



Metropolitan Development Commission Plat Committee (October 11, 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, October 11, 2023 **Time:** 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2023-PLT-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.

**** Continuance requested by staff**

2. 2023-PLT-077 | 6209 East Edgewood Avenue

Franklin Township, Council District #25, Zoned D-1
Salina and Jaime Hernandez, by David Gilman

Approval of a Subdivision Plat, to be known as Hernandez's Edgewood Estates, dividing 4.83 acres into two lots.

**** Continuance requested by staff due to deficient notice**

3. 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.

**** Continuance requested by staff**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2023-PLT-074 | 4355, 4401 and 4445 East 10th Street and 4401 Linwood Court

Center Township, Council District #12, Zoned C-4 and MU-1
EGP Linwood II, LLC, by Scott Herkamp

Approval of a Subdivision Plat, to be known as Linwood Square, dividing 19.32 acres into six lots.

5. 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.

6. 2023-PLT-076 | 1405 Broad Ripple Avenue and 6229 Indianola Avenue

Washington Township, Council District #2, Zoned C-1
KG 1405, LLC, by Tracy L McGill

Approval of a Subdivision Plat, to be known as Indianola Minor Subdivision, dividing 0.639-acre into two lots.

7. 2023-PLT-078 | 1620 Industry Drive

Warren Township, Council District #19, Zoned C-S
Commercial Team Construction, LLC, by Katelyn Klingler

Approval of a Subdivision Plat, to be known as 16th Street Commercial Park, dividing 10.51 acres into four lots.

8. 2023-PLT-079 | 1000 and 1200 Waterway Boulevard, 1250 and 1302 Indiana Avenue

Center Township, Council District #11, Zoned CBD-S (RC) (FF)
16 Tech Community Corporation, Trustees of Indiana University, Indiana University Foundation, and Next Level Manufacturing Institute, LLC, by Michael J. Smith

Approval of a Subdivision Plat to be known as 16 Tech – Line A-2, dividing 9.958 acres into eight blocks.

9. 2023-PLT-080 | 5741 Lawton Loop East Drive

City of Lawrence, Lawrence Township, Council District #4, Zoned D-P
Fort Harrison Reuse Authority, by Connor Stregge

Approval of a Subdivision Plat, to be known as MS Innovations – Lawton Loop Plat, creating a 0.342 acre lot from the common area of Lawton Loop East Condominiums.

10. 2023-VAC-006 | 921 Virginia Avenue

Center Township, Council District #16
White Castle System, Inc., by Michael Rabinowitch

Vacation of a portion of Buchanan Street, being 13 feet in width, beginning 187.56 feet east of the east right-of-way line of Leonard Street, east 29 feet, to a point 169.14 feet from the west right-of-way line of Virginia Avenue.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 2023-PLT-064 | 6243 East Washington Street

Warren Township, Council District #12, Zoned C-4
Irvington Plaza Associates, by Nathan Barr

Approval of a Subdivision Plat, to be known as Irvington Plaza, dividing 15.75 acres into six lots and one block.

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 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

October 11, 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 is the first hearing for this petition.

Upon review, Staff determined there are numerous deficiencies with the plat that need to be addressed prior to being heard by the Plat Committee. Therefore, Staff is requesting a continuance to the **November 8, 2023** hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 11, 2023

Case Number: 2023-PLT-077
 Property Address: 6209 East Edgewood Avenue (Approximate Address)
 Location: Franklin Township, Council District #25
 Petitioner: Salina and Jaime Hernandez, by David Gilman
 Zoning: D-1
 Request: Approval of a Subdivision Plat to be known as Hernandez's Edgewood Estates, dividing 4.83 acres into two lots.
 Waiver Requested: None
 Current Land Use: Residential
 Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated September 1, 2023, complies with the standards of the Subdivision Regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-1 and is developed with a single-family dwelling and an accessory building, on Proposed Lot One. The site was rezoned to D-1, via 2023-CZN-827, with a variance for proposed Lot Two to have a 25-foot lot width, along Edgewood Avenue, via 2023-CVR-827. D-1 lots are required to have a minimum of 90 feet lot width. Proposed Lot One would be 100 feet in width. Proposed Lot One would have 0.76-acre and proposed Lot Two would be 4.036 acres. The proposed plat generally meets the standards of the D-1 zoning classification and the variance that was previously granted for Lot Two.

STREETS

Both lots would be accessed from Edgewood Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks do not exist along this portion of Edgewood Avenue.

GENERAL INFORMATION

Existing Zoning	D-1	
Existing Land Use	Residential	
Comprehensive Plan	Suburban Neighborhood with Environmentally Sensitive Overlay	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-3	Single-family residential
South:	D-3	Single-family residential
East:	D-A	Single-family residential
West:	D-A	Single-family residential
Thoroughfare Plan		
Edgewood Avenue	Primary Arterial	80-foot right-of-way existing and proposed
Petition Submittal Date	September 1, 2023	

EXHIBITS



PHOTOS



Existing single-family dwelling and accessory building – Proposed Lot One



Subject site to the right, east neighbor to the left



Existing neighboring dwelling to the right (6201 East Edgewood Avenue) and access drive for Proposed Lot Two



Proposed Lot Two, approximate location of proposed dwelling, facing west



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 11, 2023

Case Number:	2023-VAC-005
Property Address:	126 West Georgia Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #16
Petitioner:	Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee for St. John The Evangelist Catholic Church, by Paul Carroll and John Cross
Zoning:	CBD-2 (RC)
Request:	<p>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,</p> <p>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</p>
Waiver Requested:	Assessment of benefits
Current Land Use:	Improved alley
Staff Reviewer:	Jeffrey York, Principal Planner

PETITION HISTORY

Staff requests a **continuance** of this petition to the **November 8, 2023**, Plat Committee, to continue discussions with the petitioner. A staff report will be available prior to that hearing.



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

PLAT COMMITTEE

October 11, 2023

Case Number:	2023-PLT-074
Property Address:	4355, 4401 and 4445 East 10 th Street (<i>Approximate Addresses</i>)
Location:	Center Township, Council District #12
Petitioner:	EGP Linwood II, LLC, by Scott Herkamp
Zoning:	C-4 and MU-1
Request:	Approval of a Subdivision Plat, to be known as Linwood Square Subdivision, subdividing 19.32 acres into six lots.
Waivers Requested:	None
Current Land Use:	Integrated commercial development
Staff Reviewer:	Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 9, 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

The subject site is zoned C-4 and MU-1 and is developed with an integrated commercial development, with five buildings and large parking areas. Six lots are proposed with this request. Lot 1 would be 7.37 acres, Lot 2 would be 8.05 acres, Lot 3 would be 0.76-acre, Lot 4 would be 0.679-acre, Lot 5 would be 0.398-acre, and Lot 6 would be 2.064 acres in size.

STREETS

All lots would have direct frontage to public streets. No new streets are proposed with this Plat.

SIDEWALKS

Sidewalks exist along 10th Street. Sidewalks are required along Linwood Avenue.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Integrated Commercial	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-1 / C-3 / C-4	Multi-family dwellings / Commercial
South:	D-5	Residential
East:	D-5	Residential
West:	C-4 / D-5	Commercial / Residential
Thoroughfare Plan		
10 th Street	Primary Arterial	78-foot existing and proposed
Petition Submittal Date	August 9, 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"> • <i>Plat name, Legal Description, Surveyor Seal, Scale.</i> • <i>Boundary Lines, Existing Street Names, and dimensions.</i> • <i>Layout of Proposed Streets – names, widths, classifications.</i> • <i>Layout of all easements and purpose thereof.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> • <i>Area Map.</i> 	<p>Satisfied</p>
	<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • <i>Traffic control street signs and devices.</i> • <i>Traffic calming devices.</i> • <i>Bicycle facilities.</i> • <i>Sidewalks and pedestrian facilities.</i> • <i>Transit facilities, such as bus stops pads or shelter.</i> • <i>Street lighting.</i> 	<p>None submitted</p>
	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • <i>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</i> • <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i> • <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i> 	<p>Not required – six lots proposed</p>
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i> • <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i> • <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i> • <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i> • <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i> 	<p>None Requested</p>

