



# Metropolitan Development Commission Plat Committee (December 13, 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, December 13, 2023    **Time:** 1:00 PM

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

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

## Business:

### Adoption of Meeting Minutes:

### Special Requests

## PETITIONS REQUESTING TO BE CONTINUED:

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

- 1. 2023-PLT-086 | 4140 North High School Road**  
Pike Township, Council District #10, Zoned C-3  
Circle City Property Group, LLC, by William T. Niemeyer

Approval of a Subdivision Plat to be known as Circle City Addition, dividing 3.22 acres into two lots.

- 2. 2023-PLT-092 | 1300 and 1340 East 86th Street**  
Washington Township, Council District #2, Zoned C-4  
KRG Nora Plaza, by Gene Beiermann

Approval of a Subdivision Plat, to be known as Nora Plaza, dividing 13.94 acres into three lots.

- 3. 2023-PLT-096 | 1902 and 1960 Alvord Street**  
Center Township, Council District #17, Zoned D-8 and MU-1 (D-8 pending)  
Urban Core Associates, LLC, by Kevin C. Sumner

Approval of Subdivision Plat to be known as Alvord Street Townhomes, dividing 2.02 acres into 42 single-family attached lots.

- 4. 2023-PLT-097 | 5000 West 86th Street**  
Pike Township, Council District #1, Zoned I-4 (FF)  
Marathon Petroleum Company, LP, by Jacob Lawson

Approval of Subdivision Plat to be known as Asphalt Materials Minor Subdivision, a replat of Lot 6 of Northwest Park Subdivision, dividing 94.323 acres into four lots.

- 5. 2023-PLT-098 | 337 North Park Avenue**  
Center Township, Council District #17, Zoned HP-1 (LS-IHPC)  
Erik Johnson and Kristie Hill, by Mark Demerly

Approval of Subdivision Plat to be known as Fletcher Sub Johnson Hill, dividing 0.161-acre into two lots.

- 6. 2023-VAC-008 | 75 West 18th Street**  
Center Township, Council District #11  
Wesley Place Apartments, LLC, by Peter D. Cleveland

Vacation of a portion of Pierson Street, also known as the first north-south alley east of Illinois Street, being nine feet in width, beginning at the south right-of-way line of 18th Street, south to a point 401 feet, with a waiver of the assessment of benefits.

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

- 7. 2023-PLT-072 | 11700 and 11850 East 38th Street and 4002 North Carroll Road**  
Warren Township, Council District #14, Zoned D-5 (FF)  
Keith Russell / Russell Builders, by Mike Gibson

Approval of a Subdivision Plat, to be known as Dotson Farms Subdivision, dividing 46.2 acre into 138 lots.

- 8. 2023-PLT-075 | 53 Market Street**  
City of Southport, Perry Township, Council District #24, Zoned D-3  
Rosa Brynne, LLC, by Mark and Kim Crouch

Approval of a Subdivision Plat, to be known as Southport at Market Subdivision, dividing 0.47-acre into two lots.

- 9. 2023-VAC-005 | 126 West Georgia Street**  
Center Township, Council District #16  
Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee for St. John The Evangelist Catholic Church, by Paul Carroll and John Cross

Vacation of the first north-south alley east of Capitol Avenue, being 15 feet in width, beginning at the north right-of-way line of Georgia Street, north 223.71 feet to the southwest corner of Lot 3 of Square 74 of the Donation of Lands to the City of Indianapolis, Indiana, with a waiver of the assessment of benefits.

Vacation of Chesapeake Street, being 30 feet in width, beginning at the east right-of-way line of Capitol Avenue, east 217.40 feet to the southwest corner of Lot 3 of Square 74 of the Donation of Lands to the City of Indianapolis, Indiana, with a waiver of the assessment of benefits.

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

- 10. 2023-PLT-089 | 5202 and 5204 Pike Plaza Road**  
Pike Township, Council District #10, Zoned C-5 (FF) (FW)  
Kesler Limited Partnership, by Paul J. Lambie

Approval of a Subdivision Plat to be known as Kesler Plat, dividing 7.55 acres into two lots, with a waiver of the sidewalk requirement along Pike Plaza Road and Lafayette Boulevard.

- 11. 2023-PLT-090 | 8450 Payne Road**  
Pike Township, Council District #1, Zoned C-1, I-2, and C-S (FF) (FW)  
St. Vincent Hospital and Health Care Center, Inc., by Norman H. Hiselman

Approval of a Subdivision Plat, to be known as Marion Energy Storage, dividing 47.97 acres into two lots.

- 12. 2023-PLT-095 | 1212 and 1425 Castania Drive and 4501 Michigan Road**  
Washington Township, Council District #7, Zoned D-P and C-S (FF) (FW)  
Linden House Indiana Holdings, LLC, and N181 JR, LLC, by Timothy E. Ochs

Approval of Subdivision Plat to be known as Linden House Section 1 Replat, dividing 172.61 acres into three lots.

## Additional Business:

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto:dmdpubliccomments@indy.gov) before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.



**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-PLT-086

**Property Address:** 4140 North High School Road (*Approximate Address*)

**Location:** Pike Township, Council District # 10

**Petitioner:** Circle City Property Group, LLC, by William T. Niemeier

**Zoning:** C-3

**Request:** Approval of a Subdivision Plat, to be known as Circle City Addition, dividing 3.22 acres into two lots.

**Waiver Requested:** None

**Current Land Use:** Commercial

**Staff Reviewer:** Allison Richardson, Senior Planner

**PETITION HISTORY**

This is the first hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 17, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This site is zoned C-3 and developed with a commercial building and parking. The proposed plat would subdivide the property into two lots to provide for future development. The proposed plat meets the standards of the C-3 zoning classification and the subdivision regulations.

**STREETS**

Lot One would front on High School Road to the east. Lot Two would have access to High School Road via the easement to the south noted on the survey. No new streets are proposed as part of this petition.

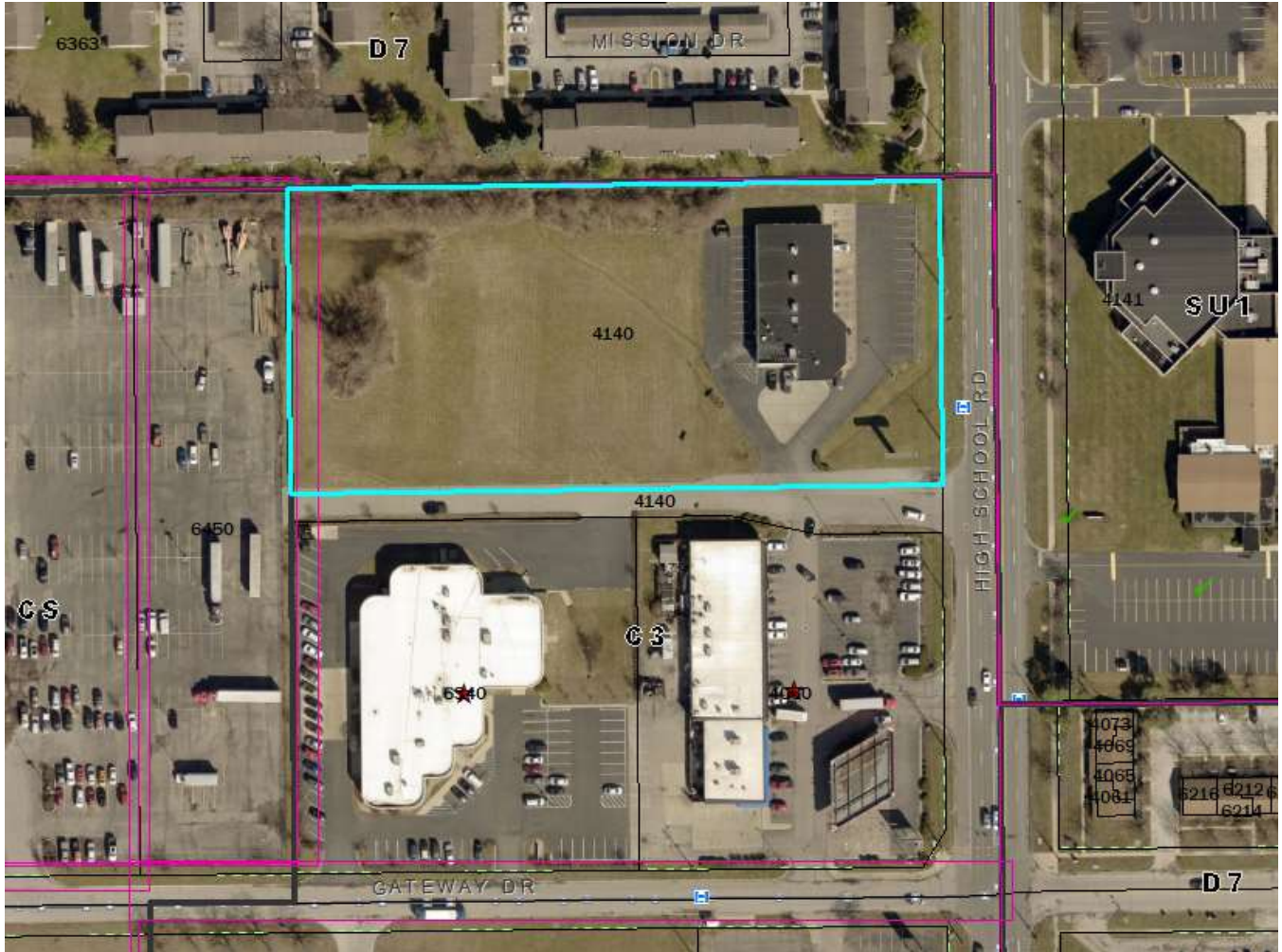
**SIDEWALKS**

Sidewalks are required along High School Road.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-3	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Heavy Commercial	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	D-7	Multi-family residential
South:	C-3	Commercial
East:	SU-1	Religious Use
West:	C-S	Commercial
<b>Thoroughfare Plan</b>		
High School Road	Primary Collector	105-foot existing and proposed
<b>Petition Submittal Date</b>	October 17, 2023	

**EXHIBITS**









**PHOTOS**



Proposed Lot One, looking north



Proposed Lot Two, looking northwest



Proposed property line between Lot One and Two, looking north



**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-PLT-092

**Property Address:** 1300 and 1340 East 86<sup>th</sup> Street (*Approximate Address*)

**Location:** Washington Township, Council District # 2

**Petitioner:** KRG Nora Plaza, by Gene Beiermann

**Zoning:** C-4

**Request:** Approval of a Subdivision Plat, to be known as Nora Plaza, dividing 13.94 acres into three lots.

**Waiver Requested:** None

**Current Land Use:** Commercial

**Staff Reviewer:** Noah Stern, Associate 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 October 31, 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**

This site is zoned C-4 and developed with a commercial integrated center consisting of two tax parcels. The proposed plat would subdivide the property into three lots to provide for a commercial development. Lot One would contain the large multi-tenant building on the northern portion of the site. Lot Two would contain some parking and would be available for development under the C-4 classification. Lot Three would contain the smaller multi-tenant building that fronts on 86th Street. The proposed plat meets the standards of the C-4 zoning classification and subdivision regulations.

**STREETS**

Lot One would front on Evergreen Avenue (a private street), while Lots Two and Three would front on East 86<sup>th</sup> Street. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks are existing on both East 86<sup>th</sup> Street and Evergreen Avenue.

**GENERAL INFORMATION**

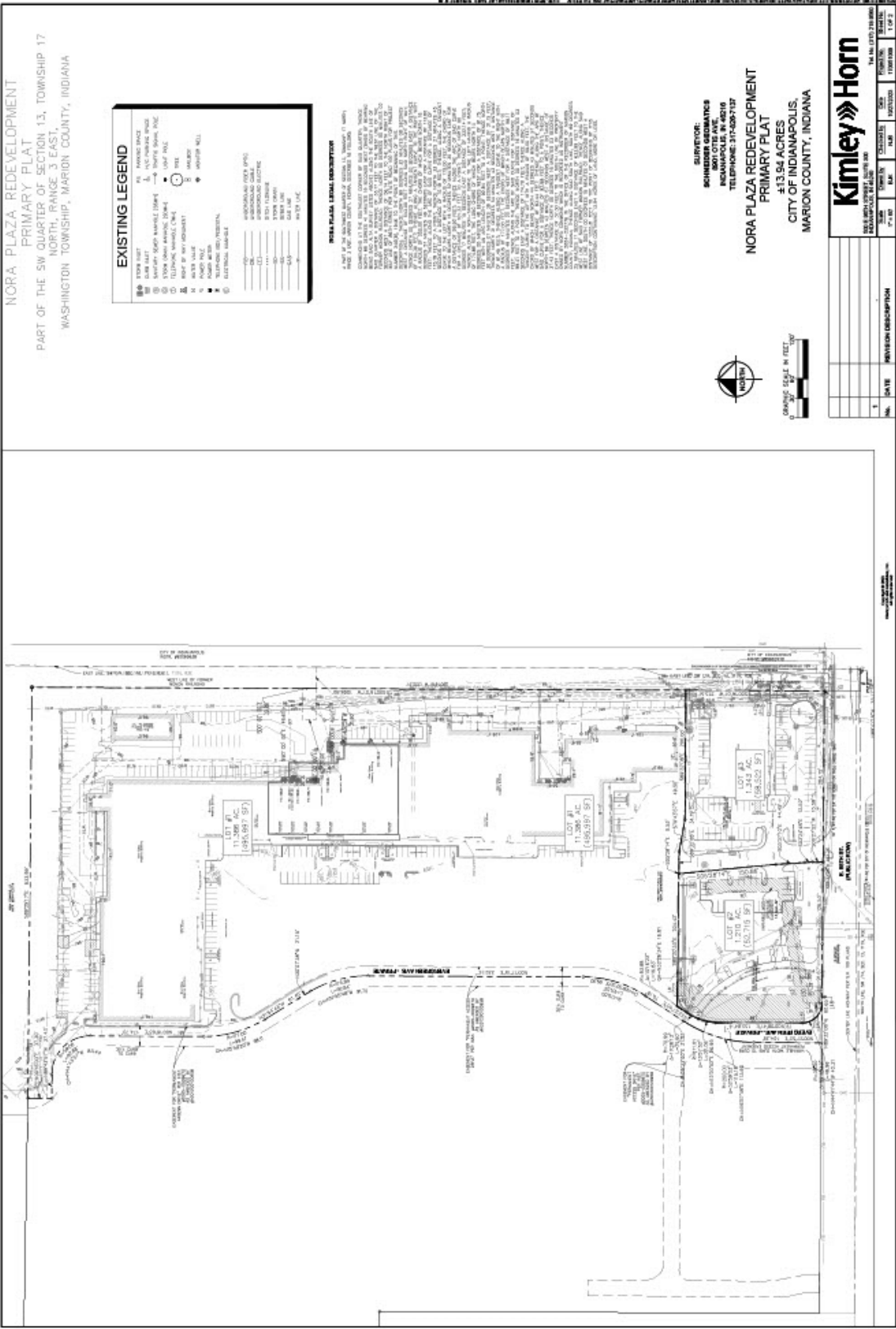
<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	DP Multi-Family Residential
	South:	C-4 Commercial
	East:	C-3 Commercial
	West:	C-4 Commercial
<b>Thoroughfare Plan</b>		
East 86 <sup>th</sup> Street	Primary Arterial	100-foot existing and 112-foot proposed
<b>Petition Submittal Date</b>	October 31, 2023	

**EXHIBITS**



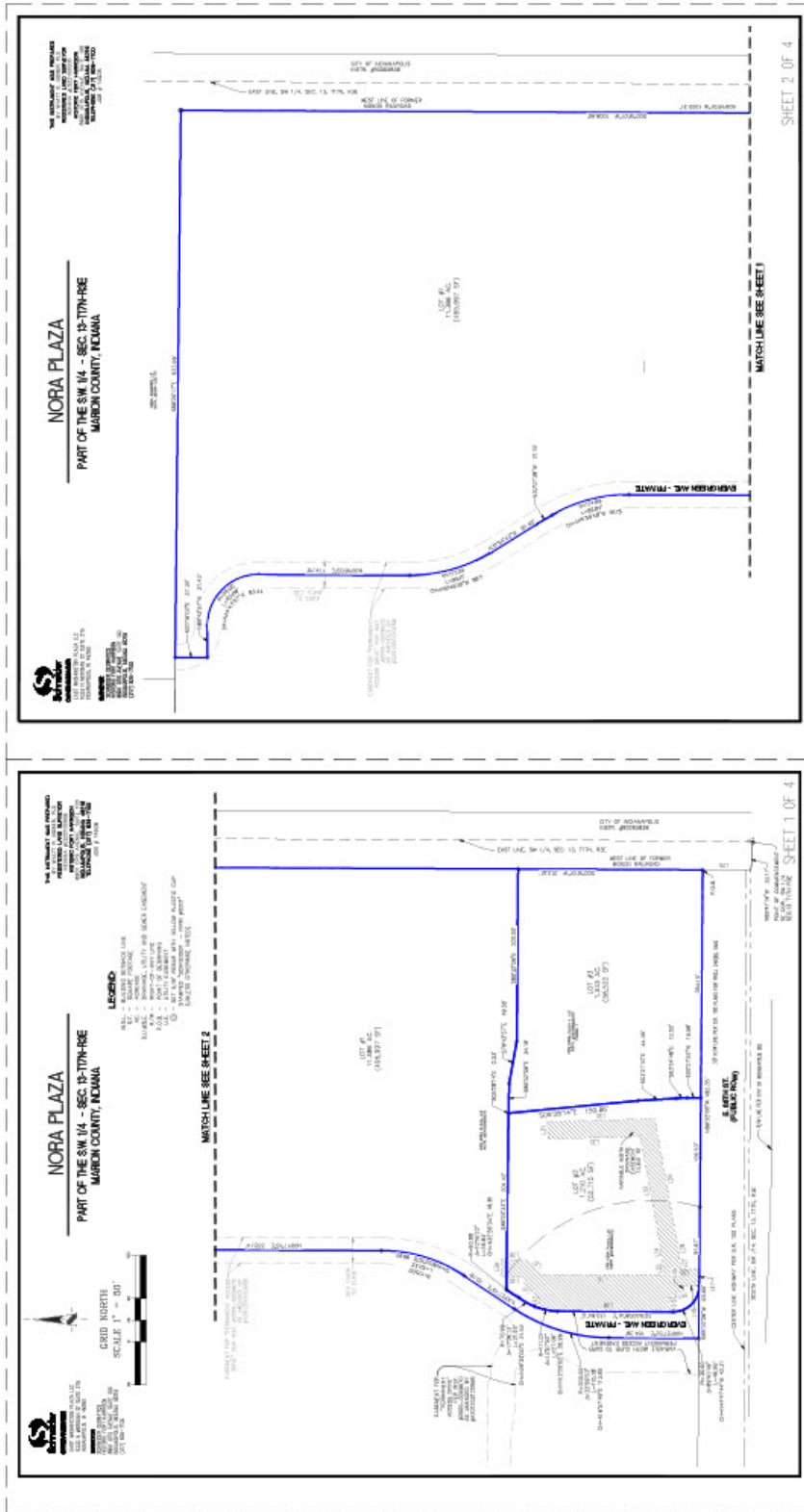


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**PHOTOS**











**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-PLT-096

**Property Address:** 1902 and 1960 Alvord Street (*Approximate Address*)

**Location:** Center Township, Council District # 17

**Petitioner:** Urban Core Associates, LLC, by Kevin C. Sumner

**Zoning:** D-8 and MU-1 (D-8 pending)

**Request:** Approval of a Subdivision Plat, to be known as Alvord Street Townhomes, dividing 2.02 acres into 42 single-family

**Waivers Requested:** None

**Current Land Use:** Undeveloped

**Staff Reviewer:** Allison Richardson, Senior Planner

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 3, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
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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. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
- 12. That the maintenance responsibility of the common area be identified in the Covenants recorded with the final plat or directly on the final plat, prior to recording.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is zoned D-8 and MU-1 (D-8 pending) and is undeveloped. The site was rezoned to the D-8 classification in part in 2020 (2020-ZON-059), and currently in process to rezone from MU-1 to D-8 per 2023-CZN-852, to provide for the proposed single-family residential development. The property was also granted variances 2020-VAR-004 and 2023-CVR-852 to provide for reduced lot sizes, reduced setbacks, and reduced main floor area. The proposed plat generally meets the standards of the D-8 zoning classification and the zoning commitments, and the subdivision regulations.

