



Metropolitan Development Commission Plat Committee (July 10, 2024) Meeting Agenda

Meeting Details

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

Date: Wednesday, July 10, 2024

Time: 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

2022-PLT-028 | 7340 East Edgewood Avenue

Sapphire Ridge, Section 2 | Preliminary approval by the Plat Committee on May 11, 2022

Request to waive the two-year Ordinance rule to record a plat, by one additional month.

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-PLT-032 | 4150 North Keystone Avenue

Washington Township, CD #8, Zoned C-4 (FF)

LandWorx Engineering LLC, by Leslie Steinert

Approval of a Subdivision Plat to be known as Mainscape Plaza Subdivision, subdividing 12.253 acres into two lots.

** Continuance requested by petitioner to August 14, 2024.

2. 2024-PLT-039 | 5252 Hickory Road

Franklin Township, CD #24, Zoned D-4 (FF/FW)

Grand Communities, LLC, by Eric Wickersham

Approval of a Subdivision Plat, to be known as Emerald Preserve, subdividing 32.309 acres into 72 lots.

** Continuance, with notice, by staff to August 14, 2024, due to error in petition regarding number of lots.

3. 2024-PLT-040 | 1806 North Alabama Street

Center Township, CD #12, Zoned D-8 (IHPC-HMP)

M3 Urban Investment Group LLC, by Paul J. Lambie

Approval of a Subdivision Plat, to be known as 1806 Alabama Replat, subdividing 0.538-acre into four lots.

** Automatic Continuance filed by registered Neighborhood Organization to August 14, 2024.

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2024-PLT-028 | 2415 and 2427 North Rural Street

Center Township, CD #8, Zoned D-5

Martindale Brightwood Community Development Corporation, by Patrick M. Rooney

Approval of a Subdivision Plat to be known as Rural Street Villas, Section Two, subdividing 0.19-acre into four single-family attached lots.

5. 2024-PLT-036 | 6501 Milhouse Road

Decatur Township, CD #21, Zoned D-3 (Cluster)

D. R. Horton – Indiana, LLC, by Keith R. Gilson

Approval of a Subdivision Plat, to be known as Cardinal Grove, Section 3A, subdividing 16.73 acres into 43 lots.

6. 2024-PLT-037 | 1718 and 1730 Bellefontaine Street

Center Township, CD #13, Zoned D-8

Compendium Group LLC and M3 Urban Investments Group LLC by Paul J. Lambie

Approval of a Subdivision Plat, to be known as 1732 Bellefontaine Replat, subdividing 0.492-acre into five lots.

7. 2024-PLT-038 | 6501 Milhouse Road

Decatur Township, CD #21, Zoned D-3 (Cluster)

D. R. Horton – Indiana, LLC, by Keith R. Gilson

Approval of a Subdivision Plat to be known as Cardinal Grove, Section 3B, subdividing 14.219 acres into 46 lots.

8. 2024-PLT-041 | 50 North Tibbs Avenue

Center Township, Zoned D-P / D-10 (FF)

City of Indianapolis, by Anthony B. Syers

Approval of a Subdivision Plat, to be known as 50 North Tibbs Subdivision, subdividing 12.92 acres into two lots and two blocks.

9. 2024-PLT-042 | 4355 Senour Road

Franklin Township, CD #25, Zoned D-3 (Cluster)

Montgomery Woods LLC, by Joseph P. Heck

Approval of a Subdivision Plat, to be known as Montgomery Woods, Section Two, dividing 30.76 acres into 79 lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

10. 2024-PLT-031 | 7125 Wellingshire Boulevard

Perry Township, CD #22, Zoned D-P (FF)

Wellingshire Partners LLC, by Brady Kuhn

Approval of a Subdivision Plat to be known as Southern Dunes Commons at Wellingshire, subdividing 18.73 acres into two lots and three blocks, with a waiver of sidewalk requirements along Southport Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

11. 2024-PLT-034 | 4620 West 84th Street, 4553 and 4625 West 86th Street, 8431 and 8435 Georgetown Road and 8460 Bearing Drive

Pike Township, CD #1, Zoned I-2 (FF)

G&I X Industrial IN, LLC, by Andi M. Metzel

Approval of a Subdivision Plat, to be known as Northwest Business Center, subdividing 46.906 acres into six lots, with a waiver of sidewalk requirements along 84th Street, 86th Street, and Bearing Drive, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

TBD

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 **June 12, 2024**

Case Number: 2024-PLT-032

Property Address: 4150 North Keystone Avenue (*Approximate Address*)

Location: Washington Township, Council District #8

Petitioner: Landworx Engineering LLC, by Leslie Steinert

Zoning: C-4 (FF)

Request: Approval of a Subdivision Plat to be known as Mainscape Plaza Subdivision, subdividing 12.253 acres into two lots.