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

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

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

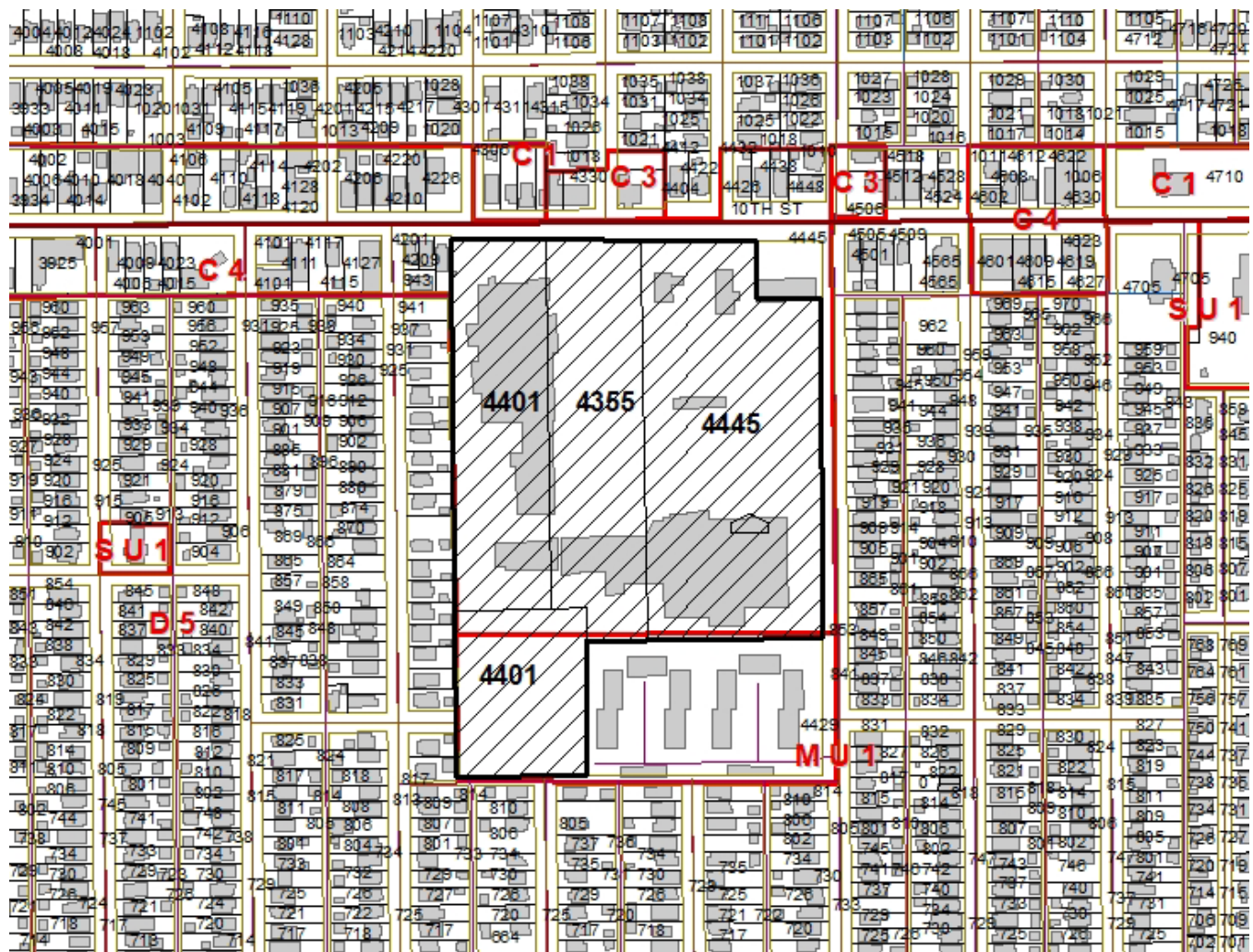
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741.316 – Street Lighting:

- All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).

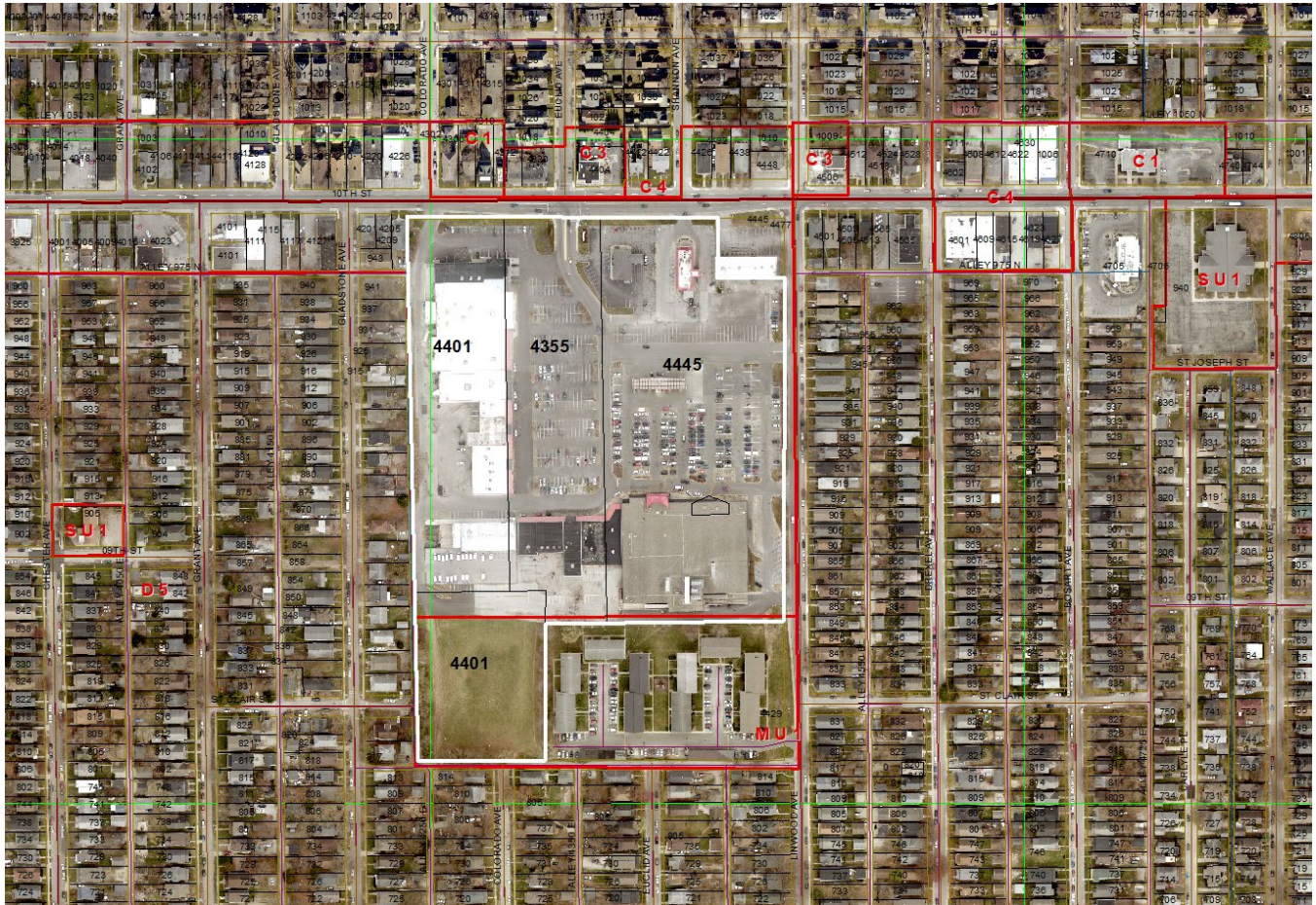
Existing

EXHIBITS





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PHOTOS



Views of Proposed Lot One



View of Washington Street frontage along Proposed Lot One, looking west



Views of Proposed Lots Three and Four



View Washington Street frontage along Proposed Lots One, Three and Four, looking east



Views of Proposed Lots Two and Five



View of Proposed Lot Six



View of Linwood Avenue frontage along of Proposed Lots Two and Five, looking north



View of Linwood Avenue frontage along Proposed Lot Two, looking south



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PLAT COMMITTEE

October 11, 2023

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

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated 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.



**Department of Metropolitan Development
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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.

