



Metropolitan Development Commission Plat Committee (August 12, 2026) Meeting Agenda

Meeting Details

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

Date: Wednesday, August 12, 2026

Time: 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

[2026-PLT-032](#) | 10853 East 52nd Street

Lawrence Township, Council District #10, zoned D-A (FW)

Stanley K. Hamilton & the Stanley K. Hamilton and Mary E. Hamilton Trust, Lennar Homes of Indiana, LLC and Kimley Horn

Approval of Subdivision Plat to be known as Hamilton Estates, dividing 48.07 acres into one lot and one block.

**Petition to be withdrawn.

PETITIONS REQUESTING TO BE CONTINUED:

[1.](#) 2026-PLT-027 | 547 Dorman Street

Center Township, Council District #13, zoned D-8 (IHPC) (FW)

RD Construction & Holding LLC, by Wooton Hoy LLC (John Cross)

Approval of Subdivision Plat to be known as Replat of Dorman Street Lots, dividing 0.345-acre into three lots.

**Petitioner to request continuance to October 14th, 2026.

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

[2.](#) 2026-PLT-017 | 8530 North Carroll Road

Lawrence Township, Council District #4, zoned D-A

Jackson Conley

Approval of Subdivision Plat to be known as Conley Minor Subdivision, diving 4.63 acres into two lots.

[3.](#) 2026-PLT-028 | 7305 Kentucky Avenue

Decatur Township, Council District #21, zoned C-S

Oberlin Development LLC, by Brittany Edwards

Approval of a Subdivision Plat to be known as Replat of Lots 50 Through 53 and Common Areas “A” and “B” Of Oberlin At Camby Village Section 1B And Of Lots 54 Through 67, Lots 80 Through 91, and Common Areas “E” and “F” Of Oberlin At Camby Village Section 2, subdividing 11.11 acres into 27 lots, four common areas, and one block.

4. 2026-PLT-030 | 6620 Northview Way

Washington Township, Council District #3, zoned SU-1
Northview Christian Church Inc., by Seth Heim

Approval of a Subdivision Plat to be known as Northview Reserve Secondary Plat, subdividing 16.87 acres into one lot and one block.

5. 2026-PLT-036 | 5550 North Keystone Avenue

Washington Township, Council District #7, zoned C-5
Meijer Stores Limited Partnership, by Seth Heim

Approval of a minor subdivision plat dividing 20.505 acres into one lot and one block.

6. 2026-PLT-037 | 11127 East 46th Street

Lawrence Township, Council District #15, zoned D-P (FF)
Domain Timberlake Multistate 2, LLC by Brittany Edwards

Approval of a Subdivision Plat, to be known as Midelton Section 3, subdividing 30.10 acres into 78 lots.

7. 2026-PLT-038 | 9906 East 63rd Street

Lawrence Township, Council District #10, zoned D-1
Joe Calderon

Approval of a Subdivision Plat to be known as Borkowski’s Subdivision, dividing 0.918 acres into two (2) lots.

8. 2026-VAC-004 | 5611 Lawrence Village Parkway

City of Lawrence, Lawrence Township, Council Districts #10
KG Fort, LLC, by Joseph. D. Calderon

Vacation of air rights of a portion of East 56th Street, above 877.85 feet and being six feet in width, beginning at the southeast corner of the land described and recorded as Instrument No. 202400058028, following two courses: 1) North 23.9 feet to a point, 2) West 393.47 feet to a point, thence north six feet to the south boundary of the land described above, with a waiver of the assessment of benefits.

9. 2026-VAC-007 | 1525, 1540, and 1543 West Ohio Street; 211, 217 and 221 North Reisner Street; & 126 and 130 Koehne Street

Center Township, Council District #18
Church, Westside Pentecostal Assembly Trustees by Justin Kingen

Vacation of the first north-south alley east of Reisner Street, being 15 feet in width, beginning at the south right-of-way line of Ohio Street, south 180 feet, to the north right-of-way line of Everett Street, with a waiver of the assessment of benefits.

Vacation of the first north-south alley east of Reisner Street, being 15.12 feet in width, beginning at the south right-of-way line of Astor Street, south 56.20 feet, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

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

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

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

Member	Approving Authority	Term
Kelly Evans	MDC	01/1/2026 - 12/31/2026
Brandon Herget	MDC	01/1/2026 - 12/31/2026
Destiny McCormick	MDC	01/1/2026 - 12/31/2026
Joe Smoker	MDC	01/1/2026 – 12/31/2026
VACANT	MDC	

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel%2016%20Live%20Web%20Stream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/Watch%20Previously%20Recorded%20Programs).

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-PLT-032
Property Address:	10853 East 52 nd Street (<i>Approximate Address</i>)
Location:	Lawrence Township, Council District 10
Petitioner:	Stanley K. Hamilton & the Stanley K. Hamilton and Mary E. Hamilton Trust, by Lennar Homes of Indiana, LLC and Kimley Horn
Zoning:	D-A
Request:	Approval of Subdivision Plat to be known as Hamilton Estates, dividing 48.07 acres into one lot and one block.
Waiver Requested:	None
Current Land Use:	Single-family residential; commercial
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION OVERVIEW

The petitioner has indicated that they are withdrawing this petition. This merely requires the committee's acknowledgement.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-PLT-027
Property Address:	547 Dorman Street (<i>Approximate Address</i>)
Location:	Center Township, Council District
Petitioner:	RD Construction & Holding LLC, by Wooton Hoy LLC (John Cross)
Zoning:	D-8 (IHPC) (FW)
Request:	Approval of Subdivision Plat to be known as Replat of Dorman Street Lots, dividing 0.345-acre into three lots.
Waiver Requested:	None
Current Land Use:	Partially developed
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION OVERVIEW

Staff previously requested a one-month continuance for cause from the July 8th Plat Committee hearing to the August 10th Plat Committee hearing to allow for further discussions with the petitioner regarding infrastructure improvements required by the Ordinance.

It has been determined that the Petitioner will require a waiver to allow for one or more lots to be platted without direct street frontage. As this property is in an IHPC district, the variance must be petitioned for and granted by the IHPC. Petitioner is requesting a 2-month waiver to the October 14th Plat Committee hearing to allow for the variance process to be completed. Staff is in support of this continuance.



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

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-PLT-017 (Amended)
Property Address:	8530 North Carroll Road (<i>Approximate Address</i>)
Location:	Lawrence Township, Council District 4
Petitioner:	Jackson Conley
Zoning:	D-3 (recently rezoned from D-A by City of Lawrence)
Request:	Approval of Subdivision Plat to be known as Conley Minor Subdivision, dividing 3.08 acres into two lots (previously noticed for 4.63 acres)
Waiver Requested:	None
Current Land Use:	Single-family residential
Staff Reviewer:	Josh Levesque, 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 March 18, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site was rezoned from D-A to D-3 by the City of Lawrence's Common Council. The lot is currently developed with a single-family home. This proposed plat would split 3.08 acres into Lot 1 (containing roughly 1.297 acres) and Lot 2 (containing roughly 1.146 acres). Staff will note that the notice originally indicated that the proposed plat was for 4.63 acres instead of 3.08. This represents a less intense amount of land being replatted and, therefore, staff determined new notice was not required. Both lots meet the minimum lot area requirement for D-3.

STREETS

Lot 1 would have frontage on Carroll Road while Lot 2 would have frontage on both Carroll and 86th Street.

SIDEWALKS

Sidewalks do not exist along either of these portions of 86th Street or Carroll Road. 744-303.B of the Consolidated Zoning and Subdivision Ordinance states that "when a single-family detached dwelling, single-family attached dwelling, two-family dwelling, triplex or fourplex is constructed on a freestanding lot, a sidewalk must be provided only if either one of the adjacent lots has a sidewalk installed." As no adjacent lots have sidewalks, no sidewalks would be required at this time. However, if the property were to be developed with commercial, industrial, or multifamily uses, sidewalks would likely need to be provided.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the D-3 district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Residential
South:	D-A	Residential
East:	Unknown / Outside Marion County	Residential
West:	D-A	Residential
Thoroughfare Plan		

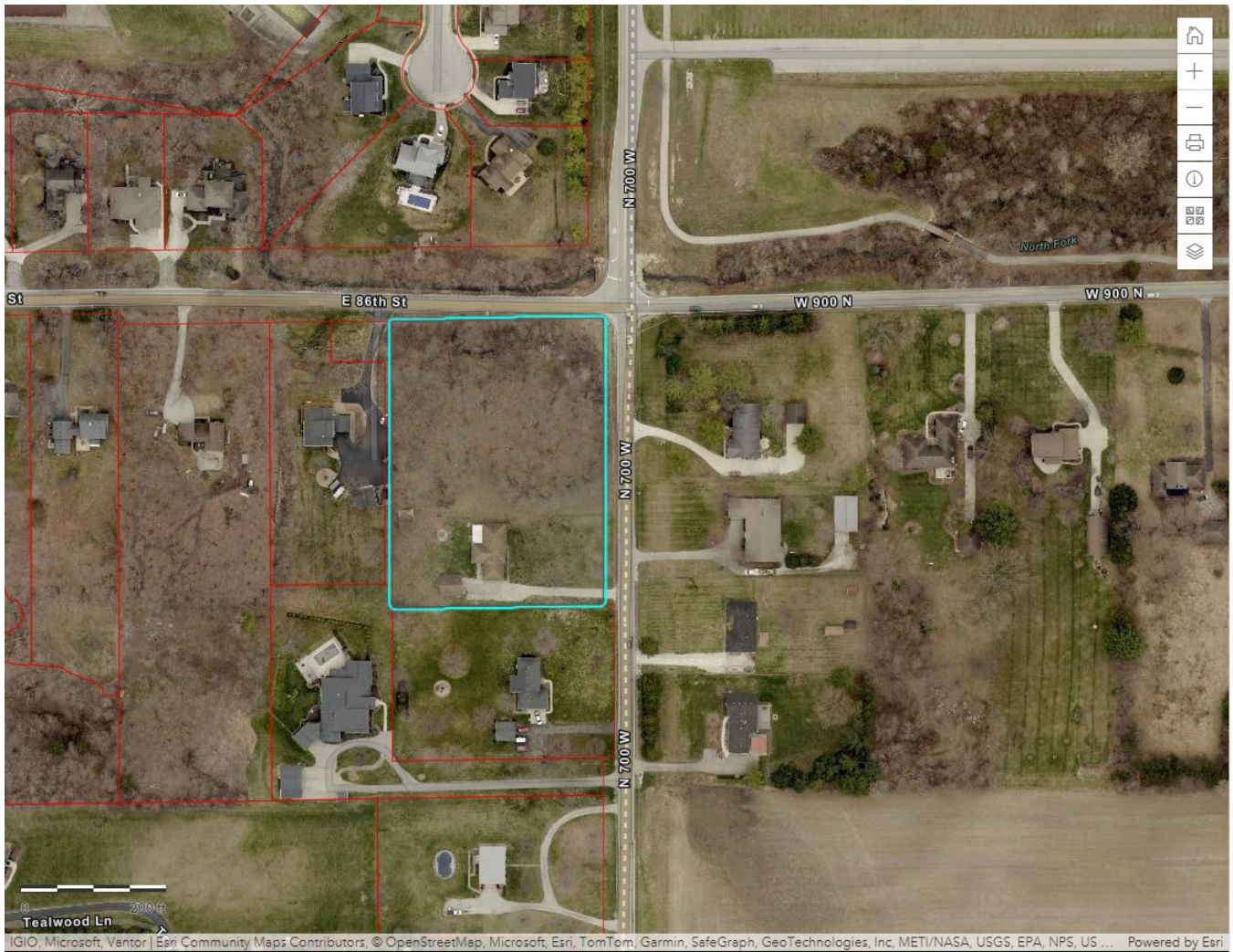


**Department of Metropolitan Development
Division of Planning
Current Planning**

86 th Street	Primary Collector	100-foot existing right-of-way and 80 feet proposed
Carroll Road	Primary Collector	30-foot existing half right-of-way and 106 feet proposed
Petition Submittal Date	March 2026	

EXHIBITS

2026PLT017: Aerial Images



2026PLT017: Proposed Plat

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PHOTOS

2026PLT017: Photographs



Photo 1: View of existing single-family home on property

2026PLT017: Photographs



Photo 2: Wooded area on northern part of lot included in plat

2026PLT017: Photographs



Photo 3: View of properties across Carroll Road and across county line

2026PLT017: Photographs



Photo 4: View of neighboring property to the south

2026PLT017: Photographs



Photo 5: Looking south down Carroll Road



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

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-PLT-028
Property Address:	7305 Kentucky Avenue (<i>Approximate Addresses</i>)
Location:	Decatur Township, Council District #21
Petitioner:	Oberlin Development LLC, by Brittany Edwards
Zoning:	C-S
Request:	Approval of a Subdivision Plat to be known as Replat of Lots 50 Through 53 and Common Areas "A" and "B" Of Oberlin At Camby Village Section 1B And Of Lots 54 Through 67, Lots 80 Through 91, and Common Areas "E" and "F" Of Oberlin At Camby Village Section 2, subdividing 11.11 acres into 27 lots, four common areas, and one block.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 1, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is currently zoned C-S, per development standards approved by the rezoning petition 2022-ZON-112 and modified by the petition 2026-MOD-002 to allow for single-family detached uses. The modification petition was approved by the Metropolitan Development Commission on May 20th.