**STREETS**

The townhomes will front on Alvord Street to the east and the Monon Trail to the west. A common area private drive would provide vehicle access to the properties.

**SIDEWALKS**

Sidewalks are existing on 19<sup>th</sup> Street, Alvord Street, and 20<sup>th</sup> Street.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8 / MU-1 (D-8 pending)		
<b>Existing Land Use</b>	Undeveloped		
<b>Comprehensive Plan</b>	Village Mixed-Use		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-8	Undeveloped
	South:	D-P	Single-Family Attached Residential
	East:	D-8	Single-Family Residential
	West:	I-3	Monon Trail
<b>Thoroughfare Plan</b>			
Alvord Street	Local Street	62-foot existing and proposed	
19 <sup>th</sup> Street	Local Street	50-foot existing and proposed	
20 <sup>th</sup> Street	Local Street	50-foot existing and proposed	
<b>Petition Submittal Date</b>	November 3, 2023		



**SUBDIVISION PLAT REGULATIONS**

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



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





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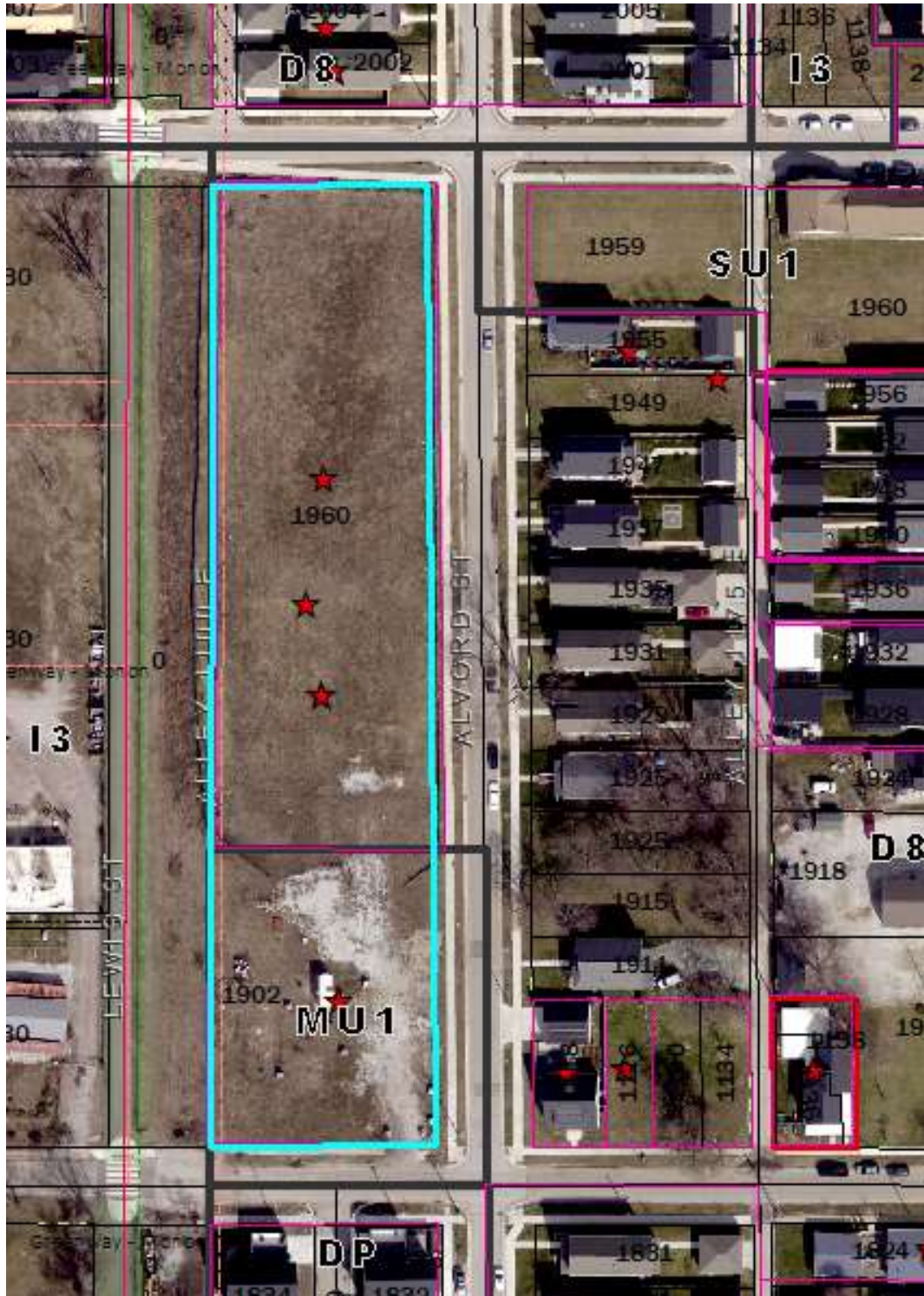
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> 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



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	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<p><b>Not Submitted</b></p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> <li>• <i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<p><b>Existing Sidewalks</b></p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<p><b>See Condition # 12</b></p>
	<p>741.312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<p><b>Not Submitted- See Commitment #11</b></p>

**EXHIBITS**



OVERALL DEVELOPMENT PLAN & PRIMARY PLAT FOR  
**Alvord Street Townhomes**  
 1902 & 1960 Alvord Street  
 Indianapolis, IN 46202



**SCALES MAP**

SCALE	FEET	METERS
1" = 100'	100'	30.48m
1" = 200'	200'	60.96m
1" = 400'	400'	121.92m
1" = 800'	800'	243.84m
1" = 1600'	1600'	487.68m

**LEGAL DESCRIPTION**  
 LOT 1 & 2 OF BLOCK 10 IN THE ALVORD STREET TOWNHOMES SUBDIVISION, AS SHOWN ON A PLAT OF SAID BLOCK 10, RECORDED IN BOOK 10, PAGE 10 OF RECORDS OF DEEDS, COUNTY OF MARSHALL, INDIANA.

**ADJACENT AUTHORITY**  
 The following information is provided for your information and is not intended to constitute a warranty of any kind. The information is provided as a courtesy and is not intended to constitute a warranty of any kind. The information is provided as a courtesy and is not intended to constitute a warranty of any kind.



**VICINITY MAP** ★ PROJECT LOCATION

SHEET INDEX	DESCRIPTION
1	Overall Development Plan
2	Primary Plat

PROPOSED CONDITIONS	
PROPOSED LOTS	120 TOTAL
PROPOSED UNITS	120 TOTAL
PROPOSED GARAGES	120 TOTAL
PROPOSED DRIVEWAYS	120 TOTAL

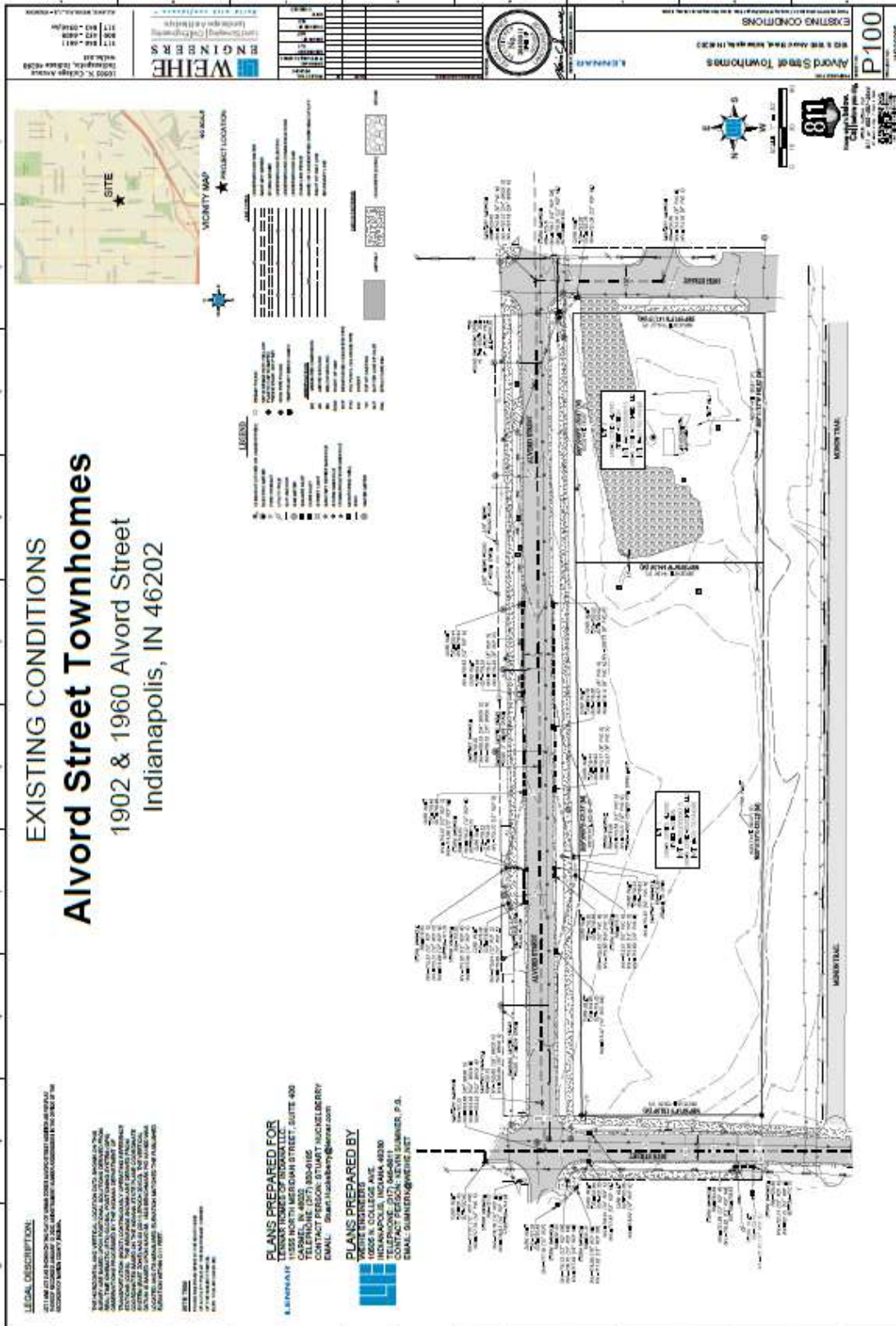
COMMON AREAS	
G.A. NO.	200000
AREA	200000 SQ. FT. (5.77 AC)
PERCENT	100%

DEVELOPMENT STANDARDS	
EXISTING ZONING	MULTI-FAMILY (M-F)
PROPOSED ZONING	MULTI-FAMILY (M-F)
MINIMUM LOT AREA	1000 SQ. FT.
MINIMUM LOT WIDTH	25 FT.
MINIMUM FRONT YARD SETBACK	5 FT.
MINIMUM SIDE YARD SETBACK	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.
MINIMUM FRONT SETBACK	5 FT.
MINIMUM SIDE SETBACK	5 FT.
MINIMUM REAR SETBACK	5 FT.

ADJACENT ZONING	
ADJACENT ZONING	M-F
MINIMUM LOT AREA	1000 SQ. FT.
MINIMUM LOT WIDTH	25 FT.
MINIMUM FRONT YARD SETBACK	5 FT.
MINIMUM SIDE YARD SETBACK	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.
MINIMUM FRONT SETBACK	5 FT.
MINIMUM SIDE SETBACK	5 FT.
MINIMUM REAR SETBACK	5 FT.

**PLANS PREPARED FOR**  
 LEONARD  
 1522 NORTH MERIDIAN STREET - SUITE 400  
 CARMEL, IN 46032  
 CONTACT PERSON: OTUMBT@COLLEBERRY  
 EMAIL: Otumbt@colleberry.com

**PLANS PREPARED BY**  
 COLLEBERRY  
 1020 N. COLLEGE AVE  
 INDIANAPOLIS, INDIANA 46202  
 CONTACT PERSON: OTUMBT@COLLEBERRY  
 EMAIL: Otumbt@colleberry.com





**DEVELOPMENT PLAN**  
**Alvard Street Townhomes**  
1902 & 1960 Alvard Street  
Indianapolis, IN 46202

**LEGAL DESCRIPTION:**  
SECTION 16, TOWNSHIP 16N, RANGE 13E, MERIDIAN 85W, PLAT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**PLANS PREPARED FOR:**  
TENNIS TOWNES OF INDIANA, LLC  
11555 NORTH MERIDIAN STREET, SUITE 400  
INDIANAPOLIS, IN 46240  
TELEPHONE: 317-556-3436  
CONTACT PERSON: STUART HICKLEBERRY  
EMAIL: stuart.hickleberry@tennis.com

**PLANS PREPARED BY:**  
WEIHE ENGINEERS  
18255 N. COLLEGE AVE.  
INDIANAPOLIS, INDIANA 46240  
TELEPHONE: 317-556-3436  
CONTACT PERSON: KEVIN SUMNER, P.E.  
EMAIL: SUMNER@WEIHE.NET

**LEGEND**

PROPOSED TOWNHOMES  
EXISTING TOWNHOMES  
EXISTING DRIVEWAYS  
EXISTING SIDEWALKS  
EXISTING CURBS  
EXISTING UTILITIES  
EXISTING LOT LINES  
EXISTING EASEMENTS  
EXISTING ENCROACHMENTS  
EXISTING SETBACKS  
EXISTING DRIVEWAYS  
EXISTING SIDEWALKS  
EXISTING CURBS  
EXISTING UTILITIES  
EXISTING LOT LINES  
EXISTING EASEMENTS  
EXISTING ENCROACHMENTS  
EXISTING SETBACKS

**NOTES:**

- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
- ALL DISTANCES ARE TO FACE UNLESS NOTED OTHERWISE.
- ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
- ALL DISTANCES ARE TO FACE UNLESS NOTED OTHERWISE.
- ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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- ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
- ALL DISTANCES ARE TO FACE UNLESS NOTED OTHERWISE.
- ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.



**PHOTOS**



View of site looking west across Alvord Street



View of site looking west across Alvord Street





View looking north of abutting north /south alley to the west (Monon Trail on the left)



View of site looking north across East 19<sup>th</sup> Street



View looking south along the Monon Trail



**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-PLT-097

**Property Address:** 5000 West 86<sup>th</sup> Street (*Approximate Address*)

**Location:** Pike Township, Council District # 1

**Petitioner:** Marathon Petroleum Company, LP, by Jacob Lawson

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

**Request:** Approval of a Subdivision Plat, to be known as Asphalt Materials Minor Subdivision, a replat of Lot 6 of Northwest Park Subdivision, dividing 94.323 acres into four lots.

**Waiver Requested:** None

**Current Land Use:** Industrial

**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 November 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.
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**

This site is zoned I-4 and developed with an asphalt plant. The proposed plat would subdivide the former Lot Six into four lots: 6A through D. The proposed plat meets the standards of the I-4 zoning classification and the subdivision regulations.

**STREETS**

All lots would have access via easement to 86<sup>th</sup> Street as shown on the plat. new streets are proposed as part of this petition.