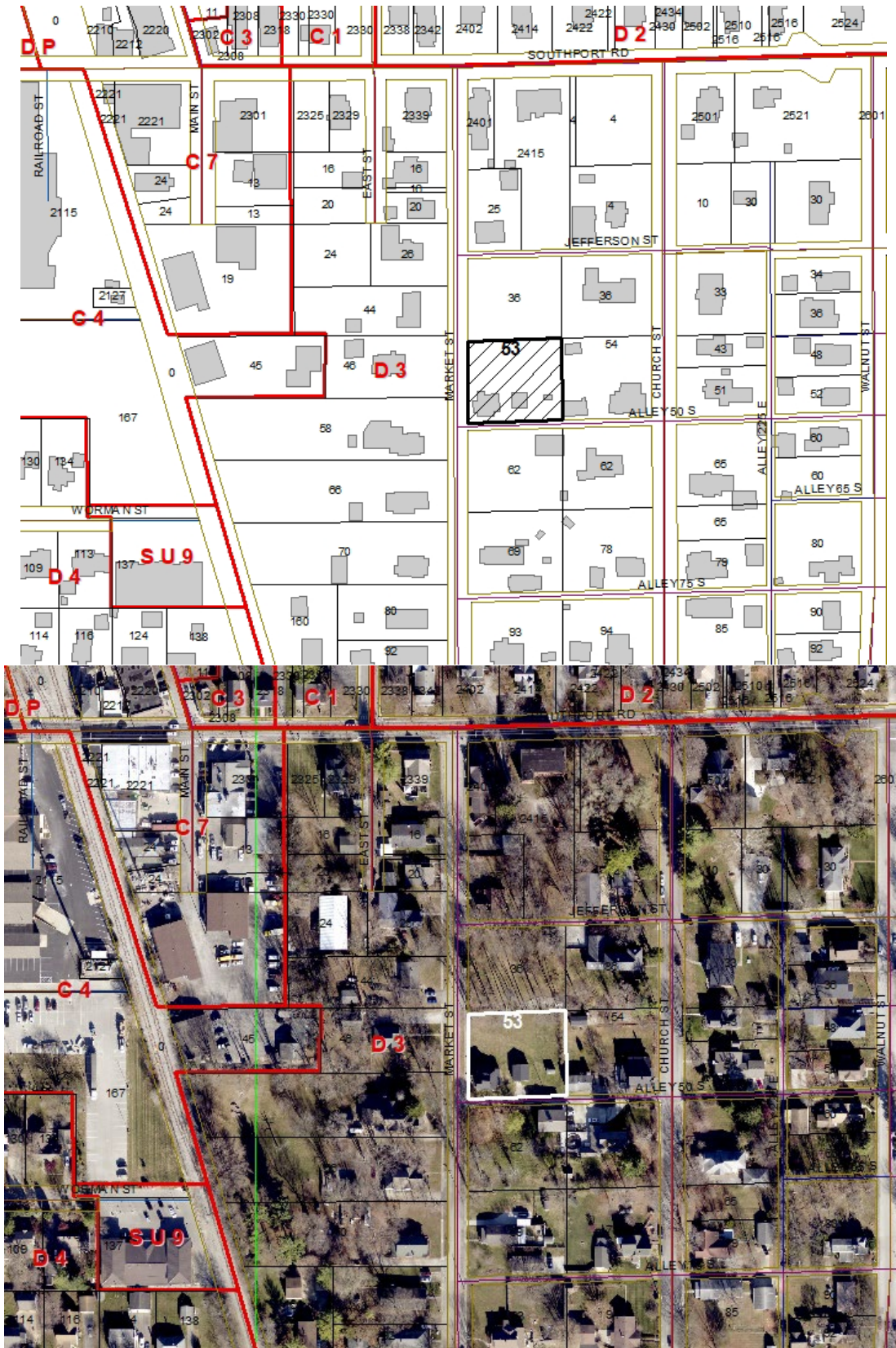
SIDEWALKS

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

GENERAL INFORMATION

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

EXHIBITS



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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



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 11, 2023

Case Number:	2023-PLT-076
Property Address:	1405 Broad Ripple Avenue and 6229 Indianola Avenue (Approximate Address)
Location:	Washington Township, Council District #2
Petitioner:	KG 1405 LLC, by Tracy L McGill
Zoning:	C-1
Request:	Approval of a Subdivision Plat, to be known as Indianola Minor Subdivision, dividing 0.639-acres into two lots
Waiver Requested:	None
Current Land Use:	Commercial and Residential
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 August 30th, 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 C-1 and developed with a commercial building with a small parking lot and a single-family residential home. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-1 zoning classification.

STREETS

Lot One would front on Broad Ripple Avenue and Indianola Avenue and Lot Two would front on Indianola Avenue. No new streets are proposed as part of this petition.

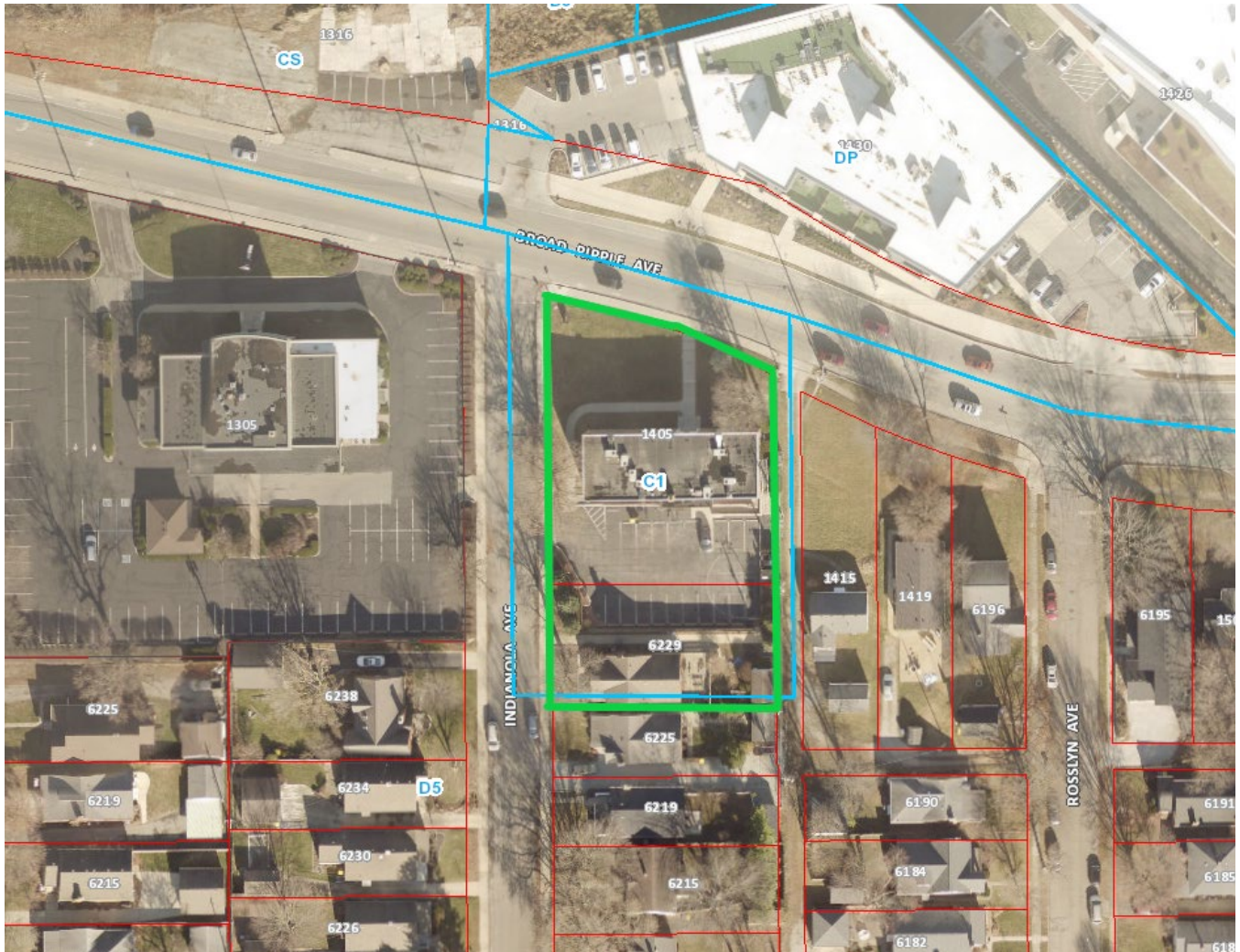
SIDEWALKS

Sidewalks are in place along Broad Ripple Avenue and Indianola Avenue.