The requested plat would be replat of lots previously subdivided within Oberlin at Camby Village; specifically, Lots 50-53 of Section 1B and Lots 54-67 and 80-91 of Section 2 would be redrawn based on the approval of the 2026 modification petition. There would be a net reduction of 3 lots and the addition of new common area space. The proposed plat would conform with the subdivision regulations and the requirements of the previously approved zoning petitions at the property.

STREETS

All lots would be accessible by internal thoroughfares with proper signage compliant with city standards.

SIDEWALKS

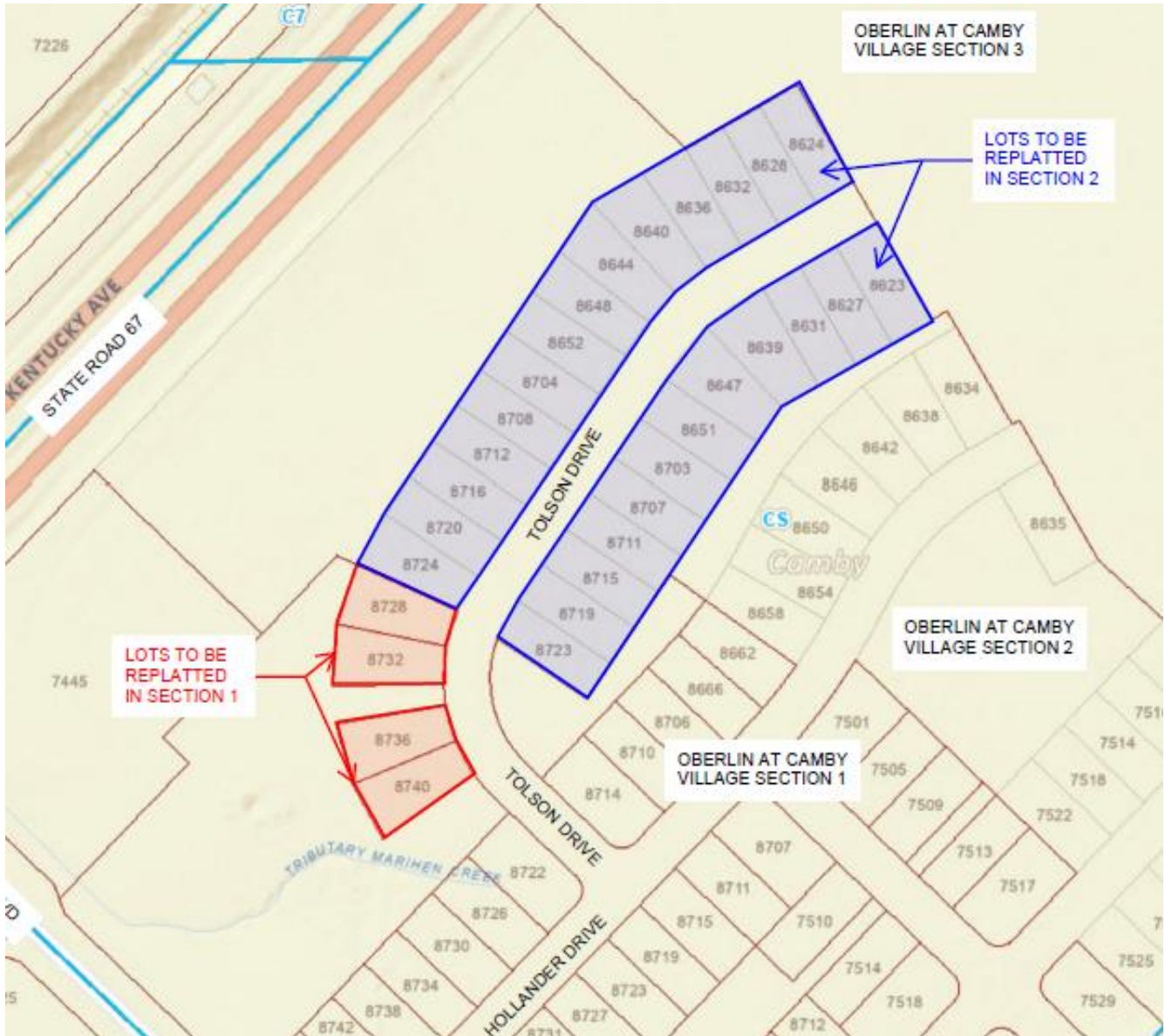
6-foot sidewalks are to be installed along internal thoroughfares, per the requirements of the Zoning Ordinance and C-S Statement.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Undeveloped
South:	C-S	Undeveloped
East:	C-S	Undeveloped
West:	C-S	Undeveloped
Thoroughfare Plan		
Various Internal Streets	Local Street	50-feet proposed
Petition Submittal Date	June 1, 2026	

EXHIBITS

2026PLT028 ; Area Map



2026PLT028 ; Proposed Plat



2026PLT028 ; Photographs



View of site looking north across Camby Village Boulevard entrance



View of site looking north across Camby Village Boulevard

2026PLT028 ; Photographs (continued)



View of site looking north across Camby Village Boulevard



View of site looking northwest across intersection of Camby Village Boulevard and Hollander Drive

2026PLT028 ; Photographs (continued)



View from site looking south



View from site looking south

2026PLT028 ; Photographs (continued)



View from site looking northwest



View from site looking east

2026PLT028 ; Photographs (continued)



View from site looking southeast



View of site looking north across Hollander Drive



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

August 12, 2026

Case Number: 2026-PLT-030
Address: 6620 Northview Way (approximate address)
Location: Washington Township, Council District #3
Zoning: SU-1
Petitioner: Northview Christian Church Inc., by Seth Heim
Request: Approval of a Subdivision Plat to be known as Northview Reserve Secondary Plat, subdividing 16.87 acres into one lot and one block.

Waiver Requested: None
Current Land Use: Religious Use
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 1, 2026, 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
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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned SU-1. The site is developed with a religious use. The proposed plat would subdivide the property into one lot and one block: Lot 1 would be 1.74 acres and is undeveloped. Block A would be 15.12 acres and is developed with the religious use. The proposed plat meets the standards of the SU-1 zoning classification.

STREETS

Lot 1 would front on East 65th Street, and Binford Boulevard. Block A would also front on East 65th Street, and Binford Boulevard

SIDEWALKS

Sidewalks are required along the East 65th Street frontage. Sidewalks along Binford Boulevard frontage to be determined by the Department of Public Works.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Religious Use	
Comprehensive Plan	Office Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-2	Light Industrial uses
South:	C-4	Automotive Fueling Station
East:	I-2 / D-2	Light Industrial / Single Family Dwellings
West:	SU-9 / I-2	State Highway Transportation Barn / Commercial Contractor
Thoroughfare Plan		
East 65 th Street	Primary Collector	68-foot existing right-of-way, 80-foot proposed right-of-way
Petition Submittal Date	June 1, 2026	

EXHIBITS

2026-PLT-030; Aerial Map





PHOTOS



Proposed Lot 1, looking east from Northview Drive.



Proposed Block A, looking northeast.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-PLT-036
Property Address:	5550 N Keystone Ave (<i>Approximate Address</i>)
Location:	Washington Township, Council District #07
Petitioner:	Meijer Stores Limited Partnership, by Seth Heim
Zoning:	C-5
Request:	Approval of a minor subdivision plat dividing 20.505 acres into one lot and one block.
Waiver Requested:	None
Current Land Use:	Commercial
Staff Reviewer:	Adrienne Baker, Principal Planner I

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 July 15, 2026, 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.
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Department of Metropolitan Development
Division of Planning
Current Planning

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned C-5 and is presently developed with a Meijer store and associated parking facilities. The proposed plat would subdivide the existing 20.505-acre parcel into one lot and one block. The new lot would be situated in the northeastern portion of the resulting block, near the intersection of North Keystone Avenue and 56th Street.

STREETS

Lots One and Block One would front on Keystone Ave. No new streets are proposed.

SIDEWALKS

Sidewalks exist along Keystone Ave.

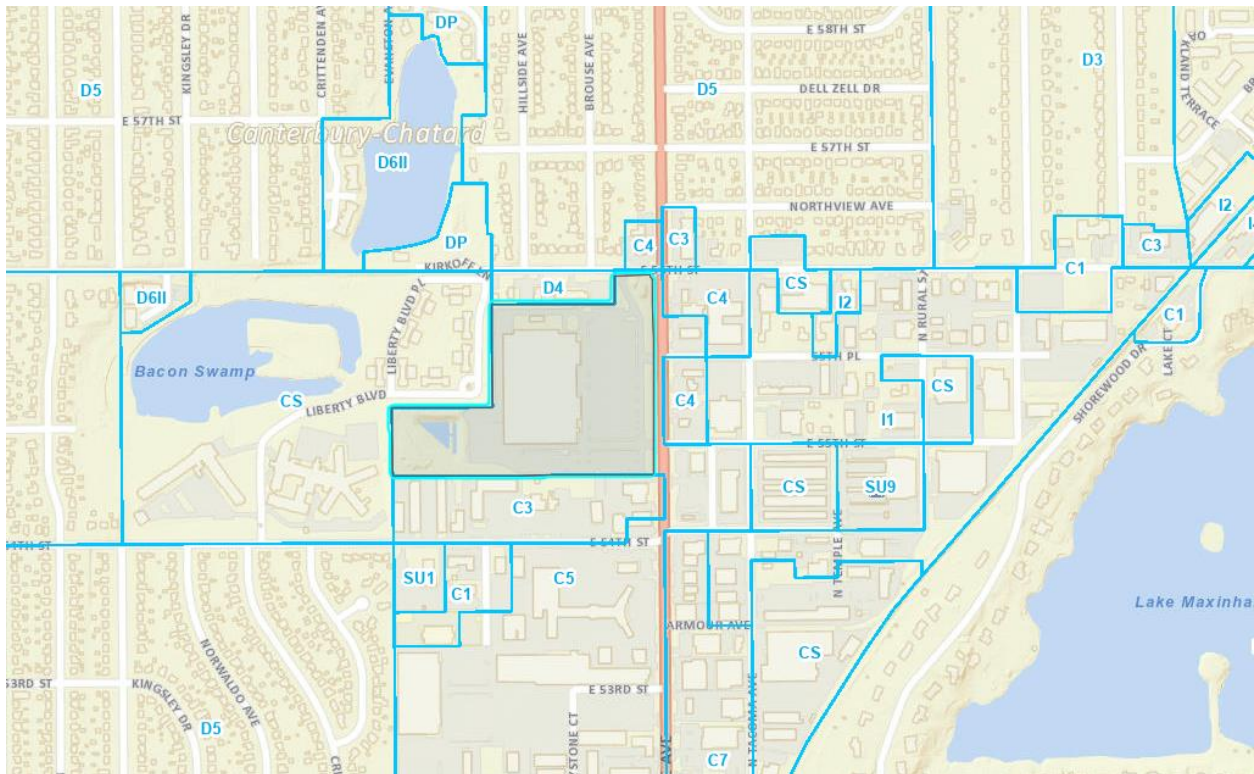
PROCEDURE

This plat petition, if approved, only legally establishes the division of land.