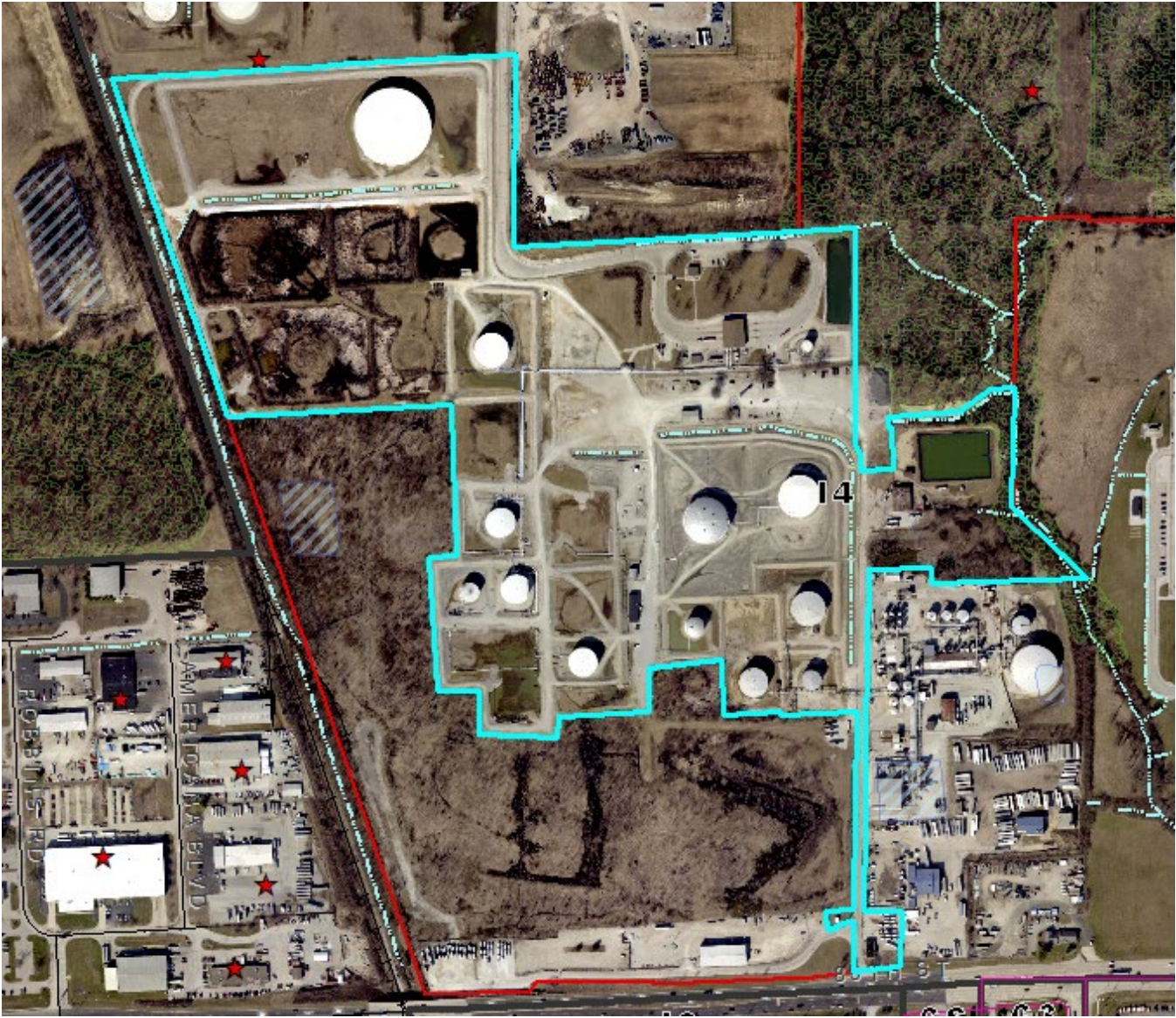
**SIDEWALKS**

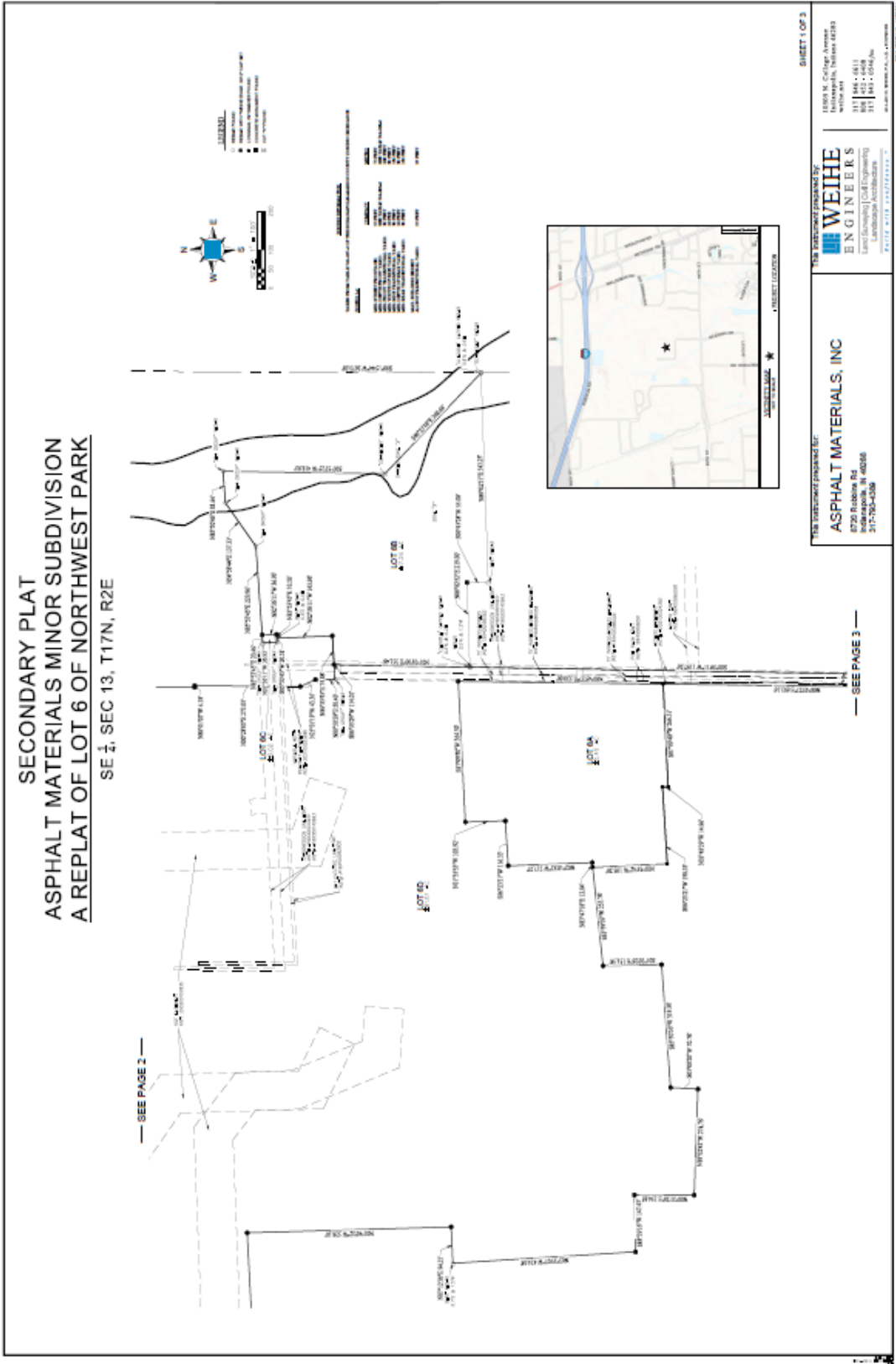
Sidewalks are required along 86<sup>th</sup> Street.

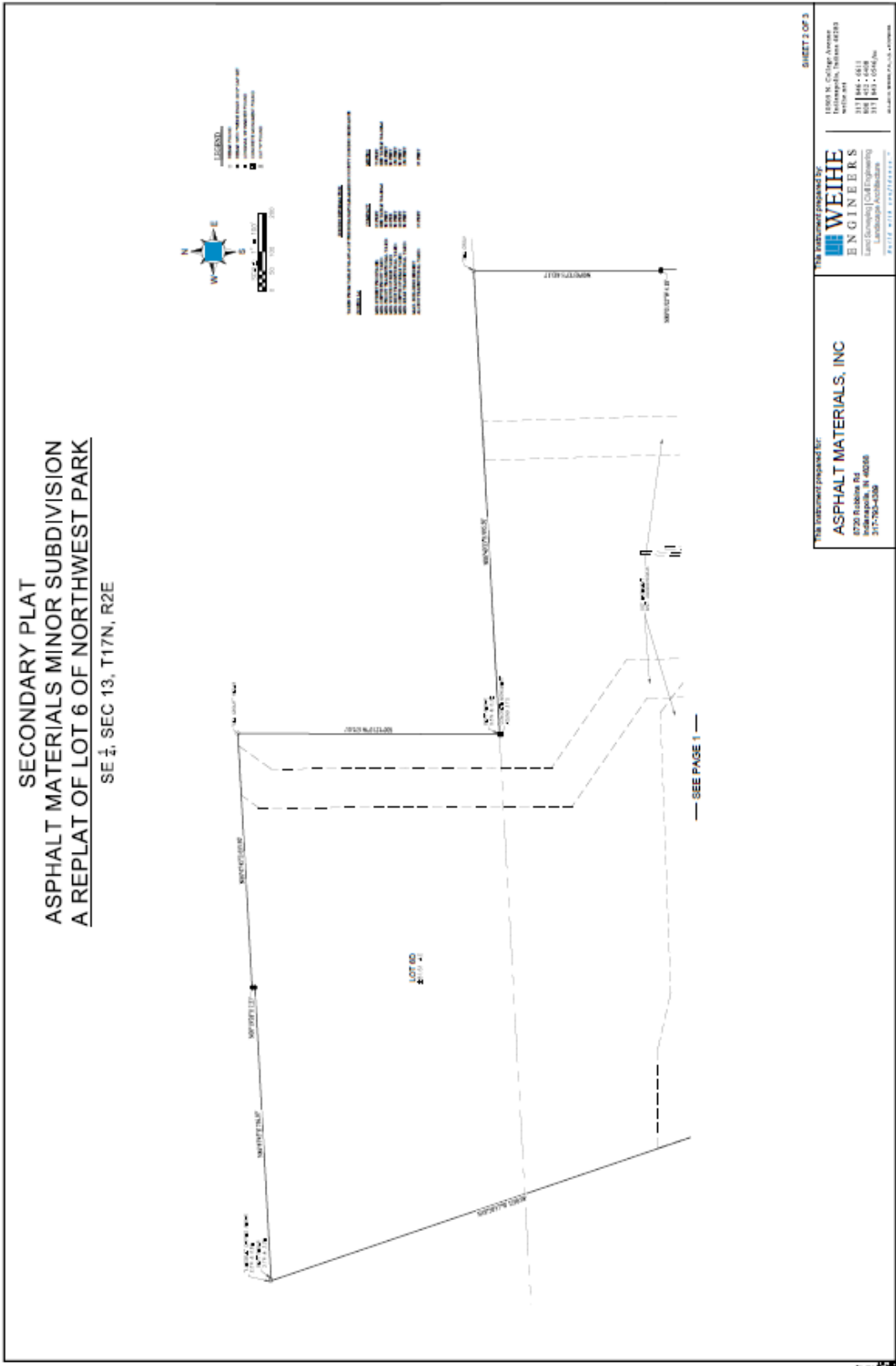
**GENERAL INFORMATION**

<b>Existing Zoning</b>	I-4	
<b>Existing Land Use</b>	Industrial	
<b>Comprehensive Plan</b>	Heavy Industrial / Industrial Reserve	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	I-4	Industrial
South:	I-2 / I-4	Industrial / Undeveloped
East:	I-4	Industrial / Undeveloped
West:	I-3 / I-4	Industrial
<b>Thoroughfare Plan</b>		
86 <sup>th</sup> Street	Primary Arterial	134-foot existing and proposed
<b>Petition Submittal Date</b>	November 3, 2023	

EXHIBITS









Department of Metropolitan Development  
Division of Planning  
Current Planning

**SECONDARY PLAT**  
**ASPHALT MATERIALS MINOR SUBDIVISION**  
**A REPLAT OF LOT 6 OF NORTHWEST PARK**  
**SE 1/4, SEC 13, T17N, R2E**

**LEGAL DESCRIPTION:**  
THE ABOVE DESCRIBED PROPERTY IS PART OF THE NORTHWEST PARK MINOR SUBDIVISION, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 6, SE 1/4, SEC 13, T17N, R2E, DISTRICT OF COLUMBIA.

**REPLAT:**  
THE ABOVE DESCRIBED PROPERTY IS BEING REPLATED FOR THE PURPOSES OF THE ABOVE DESCRIBED MINOR SUBDIVISION. THE REPLAT IS BEING MADE FOR THE PURPOSES OF THE ABOVE DESCRIBED MINOR SUBDIVISION AND IS NOT BEING MADE FOR ANY OTHER PURPOSE.

**COMMISSIONERS:**  
THE COMMISSIONERS OF THE DISTRICT OF COLUMBIA, COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, HAVE REVIEWED THE ABOVE DESCRIBED REPLAT AND HAVE APPROVED THE SAME FOR THE PURPOSES OF THE ABOVE DESCRIBED MINOR SUBDIVISION.

**APPROVED:**  
\_\_\_\_\_  
COMMISSIONER

**DATE:** \_\_\_\_\_

**FILED:** \_\_\_\_\_

**NOTARY PUBLIC:** \_\_\_\_\_

**PREPARED BY:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

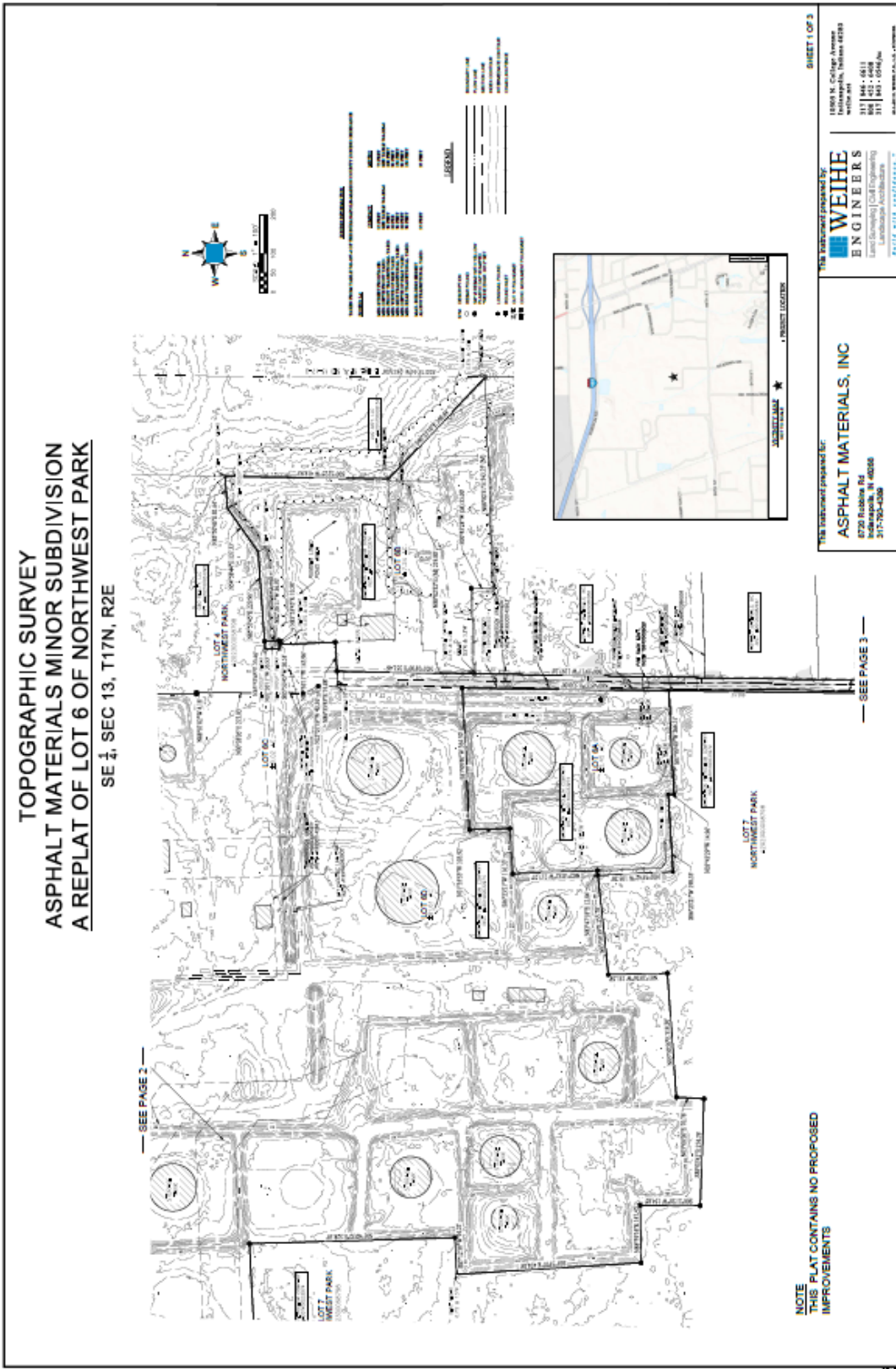
**ASPHALT MATERIALS, INC.**  
8720 Robinson Rd  
Washington, DC 20008  
317-762-4388