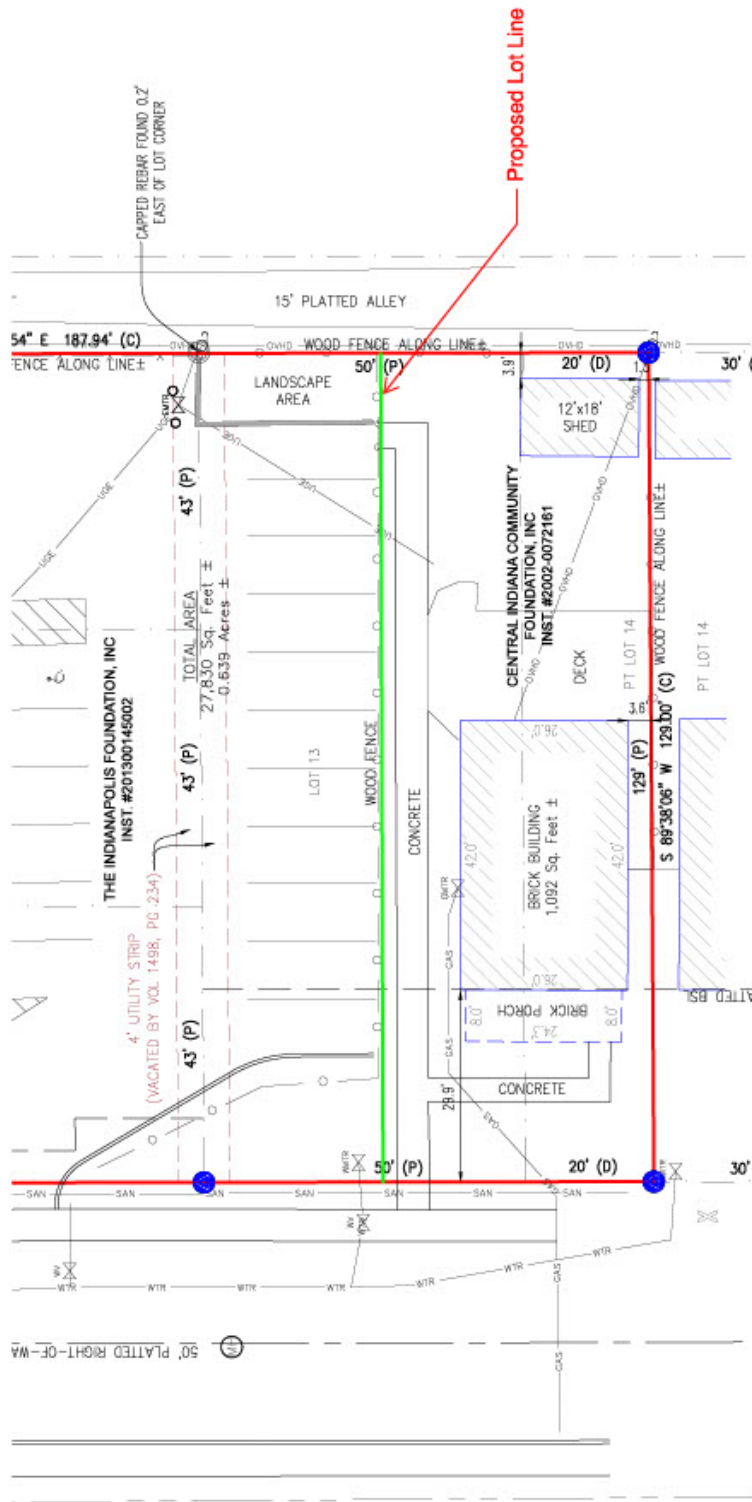
GENERAL INFORMATION

Existing Zoning	C-1	
Existing Land Use	Commercial and Residential	
Comprehensive Plan	Office Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Commercial/Residential Mixed-Use
South:	D-5	Single-Family Residential
East:	D-5	Single-Family Residential
West:	D-5	Single-Family Residential
Thoroughfare Plan		
Broad Ripple Avenue	Primary Collector	ROW: 90-foot existing and 56-foot proposed
Indianola Avenue	Local Street	ROW: 50-foot existing and 48-foot proposed
Petition Submittal Date	August 30 th , 2023	

EXHIBITS



[illegible]



PHOTOS













PLAT COMMITTEE

October 11, 2023

Case Number: 2023-PLT-078
Property Address: 1620 Industry Drive (Approximate Address)
Location: Warren Township, Council District #19
Petitioner: Commercial Team Construction, LLC, by Katelyn Klingler
Zoning: C-S
Request: Approval of a Subdivision Plat, to be known as 16th Street Commercial Park, dividing 10.51 acres into four lots.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated September 1, 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

HISTORY

The subject site was rezoned to the C-S classification in 2001 (2001-ZON-007) to permit C-3 and I-2 uses. An amended site plan was approved in 2022 (2022-MOD-003) amending the location of the proposed permitted uses and showing a private street running north from 16th Street to the stub of Industry Place north of the site.

SITE PLAN AND DESIGN / STREETS

This request would provide for the subdivision of 10.51 acres into four lots, to be known as 16th Street Commercial Park. A common area is shown for the proposed private street, Industry Drive, which runs north and south through the middle of the site. It would connect to Industry Place at the northern end of the subject site. The four proposed lots would front on and have access to Industry Drive. No lots would be accessed from 16th Street. This request would be consistent with the C-S District rezoning and the Subdivision Regulations.

SIDEWALKS

Sidewalks are required along 16th Street.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Industrial Building / Undeveloped	
Comprehensive Plan	Light Industrial / Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-S, D-4	Single-family dwelling, medical service, light industrial
South:	C-7, D-2	Utility
East:	C-4, C-5	Automotive Uses
West:	D-4	Single-family dwellings
Thoroughfare Plan		
16 th Street	Primary Collector	90-foot existing and 56-foot proposed
Petition Submittal Date	September 1, 2023	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval

EVALUATION

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

	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • 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	<p>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</p>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. 	Satisfied
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • Through lots should be avoided except where necessary for primary arterial separation and topography challenges. • Triple frontage lots are prohibited. • Lots abutting alleys must have vehicular access exclusively from alley. • Lots shall not have direct access to arterial streets. • Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet. 	Satisfied

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

741-304-316

Additional

Development Items

EVALUATION

	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> • <i>Street name signs, traffic control signs, bike route signs.</i> • <i>Traffic control devices for streets exceeding 900 feet in length.</i> • <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Satisfied</p>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> • <i>Street numbering per adopted addressing guidelines.</i> • <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>Satisfied</p>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> • <i>Sidewalks shall be provided along all internal and external streets.</i> 	<p>Satisfied</p>
	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> • <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> • <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> • <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> • <i>All utilities shall be located underground.</i> • <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	<p>Satisfied</p>
	<p><i>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> • <i>Reservation of land for public/semi-public purpose.</i> 	<p>Satisfied</p>
	<p><i>741-312 – Monuments</i></p> <ul style="list-style-type: none"> • <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i> 	<p>Satisfied</p>

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



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Figure 1 - Intersection of Industry Dr and 16th Street looking west



Figure 2 - New construction on proposed Lot 1



Figure 3 - Industry Drive looking south



Figure 4 - Industry Drive looking east at proposed Lot 3



Figure 5 - Industry Dr looking east at proposed Lot



Figure 6 - Industry Dr & 16th Street looking east



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 11, 2023

Case Number: 2023-PLT-079

Property Address: 1000 and 1200 Waterway Boulevard, 1250 and 1302 Indiana Avenue
(Approximate Address)

Location: Center Township, Council District #11

Petitioner: 16 Tech Community Corporation, by Michael J. Smith

Zoning: CBD-S (RC) (FF) (W-1)

Request: Approval of a Subdivision Plat, to be known as 16 Tech – Line A-2, dividing 9.958 acres into eight blocks.

Waiver Requested: None

Current Land Use: One-story warehouse structure and surface parking

Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated September 1, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned CBD-S (RC) and is part of an area planned for future development as part of 16 Tech, a technology park. The proposed plat would create eight blocks. From these blocks, lots would be created by future plat petitions before development would occur. The proposed plat includes areas of right-of-way dedication to provide for new streets and new sections of existing public streets, per the Master Plan, approved via 2020-ZON-018.

