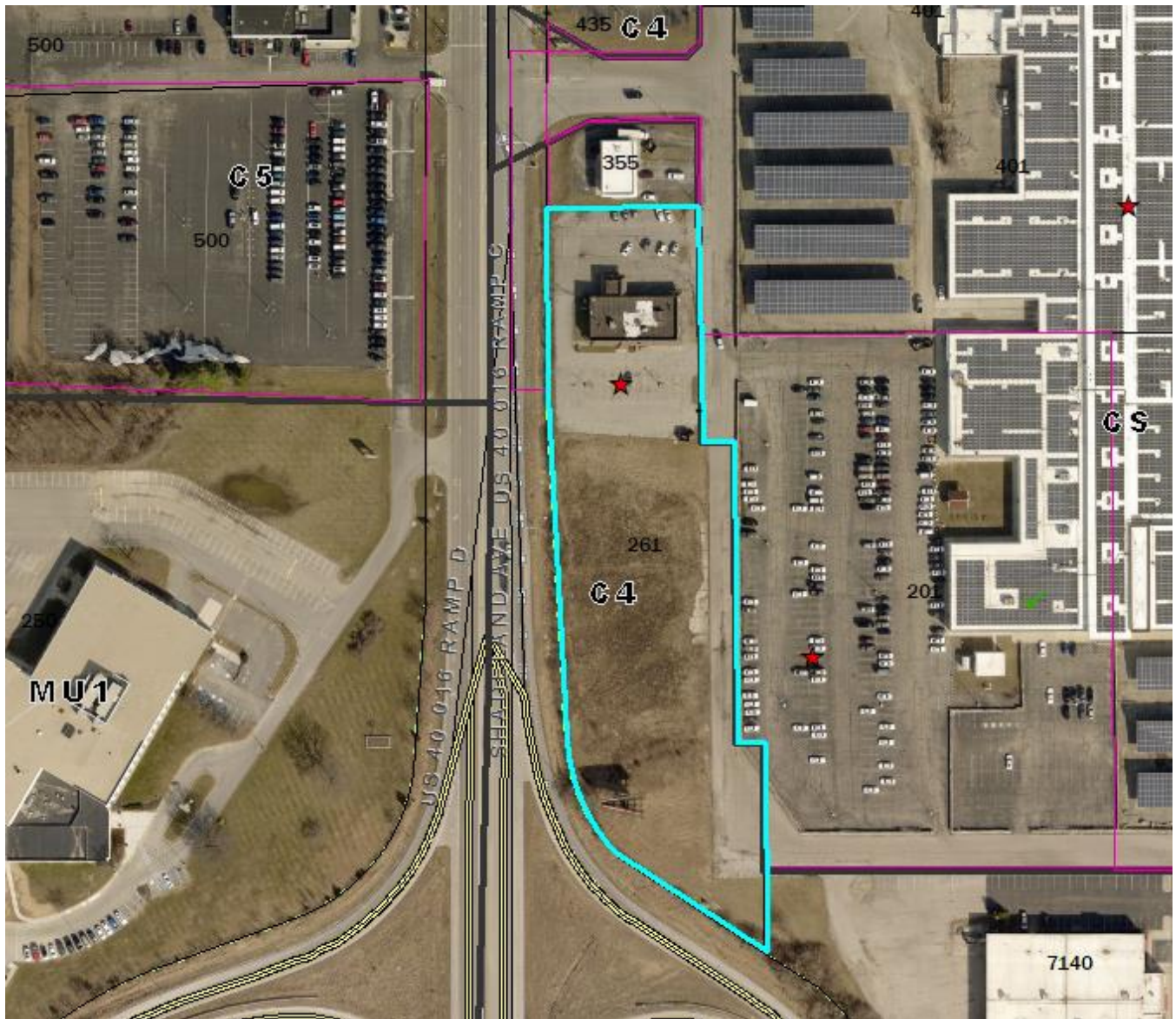
SIDEWALKS

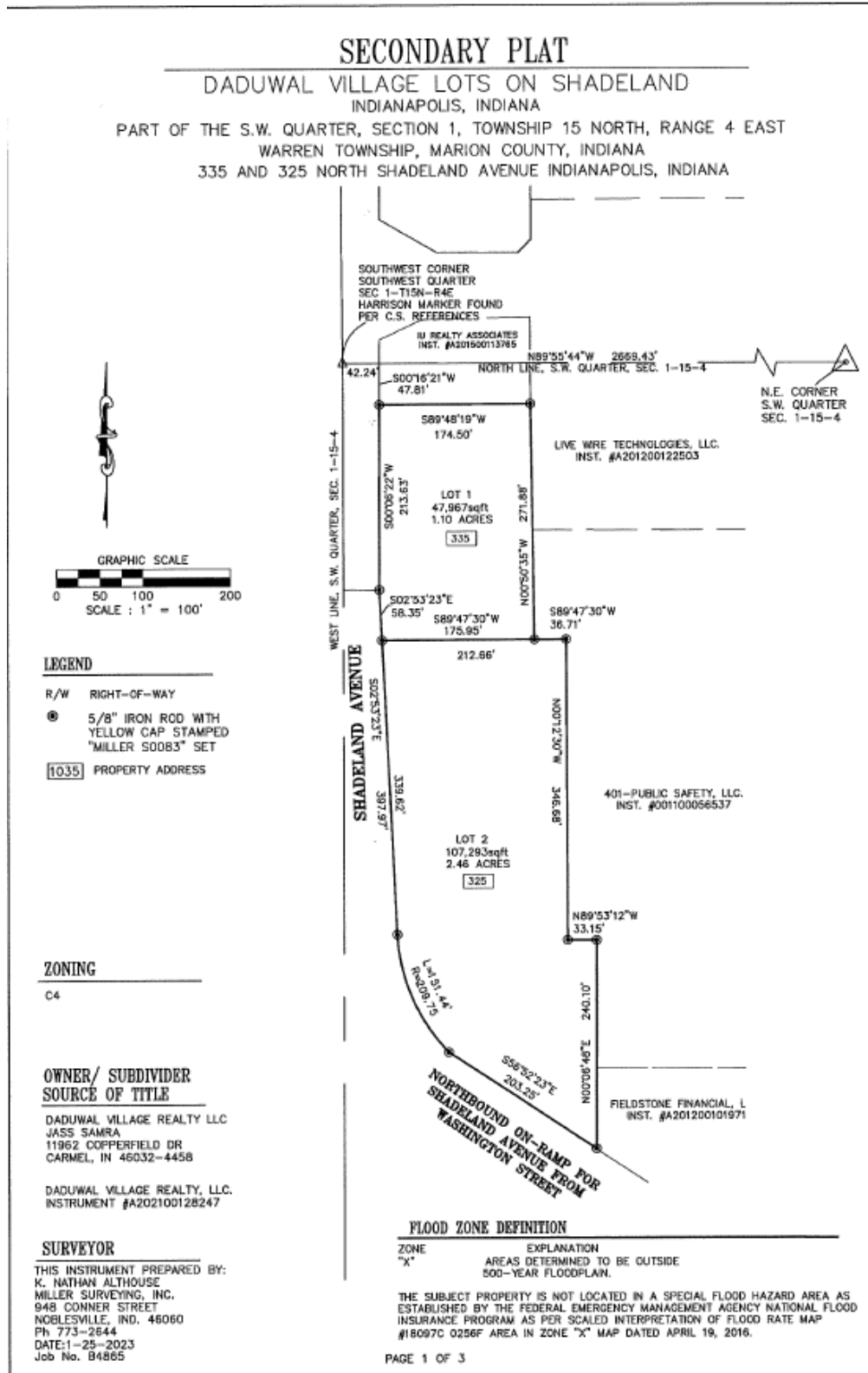
Sidewalks are required along Shadeland Avenue, unless prohibited by the Department of Transportation.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial / Undeveloped	
Comprehensive Plan	Office/Industrial Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	C-4	Commercial
South:	C-4	Commercial
East:	C-S	Commercial / Industrial
West:	C-5 / MU-1	Commercial
Thoroughfare Plan		
Shadeland Avenue	Primary Arterial	145-foot existing and proposed
Petition Submittal Date	March 3, 2023	