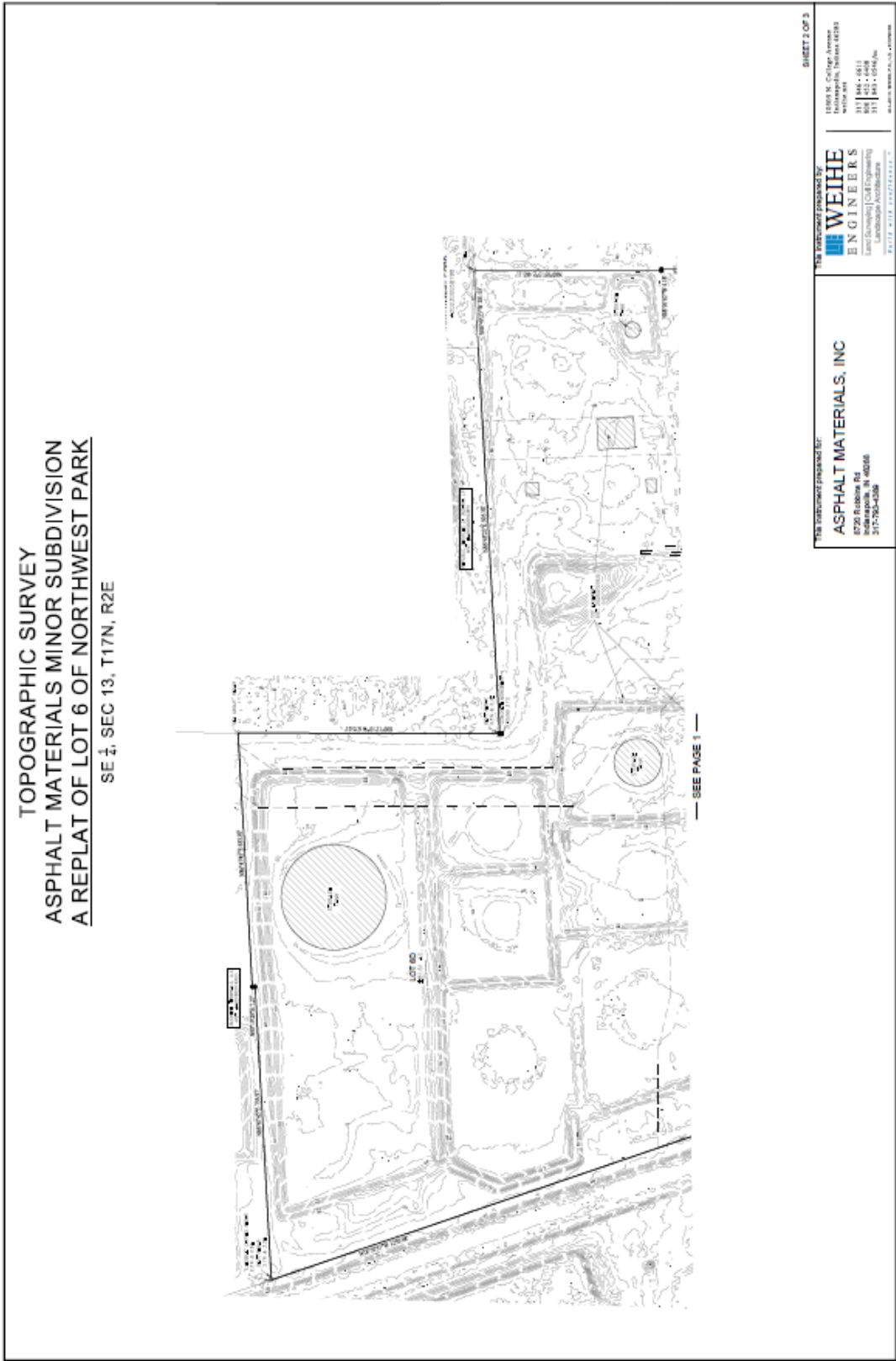
**WEIHE ENGINEERS**  
Landscape Architecture  
1111 14th St NW  
Washington, DC 20004  
202-462-1111

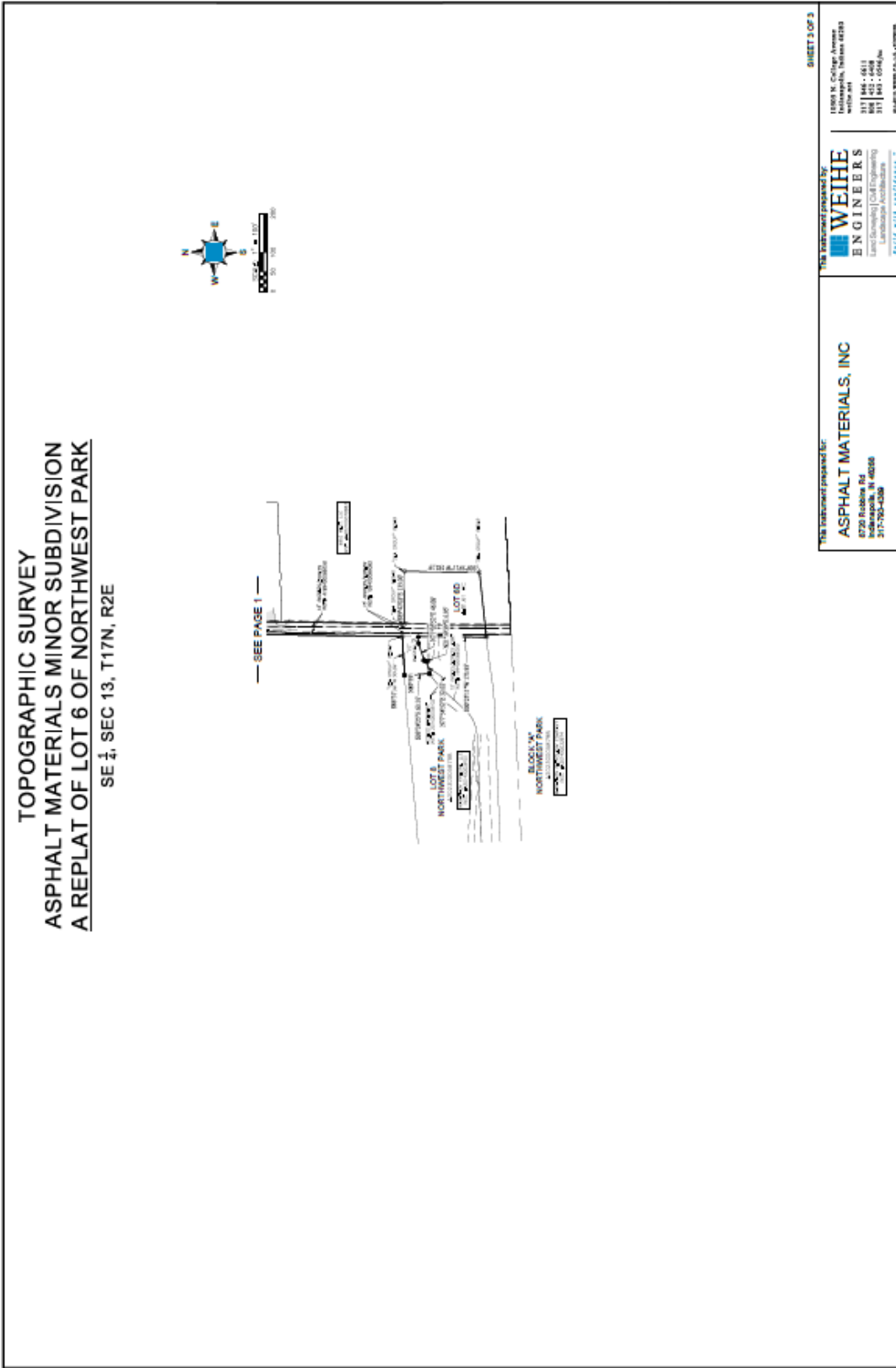
SHEET 2 OF 3

— SEE PAGE 1 —









**PHOTOS**



Subject site viewed from 86<sup>th</sup> Street



Subject site viewed from internal access drive, looking south



**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-PLT-098

**Property Address:** 337 North Park Avenue (*Approximate Address*)

**Location:** Center Township, Council District # 17

**Petitioner:** Erik Johnson and Kristie Hill, by Mark Demerly

**Zoning:** HP-1 (LS-IHPC)

**Request:** Approval of Subdivision Plat to be known as Fletcher Sub Johnson Hill, dividing 0.161-acre into two lots.

**Waiver Requested:** None

**Current Land Use:** Single-Family Residential

**Staff Reviewer:** Noah Stern, Associate 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 October 18, 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 HP-1 (LS-IHPC) and developed with one single-family detached house. This proposed plat would divide this property into two single-family detached lots—Lots 1 & 2. The proposed plat generally meets the standards of the HP-1 zoning classification and the subdivision regulations.

**STREETS**

Both lots would front on Park Avenue with alley access on the rear. No new streets are proposed.

**SIDEWALKS**

Sidewalks are existing on Park Avenue.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	HP-1 (LS-IHPC)	
<b>Existing Land Use</b>	Single-family detached dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	HP-1	Single-Family residential
South:	HP-1	Single-Family residential
East:	HP-1	Multi-Family residential
West:	HP-1	Single-Family residential
<b>Thoroughfare Plan</b>		
Park Avenue	Local Street	40-feet existing and 48-feet proposed
<b>Petition Submittal Date</b>	October 18, 2023	

**EXHIBITS**

Plat Detail



# FLETCHER SUB JOHNSON HILL SECONDARY PLAT

**LEGEND**

- 1. LOT 1 OF 24
- 2. LOT 2 OF 24
- 3. LOT 3 OF 24
- 4. LOT 4 OF 24
- 5. LOT 5 OF 24
- 6. LOT 6 OF 24
- 7. LOT 7 OF 24
- 8. LOT 8 OF 24
- 9. LOT 9 OF 24
- 10. LOT 10 OF 24
- 11. LOT 11 OF 24
- 12. LOT 12 OF 24
- 13. LOT 13 OF 24
- 14. LOT 14 OF 24
- 15. LOT 15 OF 24
- 16. LOT 16 OF 24
- 17. LOT 17 OF 24
- 18. LOT 18 OF 24
- 19. LOT 19 OF 24
- 20. LOT 20 OF 24
- 21. LOT 21 OF 24
- 22. LOT 22 OF 24
- 23. LOT 23 OF 24
- 24. LOT 24 OF 24

**GENERAL NOTES:**

1. This plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
2. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
3. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
4. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
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12. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
13. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
14. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
15. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
16. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
17. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
18. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
19. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
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21. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
22. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
23. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.
24. The plat is based on a survey conducted by Fletcher Sub Johnson Hill, Inc. on 10/10/1999.

**PLAT INFORMATION:**

PLAT NO. 10/10/1999  
 COUNTY OF VERMONT  
 TOWN OF JOHNSON HILL  
 SECTION 12

**PLAT INFORMATION:**

PLAT NO. 10/10/1999  
 COUNTY OF VERMONT  
 TOWN OF JOHNSON HILL  
 SECTION 12



**PHOTOS**













**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-VAC-008

**Property Address:** 75 West 18<sup>th</sup> Street (*Approximate Address*)

**Location:** Center Township, Council District #11

**Petitioner:** Wesley Place Apartments, LLC, by Peter D. Cleveland

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

**Request:** Vacation of a portion of Pierson Street, also known as the first north-south alley east of Illinois Street, being nine feet in width, beginning at the south right-of-way line of 18<sup>th</sup> Street, south to a point 401 feet.

**Waiver Requested:** Assessment of benefits

**Current Land Use:** Public alley

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

**PETITION HISTORY**

This is the first hearing for this vacation petition.

**STAFF RECOMMENDATION**

**RECOMMENDED MOTION (approval):** That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2023-VAC-008; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

**PETITION OVERVIEW**

**SUMMARY**

This petition, if approved, would vacate the western-most nine feet of an improved 30-foot-wide alley, also known as Pierson Street. This alley provides access to the rear of properties between Illinois Street and Meridian Street, south of 18<sup>th</sup> Street. In 2020, a Regional Center Approval was granted for a mixed-use development, with access to a ground level parking garage from this alley. Also, surface parking areas, curbing and landscaped islands were reviewed and approved within the alley, as part of that request. The parking areas, curbing and landscaped islands have been installed. These areas encroach nine feet into the right-of-way of this alley.

The remaining portion of this alley would be 21 feet in width, providing adequate room for public access to the adjacent properties; therefore, the vacation of this portion of the alley would be in the public interest.



**PETITION OVERVIEW - CONTINUED**

**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 milled and repaved this alley; therefore, the requested waiver of the Assessment of Benefits would be appropriate.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	MU-2 (RC)	
<b>Existing Land Use</b>	Existing mixed-use building	
<b>Comprehensive Plan</b>	City Neighborhood development	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: C-4 (RC)	Parking garage
	South: MU-2 (RC)	Parking garage
	East: C-S (RC)	Six-story office building
	West: MU-1 (RC)	Vacant retail (to be mixed-use development)
<b>Thoroughfare Plan</b>		
Illinois Street	Primary arterial	78-foot existing and proposed
<b>Petition Submittal Date</b>	November 1, 2023	

**EXHIBITS**

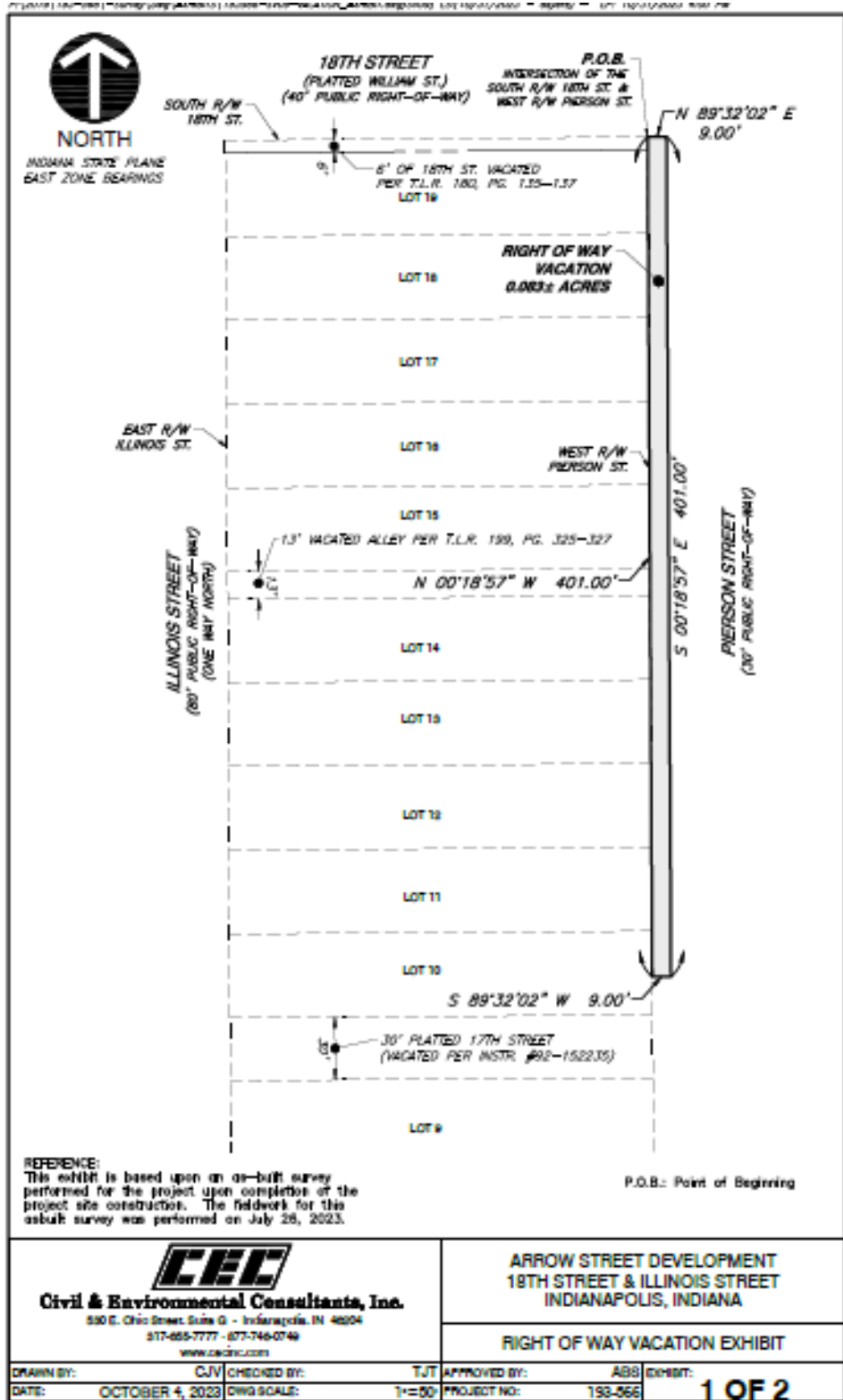


Zoning map of site and surrounding area





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RIGHT OF WAY VACATION DESCRIPTION

PART OF PIERSON STREET LYING BETWEEN 18TH STREET AND 19TH STREET, BEING MORE PARTICULARLY DESCRIBED BY TYLER J. THOMPSON, LS21400006 OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON OCTOBER 4, 2023, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF PIERSON STREET AND THE SOUTH RIGHT OF WAY OF 18TH STREET; THENCE NORTH 89 DEGREES 32 MINUTES 02 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 9.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 57 SECONDS EAST, PARALLEL WITH SAID WEST RIGHT OF WAY LINE A DISTANCE OF 401.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 02 SECONDS WEST, PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 9.00 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 401.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.083 ACRES OF LAND, MORE OR LESS.