Waiver Requested: None

Current Land Use: Commercial

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

ADDENDUM FOR JULY 10, 2024 PLAT COMMITTEE HEARING

This petition was continued to the July 10, 2024 Plat Committee hearing to review the submitted proposal.

The petitioner is requesting an additional continuance to the August 14, 2024 Plat Committee hearing.



PLAT COMMITTEE July 10, 2024

Case Number: 2024-PLT-039
Property Address: 5252 Hickory Road (approximate address)
Location: Franklin Township, Council District #24
Petitioner: Grand Communities, LLC, by Eric Wickersham
Zoning: D-4 (FF/FW)
Request: Approval of a Subdivision Plat to be known as Emerald Preserve, subdividing 32.309 acres into 72 lots.
Current Land Use: Undeveloped
Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

Due to the incorrect number of lots noted on the petition, Legal Notice was generated for fewer lots than what is actually requested. Therefore, this petition must be **continued, with notice** to the **August 14, 2024**, hearing at the request of staff. A full staff report will be available in advance of that hearing.



PLAT COMMITTEE **July 10, 2024**

Case Number: 2024-PLT-040
Property Address: 1806 North Alabama Street (*Approximate Address*)
Location: Center Township, Council District # 12
Petitioner: M3 Urban Investment Group, by Paul J. Lambie
Zoning: D-8 (IHPC-HMP)
Request: Approval of a Subdivision Plat, to be known as 1806 Alabama Replat, subdividing 0.538-acre into four lots.
Current Land Use: Church (to be demolished)
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

A timely automatic continuance request was filed by the Herron-Morton Neighborhood Association to continue this petition from the July 10, 2024 hearing to the August 14, 2024 hearing date of the Plat Committee. A full staff report will be available in advance of that hearing.



PLAT COMMITTEE **July 10, 2024**

Case Number: 2024-PLT-028

Property Address: 2415 and 2427 North Rural Street (*Approximate Address*)

Location: Center Township, Council District # 8

Petitioner: Martindale Brightwood Community Development Corporation, by Patrick M. Rooney

Zoning: D-5

Request: Approval of a Subdivision Plat to be known as Rural Street Villas, Section Two, subdividing 0.19-acre into four single-family attached lots.

Current Land Use: Single-Family Attached Dwellings

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued from the June 12, 2024 plat committee hearing in order to allow time for approval of 2024-DV2-024 to allow for the deficient lot widths that would be established by this plat.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 23, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject sites are zoned D-5 and were recently constructed with two-unit single-family attached lots. This proposed plat would divide the two existing lots (Lot 13 and Lot 16) into four total lots (Lot 13A/13B and Lot 16A/16B). The proposed plat appears to meet the standards of the D-5 zoning classification for two-family dwellings except for deficient lot widths which are allowed per approval of 2024-DV2-024.

STREETS

Both lots would front onto Rural Street. Alley access is available to the east in addition to street parking.

SIDEWALKS

Sidewalks are existing along the eastern side of Rural Street.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single-Family Attached Dwellings	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
Rural Street	Local Street	60-feet existing and 48-feet proposed
Petition Submittal Date	April 23, 2024	