This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

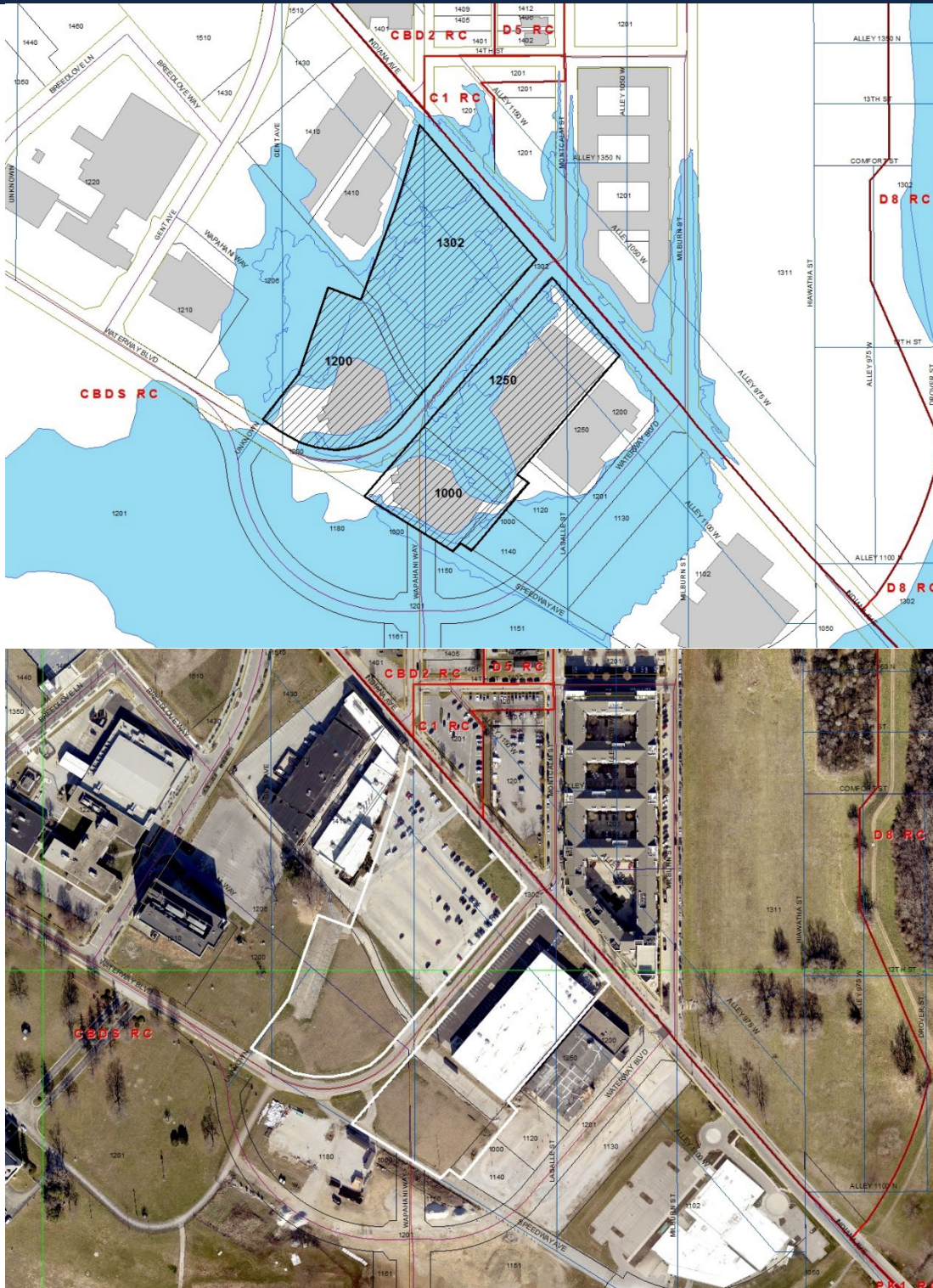
STREETS

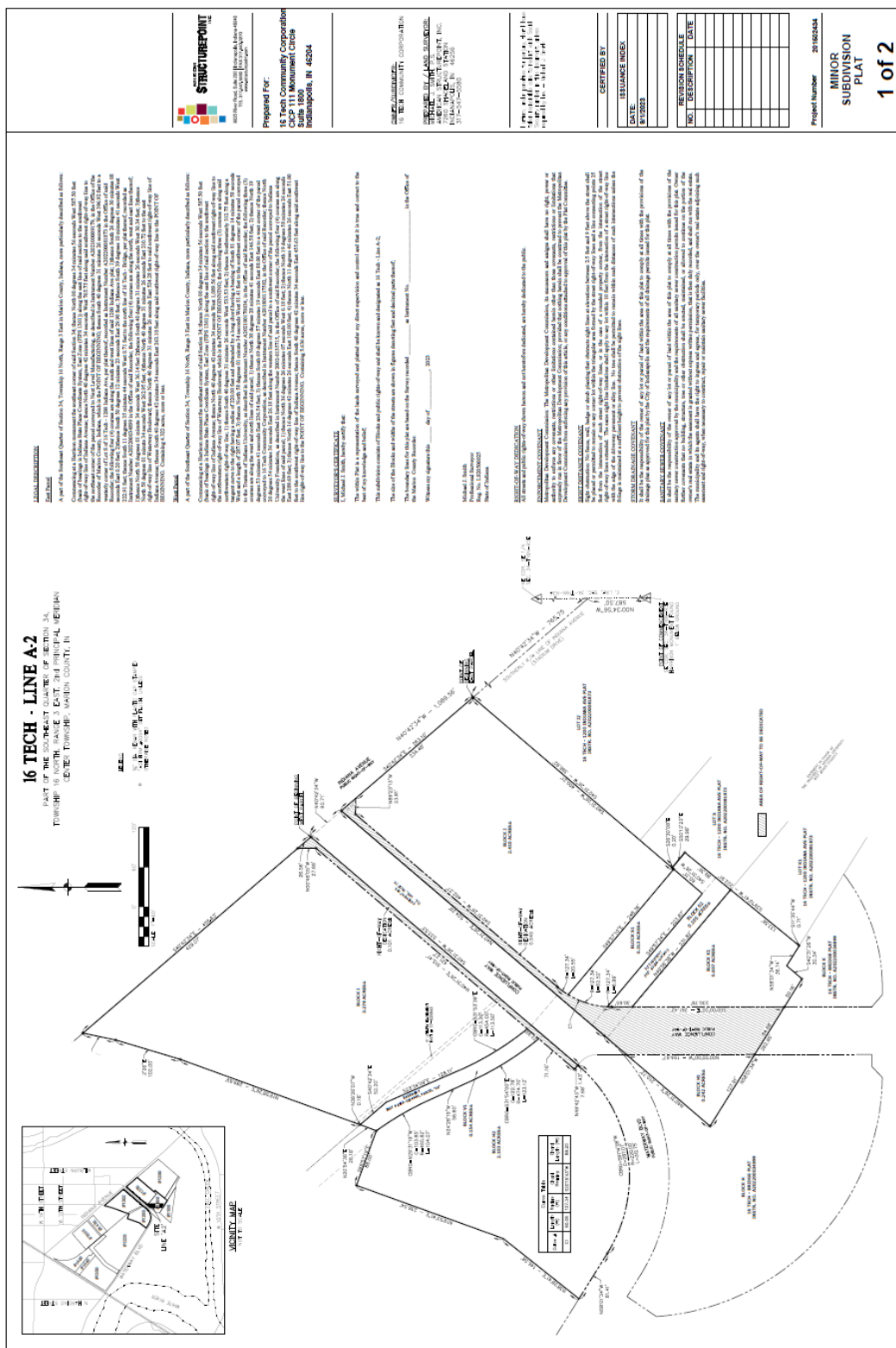
New streets would be created and would have direct access to Indiana Avenue to the north or to a planned street system to the south, including a bridge over Fall Creek to 10th Street.

GENERAL INFORMATION

Existing Zoning	CBD-S (RC)	
Existing Land Use	One-story warehouse structure and surface parking	
Comprehensive Plan	Institution-oriented mixed-use development	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	CBD-S (RC)	Developing light industrial / existing multi-family dwellings
South:	CBD-S (RC)	Developing light industrial
East:	CBD-S (RC)	Light industrial
West:	CBD-S (RC)	Developing light industrial
Thoroughfare Plan		
Indiana Avenue	Primary Arterial	68-foot existing and 80-foot proposed
Petition Submittal Date	September 1, 2023	

EXHIBITS





Photos



Views of Proposed Blocks I and V1



Views of Proposed Block H2



Views of proposed new public right-of-way, Blocks H1 and K1



Views of existing Waterway Boulevard looking northwest from Proposed Block H1 (top); view of Proposed Block J

PLAT COMMITTEE

October 11, 2023

Case Number: 2023-PLT-080
Property Address: 5741 Lawton Loop East Drive (Approximate Address)
Location: City of Lawrence, Lawrence Township, Council District # 4
Petitioner: Fort Harrison Reuse Authority, by Connor Strege
Zoning: D-P
Request: Approval of a Subdivision Plat, to be known as MS Innovations – Lawton Loop Plat, creating a 0.342 acre lot from the common area of Lawton Loop East Condominiums.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated September 1, 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 the City of Lawrence, Sanitation Section.
3. Subject to the Standards and Specifications of the City of Lawrence, Drainage Section.
4. Subject to the Standards and Specifications of the City of Lawrence, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

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 declaration removing the subject land from the condominium association be recorded prior to recording the final plat.

PETITION OVERVIEW

HISTORY

This subject site is part of the land associated with a condominium declaration for the Lawton Loop East Condominium Association, originally recorded in 2002. It is currently undeveloped.

SITE PLAN AND DESIGN

This request would create a lot out of the land associated with the condominium development. The subject lot is proposed to be transferred to the same owner as the property adjacent to the south. The subject lot is part of the Fort Benjamin Harrison Planned Unit Development (D-P Zoning) and is classified as only permitting open space uses. Any other proposed development would require a rezoning petition to be approved through the City of Lawrence. This request would be consistent with the development statement of the D-P District rezoning and the Subdivision Regulations.

STREETS

This lot would gain access through the adjacent lot which has easement access to Lawton Loop East Drive and Otis Avenue.

SIDEWALKS

Sidewalks would not be required as no streets abut the proposed lot.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	Village Mixed Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Undeveloped
South:	D-P	Undeveloped
East:	D-P	Undeveloped
West:	D-P	Mixed Use
Thoroughfare Plan		
Lawton Loop East Drive	Local Street	50-foot existing and proposed
Petition Submittal Date	August 31, 2023	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval

EVALUATION

741.201.A-C – Primary Plat Requirements:	<ul style="list-style-type: none"> • Plat name, Legal Description, Surveyor Seal, Scale. • Boundary Lines, Existing Street Names and dimensions. • Layout of Proposed Streets – names, widths, classifications. • Layout of all easements and purpose thereof. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. • Area Map. 	Satisfied
741-203.D – Traffic Control Plan	<ul style="list-style-type: none"> • Traffic control street signs and devices. • Traffic calming devices. • Bicycle facilities. • Sidewalks and pedestrian facilities. • Transit facilities, such as bus stops pads or shelter. • Street lighting. 	Not needed
741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)	<ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	Not needed

	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	None Requested
741-300 Design and Installation Standards	<p>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</p>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. 	Satisfied
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • Through lots should be avoided except where necessary for primary arterial separation and topography challenges. • Triple frontage lots are prohibited. • Lots abutting alleys must have vehicular access exclusively from alley. • Lots shall not have direct access to arterial streets. • Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet. 	Satisfied