EXHIBITS





PHOTOS



Proposed Lot One, Shadeland Avenue frontage, looking north



Proposed Lot One, looking east



Proposed Lot Two Shadeland Avenue frontage, looking south



Proposed Lot Two, looking southeast



Proposed Lot Two, looking west



Proposed Lots Two and One, looking north



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

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-016

Property Address: 1430 East Ohio Street (*Approximate Address*)

Location: Center Township, Council District # 17

Petitioner: Equity Trust Company Custodian FBO Alan Trippe Davis, by Jynell D Berkshire

Zoning: D-8

Request: Approval of a Subdivision Plat, to be known as Davis Ohio Street Addition, dividing 0.14-acre into two single-family detached lots.

Waiver Requested: None

Current Land Use: Two-Family Dwelling

Staff Reviewer: Jeffrey York, Principal 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 March 3, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**Department of Metropolitan Development
Division of Planning
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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and is developed with a two-family dwelling. This proposed plat would divide this property into two lots—Lots One and Two. Lot One would contain 2,957 square feet and Lot Two would contain 3,063 square feet. The proposed plat generally meets the standards of the D-8 zoning classification for detached house-compact lot.

STREETS

Lots One and Two would front on Ohio Street. Both lots are accessible from the alley to the east. No new streets are proposed. A second alley is improved along the east boundary of proposed Lot Two.

SIDEWALKS

Sidewalks are existing in the right-of-way on Ohio Street.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Single-Family residential
South:	SU-1	Church and school
East:	D-5	Single-Family residential
West:	D-8	Single- and Two-family residential
Thoroughfare Plan		
Ohio Street	Local Street	48-feet existing and proposed
Petition Submittal Date	March 3, 2023	





PHOTOS



Front of structure along Ohio Street



Rear of structure along the alley



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

April 12, 2023

Case Number:	2023-PLT-017
Property Address:	4900 Robison Road, 4901 Robison Road, 4929 Robison Road, 4931 Robison Road, 9290 Waldemar Road, 4908 West 86 th Street, 5000 West 86 th Street, 4007 West 93 rd Street, 4037 West 93 rd Street, 4067 West 93 rd Street, 4106 West 93 rd Street, and 4107 West 93 rd Street (<i>Approximate Addresses</i>)
Location:	Pike Township, Council District #1
Petitioner:	GDW-NW I LLC, by Kevin G. Buccheit
Zoning:	MU-1, SU-13, I-2, and I-4 (FF)
Request:	Approval of a Subdivision Plat, to be known as Northwest Park Subdivision, subdividing 292.779 acres into eight lots.
Waivers Requested:	None
Current Land Use:	Undeveloped and Heavy Industrial Uses
Staff Reviewer:	Jeffrey York, Principal 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 March 23, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned MU-1, SU-13, I-2, and I-4 and is partially undeveloped, with a large portion developed with heavy industrial uses.

Eight lots and one block are proposed with this request. Block 'A', located east and south of proposed Lot 8, and along 86th Street, would be 1.2 acres. Lots One through Eight would range from 2.4 acres to 94.2 acres. The proposed plat generally meets the standards of the MU-1, SU-13, I-2, and I-4 zoning classifications.

STREETS

Several lots would gain access via access easements, as noted on the Plat. No new streets are proposed with this Plat.

SIDEWALKS

Sidewalks do not exist along any rights-of-way that abut this Plat. Sidewalks are required.