Tyler J. Thompson  
 Registered Land Surveyor No. LS21400006  
 October 4, 2023  
 thompson@cecinc.com  
 prepared by Tyler J. Thompson



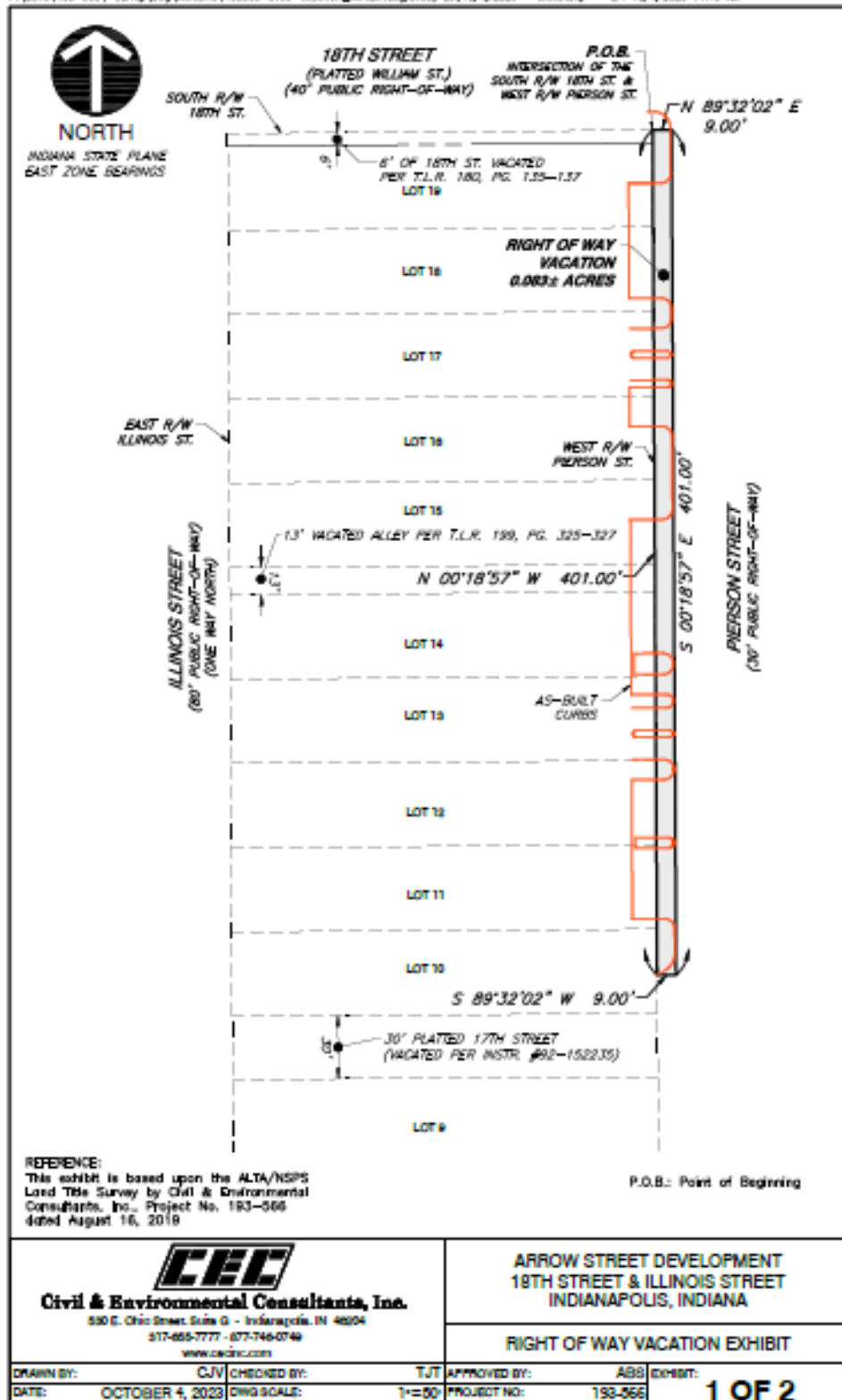
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tyler J. Thompson

<p><b>Civil &amp; Environmental Consultants, Inc.</b>          530 E. Ohio Street, Suite G - Indianapolis, IN 46204          317-465-7777 - 317-746-0746          www.cecinc.com</p>	ARROW STREET DEVELOPMENT 18TH STREET & ILLINOIS STREET INDIANAPOLIS, INDIANA	
	RIGHT OF WAY VACATION EXHIBIT	
DRAWN BY: CJV DATE: OCTOBER 4, 2023	CHECKED BY: TJT DWG SCALE: 1"=50'	APPROVED BY: ABS PROJECT NO: 193-066

EXHIBIT: 2 OF 2



Department of Metropolitan Development  
Division of Planning  
Current Planning



Photos



View of subject site, from 18<sup>th</sup> Street looking south



View of subject site, from 18<sup>th</sup> Street looking south



Close-up view of area to be vacated. Statement reads: “Approximate 9’ area (1/2 of Parking Space) to be vacated along length of Wesley Place Apartments”



Another close-up view of area to be vacated. Statement reads: "Approximate 9' area (1/2 of Parking Space) to be vacated along length of Wesley Place Apartments"



View at south end of subject site.





View looking north. Statement reads: "Remaining 21' width"



**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-PLT-072

**Property Address:** 11700 and 11850 East 38th Street and 4002 North Carroll Road  
(Approximate Address)

**Location:** Warren Township, Council District #14

**Petitioner:** Keith Russell / Russell Builders, by Mike Gisbon

**Zoning:** D-5 (FF)

**Request:** Approval of a Subdivision Plat, to be known as Dotson Farms Subdivision, dividing 46.2 acre into 138 lots.

**Waiver Requested:** None

**Current Land Use:** Undeveloped

**Staff Reviewer:** Linda Ahlbrand, Principal Planner II

**PETITION HISTORY**

This petition was continued from October 11, 2023 to November 8, 2023 and from November 8, 2023 to December 13, 2023, at the request of staff, to allow time for the petitioner to correct issues with the plat.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 6, 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.
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 dedicatory statement be included in the Owner's Certificate on the plat, prior to final plat recording.
13. That a statement be added to the plat that the "eyebrow" portion of the right-of-way be maintained by the Home Owner's Association. The eyebrow area shall be "hatched" or otherwise indicated on the plat and included in the key, prior to final plat recording.
14. That the right-of-way of Ralph Wiley Drive (north of lots 123-127) be labeled as a collector street with 60 feet of right-of-way and that only one street should be labeled as Ralph Wiley Drive, prior to final plat recording.
15. That all side lot lines be drawn at right angles to streets or radial to curving street line (Lots 11-15) prior to final plat recording.
16. That the acreage and lot width for each lot be identified on the plat prior to final plat recording.
17. That a revised Natural Infrastructure Plan be submitted for Administrator's Approval prior to final plat recording.
18. That a revised Traffic Control Plan be submitted for Administrator's Approval prior to final plat recording.
19. That a revised Tree Inventory/Preservation Plan be submitted for Administrator's Approval prior to any earth movement or tree removal.
20. That the dedication of right-of-way along both perimeter streets be revised to match the requirements of the zoning commitments.
21. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This request would provide for the subdivision of 46.2 acres into 138 lots, to be known as Dotson Farms. The subject site was rezoned to the D-5 classification in 2022 (2022-ZON-030). The most recent version of the plat reviewed by staff had numerous deficiencies. Therefore, staff has placed several conditions on the approval of the plat. If all of the



deficiencies are addressed, the proposed plat would be consistent with the approved rezoning commitments, the D-5 District and the Subdivision Regulations.

**STREETS**

This subdivision would gain access to 38<sup>th</sup> Street to the south and Carroll Road to the east with two new access points. Additionally, the subdivision would connect to an existing stub street to the north, Denali Drive. All the proposed interior streets would meet the ordinance requirements for length and number of local streets needed to access any one lot.

**SIDEWALKS**

Sidewalks are required along Carroll Road, 38<sup>th</sup> Street, and all interior streets.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Airport Related Mixed-use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: D-P/D-3	Single-Family residential
	South: D-7/D-4	Undeveloped/Single-Family residential
	East: Hancock County	Single-Family residential
	West: D-P	Single-Family residential
<b>Thoroughfare Plan</b>		
38 <sup>th</sup> Street	Primary Arterial	85-foot existing and 90-foot proposed
Carroll Road	Primary Collector	40-foot existing and 106-foot proposed
Denali Drive	Local Street	50-foot existing and 50-foot proposed
<b>Petition Submittal Date</b>	August 4, 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"> <li>• Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>• Boundary Lines, Existing Street Names and dimensions.</li> <li>• Layout of Proposed Streets – names, widths, classifications.</li> <li>• Layout of all easements and purpose thereof.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> <li>• Area Map.</li> </ul>	<p><b>Not Satisfied</b></p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> <li>• Traffic control street signs and devices.</li> <li>• Traffic calming devices.</li> <li>• Bicycle facilities.</li> <li>• Sidewalks and pedestrian facilities.</li> <li>• Transit facilities, such as bus stops pads or shelter.</li> <li>• Street lighting.</li> </ul>	<p><b>Not Satisfied</b></p>
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>• Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</li> <li>• Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>• Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	<p><b>Not Satisfied</b></p>

	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>• <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i></li> <li>• <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i></li> <li>• <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i></li> <li>• <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i></li> <li>• <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i></li> </ul>	<p><b>None requested</b></p>
<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><b>EVALUATION</b></p>
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> <li>• <i>Comply with zoning district and any cluster approval or variance grant.</i></li> <li>• <i>Lots must have positive drainage away from buildings.</i></li> <li>• <i>No more than 25% of lot area may be under water.</i></li> <li>• <i>Side lots lines at right angles to streets or radial to curving street line.</i></li> <li>• <i>Layout of lots with numbering and dimensions.</i></li> <li>• <i>Floodway/Floodplain Delineation.</i></li> <li>• <i>Topographic Map.</i></li> </ul>	<p><b>Not Satisfied</b></p>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i></li> <li>• <i>Triple frontage lots are prohibited.</i></li> <li>• <i>Lots abutting alleys must have vehicular access exclusively from alley.</i></li> <li>• <i>Lots shall not have direct access to arterial streets.</i></li> <li>• <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i></li> </ul>	<p><b>Satisfied</b></p>

	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• Shall not exceed maximum block lengths per Table 741-302.1</li> <li>• If exceeded, it must be demonstrated that: <ul style="list-style-type: none"> <li>○ There are improved pedestrian easements at intervals of 400 feet or less.</li> <li>○ Adequate traffic calming provisions are made.</li> <li>○ The block length must be exceeded because of physical conditions of the land.</li> </ul> </li> </ul>	<p><b>Satisfied</b></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><b>EVALUATION</b></p>
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> <li>• Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i></li> <li>• Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>• Not more than two streets shall intersect at any one point.</li> <li>• Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>• All streets shall be dedicated to the public. Alleys may be private.</li> <li>• Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.</li> </ul>	<p><b>Satisfied</b></p>
	<p>741-303.B – Through Connectivity (Metro Context Area):</p> <ul style="list-style-type: none"> <li>• Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination.</li> <li>• Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>• All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision.</li> <li>• Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines.</li> <li>• Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street.</li> <li>• Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	<p><b>Satisfied</b></p>
	<p>741-303.D – Cul-de-sacs (Metro Context Area):</p> <ul style="list-style-type: none"> <li>• In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	<p><b>Satisfied</b></p>

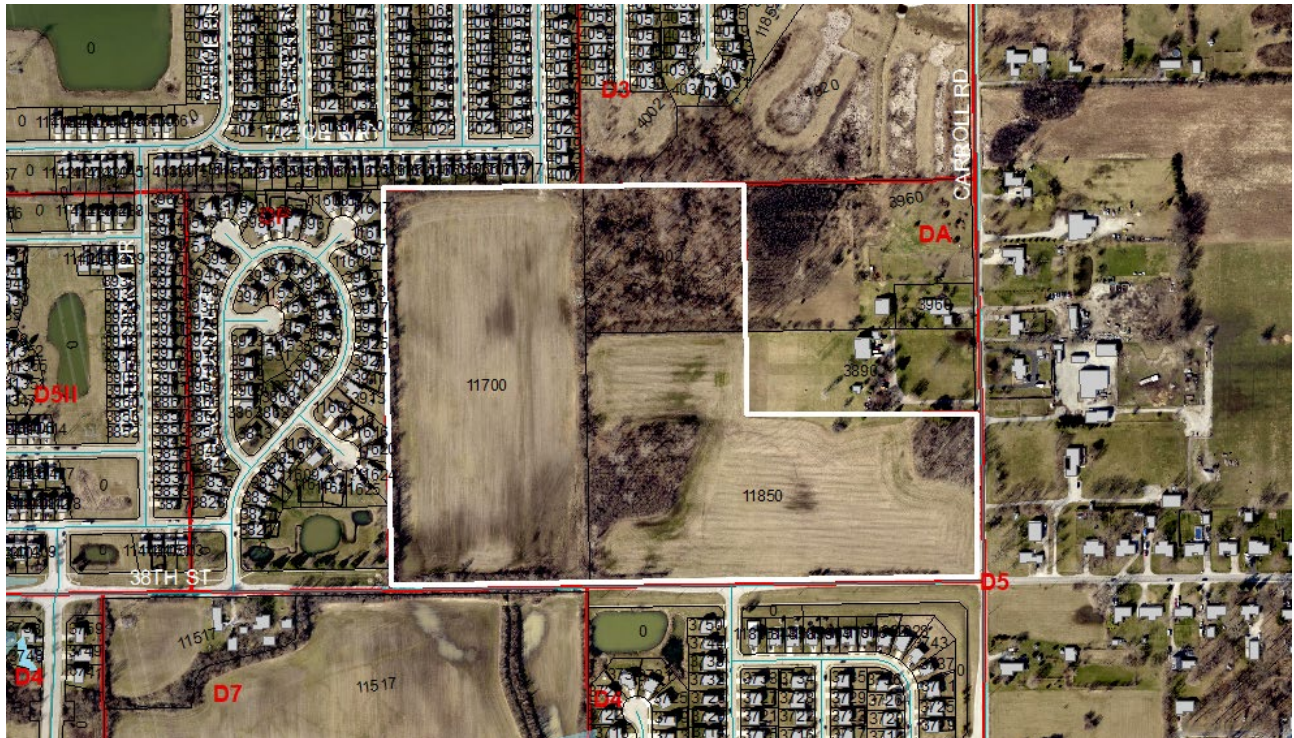
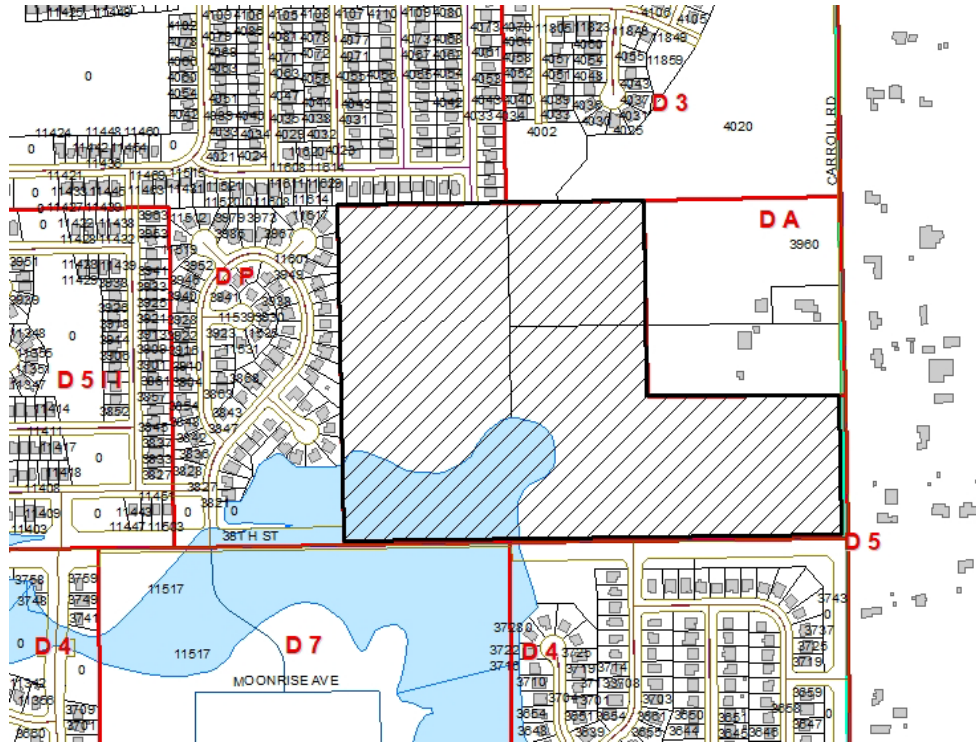
741-304-316 Additional Development Items		EVALUATION
	<p>741.304.A-C – Traffic Control Devices:</p> <ul style="list-style-type: none"> <li>• Street name signs, traffic control signs, bike route signs.</li> <li>• Traffic control devices for streets exceeding 900 feet in length.</li> <li>• Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</li> </ul>	<p><b>Not Satisfied</b></p>
	<p>741.305 – Numbering and naming:</p> <ul style="list-style-type: none"> <li>• Street numbering per adopted addressing guidelines.</li> <li>• Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</li> </ul>	<p><b>Addresses not submitted</b></p>
	<p>741.306 – Sidewalks:</p> <ul style="list-style-type: none"> <li>• Sidewalks shall be provided along all internal and external streets.</li> </ul>	<p><b>Satisfied</b></p>
	<p>741.307-309 – Easements, Utilities, Stream Protection Corridors:</p> <ul style="list-style-type: none"> <li>• Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</li> <li>• All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</li> <li>• Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</li> <li>• All utilities shall be located underground.</li> <li>• All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</li> </ul>	<p><b>Satisfied</b></p>
	<p>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</p> <ul style="list-style-type: none"> <li>• Required for subdivisions with more than 20 dwelling units.</li> <li>• Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</li> <li>• Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</li> <li>• Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</li> <li>• Reservation of land for public/semi-public purpose.</li> </ul>	<p><b>Not Satisfied</b></p>
	<p>741-312 – Monuments</p> <ul style="list-style-type: none"> <li>• Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</li> </ul>	<p><b>Satisfied</b></p>