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

741-304-316

Additional

Development Items

EVALUATION

	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> • <i>Street name signs, traffic control signs, bike route signs.</i> • <i>Traffic control devices for streets exceeding 900 feet in length.</i> • <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Satisfied</p>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> • <i>Street numbering per adopted addressing guidelines.</i> • <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>Satisfied</p>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> • <i>Sidewalks shall be provided along all internal and external streets.</i> 	<p>Satisfied</p>
	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> • <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> • <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> • <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> • <i>All utilities shall be located underground.</i> • <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	<p>Satisfied</p>
	<p><i>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> • <i>Reservation of land for public/semi-public purpose.</i> 	<p>Satisfied</p>
	<p><i>741-312 – Monuments</i></p> <ul style="list-style-type: none"> • <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i> 	<p>Satisfied</p>

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

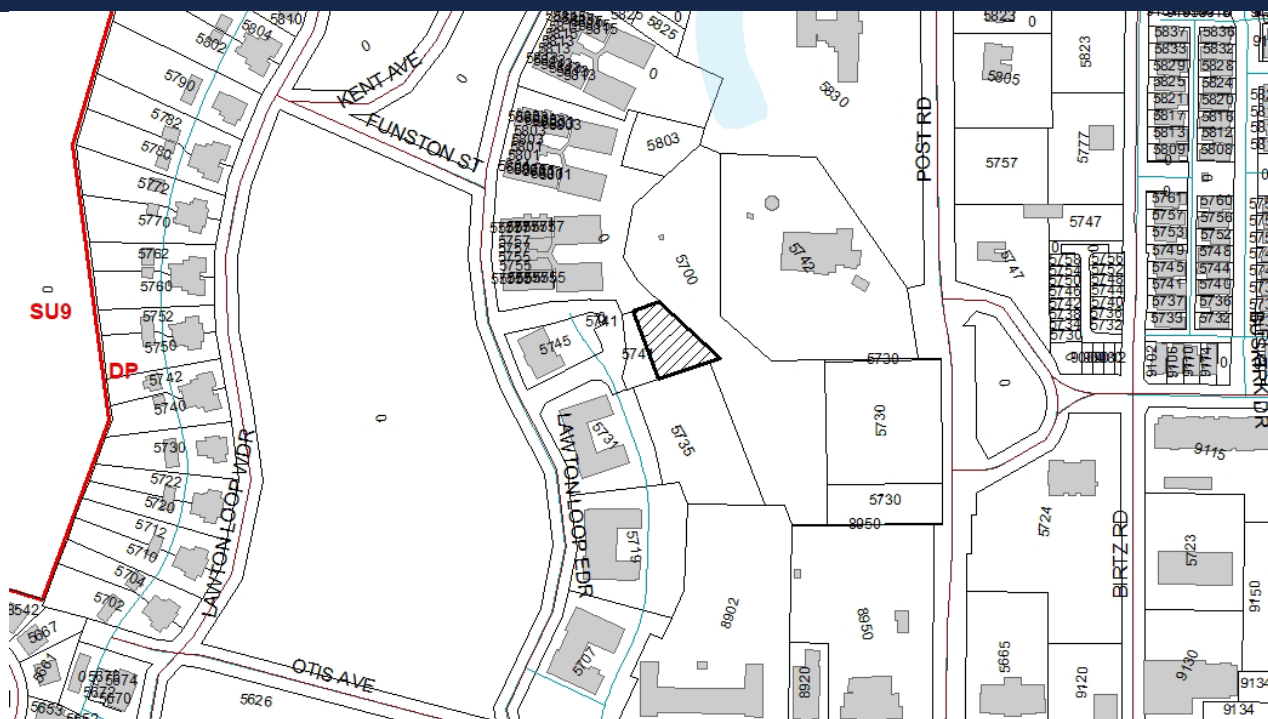






Figure 1 - Looking south - subject site to left



Figure 2 - Looking east at subject site



Figure 3 - Looking North - subject site to right



Figure 4 - Looking north at condominiums

PLAT COMMITTEE

October 11, 2023

Case Number: 2023-VAC-006
Property Address: 921 Virginia Avenue (*Approximate Address*)
Location: Center Township, Council District #16
Petitioner: White Castle System, Inc., by Michael Rabinowitch
Zoning: MU-2 (Fountain Square Historic Commercial - IHPC)
Request: Vacation of a portion of Buchanan Street, being 13 feet in width, beginning 187.56 feet east of the east right-of-way line of Leonard Street, east 29 feet, to a point 169.14 feet from the west right-of-way line of Virginia Avenue.
Waiver Requested: None
Current Land Use: Improved sidewalk
Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this 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 be held on November 8, 2023; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2023-VAC-006; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16, and the following condition:

A permanent transportation easement shall be granted for use of the sidewalk along the north side of Buchanan Street.

PETITION OVERVIEW

SUMMARY

This request would vacate a small portion of improved right-of-way, along the south property line of 921 Virginia Avenue, approximately 170 west of Virginia Avenue. Specifically, this request would vacate a 13-foot by 29-foot portion of the north right-of-way of Buchanan Street for the placement of utility transformers, for a proposed mixed-use development. This development has received approval (2022-COA-027) from the staff of the Indianapolis Historic Preservation Commission.

The proposed vacated area includes a sidewalk, which would be replaced and re-routed around the proposed transformers. The Findings of Fact indicates that a transportation easement would be granted if this request is approved. Staff requests that approval of this request be conditioned upon the grant of

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this easement. Due to the development receiving prior development approval by the IHPC and that a transportation easement would be granted to provide for continued public use of the sidewalk, staff supports the request.

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

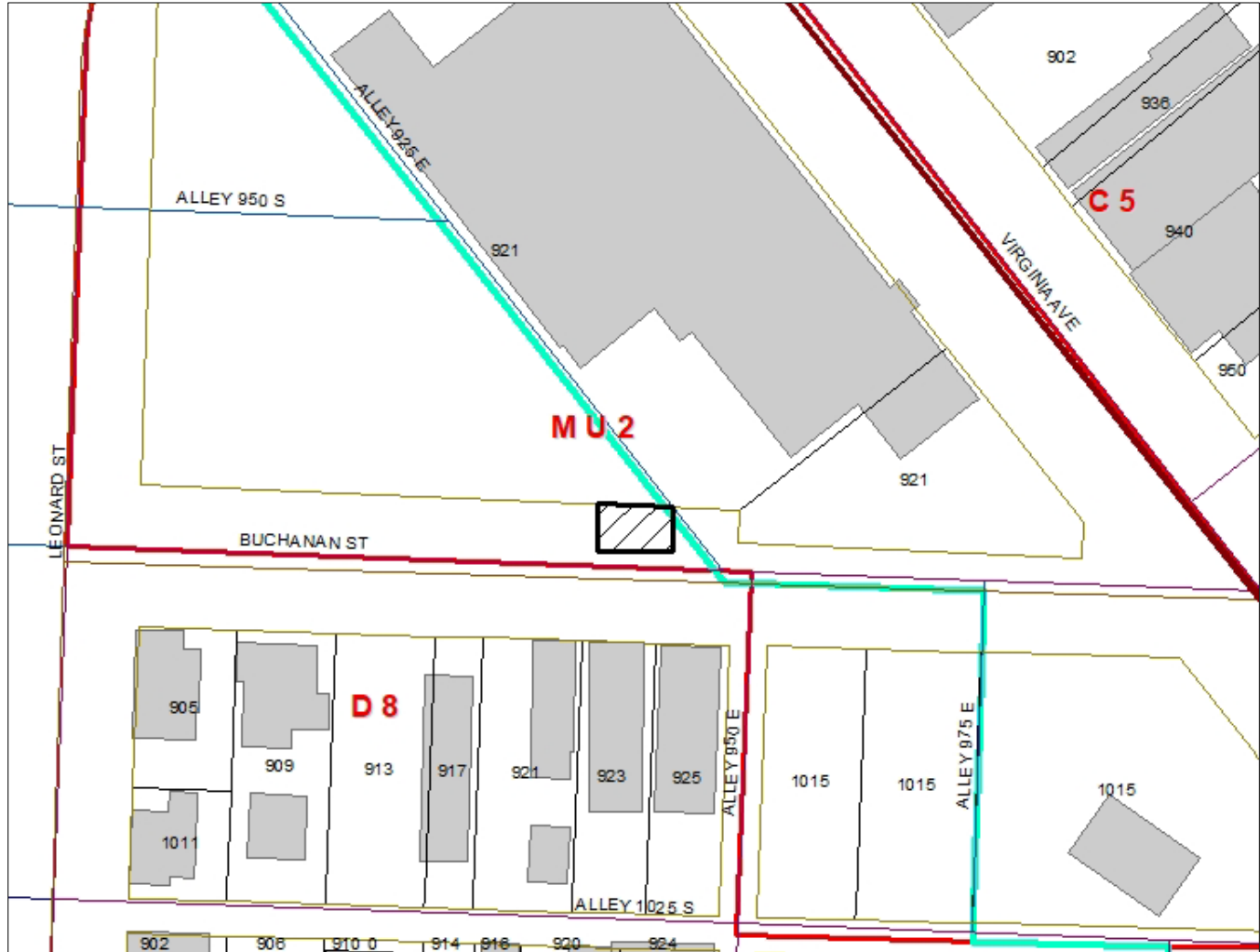
There is no request for a waiver of the assessment of benefits, therefore, an appraisal of the proposed vacated area is expected to be submitted to the file. If approved, a hearing upon the assessment of benefits would be held on November 8, 2023.