GENERAL INFORMATION

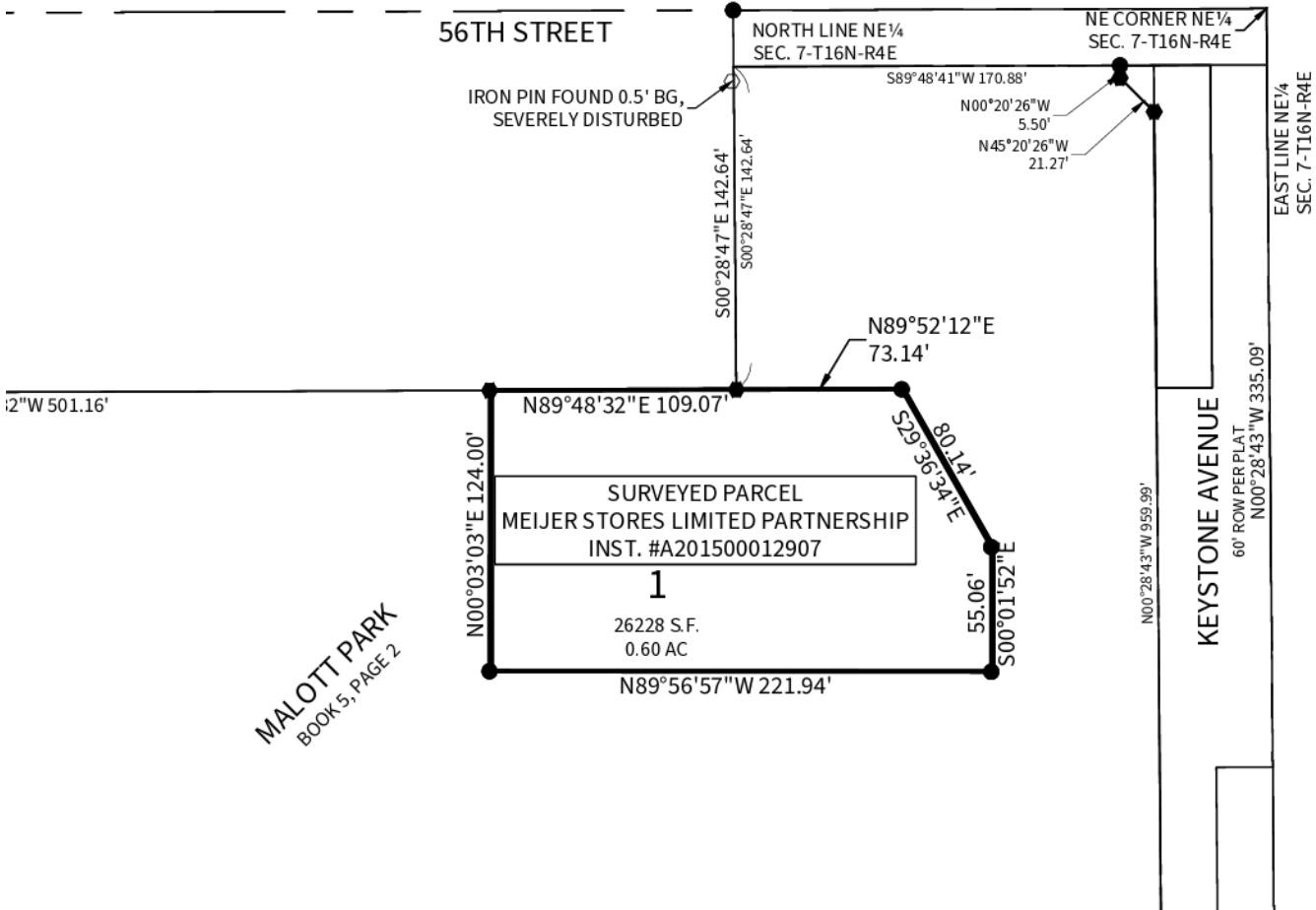
Existing Zoning	C-5	
Existing Land Use	Commercial	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-4	Suburban Neighborhood
South:	C-3	Village Mixed-Use
East:	C-4	Community Commercial
West:	C-S	Community Commercial
Thoroughfare Plan		
Keystone Ave	Primary Arterial	121-foot existing and 104-foot proposed
56 th St	Local Street	48-foot existing and proposed
54 th St	Primary Collector	67-foot existing and 56-foot proposed
Petition Submittal Date	July 15, 2026	

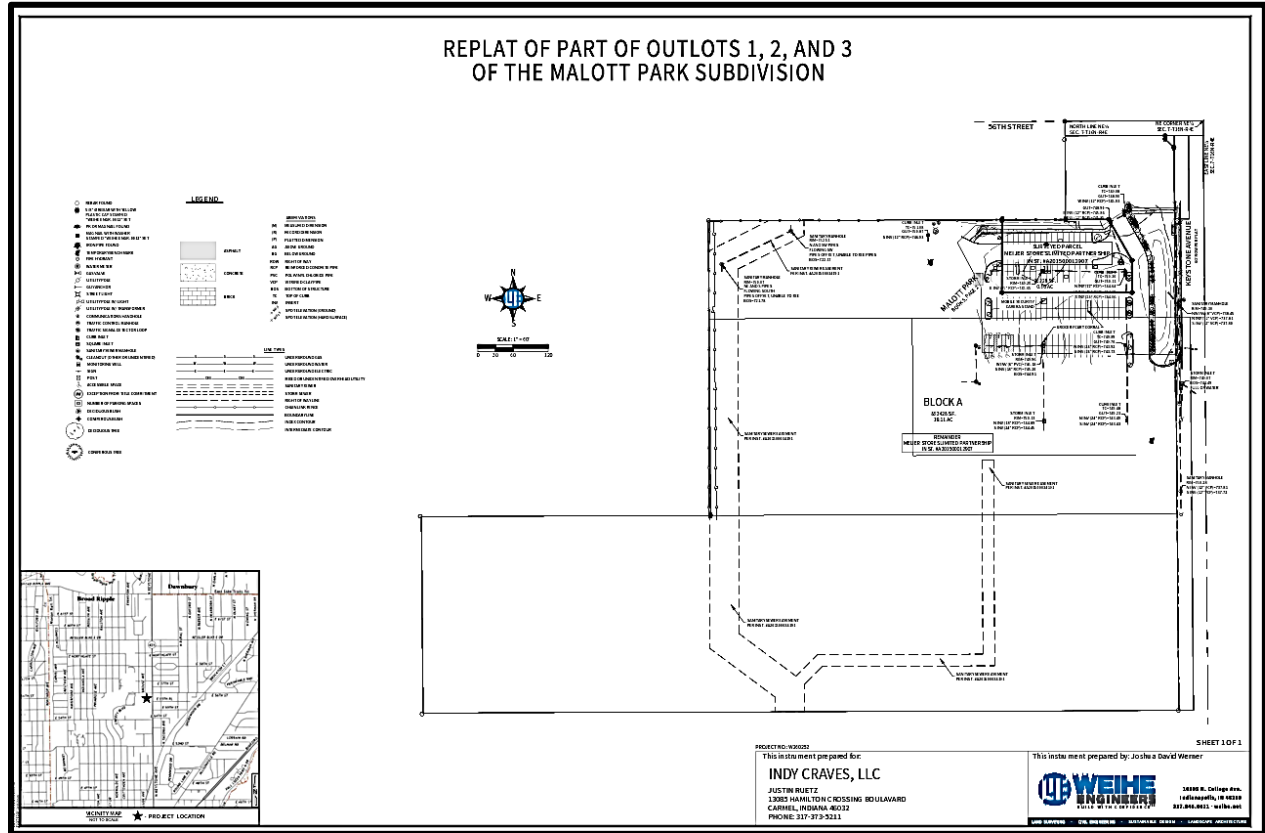
EXHIBITS

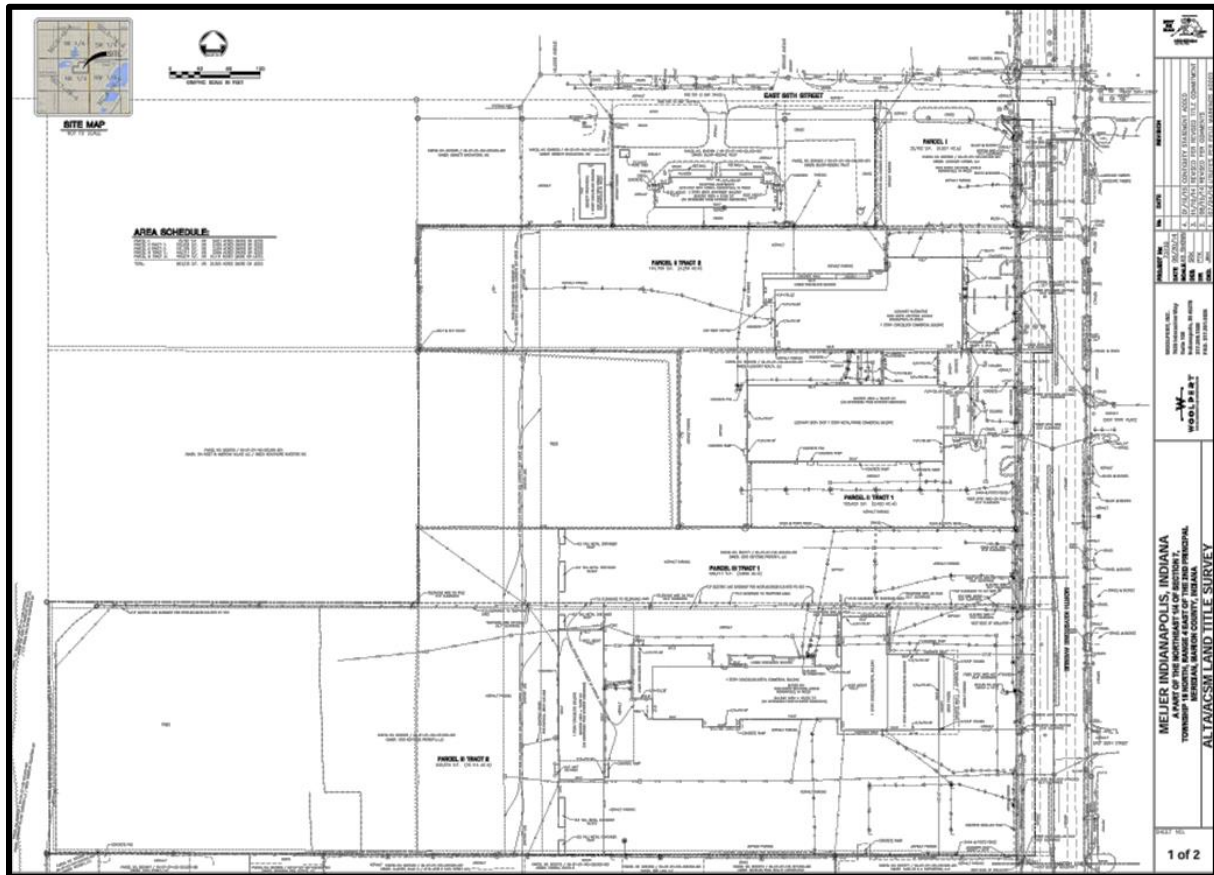




Department of Metropolitan Development
Division of Planning
Current Planning







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STANDARD 10: COMMUNITY COMPLIANCE

The Board and its staff have developed the following information quality best management practices (BMPs) that meet or exceed the minimum standards for data collection and management. It is the policy of the Agency to follow the information quality BMPs of the National Centers for Health Statistics, of which the Agency is a member, and to comply with the contractual and regulatory requirements, and best management requirements.

During the life of this agreement, both, year to year and long-term, subject to the agreement, conditions, and performance objectives on the action plan.

The life of this agreement shall be in accordance with the community regional contract (C.R.C.)

DATE: _____ TIME: _____

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STATE OF _____)
_____)
_____) _____

BEFORE US, THE UNDERSHOFTENARY PUBLIC, IS AND FOR US

STRESSING AS A VOLUNTARY ACT AND NOT JUST THE PASSIVE

WITHHOLD UP HAND AND NOT TAPING. BEAL THAT _____ DAY OF _____

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UNIVERSITY OF MICHIGAN

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Circle No. 10

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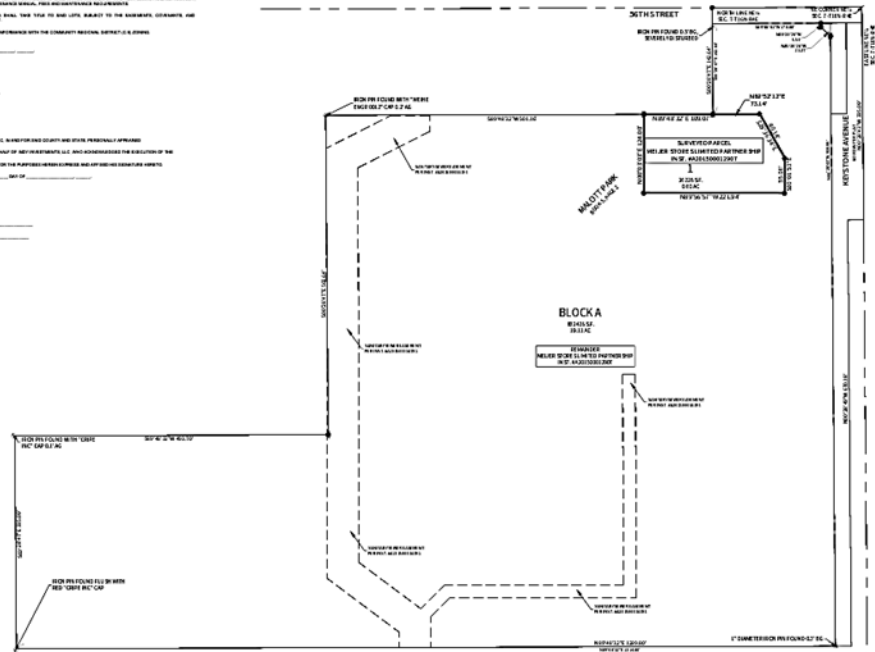
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PROJECT NO. W202

This instrument prepared for

INDY CRAVES, LLC

JUSTIN RUETZ
13085 HAMILTON C ROSSING BOULEVARD
CARMEL, INDIANA 46032
PHONE: 317-373-5211

This instrument prepared by: Joshua David Werner



26100 N. College Ave.
Tulsa, OK 74110
918.446.8011 • wslb.com

PHOTOS











Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

August 12, 2026

Case Number: 2026-PLT-037

Property Address: 11127 East 46th Street (*Approximate Address*)

Location: Lawrence Township, Council District #15

Petitioner: Domaion Timberlake Multistate 2, LLC, by Brittany Edwards

Zoning: D-P (FF)

Request: Approval of a Subdivision Plat to be known as Midelton, Section 3, dividing 30.10 acres into 78 lots.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is this first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 6, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This property was rezoned to the D-P zoning district via the petition 2023ZON117 for development of a residential subdivision with up to 249 single-family residences. The rezoning to D-P was subject to a development statement and commitments that impose requirements related to tree preservation, required dedications of rights-of-way, minimum lot sizes and widths, and more.

Previous plat petitions (2025-PLT-011 and 2025-PLT-065) were approved for Midelton Section 1 and Section 2 respectively. This petition would result in the creation of Midelton, Section 3, to divide 30.10 acres into 78 lots per the below primary plat. The proposed plat would comply with the standards of the approved D-P development statement, zoning commitments, and Subdivision regulations.