EXHIBITS

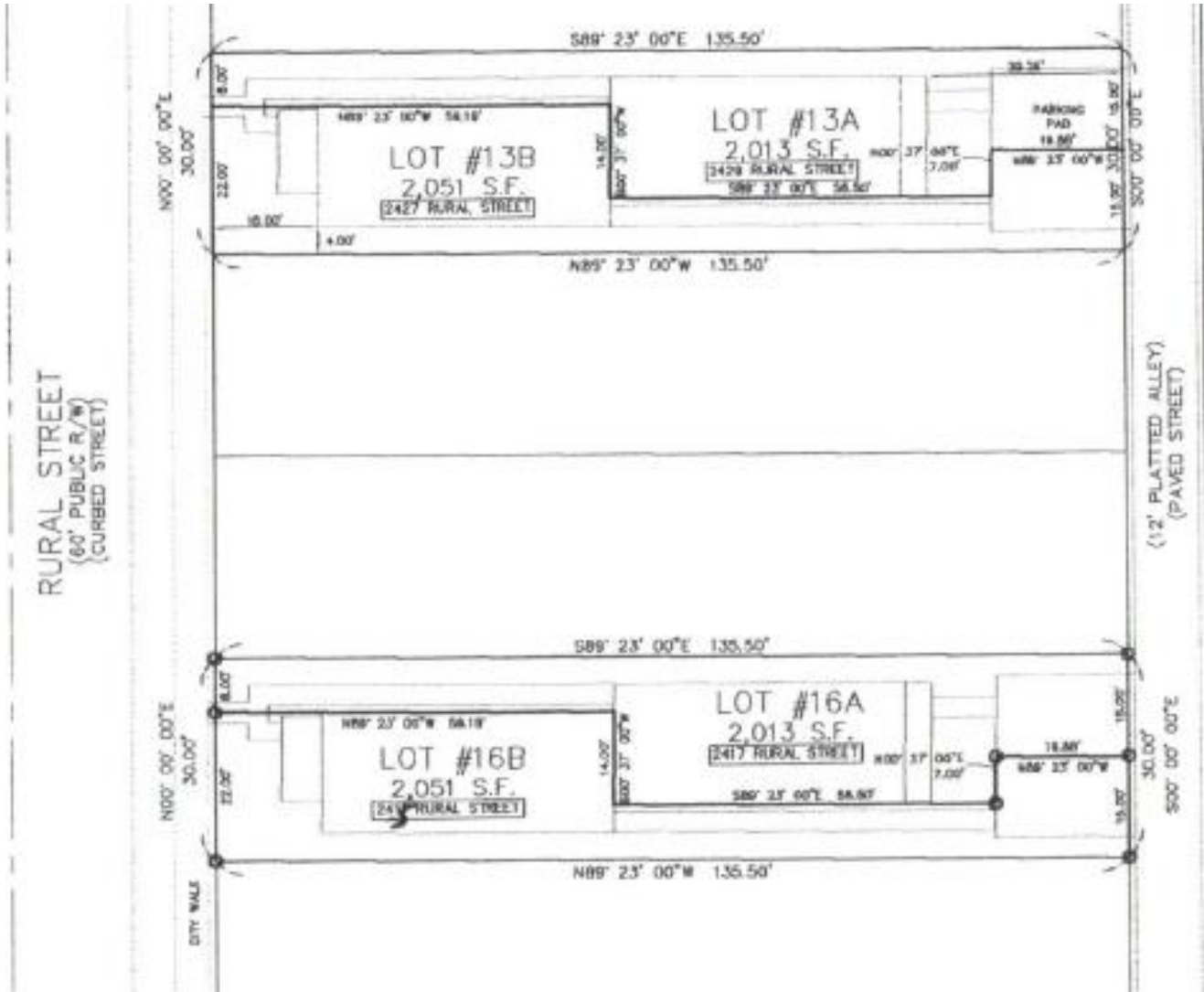
2024PLT028 ; Aerial Map





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2024PLT028 ; Proposed Plat



PHOTOS



Photo 1: 2415/2417 N Rural Viewed from Across Street to West



Photo 2: 2415/2417 N Rural Viewed from West

PHOTOS



Photo 3: 2427/2429 N Rural Viewed from Across Street to West



Photo 4: 2427/2429 N Rural Viewed from West

PHOTOS



Photo 5: Both Structures Viewed from West



Photo 6: Existing Community Garden Site Between Structures



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PLAT COMMITTEE

July 10, 2024

Case Number:	2024-PLT-036
Property Address:	6501 Milhouse Road (<i>Approximate Address</i>)
Location:	Decatur Township, Council District #21
Petitioner:	D. R. Horton – Indiana, LLC, by Keith R. Gilson
Zoning:	D-3 (Cluster)
Request:	Approval of a Subdivision Plat to be known as Cardinal Grove, Section 3A, subdividing 16.73 acres into 43 lots.
Waiver Requested:	None
Current Land Use:	Undeveloped
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 May 8, 2024, 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 D-3 and is undeveloped. It was rezoned to the D-3 classification in 2021 (2021-ZON-123) to provide for the proposed single-family residential development. The cluster subdivision was approved per 2021-ADM-188. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

STREETS

Section 3A proposes two new streets and an extension of a street platted with Section 2A. Card Boulevard is the main north-south street that connects the Milhouse Road frontage through Section One to Mills Road to the south. The planned extension of Elden Drive would connect this Section with Card Boulevard. Elden Drive, Levant Drive and Bunting Drive will be stub streets for future development west and north of site, respectively.