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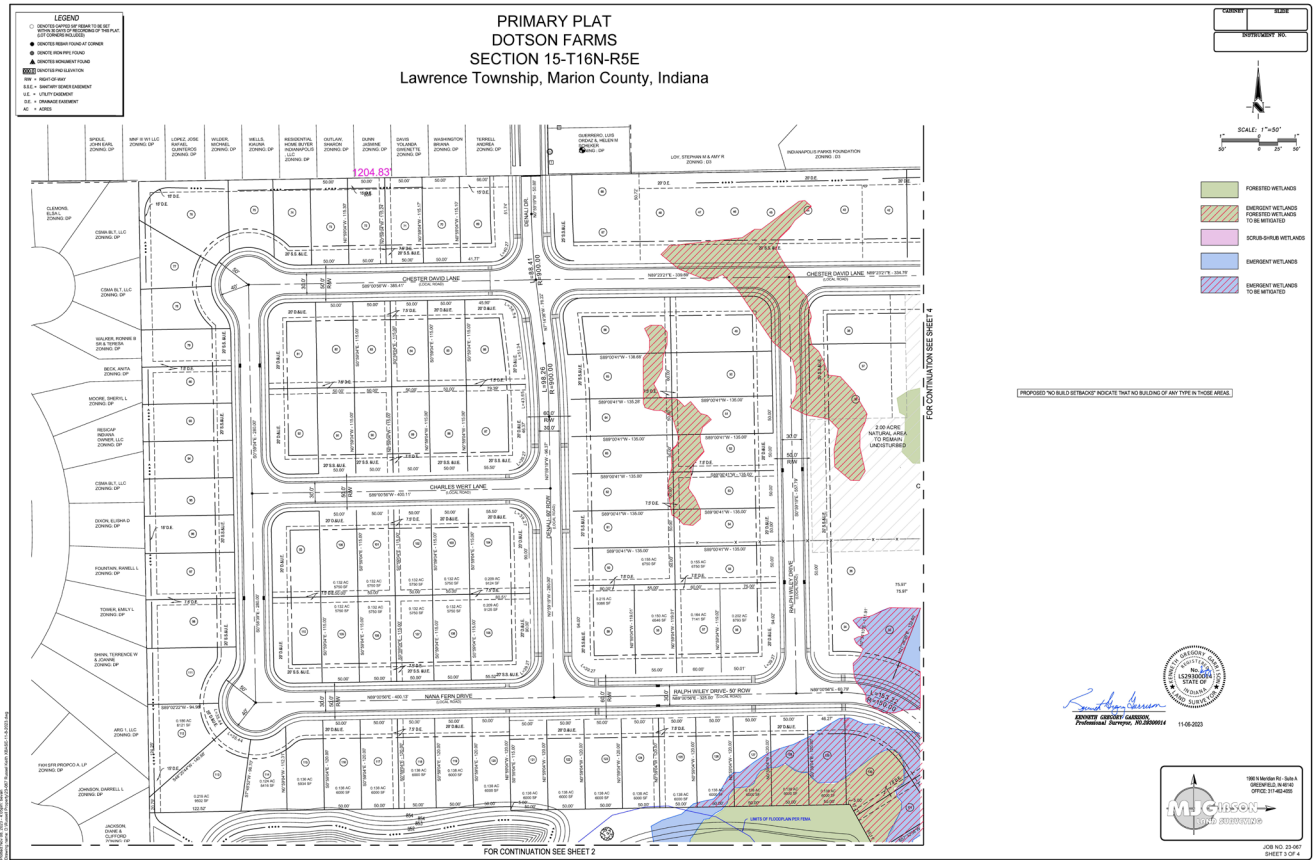
	<p><i>741.313 – Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat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

**EXHIBITS**









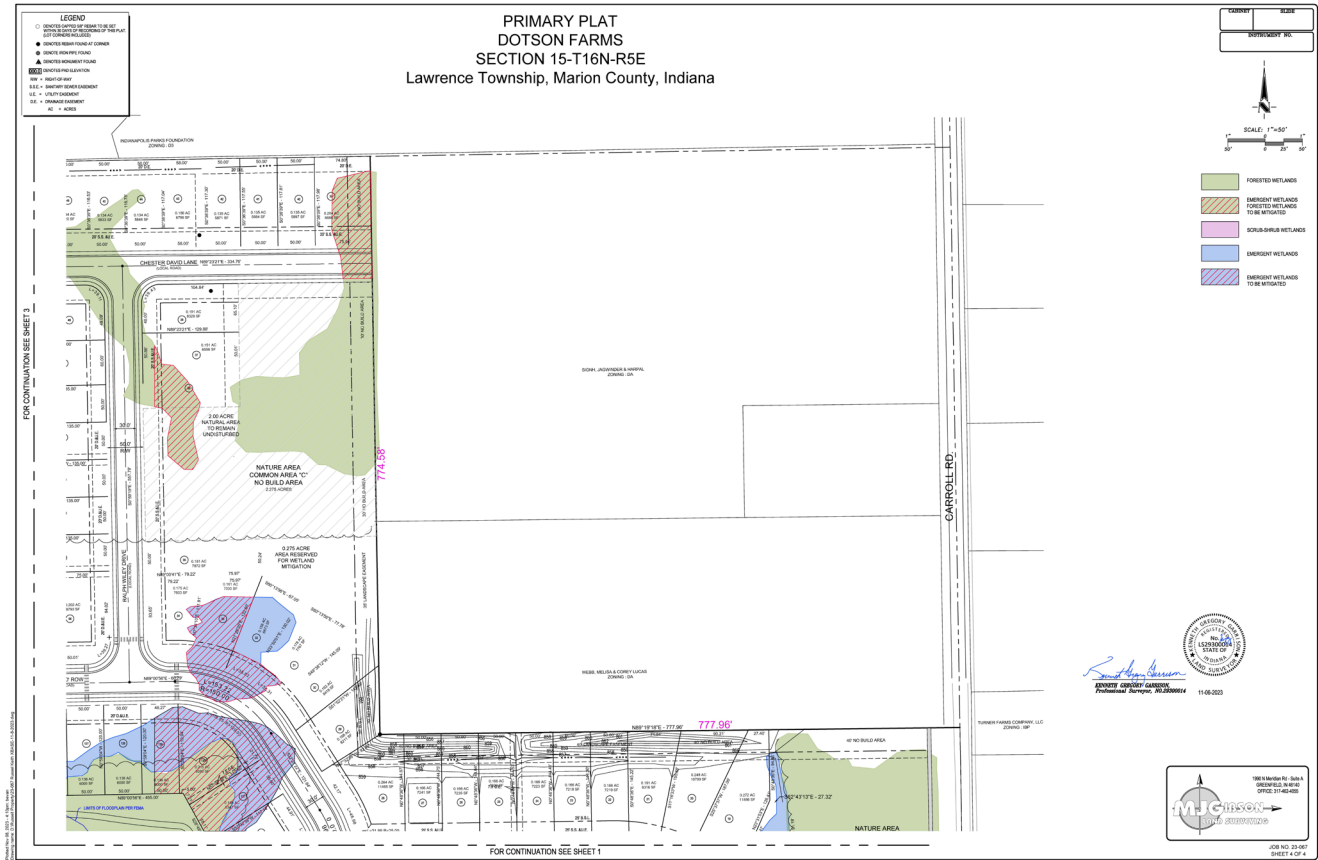




Figure 1 - Subject site looking northwest from 38th St



Figure 2 - Subject site looking northeast from 38th St



Figure 3 - Stub of Denali Street from the north





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Division of Planning  
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## PLAT COMMITTEE

December 13, 2023

<b>Case Number:</b>	2023-PLT-075
<b>Property Address:</b>	53 Market Street ( <i>Approximate Address</i> )
<b>Location:</b>	City of Southport, Perry Township, Council District #24
<b>Petitioner:</b>	Rosa Brynne, LLC, by Mark and Kim Crouch
<b>Zoning:</b>	D-3
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Southport at Market Subdivision, dividing 0.47-acre into two single-family detached lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Single-Family Dwelling
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner

## PETITION HISTORY

This petition was continued from the October 11, 2023, Plat Committee, to the November 8, 2023, Plat Committee, and then again to the December 13, 2023, Plat Committee, due to a pending variance petition before the Southport Board of Zoning Appeals. That variance petition, 2023-DSO-001, was granted on November 30, 2023.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 18, 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 and / or variance 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-3 and is developed with a single-family dwelling and two, detached accessory structures on the southern portion of the lot. This proposed plat would divide this property into two lots—Lots One and Two and each lot would contain 66-foot lot widths. D-3 requires a minimum lot width of 70 feet. A variance petition, 2023-DSO-001, to reduce the lot widths to 66 feet each is scheduled to be heard by the City of Southport Board of Zoning Appeals on October 5, 2023. The variance petition must be granted in order for this plat petition to be heard.

Each lot would contain 10,226 square feet. The proposed plat generally meets the standards of the D-3 zoning classification for two, detached single-family dwellings if the variance petition is granted.

**STREETS**

Lots One and Two would front on Market Street. Lot Two would also be accessible from the alley to the south. No new streets are proposed.

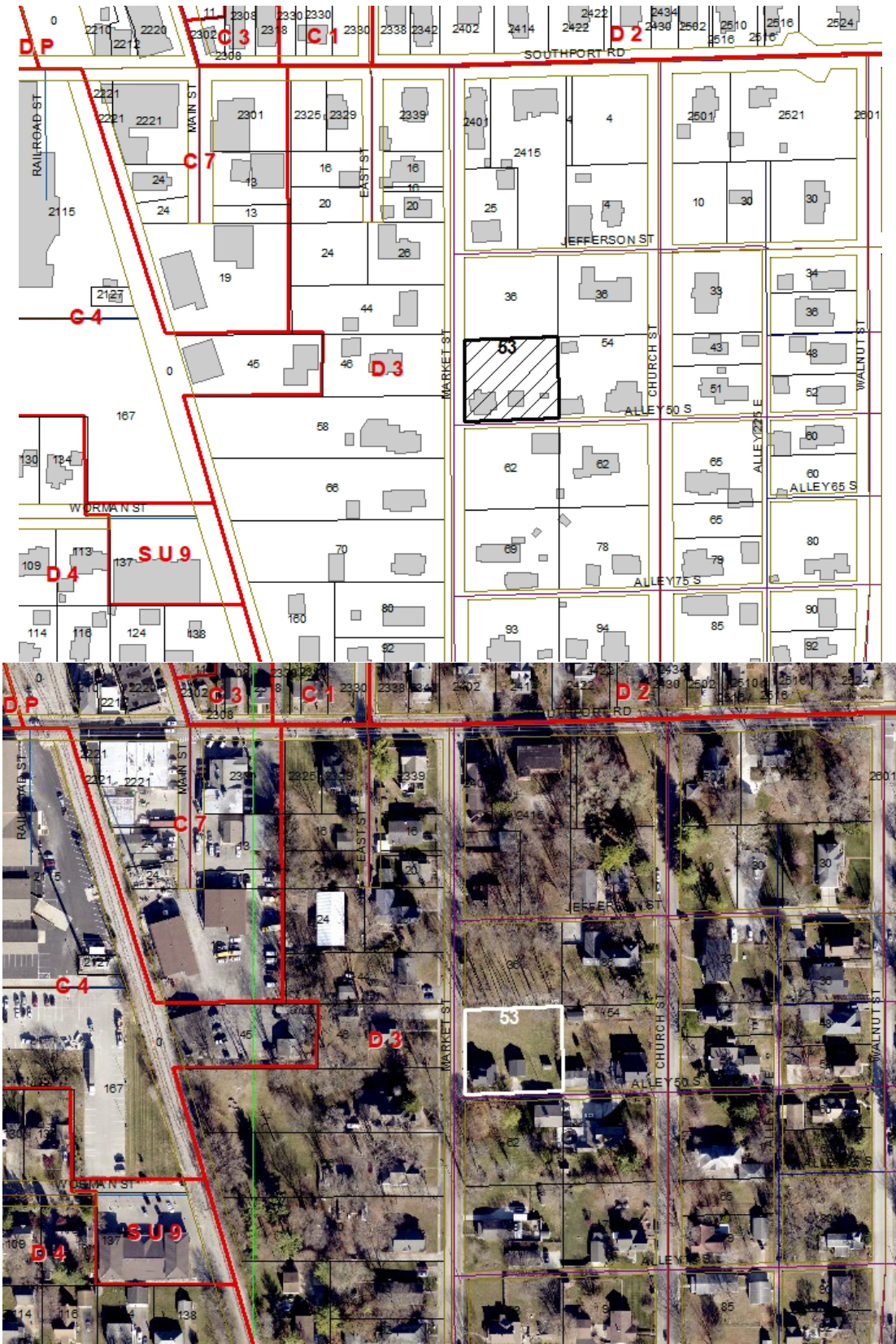
**SIDEWALKS**

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

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Single-family dwelling	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-3	Undeveloped
South:	D-3	Single-family residential
East:	D-3	Single-family residential
West:	D-3	Single-family residential
<b>Thoroughfare Plan</b>		
Market Street	Local Street	48-feet existing and proposed
<b>Petition Submittal Date</b>	August 18, 2023	

**EXHIBITS**





PHOTOS



Views of the undeveloped northern portion of the lot and the existing dwelling on the southern portion of the lot



Views of the site along Market Street and along the alley south of the existing dwelling



## PLAT COMMITTEE

December 13, 2023

<b>Case Number:</b>	2023-VAC-005
<b>Property Address:</b>	126 West Georgia Street ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District #16
<b>Petitioner:</b>	Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee for St. John The Evangelist Catholic Church, by Paul Carroll and John Cross
<b>Zoning:</b>	CBD-2 (RC)
<b>Request:</b>	Vacation of the first north-south alley east of Capitol Avenue, being 15 feet in width, beginning at the north right-of-way line of Georgia Street, north 223.71 feet to the southwest corner of Lot 3 of Square 74 of the Donation of Lands to the City of Indianapolis, Indiana,  Vacation of Chesapeake Street, being 30 feet in width, beginning at the east right-of-way line of Capitol Avenue, east 217.40 feet to the southwest corner of Lot 3 of Square 74 of the Donation of Lands to the City of Indianapolis, Indiana
<b>Waiver Requested:</b>	Assessment of benefits
<b>Current Land Use:</b>	Public alleys
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner

## PETITION HISTORY

This vacation petition has been continued twice previously, due to ongoing discussions.

## STAFF RECOMMENDATION

**RECOMMENDED MOTION (approval):** That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2023-VAC-005; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16, with the following commitment:

Access shall be granted to public utilities and City Departments requiring access to existing public facilities within the vacated areas.

## PETITION OVERVIEW

### SUMMARY

This petition, if approved, would vacate two alleys that abut parking garages to the east and north, and a church and rectory, to the west and south. The larger alley, which is named Chesapeake Street, is 30 feet in width and begins at the western right-of-way of Capitol Avenue and ends 217.40 feet to the east.



**PETITION OVERVIEW - CONTINUED**

The smaller alley, 15 feet in width, begins at the terminus of Chesapeake Street and ends 223.71 feet south, to the north right-of-way of Georgia Street. This vacation would vacate the remaining alley rights-of-way within this block, which is bounded by Georgia Street to the south, Capitol Avenue to the west, Illinois Street to the east, and Maryland Street to the north.

These alleys provide access to the rear of the abutting properties. The petitioner, the church to the west and south, plans to utilize the space for private events. The petition’s Findings of Fact indicates that the alleys are “seldom used by traffic, in poor condition and constantly blighted with litter, trash, and debris”.

**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 subject rights of way are in poor condition, as noted in the petitioner’s Findings. Therefore, the requested waiver of the Assessment of Benefits would be appropriate.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	CBD-2 (RC)	
<b>Existing Land Use</b>	Religious use	
<b>Comprehensive Plan</b>	Urban Core	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	CBD-2 (RC)	Parking garage
South:	CBD-2 (RC)	Office tower
East:	CBD-2 (RC)	Retail / parking garage
West:	CBD-2 (RC)	Indiana Convention Center