GENERAL INFORMATION

Existing Zoning	MU-1, SU-13, I-2, and I-4	
Existing Land Use	Partially undeveloped / Heavy Industrial	
Comprehensive Plan	Heavy industrial, light industrial, office commercial and community commercial / Floodway Fringe	
Surrounding Context	<div> <div><u>Zoning</u></div> <div><u>Land Use</u></div> </div>	
	North:	MU-1, C-4, and C-5 Interstate 465, single-family residential, commercial
	South:	I-2, C-S and C-3 Warehousing, heavy commercial
	East:	I-2 and C-S Office and Retail Commercial
	West:	I-3 and I-4 Railroad track / Industrial
Thoroughfare Plan		
	86 th Street	Primary Arterial 134-foot existing and proposed
Petition Submittal Date	March 6, 2023	

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. 	Satisfied
<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. 	None submitted
<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) 	Not required – eight lots proposed
<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. 	None Requested

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

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

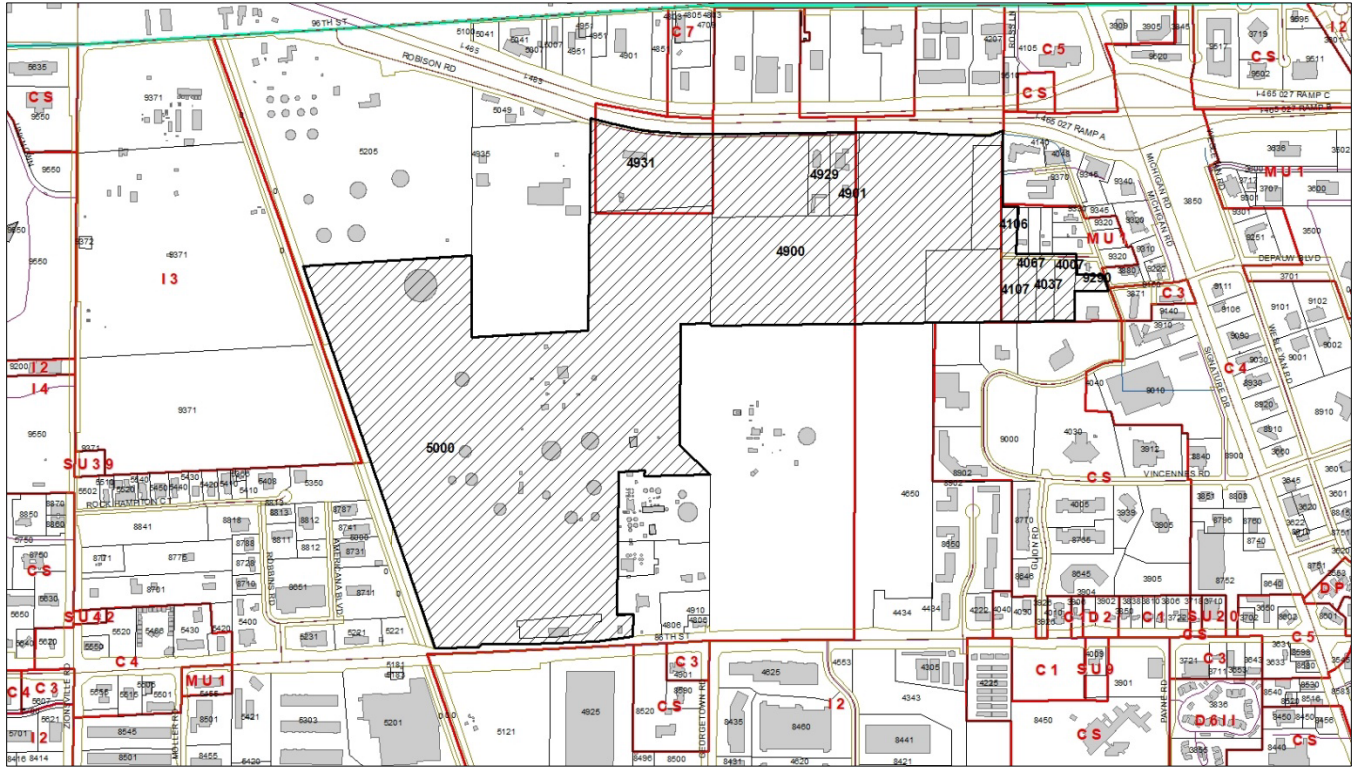
**Department of Metropolitan Development
Division of Planning
Current Planning**