SIDEWALKS

Sidewalks are required along the north frontage of Mills Road and all proposed interior streets.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-3	Undeveloped
South:	D-A	Undeveloped
East:	D-3	Single-Family Residential
West:	D-A / D-4	Single-Family Residential / Undeveloped
Thoroughfare Plan		
Millhouse Road	Primary Collector	32-foot existing and 80-feet proposed
Mills Road	Local Street	28-foot existing and 50-feet proposed
Petition Submittal Date	May 8, 2024	



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><i>741-205 – Waivers</i></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"> • <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
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> • <i>Triple frontage lots are prohibited.</i> • <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> • <i>Lots shall not have direct access to arterial streets.</i> • <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i> 	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



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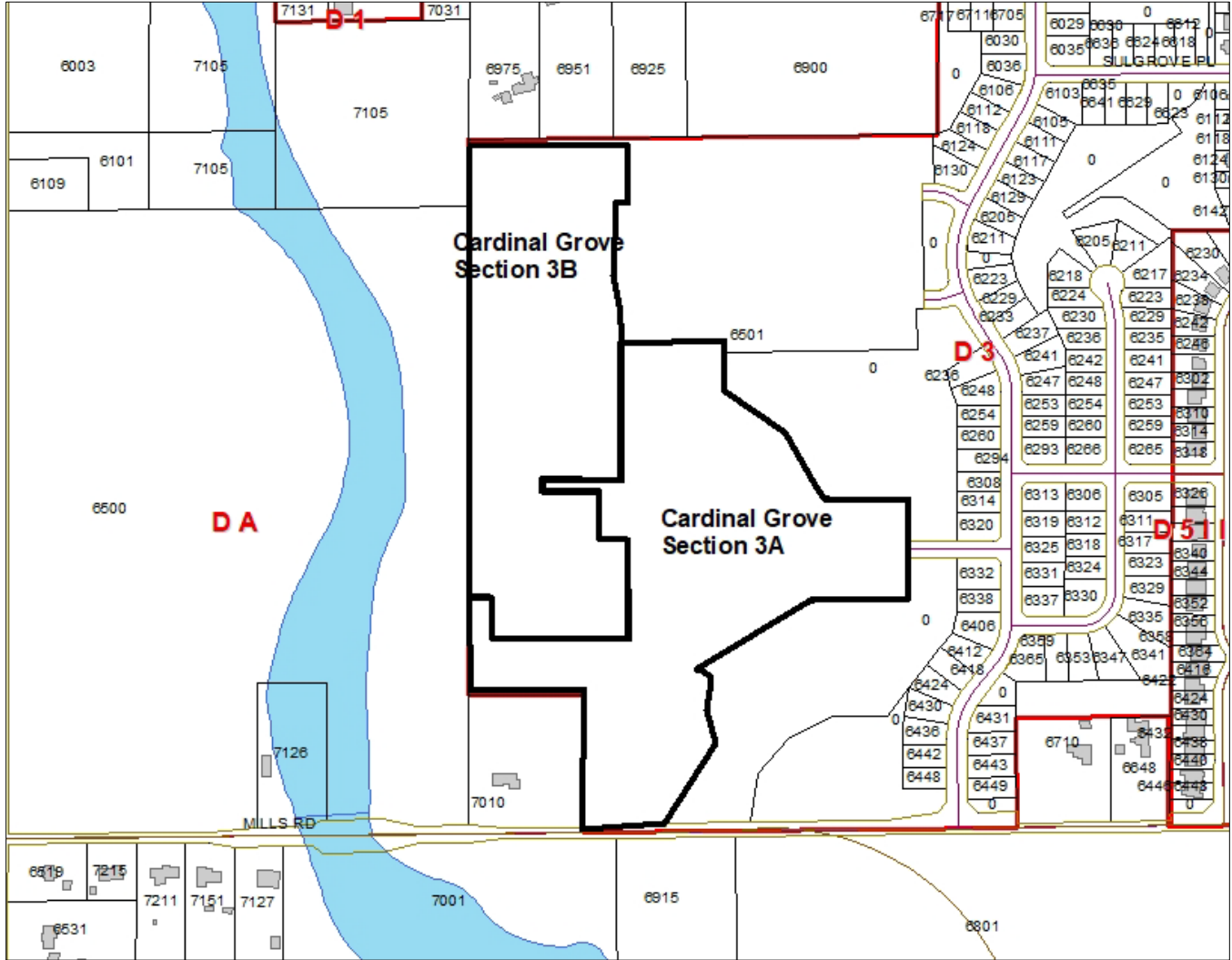
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> • 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. 	<p>Satisfied</p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> • Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. • Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. • All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. • Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. • Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. • Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> • In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Satisfied</p>
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>