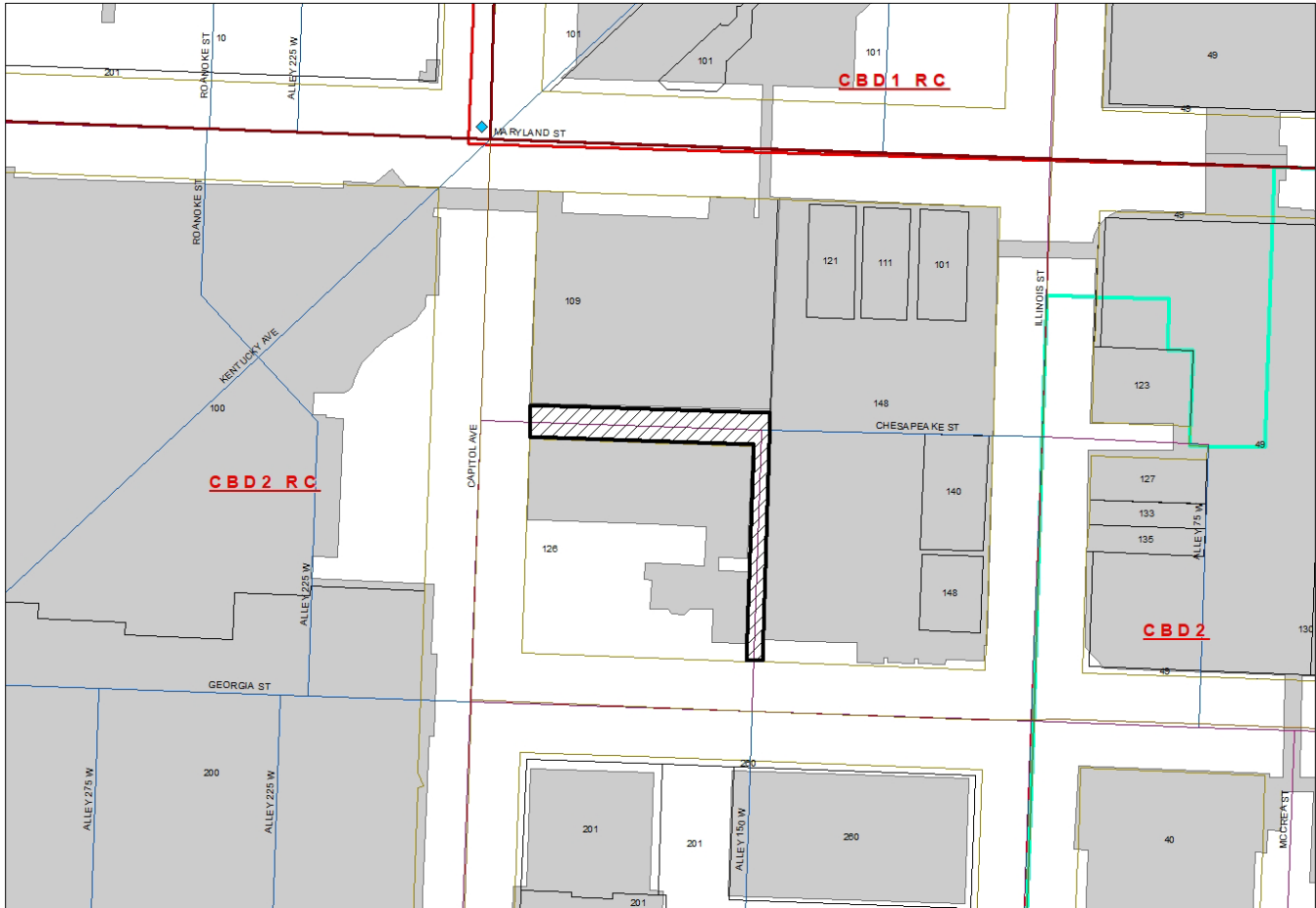




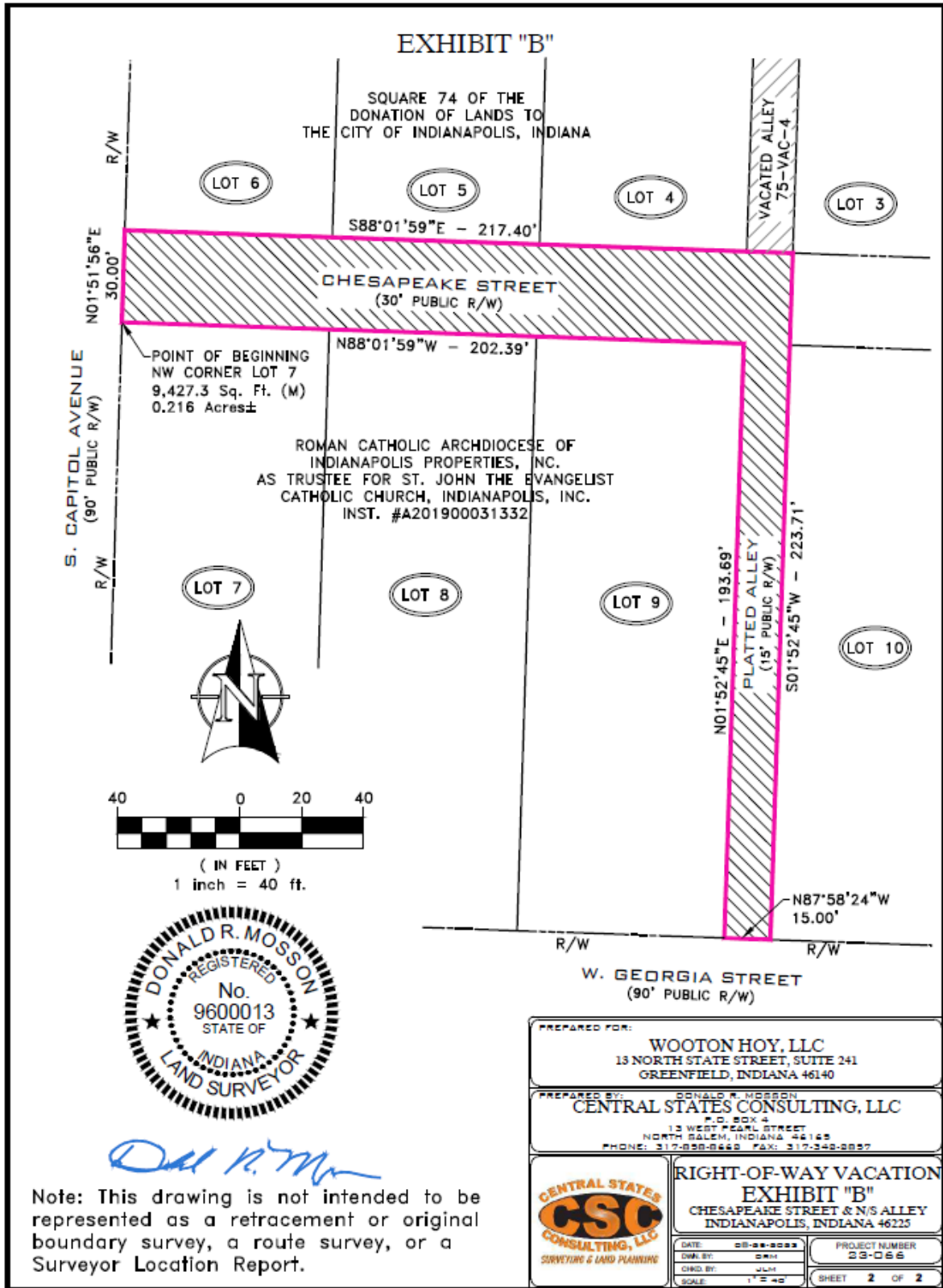
Department of Metropolitan Development  
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Thoroughfare Plan		
Capitol Avenue	Primary arterial	78-foot existing and proposed
Georgia Street	Primary collector	56-foot existing and proposed
<b>Petition Submittal Date</b>	August 31, 2023	

**EXHIBITS**



Zoning map of site and surrounding area



Note: This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number Yes

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

PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

FINDINGS OF FACT

- 1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:
  - The property is seldom used by traffic, in poor condition, and constantly blighted with litter, trash, and debris.
  - Vacation will result in improvements to areas and ensuring it remains well-maintained. The property will ensure access to necessary utilities and other city departments requiring access. Vacationing will ensure the property has adequate safety precautions given its use.
  - The property will be improved which will benefit the Georgia St. revitalization and immediate area.

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

_____	_____
_____	_____
_____	_____

Photos



Alley access point from Capitol Avenue (top); and alley access from Georgia Street



North-south alley looking south toward Georgia Street from the subject alley intersection



View of subject alley intersection



View of east-west alley looking toward Georgia Street from the subject alley intersection





**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-PLT-089  
**Property Address:** 5202 & 5240 Pike Plaza Road (*Approximate Address*)  
**Location:** Pike Township, Council District # 10  
**Petitioner:** Kesler Limited Partnership, by Paul J. Lambie  
**Zoning:** C-5 (FF) (FW)  
**Request:** Approval of a Subdivision Plat, to be known as Kesler Plat, dividing 7.55 acres into two lots, with a waiver of the sidewalk requirement along Pike Plaza Road and Lafayette Boulevard.  
**Waiver Requested:** waiver of the sidewalk requirement along Pike Plaza Road and Lafayette Boulevard  
**Current Land Use:** Undeveloped / Parking  
**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 October 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.
12. That the sidewalk waiver be denied.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-5 and partially developed with parking. The proposed plat would subdivide the property into two lots to provide for sale of part of the property. The proposed plat meets the standards of the C-5 zoning classification and the subdivision regulations.

### STREETS

Lot One and Two would have frontage on Lafayette Boulevard to the east. Lot Two would also front on Pike Plaza Road to the south. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks would be required to be installed along Pike Plaza Road and Lafayette Boulevard per the ordinance. There is a drainage ditch along Pike Plaza Road; however, there is a bridge including a sidewalk over Falcon Creek on the south frontage, which would suggest that installation of sidewalks is possible. There is also evidence of people walking on this frontage per the Google Street View image below, indicating that pedestrian infrastructure is needed. There are no topographic challenges for installing sidewalks along Lafayette Boulevard. Therefore, staff is recommending denial of the waiver.

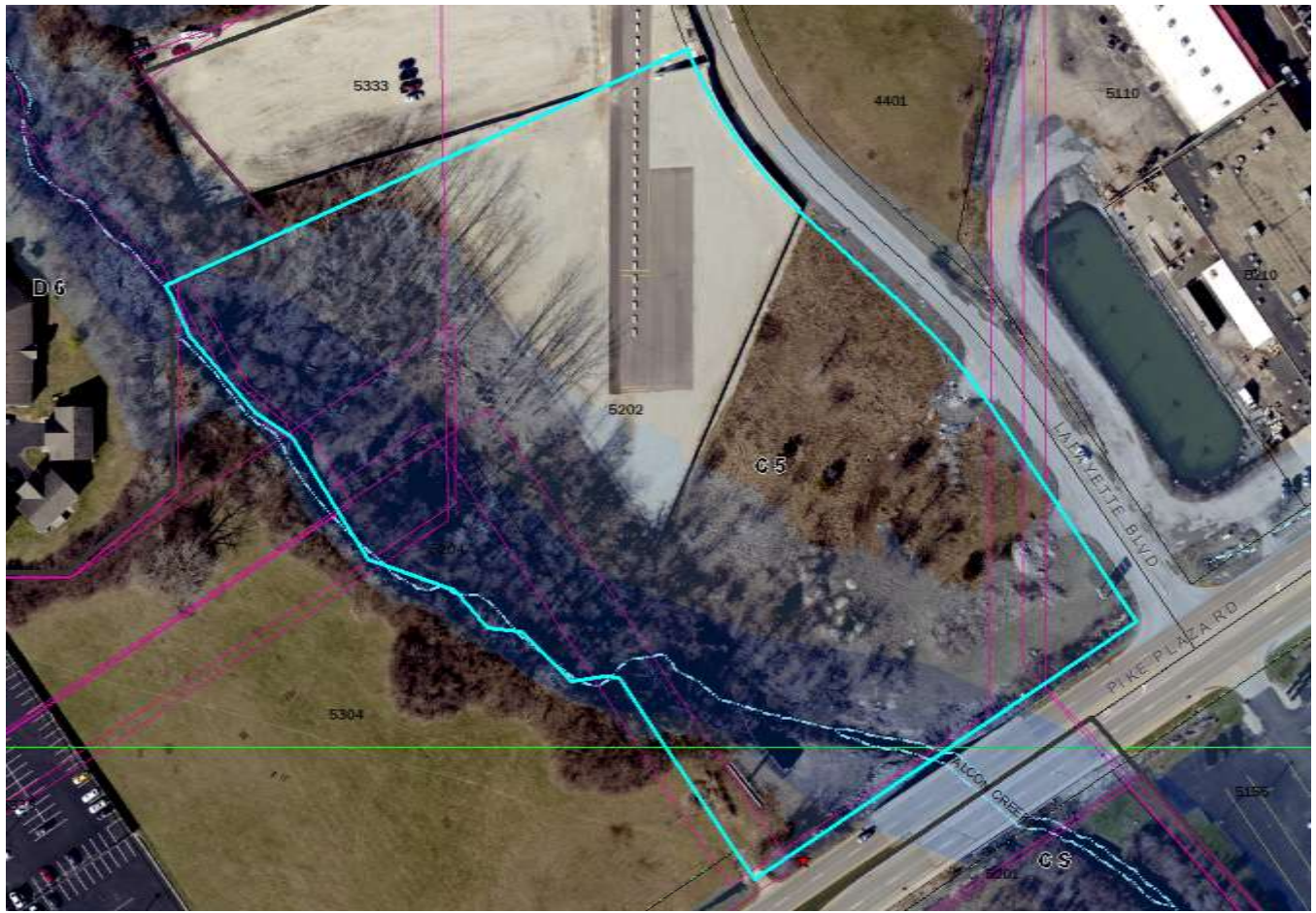
If the plat committee approves the waiver against staff's recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.

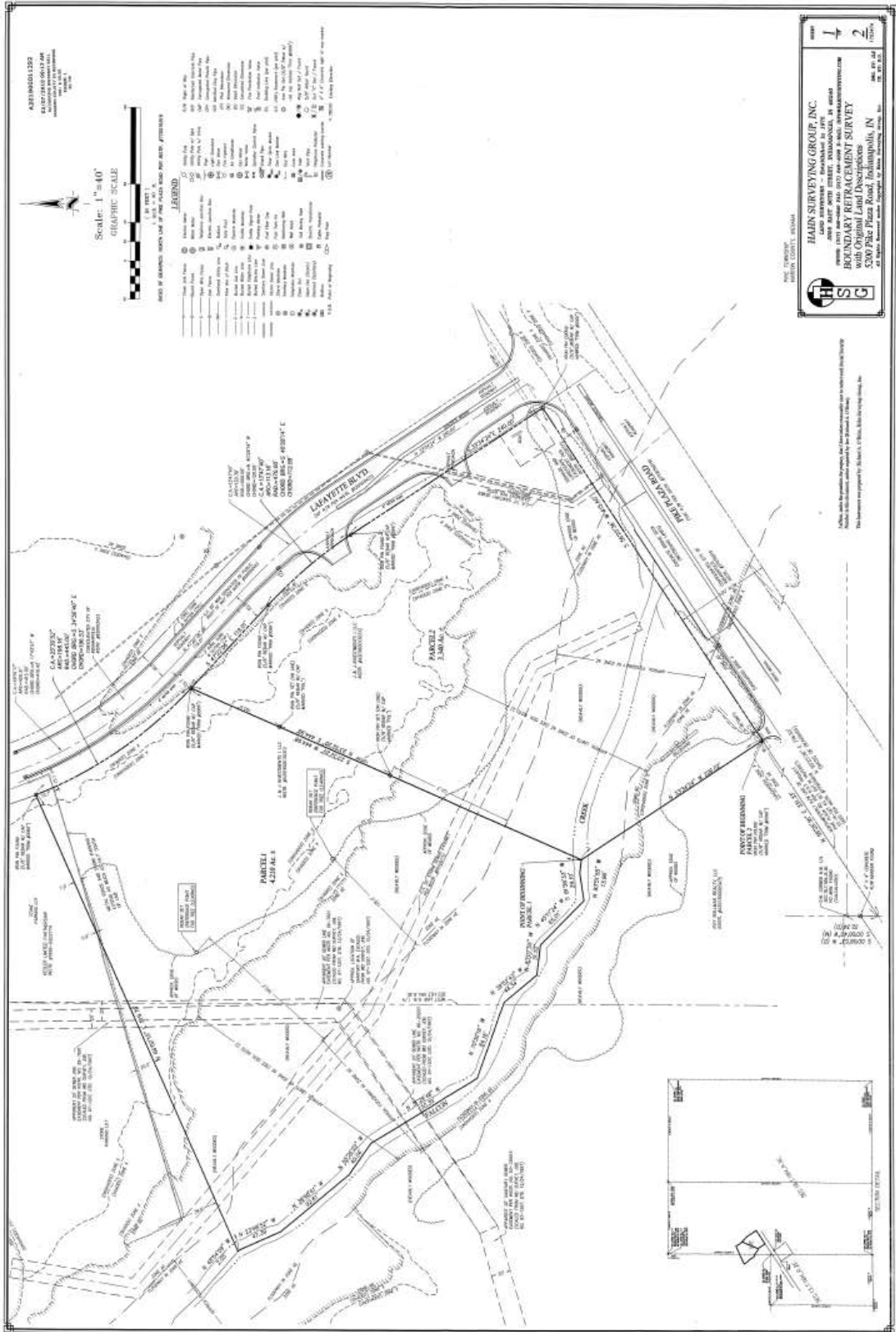


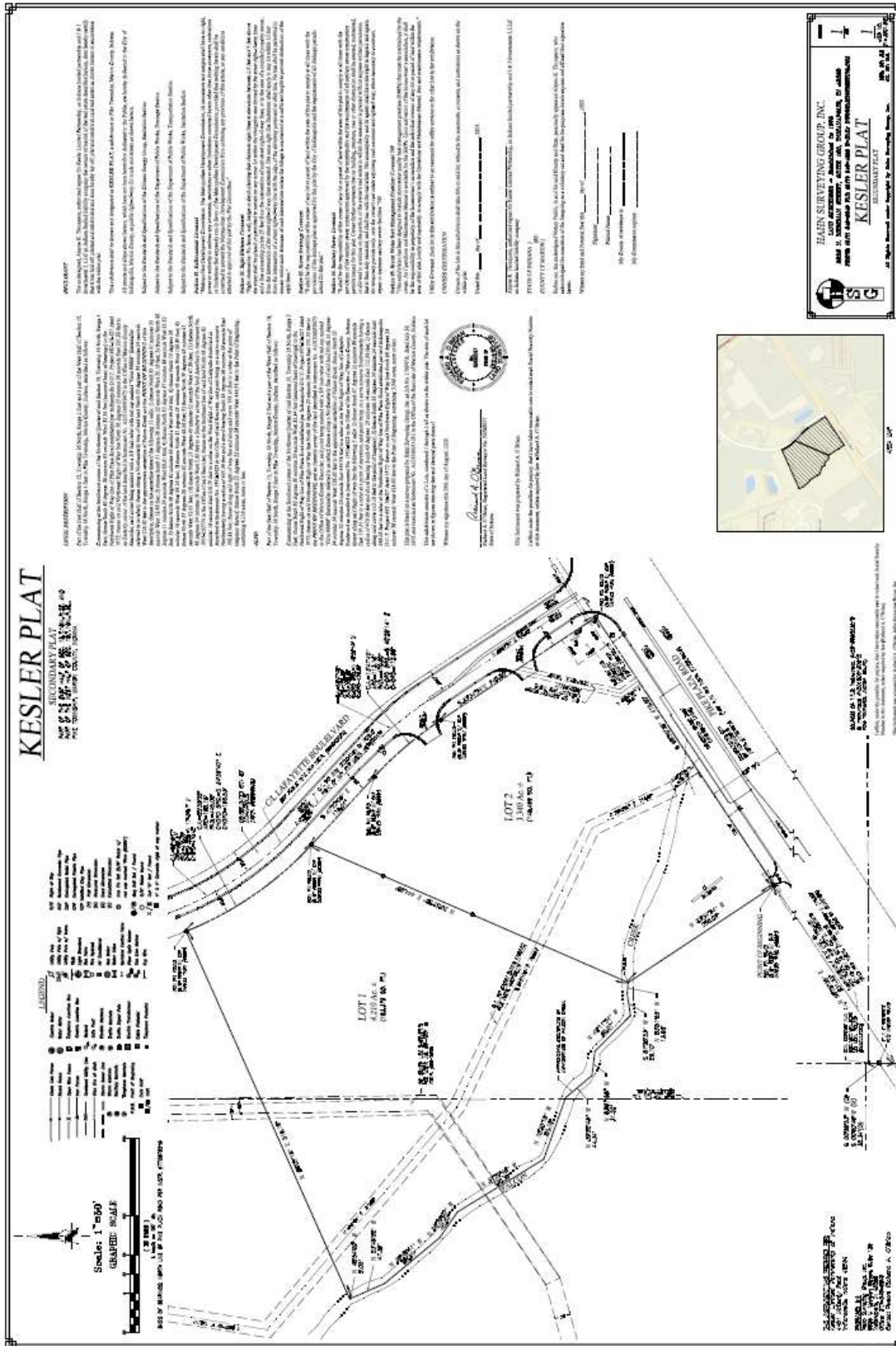
**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-5		
<b>Existing Land Use</b>	Undeveloped / Parking		
<b>Comprehensive Plan</b>	Auto-Related Commercial		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-6 / C-5	Multi-family residential / Commercial
	South:	C-S / C-7	Commercial
	East:	C-5	Commercial
	West:	C-5	Undeveloped
<b>Thoroughfare Plan</b>			
Pike Plaza Road	Primary Collector	97-foot existing and 112-foot proposed	
Lafayette Boulevard	Local Street	56-foot existing and proposed	
<b>Petition Submittal Date</b>	October 23, 2023		

**EXHIBITS**







**KESLER SURVEYING GROUP, INC.**  
A PROFESSIONAL ENGINEERING FIRM  
1111 N. LAUREL STREET, SUITE 1000, CHICAGO, ILLINOIS 60610  
TEL: 312.467.1234 FAX: 312.467.1235  
WWW.KESLER-SURVEYING.COM

**KESLER PLAT**  
SECONDARY PLAT

Professional Engineer: [Signature]  
Professional Surveyor: [Signature]





**REQUESTED WAIVER:**

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

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

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

other existing public improvements have long been in place and there is not development contemplated in the near future that would attract pedestrian traffic to the site.