STREETS

Section 3 of this replat would result in the extension of Middlemist Way from the north within Section 1, as well as an extension of Cuyahoga Drive from the west within the existing subdivision Parks at Winding Ridge. Cuyahoga Drive would have access from German Church Road to the west. Additionally, the new internal street Kyanite Lane would be created.

SIDEWALKS

Per zoning commitments and Ordinance rules, sidewalks are required along all internal streets as well as along 42nd Street and German Church Road. Required sidewalks are shown on the proposed plat.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	3.5 – 5 Residential Units per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-P Residential
	South:	D-A / D-5II Residential
	East:	D-P Residential
	West:	SU-32 / C-3 Church / Undeveloped
Thoroughfare Plan		
42 nd Street	Primary Collector	32-foot existing right-of-way and 80-foot proposed right-of-way
German Church Road	Primary Arterial	90-foot existing right-of-way and 119-foot proposed right-of-way
Petition Submittal Date	July 6, 2026	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	741.203.A-C – Primary Plat Requirements: - Plat name, Legal Description, Surveyor Seal, Scale. - Boundary Lines, Existing Street Names, and dimensions. - Layout of Proposed Streets – names, widths, classifications. - Layout of all easements and purpose thereof. - Layout of lots with numbering and dimensions. - Floodway/Floodplain Delineation. - Topographic Map. - Area Map.	Satisfied
	741-203.D – Traffic Control Plan - Traffic control street signs and devices. - Traffic calming devices. - Bicycle facilities. - Sidewalks and pedestrian facilities. - Transit facilities, such as bus stops pads or shelter. - Street lighting.	Satisfied
	741-203.E– Natural infrastructure plan (major plats containing more than 20 lots) - Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry - Location of Open Space Areas of the open space common area, indicating size and general improvements - Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)	Satisfied
	741-205 – Waivers - The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property - The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; - Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; - The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and - The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.	None Requested
741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION

741-302.A – Lots:	• <i>Comply with zoning district and any cluster approval or variance grant.</i> • <i>Lots must have positive drainage away from buildings.</i> • <i>No more than 25% of lot area may be under water.</i> • <i>Side lots lines at right angles to streets or radial to curving street line.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i>	Satisfied
741-302.B – Frontage and Access:	• <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> • <i>Triple frontage lots are prohibited.</i> • <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> • <i>Lots shall not have direct access to arterial streets.</i> • <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i>	Satisfied
741-302.C – Blocks:	• <i>Shall not exceed maximum block lengths per Table 741-302.1</i> • <i>If exceeded, it must be demonstrated that:</i> ○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i> ○ <i>Adequate traffic calming provisions are made.</i> ○ <i>The block length must be exceeded because of physical conditions of the land.</i>	Satisfied

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

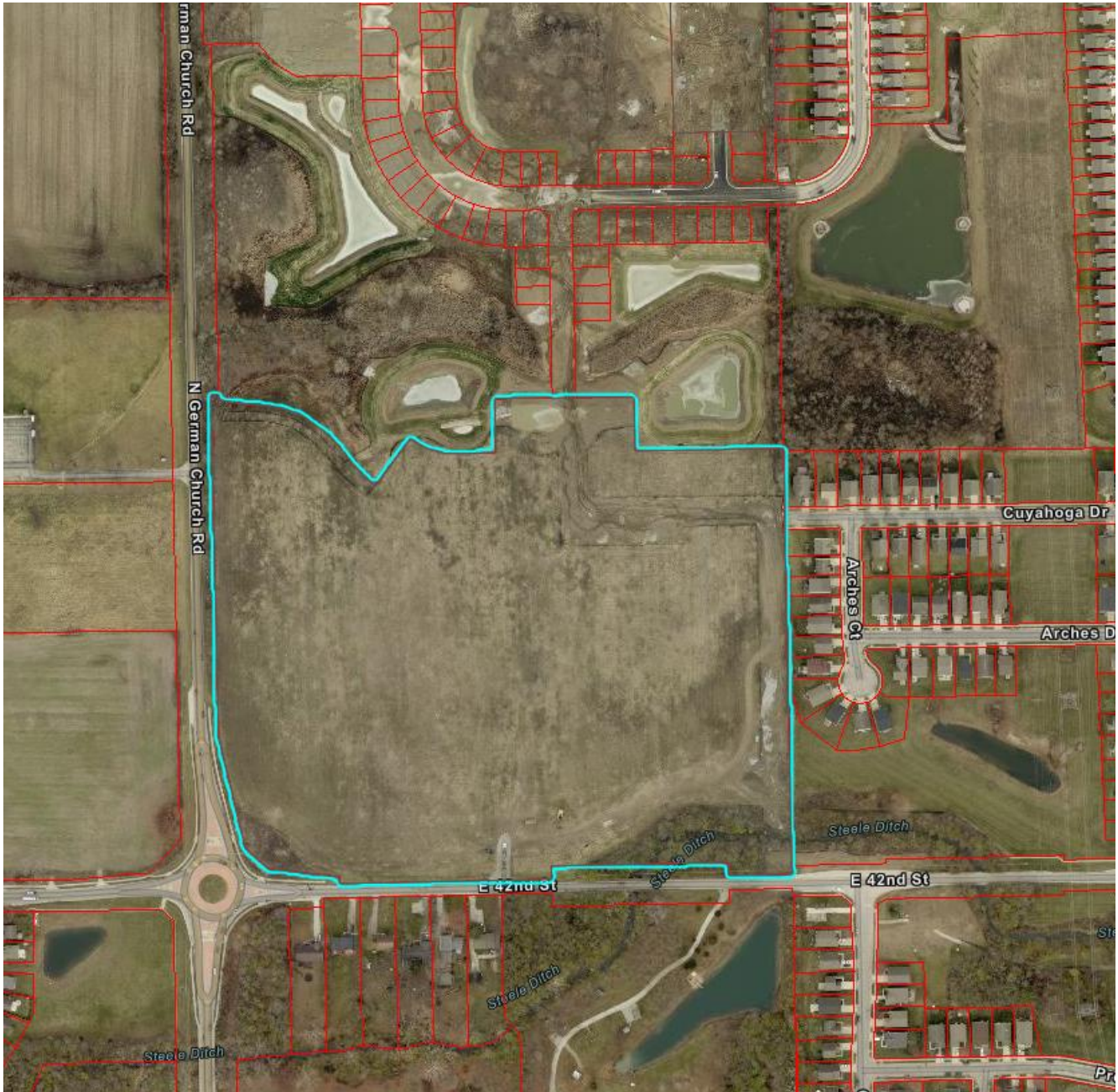
	741-303.B – Through Connectivity (Metro Context Area): - Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. - Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. - All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. - Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. - Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. - Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.	Satisfied
	741-303.D – Cul-de-sacs (Metro Context Area): In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.	Satisfied
741-304-316 Additional Development Items		
	741.304.A-C – Traffic Control Devices: <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i>	Satisfied
	741.305 – Numbering and naming: <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i>	Satisfied
	741.306 – Sidewalks: <i>Sidewalks shall be provided along all internal and external streets.</i>	Satisfied
	741.307-309 – Easements, Utilities, Stream Protection Corridors: <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> <i>All utilities shall be located underground.</i> <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i>	Satisfied

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

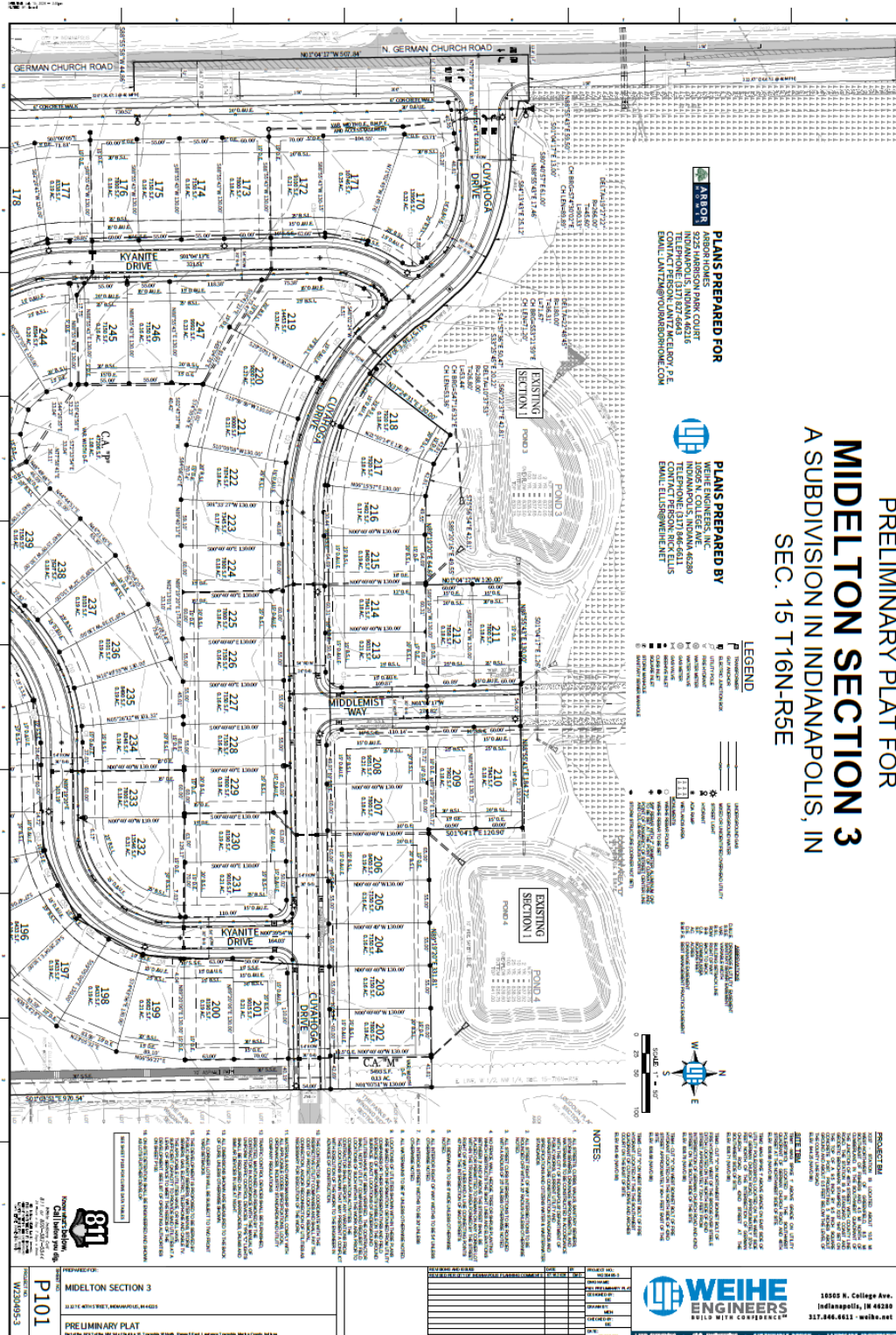
	741.310 – Common Areas, Open Space and Public Sites (Compact Context Area): <i>Required for subdivisions with more than 20 dwelling units.</i> <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> <i>Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> <i>Reservation of land for public/semi-public purpose.</i>	Satisfied
	741-312 – Monuments <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>	Satisfied
	741.313 – Flood Control: <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> <i>For Zone AE areas, the plat must show the BFE topographic line.</i> <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i>	Satisfied
	741.316 – Street Lighting: <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i>	Satisfied