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. Not more than two streets shall intersect at any one point. Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. All streets shall be dedicated to the public. Alleys may be private. Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	Satisfied
	<p><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. 	Satisfied
	<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. 	Satisfied
741-304-316		EVALUATION
Additional Development Items	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <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> 	None submitted

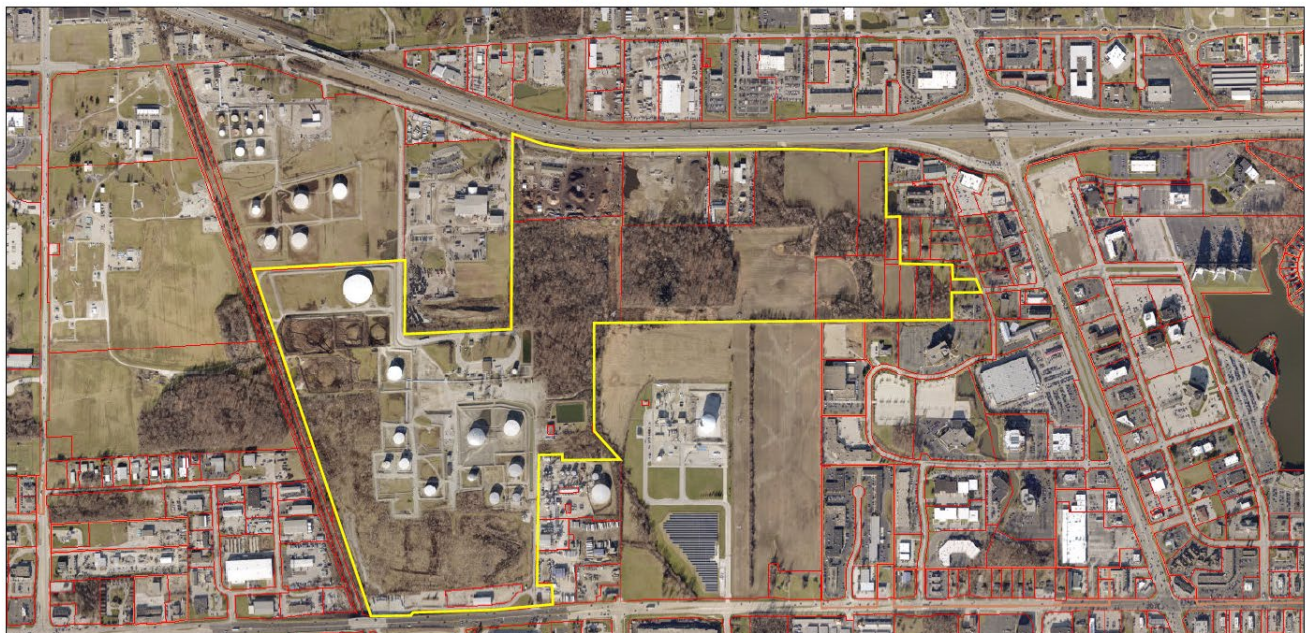
**Department of Metropolitan Development
Division of Planning
Current Planning**

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

EXHIBITS

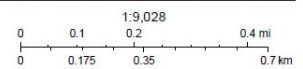


Area Map - Northwest Park PP



3/3/2023

- Parcel
- Subdivisions



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





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



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



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

[illegible]

PHOTOS



Proposed Lot Two – 4901 Robison Road



Portion of proposed Lot Three – 4829 Robison Road



Proposed Lot Four – 4900 Robison Road



Proposed Lot Five – 4931 Robison Road



Portions of Proposed Lots Seven, Eight and Block "A" – 5000 West 86th Street



Extreme eastern portion of proposed Lot One – 9290 Waldemar Road

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-019
Property Address: 820 South Post Road (*Approximate Address*)
Location: Warren Township, Council District # 18
Petitioner: CTC02, LLC, by Joel Fritz
Zoning: I-2
Request: Approval of a Subdivision Plat, to be known as Wolters Industrial, dividing 20.11 acres into three lots.
Waiver Requested: None
Current Land Use: Light Industrial
Staff Reviewer: Jeffrey York, Principal 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 February 27, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned I-2 and is developed with three industrial buildings, a small office building, and two parking and loading areas. This proposed plat would divide this property into three lots—Lot One, Lot Two and Lot Three. Lot One would contain 11.28 acres, Lot Two would contain 3.35 acres, and Lot Three would contain 5.48 acres. The proposed plat generally meets the standards of the I-2 zoning classification for industrial uses.