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

EXHIBITS



PRIMARY PLAT
CARDINAL GROVE SECTION 3A
ZONING "D-3"

SUBDIVISION INFORMATION

OWNER: [Name]
PREPARED BY: [Name]
DATE: [Date]

SHEET	COVER SHEET	DESCRIPTION
1-01	COVER SHEET	
1-02	PRIMARY PLAT	
1-03	TOPOGRAPHIC SURVEY	
1-04	ENGINEERING	
1-05	TRAFFIC CONTROL PLAN	

SUBDIVISION INFORMATION

LEGAL REFERENCE TO THE PLAT: [Text]
PLAT: [Text]
SECTION: [Text]
TOWNSHIP: [Text]
COUNTY: [Text]

SECTION 3A

SECTION 3B

SECTION 3C

SECTION 3D

SECTION 3E

SECTION 3F

SECTION 3G

SECTION 3H

SECTION 3I

SECTION 3J

SECTION 3K

SECTION 3L

SECTION 3M

SECTION 3N

SECTION 3O

SECTION 3P

SECTION 3Q

SECTION 3R

SECTION 3S

SECTION 3T

SECTION 3U

SECTION 3V

SECTION 3W

SECTION 3X

SECTION 3Y

SECTION 3Z

STOPPELWERTH

ALVATON

PRIMARY PLAT FOR CARDINAL GROVE SECTION 3A

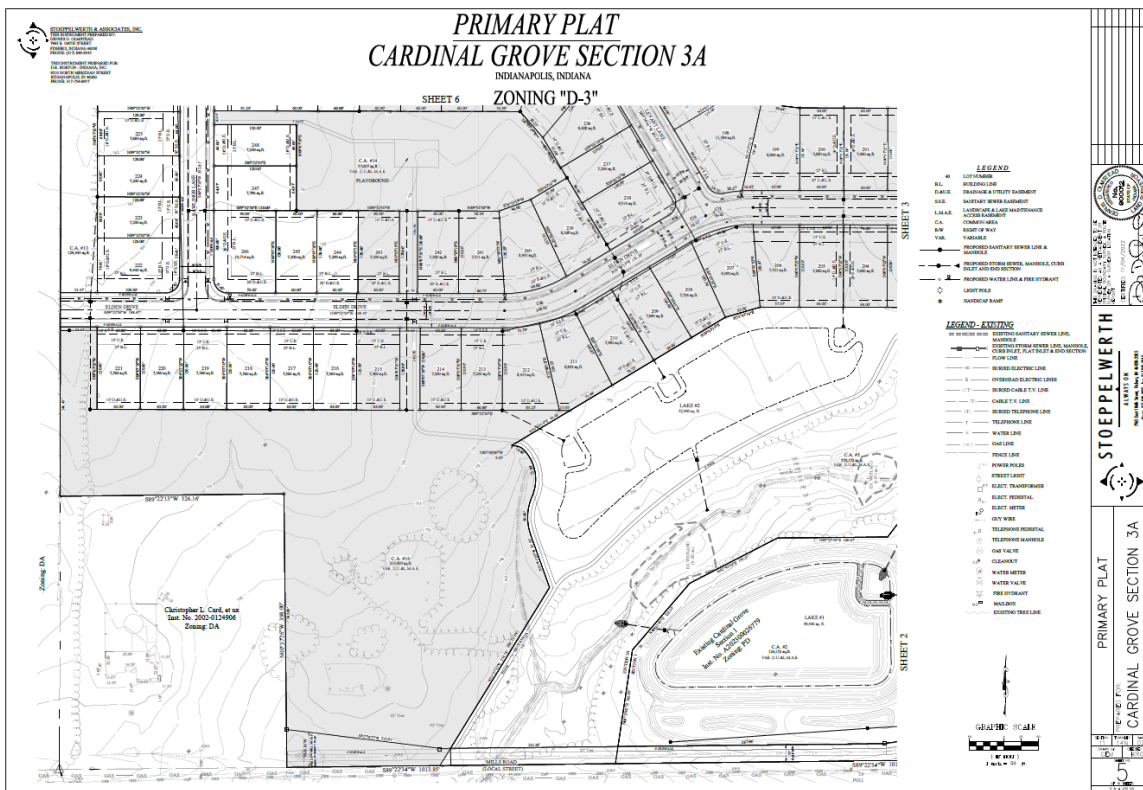
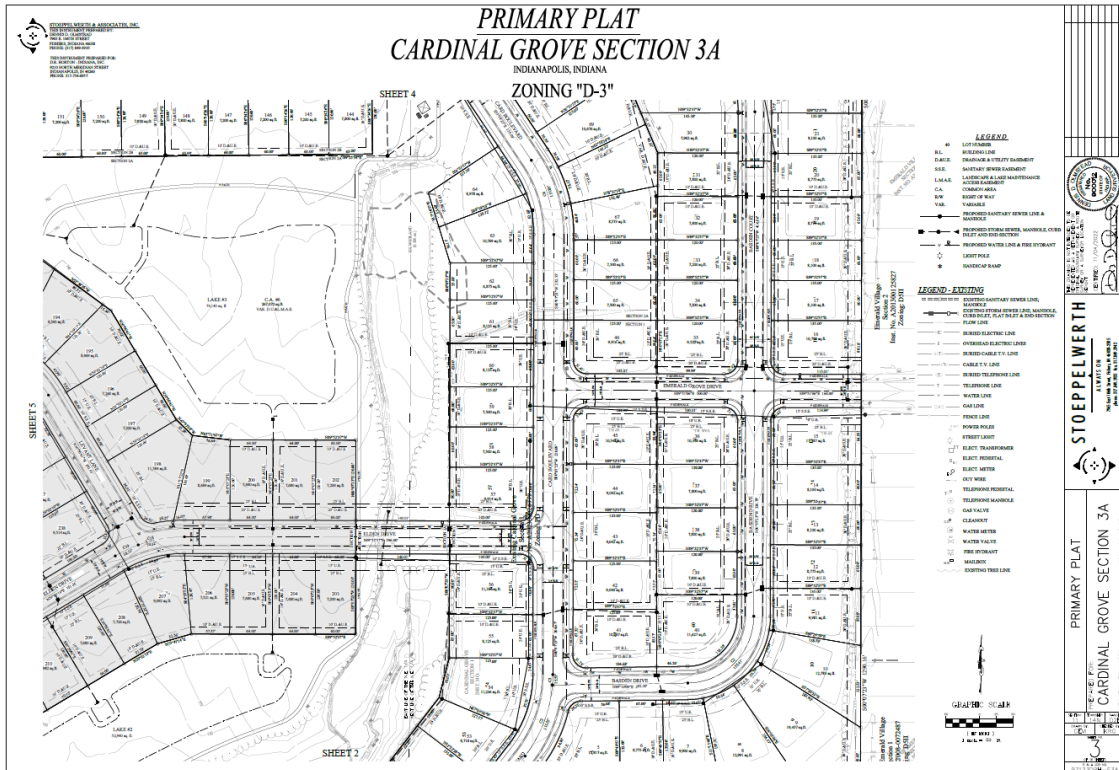
SECTION 3A