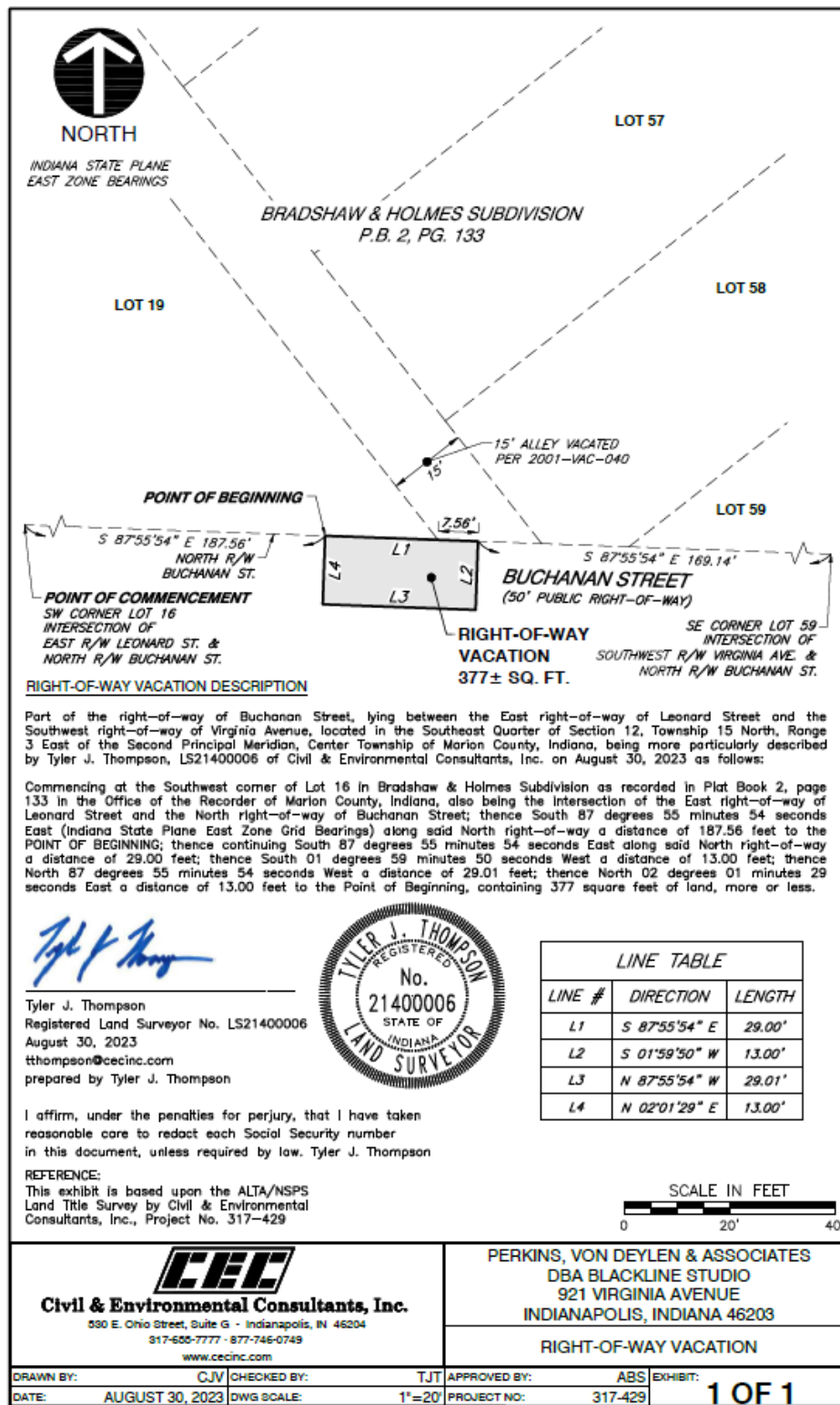
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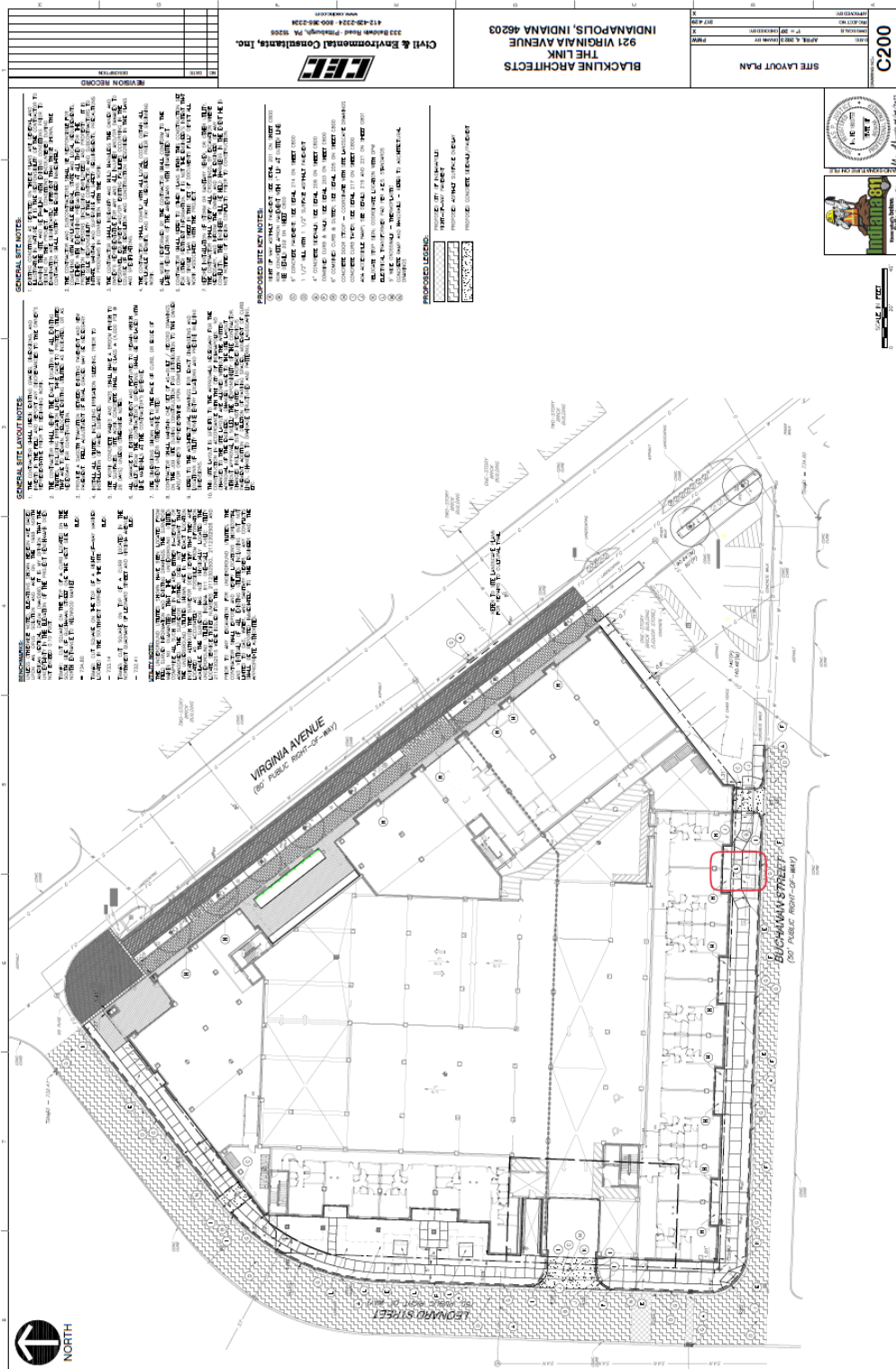
GENERAL INFORMATION

Existing Zoning	MU-2 (Fountain Square Historic Commercial District – IHPC)	
Existing Land Use	Sidewalk	
Comprehensive Plan	Village mixed-use development	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-5 (FS - IHPC)	Commercial
South:	D-8 / MU-2	Residential / commercial
East:	C-5 (FS - IHPC)	Commercial
West:	D-8 (RC)	Interstates 65 and 70
Thoroughfare Plan		
Virginia Avenue	Primary arterial	56-foot existing and proposed
Buchanan Street	Local street	48-foot existing and proposed
Leonard Street	Local street	48-foot existing and proposed
Petition Submittal Date	September 1, 2023	

EXHIBITS







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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:

Currently, the subject property is a vacant, decaying, underutilized warehouse property. The Petitioner is undertaking a \$60 million redevelopment of the site for a mixed use apartment and retail building with a dedicated parking garage. Adjacent to the Cultural Trail along Virginia Ave., this tight urban site provides limited opportunity to locate utility transformers without interfering with the visual attraction of the Cultural Trail or interfering with the Cultural Trail when the transformers need to be maintained. The Petition seeks to vacate only 29 feet of frontage along Buchanan Ave., a side street, which is away from the Cultural Trail and adjacent to a similar area that was vacated in 2021 to permit development of the adjacent parcel. For these reasons, the purpose is served by locating transformers for the project along the Buchanan St. frontage. Moreover, a transportation easement will be granted to permit unimpeded public use of the sidewalk.