STREETS

Lot One would be accessed via an access easement, from Post Road. Lots Two and Three have direct frontage from Post Road.

SIDEWALKS

Sidewalks do not exist along Post Road. Sidewalks are required.

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Light Industrial	
Comprehensive Plan	Light Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-2	Light Industrial
South:	I-2	Light Industrial
East:	D-3	Single-Family residential
West:	D-A	Undeveloped
Thoroughfare Plan		
Post Road	Primary Street	70 feet existing and 119 feet proposed
Petition Submittal Date	February 27, 2023	

EXHIBITS



PHOTOS



Site along Post Road looking south and southwest



Site along Post Road looking north



Interior to the site looking west

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-020
Property Address: 6151 North Keystone Avenue (Approximate Address)
Location: Washington Township, Council District #2
Petitioner: Glendale Centre, LLC, by Terry D. Wright
Zoning: C-4
Request: Approval of a Subdivision Plat to be known as Replat Lot 2 Glendale Centre, subdividing 10.14 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial integrated center
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 3, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4 and developed with a commercial integrated. The proposed plat would subdivide the property into two lots. Lot Two would contain the existing commercial buildings and parking. Lot 2A is currently surface parking, but the plat would allow for a future commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lots 2 and 2A would front on 62nd Street to the north. Lot 2 also has frontage on Keystone Avenue to the west and Rural Street to the east. No new streets are proposed as part of this petition.