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

this site is surrounded by developed properties where sidewalks are not in place and additional development of this site is not immediately contemplated.

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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:

as evidenced by the lack of sidewalks or other pedestrian infrastructure adjacent to the surrounding and nearby properties.

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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:

sidewalks would either be installed as development occurs or proportionate contribution will be made for the development of sidewalks in an area that is of greater need due to higher pedestrian traffic.

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

all other public improvements are in place and the controlling provisions of 744-300 will still be applicable to the site.

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**PHOTOS**



Google Street View of Pike Plaza Road frontage, looking west, dated August 2023



Proposed Lot One viewed from Lafayette Boulevard, looking north



Proposed Lot Two viewed from Lafayette Boulevard, looking south



Existing bridge on Pike Plaza Road frontage of Lot Two, looking west





Lot Two Pike Plaza Road frontage, looking north



**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-PLT-090

**Property Address:** 8450 Payne Road (*Approximate Address*)

**Location:** Pike Township, Council District # 1

**Petitioner:** St. Vincent Hospital and Health Care Center, Inc., by Norman H. Hiselman

**Zoning:** C-1, I-2, and C-S (FF) (FW)

**Request:** Approval of a Subdivision Plat, to be known as Marion Energy Storage, dividing 47.97 acres into two lots

**Waiver Requested:** None

**Current Land Use:** Hospital

**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 October 25, 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  
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- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This site is zoned C-1, C-S, and I-2. This site is developed with a hospital near the Payne Road frontage, but the remainder of the property is undeveloped. The proposed plat would subdivide the property into two lots along the Payne Branch Stream to provide for sale of part of the property. Staff would note that the proposed Lot Two would be split-zoned C-1, C-S, and I-2. Only the uses permitted in the respective districts would be permitted, and only within the appropriate zoning boundary. The portion of the site zoned C-S is for medical uses. The proposed plat meets the standards of the existing zoning classifications and the subdivision regulations.

**STREETS**

Lot One would have frontage on Payne Road to the east. Lot Two would front on 86<sup>th</sup> Street to the north. No new streets are proposed as part of this petition.

**SIDEWALKS**

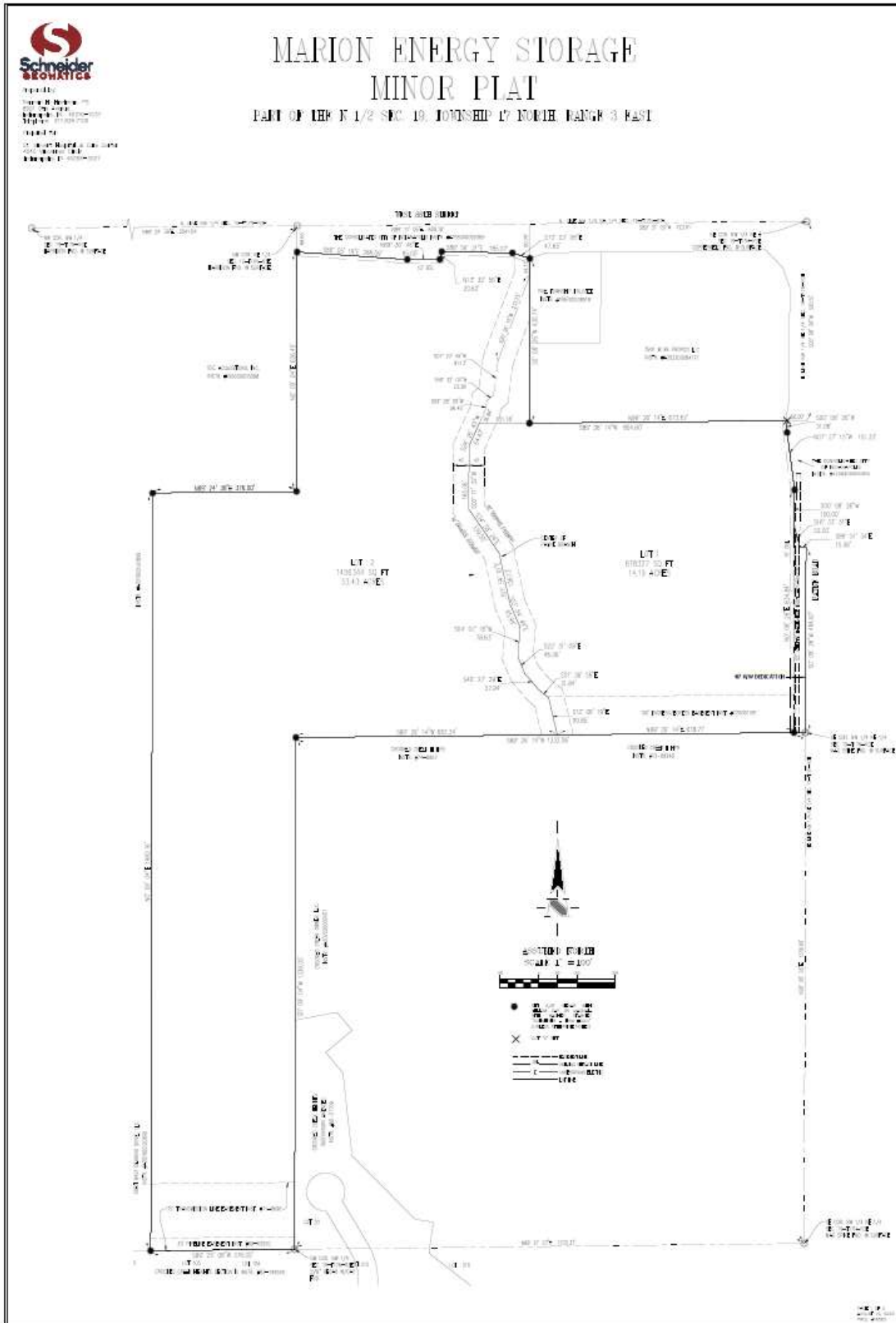
Sidewalks are existing along Payne Road and 86<sup>th</sup> Street.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-1, I-2, and C-S (FW) (FF)	
<b>Existing Land Use</b>	Hospital	
<b>Comprehensive Plan</b>	Office Commercial / Light Industrial / Floodway	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	C-1 / C-S / SU-9	Commercial / Government
South:	D-P / D-3 / D-1	Multi-family and Single-family residential
East:	D-6II / D-P	Multi-family residential
West:	C-S / I-2	Commercial / Industrial
<b>Thoroughfare Plan</b>		
Payne Road	Primary Collector	30-foot existing and 80-foot proposed
86 <sup>th</sup> Street	Primary Arterial	135-foot existing and proposed
<b>Petition Submittal Date</b>	October 23, 2023	

**EXHIBITS**

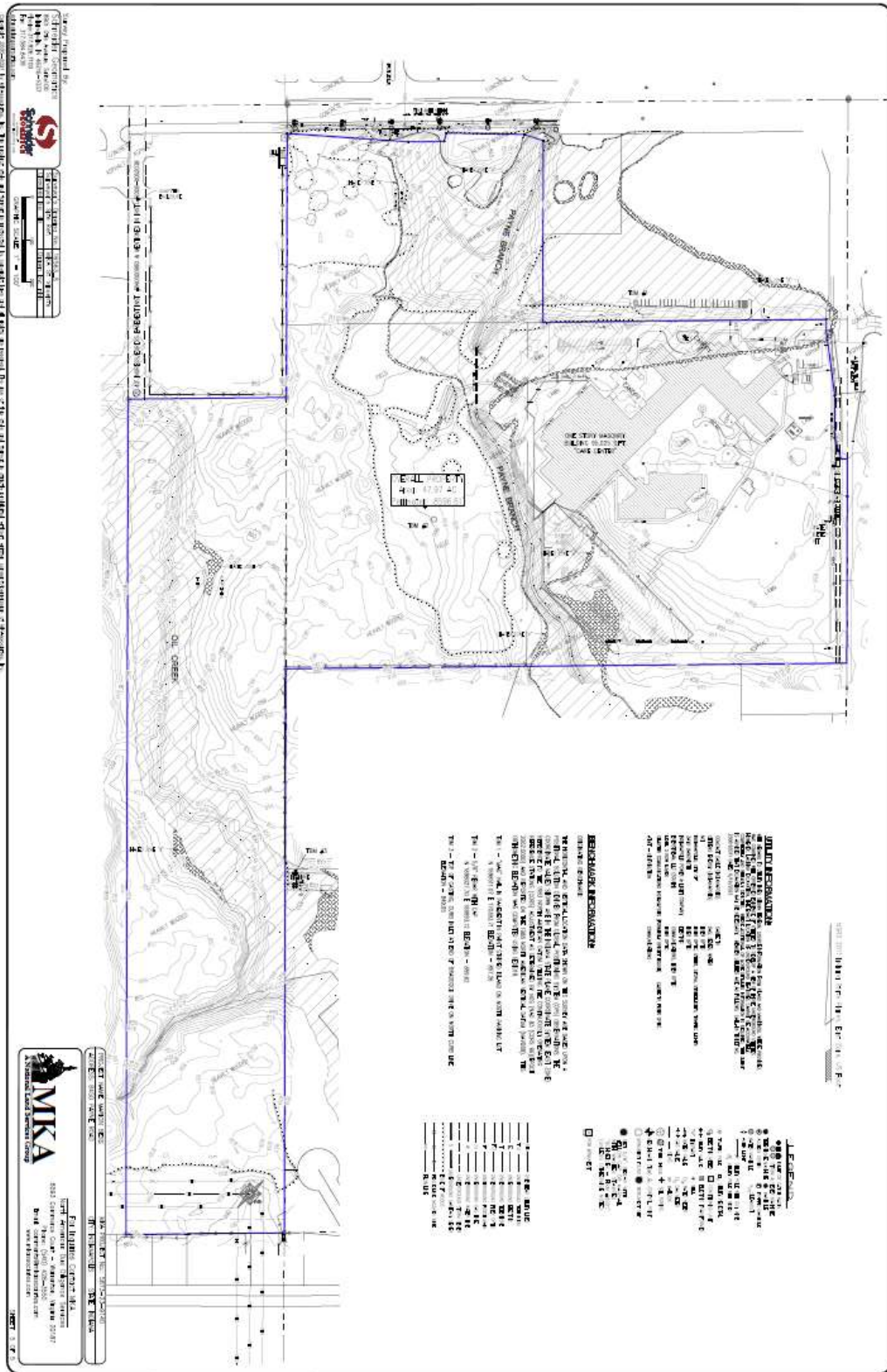






Department of Metropolitan Development  
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Topography Site Plan



**PHOTOS**



Proposed Lot One, Payne Road frontage, looking west



Proposed Lot One, Payne Road frontage, looking west



Department of Metropolitan Development  
Division of Planning  
Current Planning



Proposed Lot Two, 86<sup>th</sup> Street frontage, looking south





**PLAT COMMITTEE** **December 13, 2023**

**Case Number:** 2023-PLT-095

**Property Address:** 1212 & 1425 Castania Drive and 4501 Michigan Road (*Approximate Address*)

**Location:** Washington Township, Council District # 7

**Petitioner:** Linden House Indiana Holdings, LLC, and N181 JR, LLC, by Timothy E. Ochs

**Zoning:** D-P and C-S (FF) (FW)

**Request:** Approval of a Subdivision Plat, to be known as Linden House Section 1 Replat, dividing 172.61 acres into three lots.

**Waiver Requested:** None

**Current Land Use:** Commercial / Residential

**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 November 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**

This site is zoned D-P and C-S. The site is developed with single-family dwellings that have been reused for a variety of commercial and special uses as permitted by the respective development plans. The proposed plat would provide for three lots, including the adjustment of the lot lines for proposed Lot One and Three. The proposed plat meets the standards of the D-P and C-S zoning classifications and the subdivision regulations.

**STREETS**

Lot One and Three would front on Michigan Road to the west. Lot Two would have access to Michigan Road via the easement noted on the survey. The property also has two existing private streets: Castania Drive and Castania Way. No new streets are proposed as part of this petition.

**SIDEWALKS**

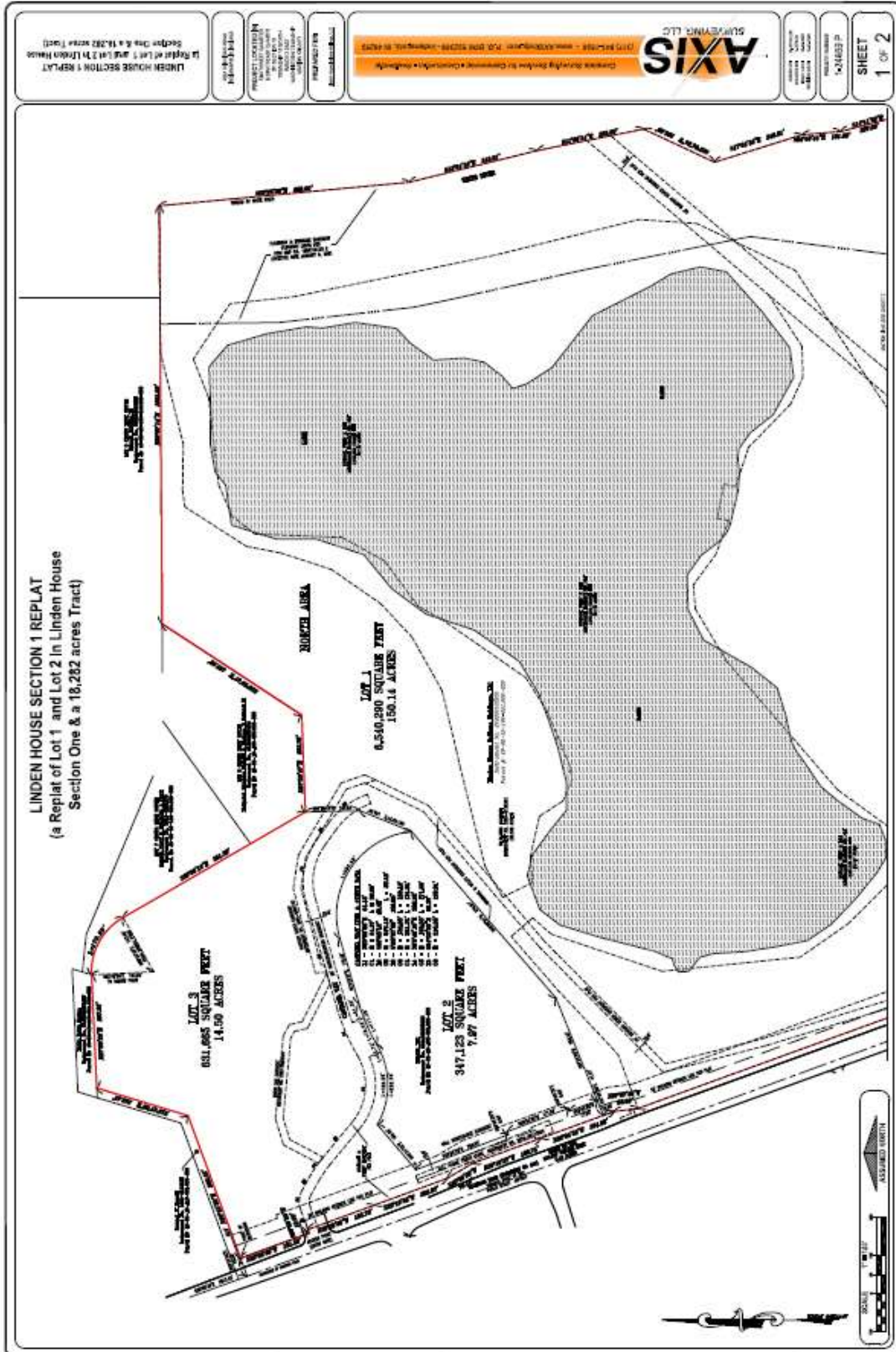
Sidewalks are exempt per Section 744-303.B.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-P / C-S	
<b>Existing Land Use</b>	Commercial / Residential	
<b>Comprehensive Plan</b>	Rural or Estate Neighborhood / Suburban Neighborhood / Floodway	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-S	Single-Family Residential
South:	D-A	Undeveloped
East:	D-A / UQ-1	Undeveloped / University
West:	D-S / D-A / SU-1 / SU-2	Single-Family Residential / School / Religious Use
<b>Thoroughfare Plan</b>		
Michigan Road	Primary Arterial	125-foot existing and proposed
Castania Drive	Private	
Castania Way	Private	
<b>Petition Submittal Date</b>	November 3, 2023	

EXHIBITS







**PHOTOS**



Lot Three frontage on Michigan Road, looking south.



Lot Three frontage on Michigan Road, looking north.



Facing East, towards North Access Gate of Lot Three, Lot Two accessed from the private street, Castania Way



Facing North along main boulevard of Lot One



View of the building on Lot One from northern waterfront, facing south



Maintenance area on Lot One





View of Lot Two from Castania Way access easement (in background)



View of Lot Three from Castania Way access easement