EXHIBITS

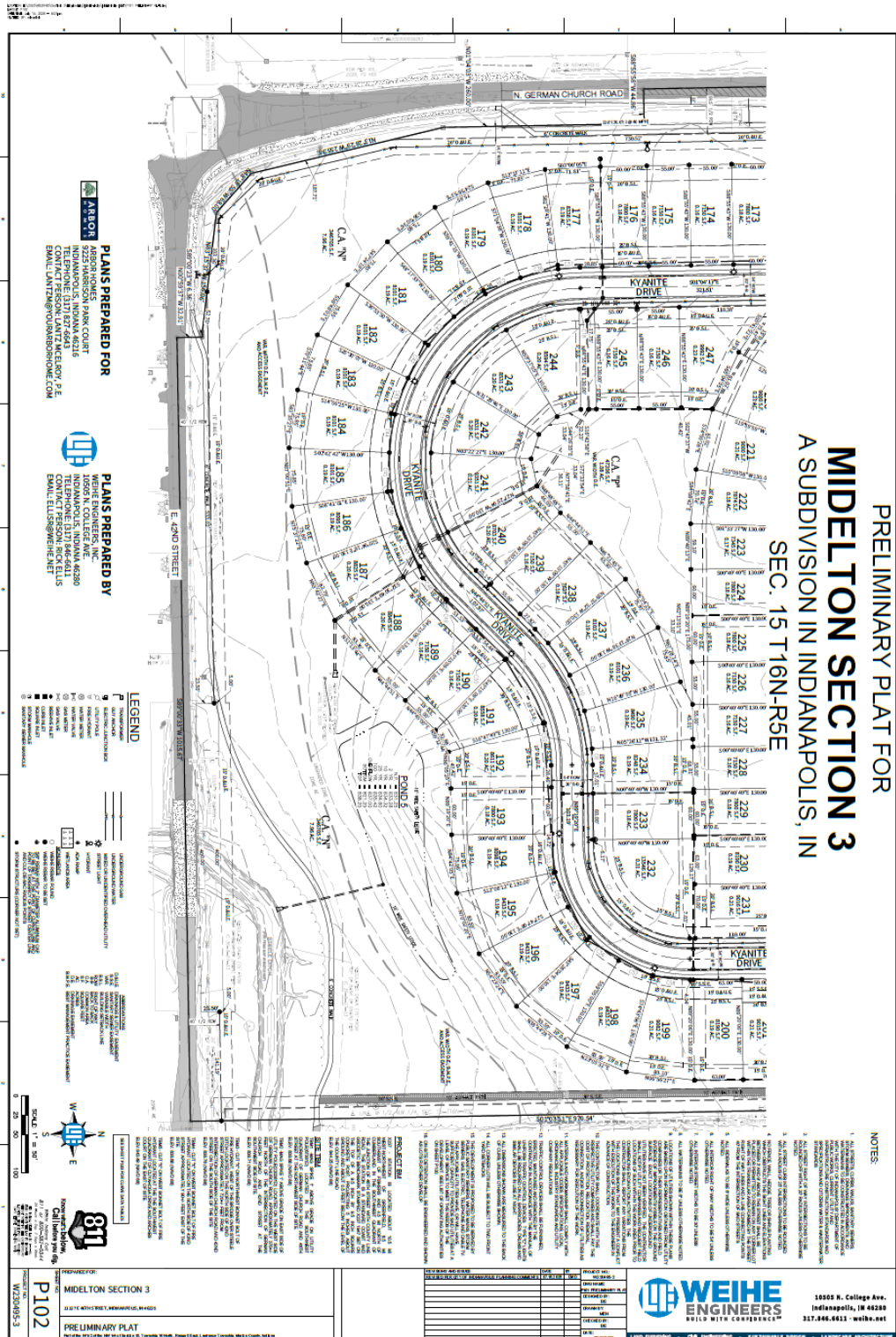
2026PLT037 ; Aerial Map



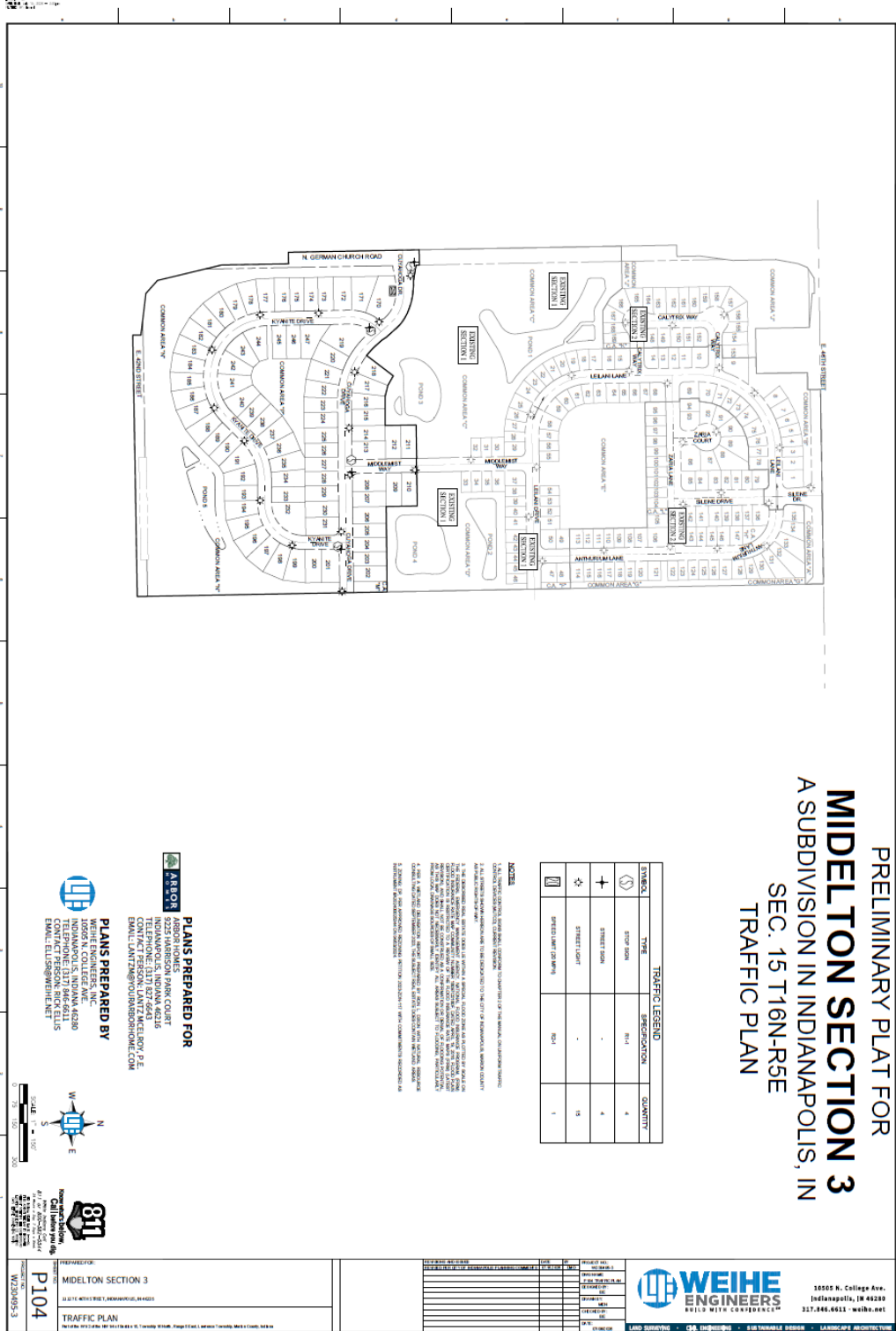
2026PLT037 ; Preliminary Plat (1 of 2)



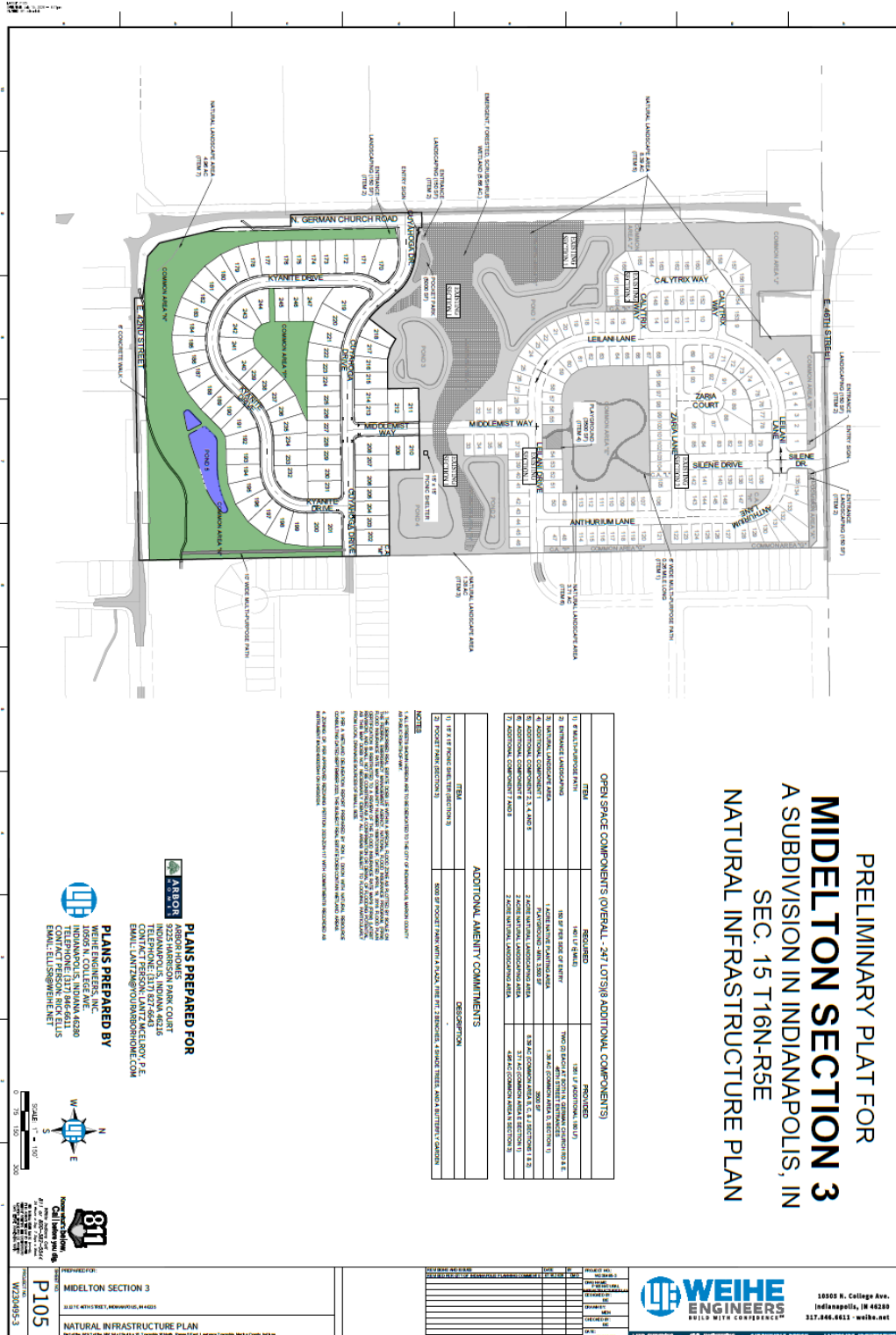
2026PLT037 ; Preliminary Plat (2 of 2)



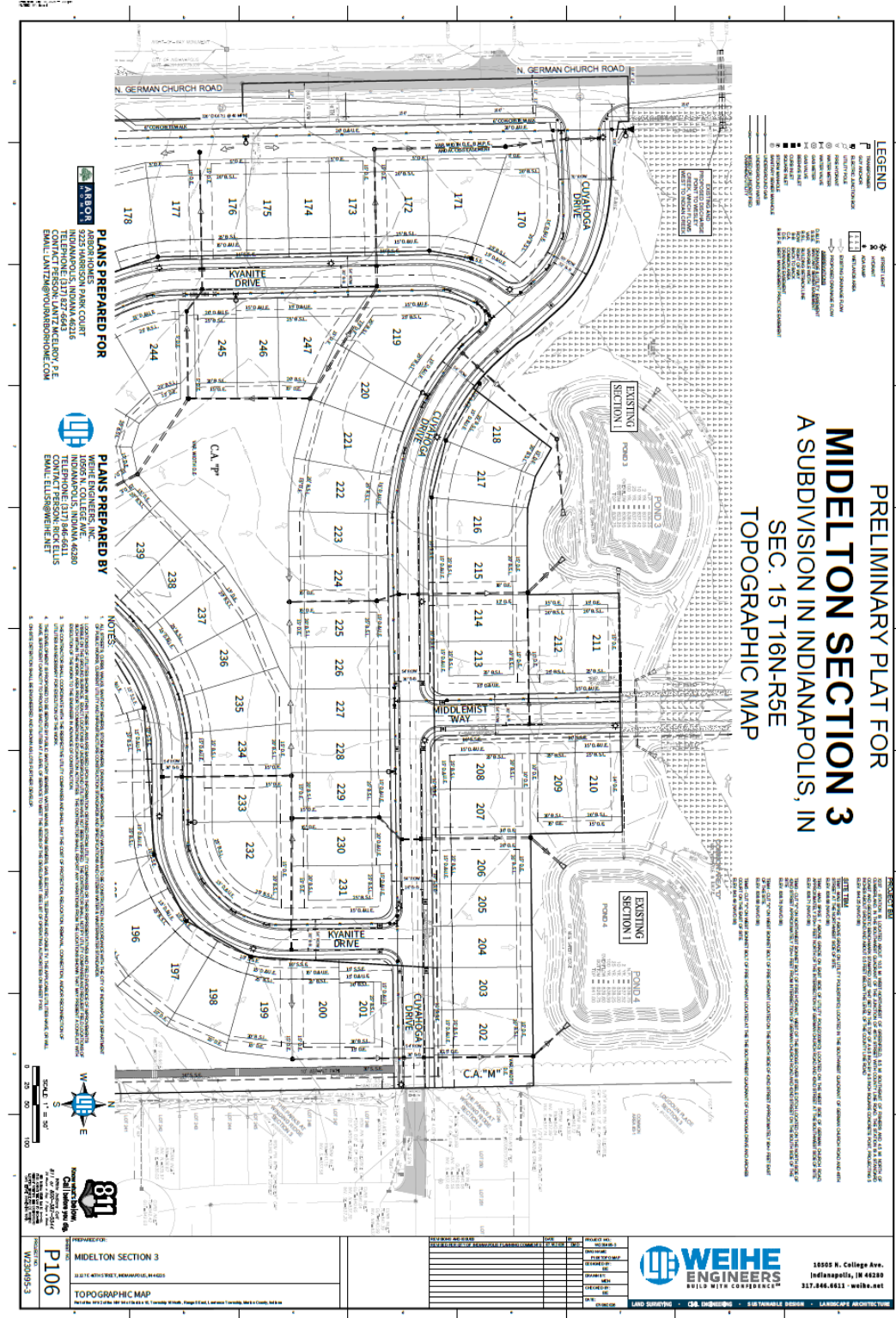
2026PLT037 ; Traffic Plan



2026PLT037 ; Natural Infrastructure Plan



2026PLT037 ; Topographic Map (1 of 2)





2026PLT037 ; Photographs



Photo 1: Subject Site Viewed from South (August 2023)



Photo 2: Subject Site Viewed from West (July 2025)



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

August 12, 2026

Case Number: 2026-PLT-038
Property Address: 9906 E. 63rd Street
Location: Lawrence Township, Council District #10
Petitioner: Joe Calderon, by BT Law
Zoning: D-1
Request: Approval of a Subdivision Plat to be known as Borkowski's Subdivision, dividing 0.918 acres into two (2) lots.
Waiver Requested: Waiver of the sidewalk requirement along 63rd Street and Pleasant Woods Lane.
Current Land Use: Residential
Staff Reviewer: Jasmine Dillard Nikolich, Senior Planner

PETITION HISTORY

This is the first petition for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 2, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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 waiver of the sidewalk requirement along East 63rd Street and Pleasant Woods Lane be **approved**.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-1 for residential uses and is a corner lot currently developed with one (1) residential structure, one (1) attached garage, and one (1) detached shed. The placement of the primary structure appears to be legally non-conforming. The proposed plat would subdivide the property into two (2) lots. Lot 1 is currently vacant and would contain a new single-family residential structure to the south. Lot 2 would contain the existing residential structure with the attached garage and detached shed to the north. Each lot would have a width of around 104.36 feet. Lot 1 would have an area of around 21,801 square feet and Lot 2 would have an area of around 18,177 square feet (minimum 24,000 square feet lot required in D-1). The City of Lawrence Board of Zoning Appeals approved a variance (#26-LSV-13) for a reduced area of development. Additional information regarding the variance can be found in the approval letter below. The proposed plat generally meets the remaining standards of the D-1 zoning classification.