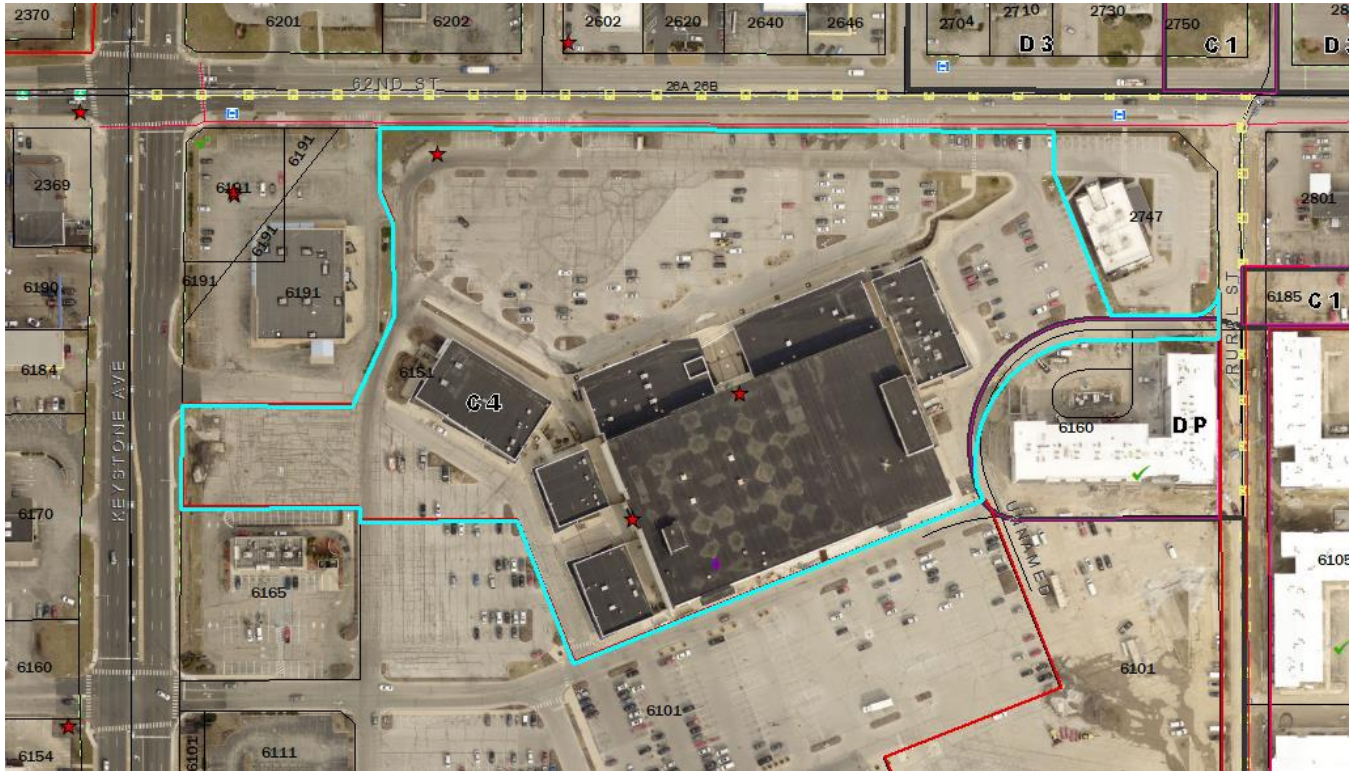
SIDEWALKS

Sidewalks are existing along Keystone Avenue, 62nd Street, and Rural Street.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-4 / D-3	Commercial
South:	C-4	Commercial
East:	C-4 / D-P	Commercial / Multi-Family Residential
West:	C-4	Commercial
Thoroughfare Plan		
62 nd Street	Primary Collector	92-foot existing and proposed
Keystone Avenue	Primary Arterial	117-foot existing and proposed
Rural Street	Local Street	57-foot existing and proposed
Petition Submittal Date	March 3, 2023	

EXHIBITS



PHOTOS



Proposed Lots 2 and 2A, looking east



Proposed Lot 2A, looking northwest



Proposed Lot 2A, looking north



Proposed Lot 2, existing commercial development, looking southwest



West of site, property at the intersection of Keystone Avenue and 62nd Street, looking west

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-012
Property Address: 8600 North College Avenue (Approximate Address)
Location: Washington Township, Council District #2
Petitioner: First Baptist Church of Indiana, by Michael Rabinowitch
Zoning: SU-1
Request: Approval of a Subdivision Plat to be known as First Baptist Subdivision, dividing 41.17 acres into four lots.
Waiver Requested: None
Current Land Use: Religious Uses
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 24, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned SU-1 and developed with a church building, surface parking, softball fields, and accessory structures. The proposed plat would subdivide the property into four lots. Lot One would be 5.52 acres and contain the existing church building on the southeast portion of the site. Lot Two would be 13.44 acres and contain the wooded areas and building on the northeast portion of the site. Lot Three would be 12.76 acres and contain the west parking area and softball fields, and the related accessory buildings on the southwest portion of the site. Lot Four would contain the softball field and parking area on the northwest portion of the site. The proposed plat meets the standards of the SU-1 zoning classification.