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



Views of the proposed vacation area from Virginia Avenue and Buchanan Street



View of proposed vacation area from Buchanan Street

PLAT COMMITTEE

October 11, 2023

Case Number:	2023-PLT-064
Property Address:	6243 East Washington Plaza (<i>Approximate Address</i>)
Location:	Warren Township, Council District # 12
Petitioner:	Irvington Plaza Associates, by Nathan Barr
Zoning:	C-4
Request:	Approval of a Subdivision Plat, to be known as Irvington Plaza, dividing 15.75 acres into six lots and one block.
Waiver Requested:	None
Current Land Use:	Commercial Integrated Center
Staff Reviewer:	Allison Richardson, Senior Planner

PETITION HISTORY

This petition was automatically continued by request of a registered neighborhood organization from the September 13, 2023, hearing, to the October 11, 2023 hearing. As of this writing, no new information has been submitted to the file.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 2, 2023, 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. The proposed plat would subdivide the property into six lots on the northern portion of the property along existing leased spaces and to provide for future commercial development. The 10.68- acre block would be reserved for a future development to be determined. The proposed plat meets the standards of the C-4 zoning classification. All future development must comply with the Transit Oriented Development overlay district standards.

STREETS

Lots One, Three, Four, and Five would have frontage on Washington Street to the north. Lots Two and Six and Block A would be accessed via easements as shown on the preliminary plat. Block A has a small frontage on Kenyon Street to the east. An alley runs the length of the west property line, adjacent to Lots One and Two and Block A, but is only partially developed. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Washington Street.

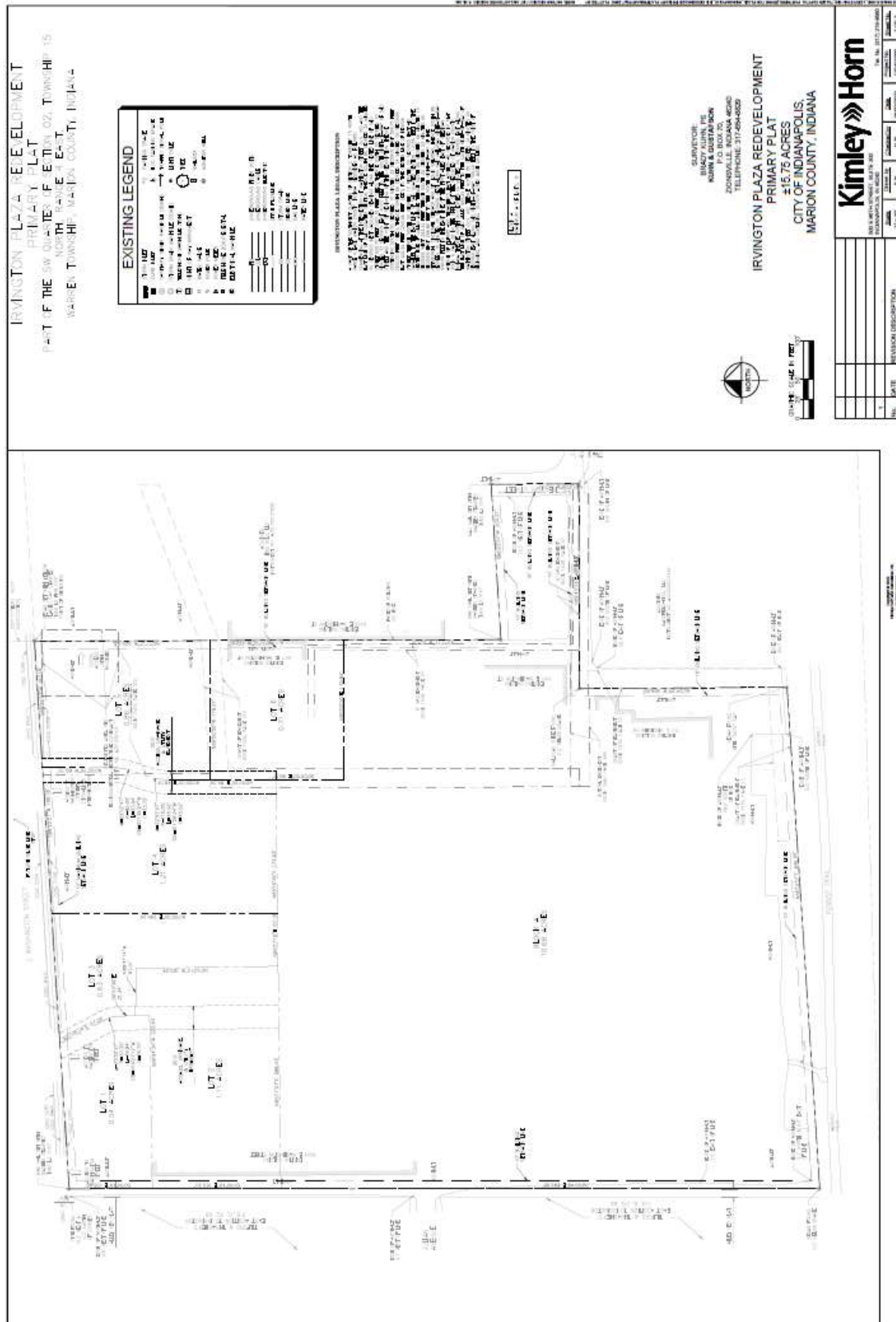
GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single and two-family residential
South:	D-5 / I-2	Single and two-family residential / Industrial
East:	C-4 / D-5 / I-2	Commercial / Multi-family / Industrial
West:	D-5 / SU-9	Single and two-family residential / Fire station
Thoroughfare Plan		
Washington Street	Primary Arterial	80-feet existing and proposed
Kenyon Street	Local Street	25-feet existing and 48-feet proposed
Petition Submittal Date	August 2, 2023	

EXHIBITS



Department of Metropolitan Development
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PHOTOS



Proposed Lots One, Two, and Three, looking west. Washington Street shown right



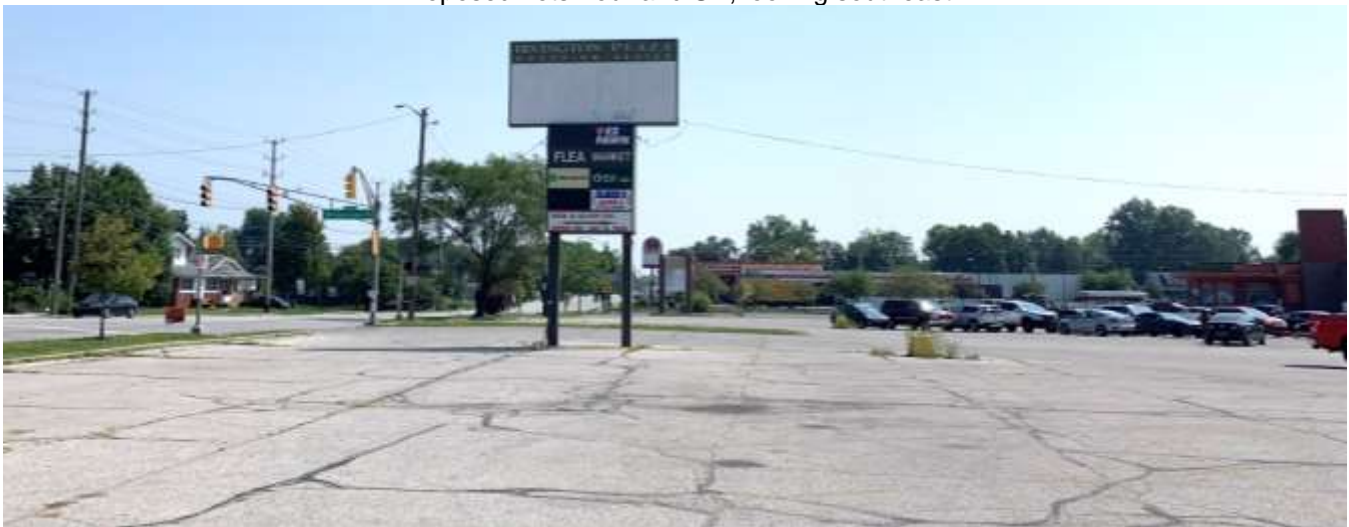
Proposed Lot Two and Block A, looking southwest



Proposed Lots Three and Four and Block A, looking south



Proposed Lots Four and Six, looking southeast



Proposed Lots Four and Five, looking east. Washington Street shown left.



Proposed Block A, looking west

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View of site from proposed Block A, proposed Lots One through Six in background, looking north



Proposed Block A, looking north



View of Lots One through Four, looking west



East of site, looking south