STREETS

All lots would be accessed via private drive that connects to 63rd Street and Pleasant Woods Lane. No new streets are proposed.

SIDEWALKS

Sidewalks do not exist on the subject site's location along 63rd Street and Pleasant Woods Lane. Due to the lack of sidewalk connection, staff would concur an approval of the requested waiver.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the D-1 district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

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

Existing Zoning	D-1	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A	Single-family residential
South:	D-1	Single-family residential
East:	D-P	Single-family residential
West:	D-1	Single-family residential
Thoroughfare Plan		
63 rd Street	Primary Arterial	50-feet existing and 20-feet proposed
Pleasant Woods Lane	Local Street	50-feet existing and 25-feet proposed
Petition Submittal Date	July 2, 2026	
Final Plat Submittal Date	July 2, 2026	

SUBDIVISION PLAT REGULATIONS

741-203 Required
Documents for
Approval

EVALUATION

741.201.A-C – Primary Plat Requirements:	- Plat name, Legal Description, Surveyor Seal, Scale. - Boundary Lines, Existing Street Names and dimensions. - Layout of Proposed Streets – names, widths, classifications. - Layout of all easements and purpose thereof. - Layout of lots with numbering and dimensions. - Floodway/Floodplain Delineation. - Topographic Map. - Area Map.	Satisfied with approved variance #260LSV-13
741-203.D – Traffic Control Plan	- Traffic control street signs and devices. - Traffic calming devices. - Bicycle facilities. - Sidewalks and pedestrian facilities. - Transit facilities, such as bus stops pads or shelter. - Street lighting.	Satisfied

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

	741-203.E– Natural infrastructure plan (major plats containing more than 20 lots) • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)	Satisfied
	741-205 – Waivers • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.	Sidewalk Waiver See Condition #12 above
741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION
	741-302.A – Lots: • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map.	Satisfied with approved variance #260LSV-13

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

	741-302.B – Frontage and Access: - Through lots should be avoided except where necessary for primary arterial separation and topography challenges. - Triple frontage lots are prohibited. - Lots abutting alleys must have vehicular access exclusively from alley. - Lots shall not have direct access to arterial streets. - Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.	Satisfied
	741-302.C – Blocks: - Shall not exceed maximum block lengths per Table 741-302.1 - If exceeded, it must be demonstrated that: - There are improved pedestrian easements at intervals of 400 feet or less. - Adequate traffic calming provisions are made. - The block length must be exceeded because of physical conditions of the land.	Satisfied
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
	741-303.A – General: - Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> - Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. - Not more than two streets shall intersect at any one point. - Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. - All streets shall be dedicated to the public. Alleys may be private. - Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.	Satisfied

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

	<i>741-303.B – Through Connectivity (Metro Context Area):</i> - Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. - Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. - All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. - Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. - Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. - Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.	Satisfied
	<i>741-303.D – Cul-de-sacs (Metro Context Area):</i> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.	Satisfied
741-304-316 Additional Development Items		EVALUATION
	<i>741.304.A-C – Traffic Control Devices:</i> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i>	Satisfied
	<i>741.305 – Numbering and naming:</i> <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i>	Required
	<i>741.306 – Sidewalks:</i> <i>Sidewalks shall be provided along all internal and external streets.</i>	Sidewalk Waiver See Condition #12 above
	<i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i> <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> <i>All utilities shall be located underground.</i> <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i>	Satisfied

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

	741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> • <i>Reservation of land for public/semi-public purpose.</i>	Satisfied
	741-312 – <i>Monuments</i> • <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>	Satisfied
	741.313 – <i>Flood Control:</i> • <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> • <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> • <i>For Zone AE areas, the plat must show the BFE topographic line.</i> • <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i>	Satisfied
	741.316 – <i>Street Lighting:</i> • <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i>	Required

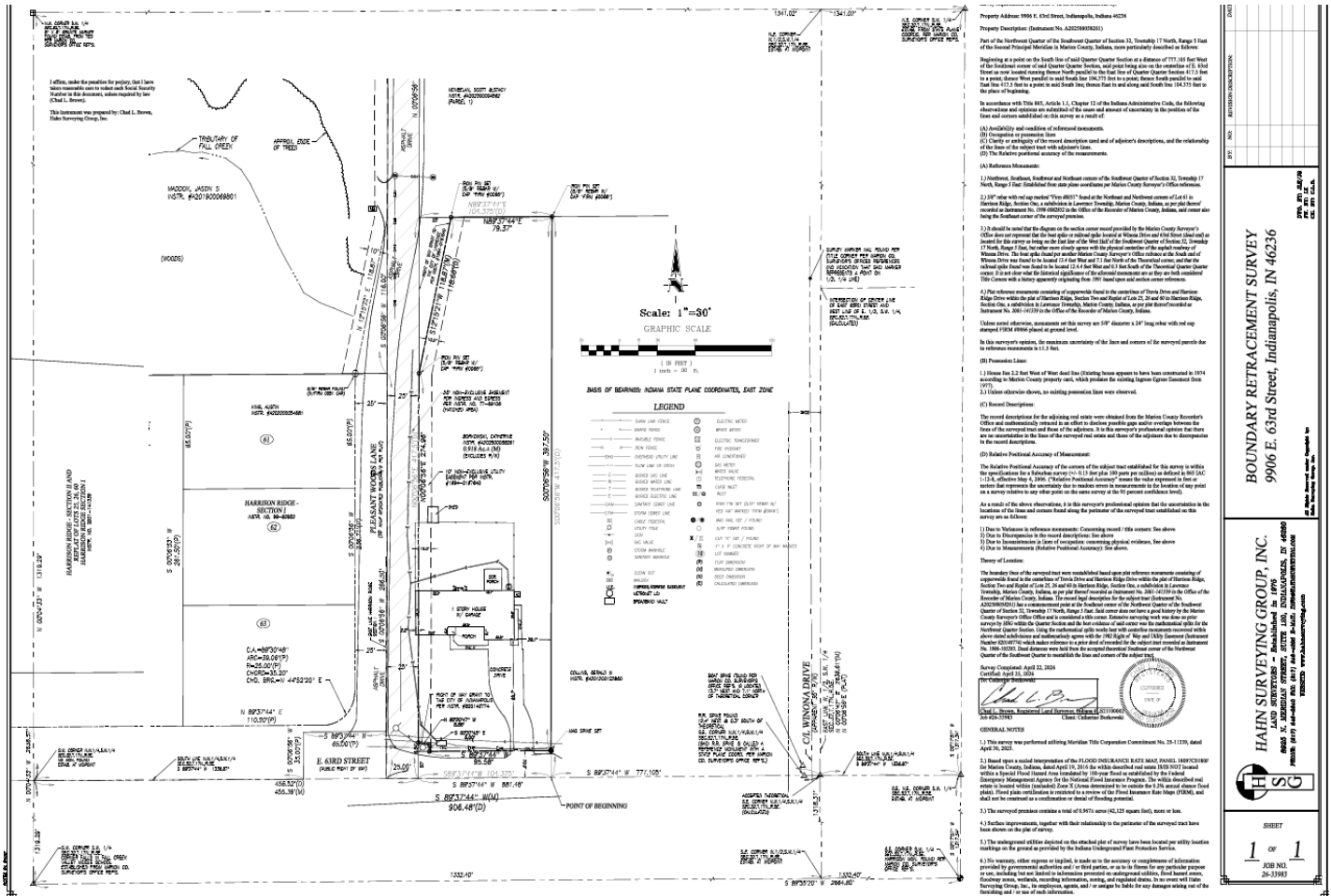
EXHIBITS

2026PLT038; Aeria Map



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

2026PLT038; Preliminary Primary Plat





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

2026PLT038; Findings of Fact

**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:

there are no sidewalks that exist today on the north side of 63rd Street or Pleasant Woods Lane, and the addition of one home will not generate significant pedestrian traffic to justify a partial sidewalk.

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:

only one parcel of property is involved in the request.

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:

there are apparent drainage swales located along the Pleasant Woods Lane frontage and utility poles along the 63rd Street frontage, which render the installation of sidewalks impractical.

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:

there will be one new lot with a new home, adding property tax base without creating significant enough demand for a new sidewalk.

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

the new lot will meet setback requirements and all other develop standards except as approval by variance.



Department of Metropolitan Development
Division of Planning
Current Planning

2026PLT038; City of Lawrence Variance Approval Letter



City of
Lawrence
Indiana

July 28, 2026

Catherine Borkowski
11715 Fox Rd, Suite 400-225
Lawrence, IN 46236

RE: Petition #26 LSV 13
Parcel 4019277
9906 E 63rd St
Lawrence, IN 46236

To Whom It May Concern,

On July 21, 2026 the Lawrence Board of Zoning Appeals heard your petition for a Variance of Development Standards of Chapter 744, Art. II, Sec. 01.B., Table 744-201-1 to allow for one parcel to be 21,801 square feet and the other to be 18,177 square feet (minimum 24,000 s.f. lots required in D-1).

The City of Lawrence Board of Zoning Appeals granted your petition with a unanimous vote.

The Board's Findings are of record in the office of the Board of Zoning Appeals. If you have any questions regarding this matter, please contact our office.

Remain in good health,

Mary Campbell
Board Secretary

2026PLT038; Photographs

Photo 1: Subject Site Viewed from the North (July 2026)



Photo 2: Subject Site Viewed from the East (July 2026)



Photo 3: Subject Site Viewed from the South (July 2026)



Photo 4: Subject Site Viewed from the West (July 2026)





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



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-VAC-004
Property Address:	5611 Lawrence Village Parkway <i>Approximate Address</i>)
Location:	Lawrence Township, City of Lawrence, Council District #10
Petitioner:	KG Fort, LLC, by Joseph. D. Calderon
Request:	Vacation of air rights of a portion of East 56 th Street, above 877.85 feet and being six feet in width, beginning at the southeast corner of the land described and recorded as Instrument No. 202400058028, following two courses: 1) North 23.9 feet to a point, 2) West 393.47 feet to a point, thence north six feet to the south boundary of the land described above
Waiver Requested:	Assessment of Benefits
Current Land Use:	56 th Street right-of-way
Staff Reviewer:	Jeffrey York, Manager

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**.

RECOMMENDED MOTION: 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 2026-VAC-004; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

This request would vacate a portion of air rights along the north right-of-way of 56th Street, to provide for completion of a mixed-use development currently under construction. The structure is built with little setback along the right-of-way of 56th Street, which is appropriate for urban development. The south elevation of this five-story building includes design elements that encroach up to six feet into the right-of-way, between the bottom of floor two and the top of floor five. These design elements include balconies for apartment units. The right-of-way of 56th Street, at grade level, and below grade, would remain unaffected by this vacation should it be approved.

Staff finds that the vacation would be in the public interest since it would not affect the public use of the sidewalks along 56th Street or vehicles traveling along the street.



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

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor Metropolitan Development Commission determines how vacated land is divided. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation. After a vacation of an easement the County Assessor determines how the vacated land will be assessed for tax purposes.