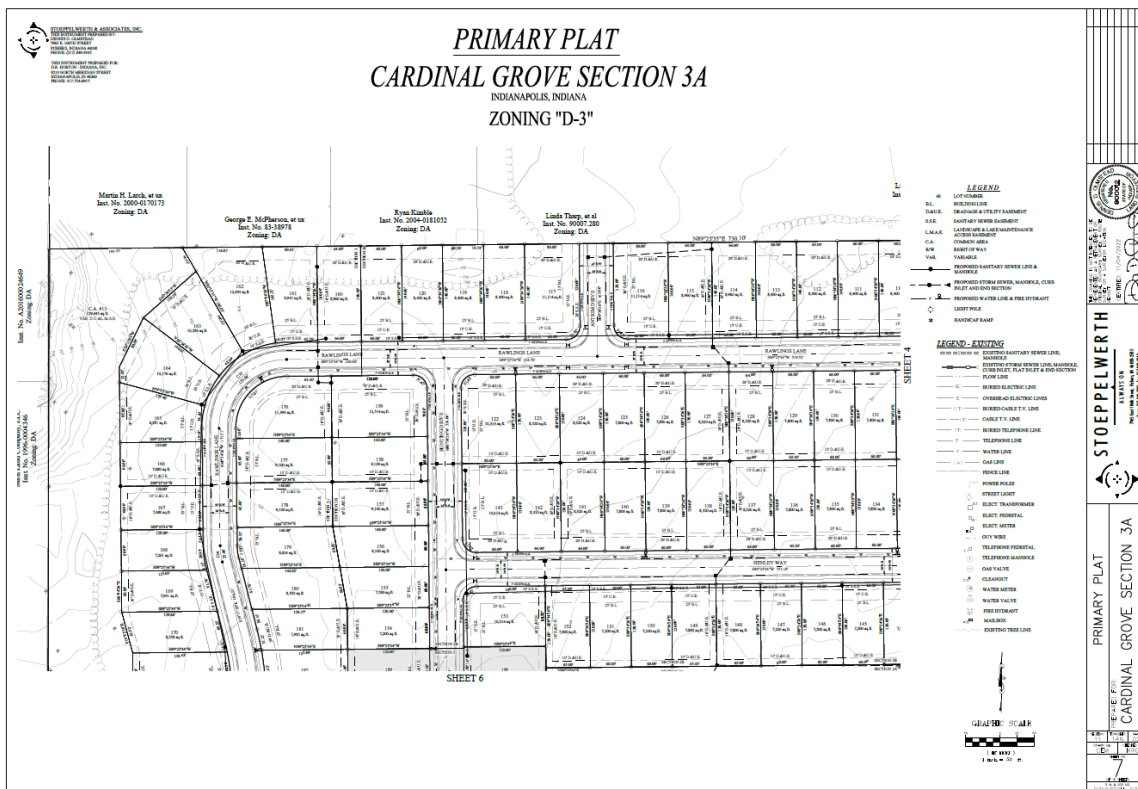
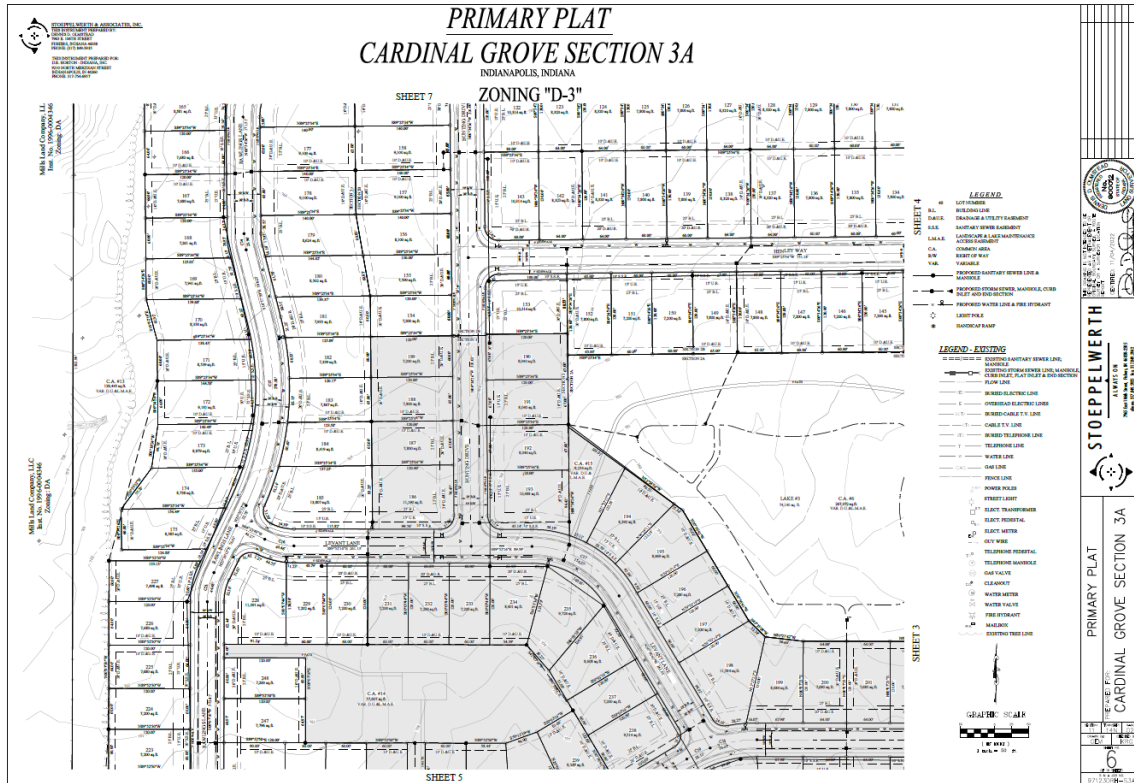
TOWNSHIP 30 NORTH