STREETS

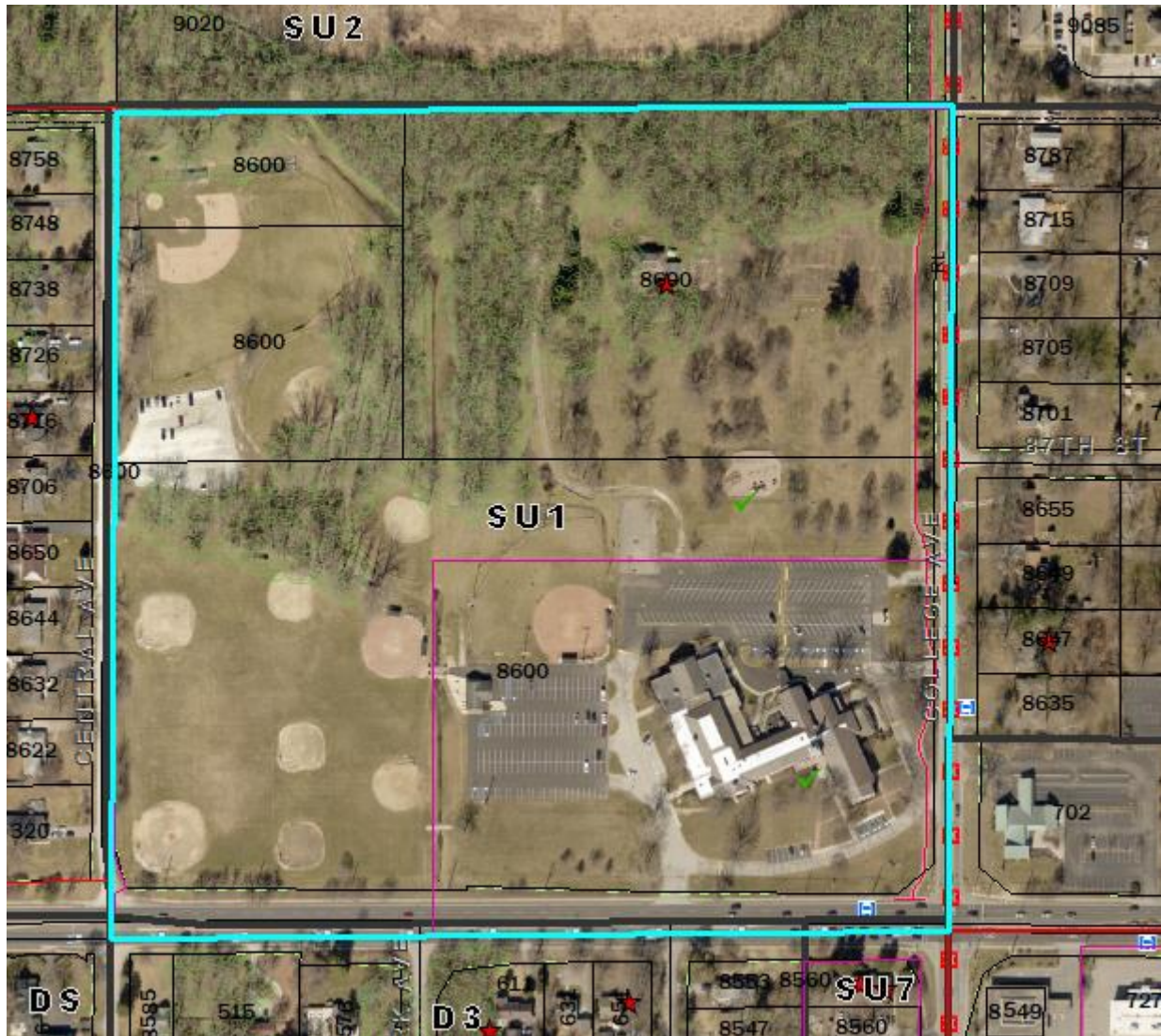
Lot One would be a corner lot with frontage on College Avenue to the east and 86th Street to the south. Lot Two would front on College Avenue to the east. Lot Three would be a corner lot with frontage on Central Avenue on the west and 86th Street to the south. Lot Four would front on Central Avenue to the west. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along College Avenue and 86th Street. Sidewalks are required on Central Avenue.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Church / Religious Use	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	SU-2	School
South:	D-3 / SU-7	Residential
East:	D-2 / C-1	Residential / Commercial
West:	D-2	Residential
Thoroughfare Plan		
College Avenue	Primary Arterial	74-feet existing and 80-feet proposed
86 th Street	Primary Arterial	102-feet existing and 112-feet proposed
Central Avenue	Local Street	36-feet existing and 50-feet proposed
Petition Submittal Date	February 24, 2023	



[illegible]

PHOTOS



Proposed Lot One College Avenue frontage, looking southeast



Proposed Lot One, looking south



Proposed Lot Two, looking north



Proposed Lot Two, looking northwest



Proposed Lot One, 86th Street frontage, looking south



Proposed Lot Three, 86th Street frontage, looking south



Proposed Lot Three, looking west



Proposed Lot Three, looking northwest



Proposed Lot One, 86th Street frontage, looking east



Proposed Lot Three, Central Avenue frontage, looking east



Proposed Lot Four, looking north