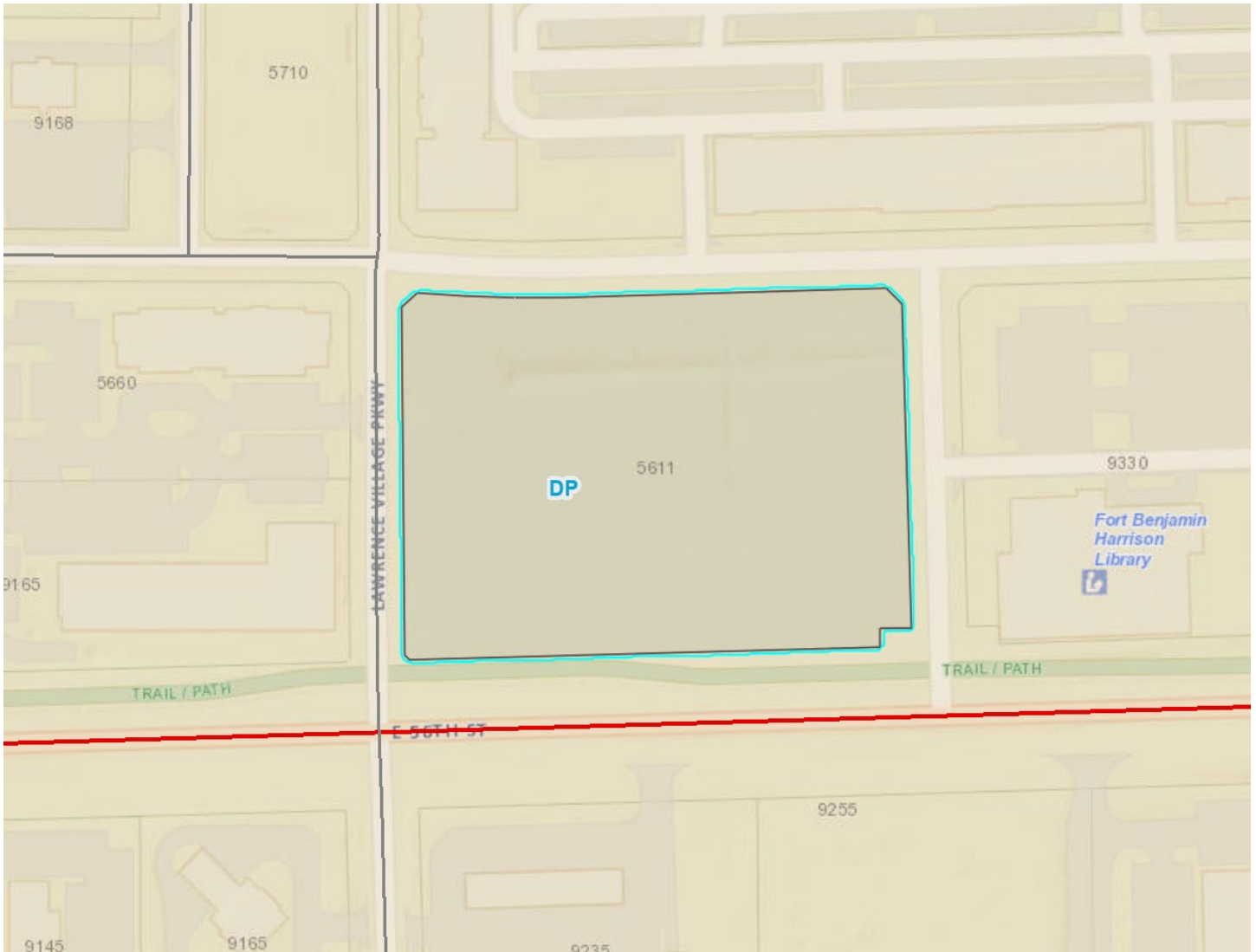
ASSESSMENT OF BENEFITS

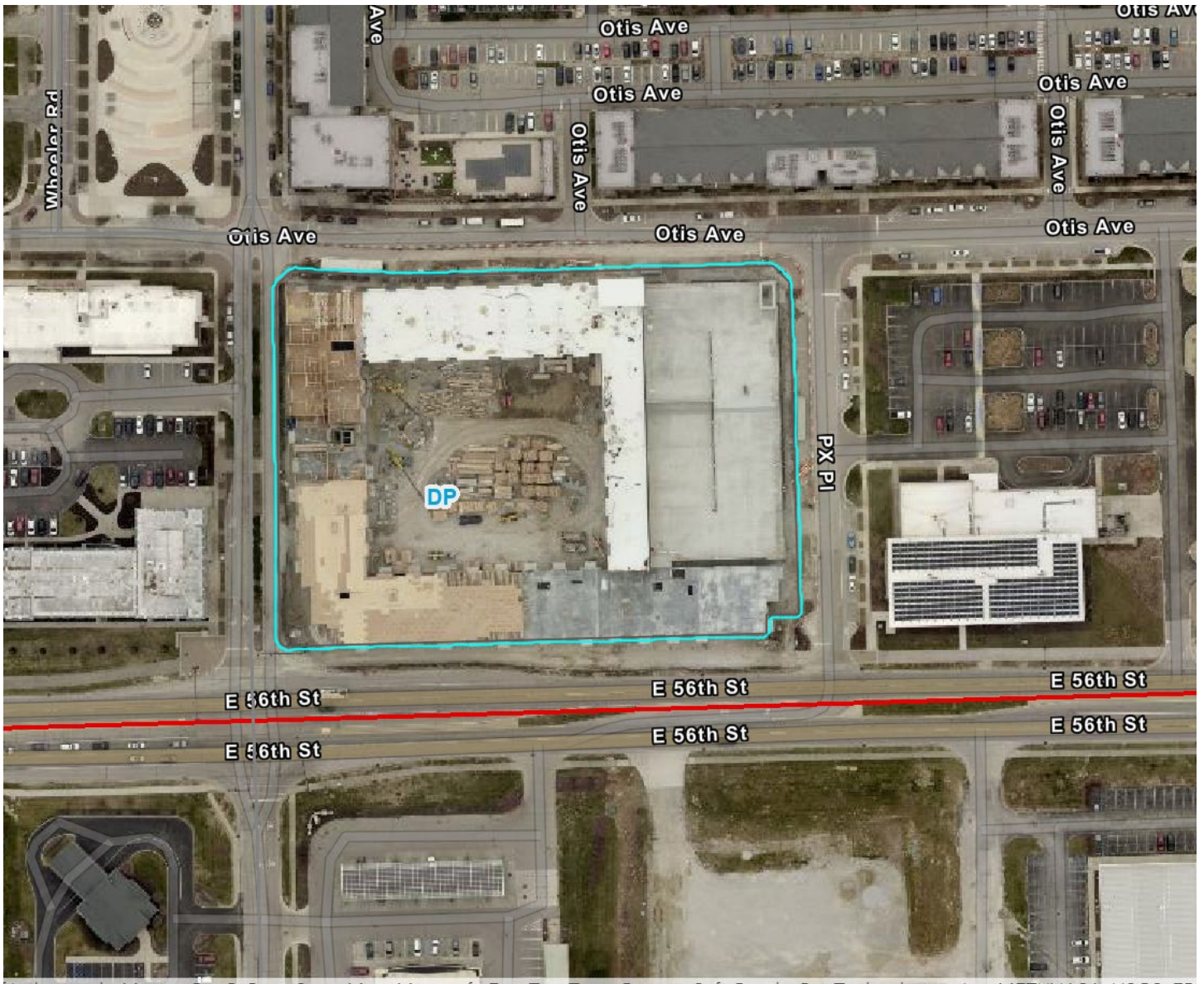
A waiver of the assessment of benefits is appropriate as the subject vacation is air rights.

GENERAL INFORMATION

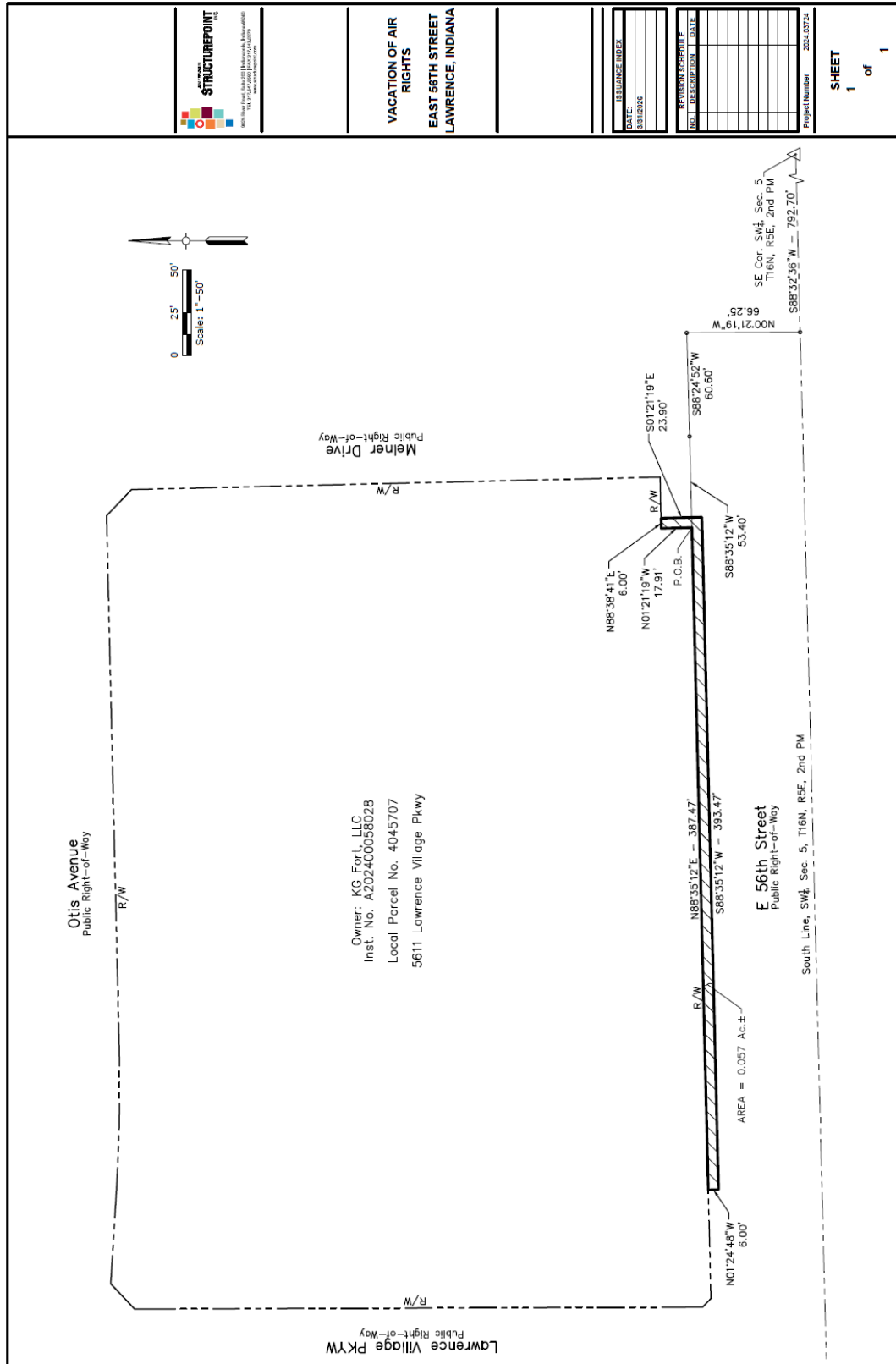
Existing Zoning	D-P (TOD)	
Existing Land Use	Developing mixed-use development	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P (TOD)	Mixed use development
South:	D-P (TOD)	56 th Street / fueling station
East:	D-P (TOD)	Public library
West:	D-P (TOD)	Mixed use development
Thoroughfare Plan		
56 th Street	Primary arterial	102 feet existing and proposed
Petition Submittal Date	May 1, 2026	

EXHIBITS





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





Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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 vacation will allow a mixed use project to be completed. The vacation will not impact the surface of 56th Street,
nor will it create an impediment to vehicular or pedestrian traffic along 56th Street.

PHOTOS



View of the south elevation of the building along 56th Street



View of the south elevation of the building along 56th Street



View of the proposed locations of the balconies along 56th Street, looking west



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-VAC-007
Property Address:	1525, 1540, and 1543 West Ohio Street; 211, 217 and 221 North Reisner Street; & 126 and 130 Koehne Street (<i>Approximate Addresses</i>)
Location:	Center Township, Council District #18
Petitioner:	Church, Westside Pentecostal Assembly Trustees by Justin Kingen
Request:	Vacation of the first north-south alley east of Reisner Street, being 15 feet in width, beginning at the south right-of-way line of Ohio Street, south 180 feet, to the north right-of-way line of Everett Street, with a waiver of the assessment of benefits. Vacation of the first north-south alley east of Reisner Street, being 15.12 feet in width, beginning at the south right-of-way line of Astor Street, south 56.20 feet, with a waiver of the assessment of benefits.
Waiver Requested:	Assessment of Benefits
Current Land Use:	Parking/Maneuvering Area for Religious Use
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

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

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2026-VAC-007; that the vacation be subject to the right of public utilities under IC 36-7-3-16; and subject to the following commitment:

That a Regional Center approval petition and Improvement Location Permit be filed retroactively for the expansion of parking area done at 1540 West Ohio Street, 217 & 221 Reisner Street, and within the northern alley within six (6) months of approval of the vacation petition.



Department of Metropolitan Development Division of Planning Current Planning

PETITION OVERVIEW

SUMMARY

This request involves two alleys in total: the southernmost alley is 180 feet in length and connects Ohio Street and Everett Street between Reisner Street and Koehne Street, and the northernmost alley stub is located to the south of Astor Street (also between Reisner and Koehne). A portion of the alley between the northern alley stub and Ohio Street was previously vacated by the petition 75-VAC-3. Alley to the north of the subject site is improved with gravel and used for access by multiple homes, whereas alley to the south of the subject site is unimproved and does not appear to be regularly utilized for access. An Exhibit showing areas of proposed vacation is within the Exhibits below.

The properties are currently improved with one building to the north of Ohio Street containing a religious use, one accessory building to the south of Ohio Street, and accessory paved parking areas for the religious use on the subject parcels on either side of the alleys seeking vacation. Demolition of a residence and an expansion of parking areas to the south of Ohio Street occurred in 2015. Similarly, the parking areas to the north were expanded in 2023 (see aerial photographs within Exhibits below).

Although a Regional Center approval and Improvement Location Permit were granted for the 2015 expansion, no similar zoning approvals were given for the more recent 2023 expansion of parking areas onto both privately owned parcels as well as into the remaining alley stub. Additionally, no encroachment license applications appear to have been made for the placement of paving within the two existing alleys.

Approval of the vacation petition would allow for the alley areas already paved to be utilized for private function. It would remove the need for a retroactive ENC license but would not impact the need for any retroactive Regional Center or ILP approval on the northern parcel. Given **(a)** the 'stub' nature of the remaining alley to the north; **(b)** the lack of through-connectivity from the alley to the south (which is unimproved and terminates after 1 block); and **(c)** the fact that land on either side of these alleys is jointly owned and already improved with accessory parking areas, staff would agree that a vacation petition to allow for private maintenance to legally continue would be within the public interest and recommends **approval** of the requested vacations.

PROCEDURE

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

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



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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

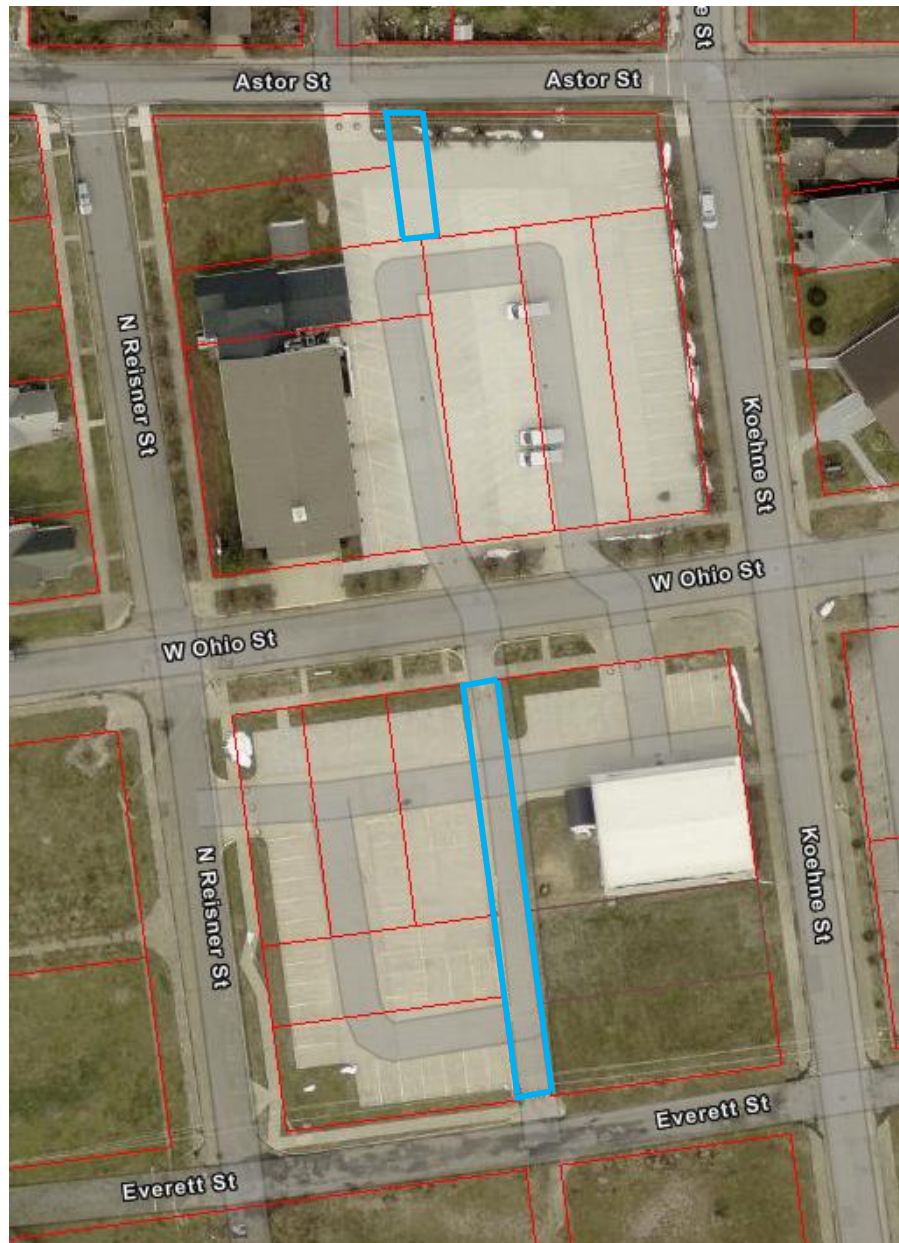
Staff would note that both alleys are improved with paving, but that it does not appear that these improvements were originally installed by the City in 2015 and 2023, or that there has been City involvement with maintenance of those paved areas since installation. The work appears to have been done by the property owner on either side of the alley, without an encroachment license. Although the Assessment of Benefits waiver would be based upon both the value of the land itself as well as any improvements upon it, the aerial photographs below demonstrate that the property owner has done all installation of paved areas and therefore would have been directly responsible for much of the assessed value of the land and improvements.

Staff would also note that although vacation approval would remove the need for an encroachment license, it would *not* remove the need for Regional Center approval or an Improvement Location Permit for the parking expansion undertaken at the three northern parcels in 2023. Staff would recommend **approval** of the waiver of the assessment of benefits on the condition that a retroactive application for those missing zoning approvals be made within 6 months of approval of the vacation. The petitioner indicated their agreement to this commitment as written above.

GENERAL INFORMATION

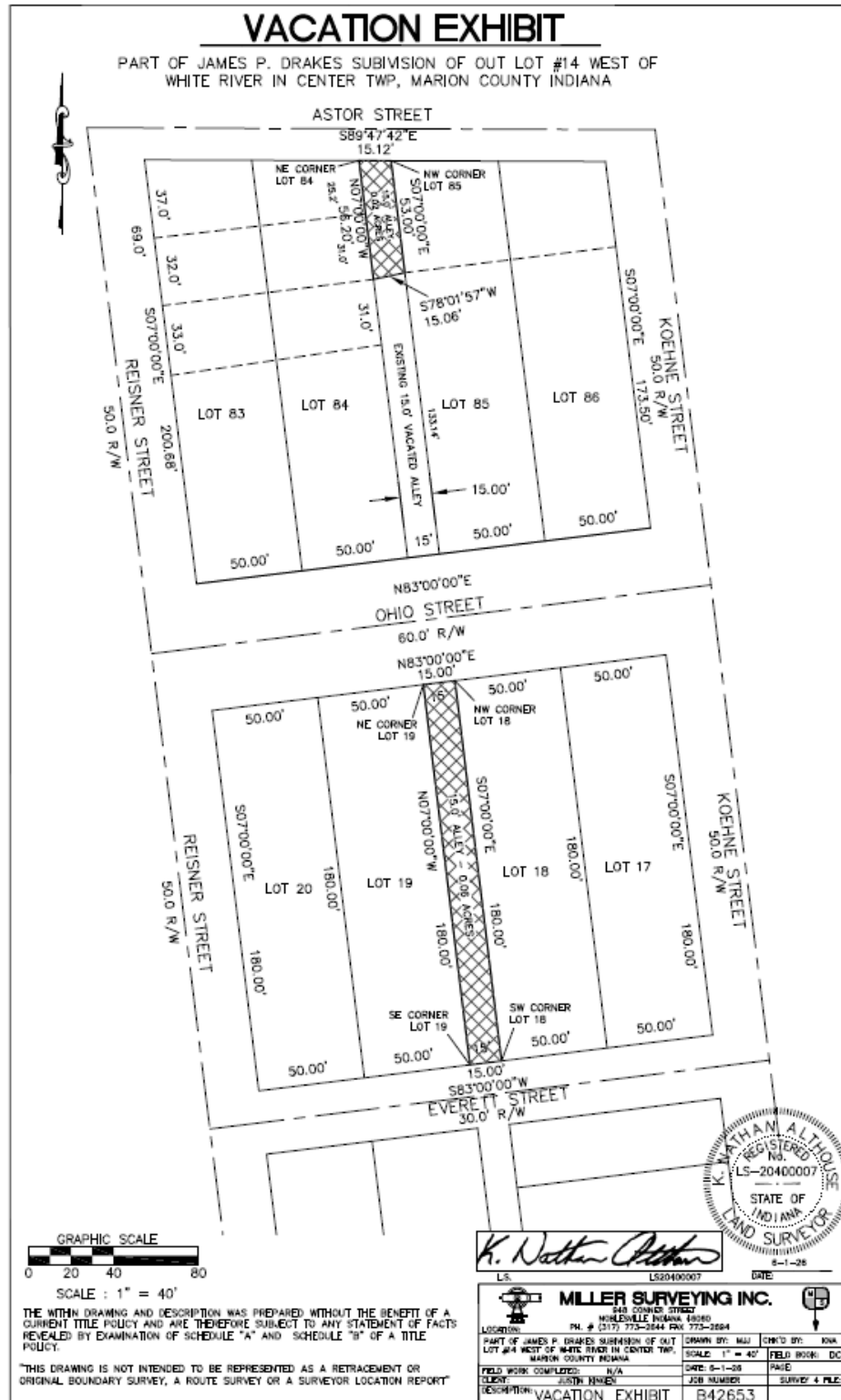
Existing Zoning	SU-1 (TOD)	
Existing Land Use	Parking/Maneuvering Area for Religious Use	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-8	Residential
	South: I-4 / C-3	Residential / Undeveloped
	East: SU-1 / D-8	Residential / Institutional
	West: D-8 / PK-1	Residential / Park
Thoroughfare Plan		
Astor Street	Local Street	30-foot existing and 48-feet proposed
Ohio Street	Local Street	64-foot existing and 58-feet proposed
Everett Street	Local Street	31-foot existing and 48-feet proposed
Petition Submittal Date	July 7, 2026	

EXHIBITS



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

The lots abutting the proposed alley vacations have come under common ownership and have been used in such a way that they are functionally unusable by the general public. Approval of this vacation request would relinquish Any responsibility of the City to improve and or maintain these alleys, allowing for the prioritization of other rights-of-way.





2023 aerial of northern parcels



2014 aerial of southern parcels

PHOTOS



Photo 1: Northern Alley to be Vacated Viewed from Astor



Photo 2: Northern Alley to be Vacated Viewed from Astor (May 2019)



Photo 3: Previously Vacated Alley Viewed from Ohio

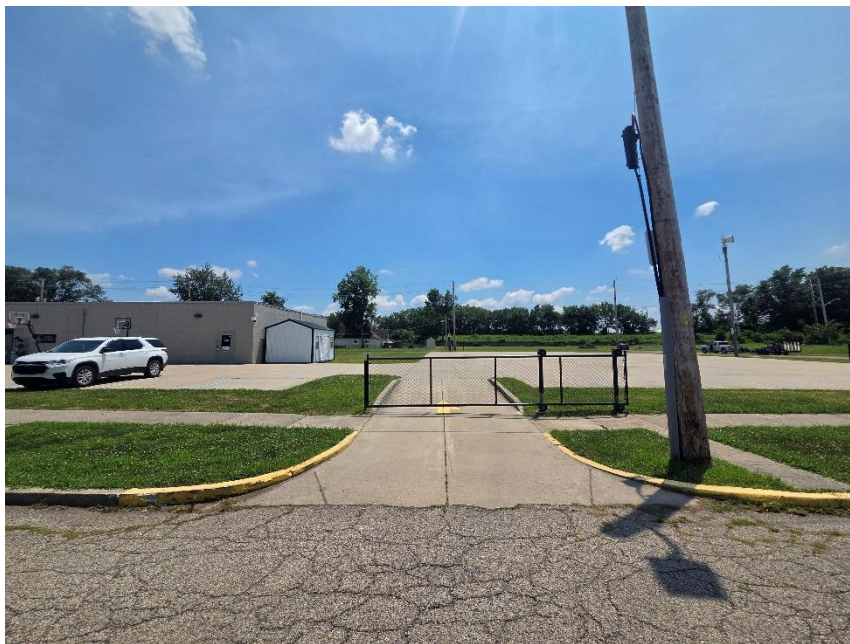


Photo 4: Southern Alley to be Vacated Viewed from Ohio



Photo 5: Southern Alley to be Vacated Viewed from Ohio (May 2014)



Photo 6: Southern Alley to be Vacated Viewed from Everett



Photo 7: Public Alley to North of Subject Site Viewed from Astor



Photo 8: Public Alley to South of Subject Site Viewed from Everett



Photo 9: Existing Building on 1540 Ohio and 211 Reisner



Photo 10: Existing Building on 1525 Ohio