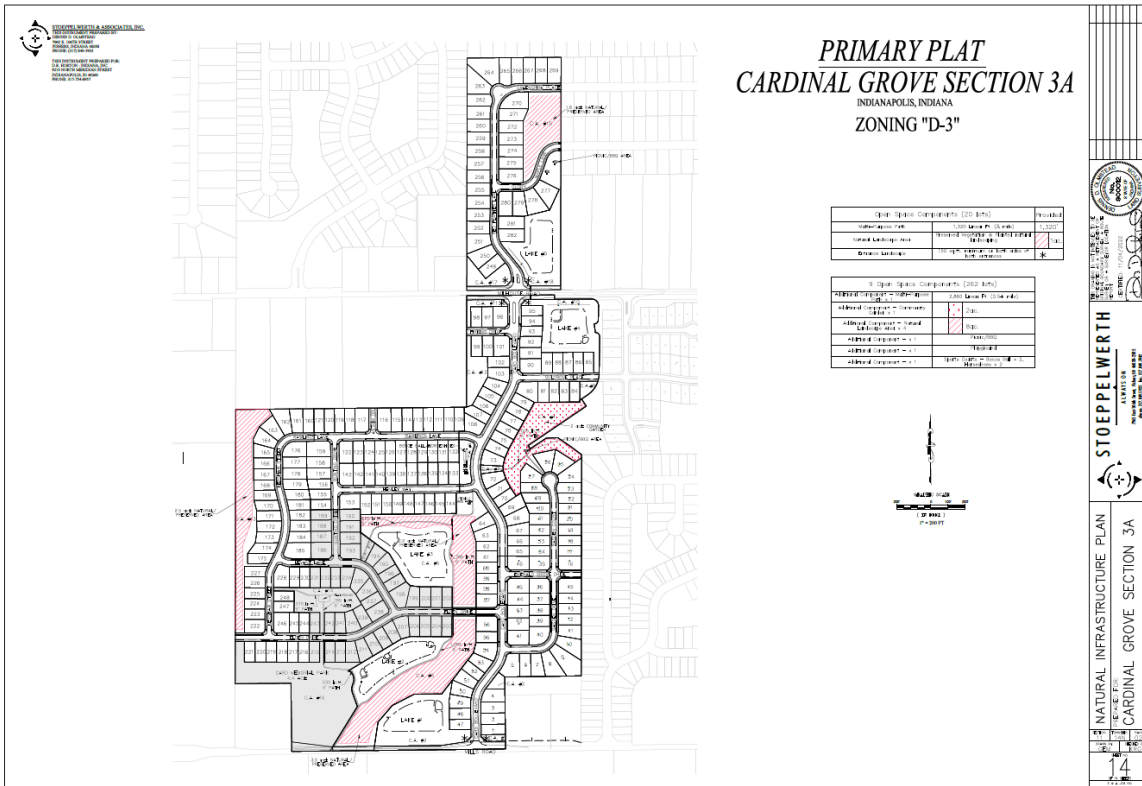
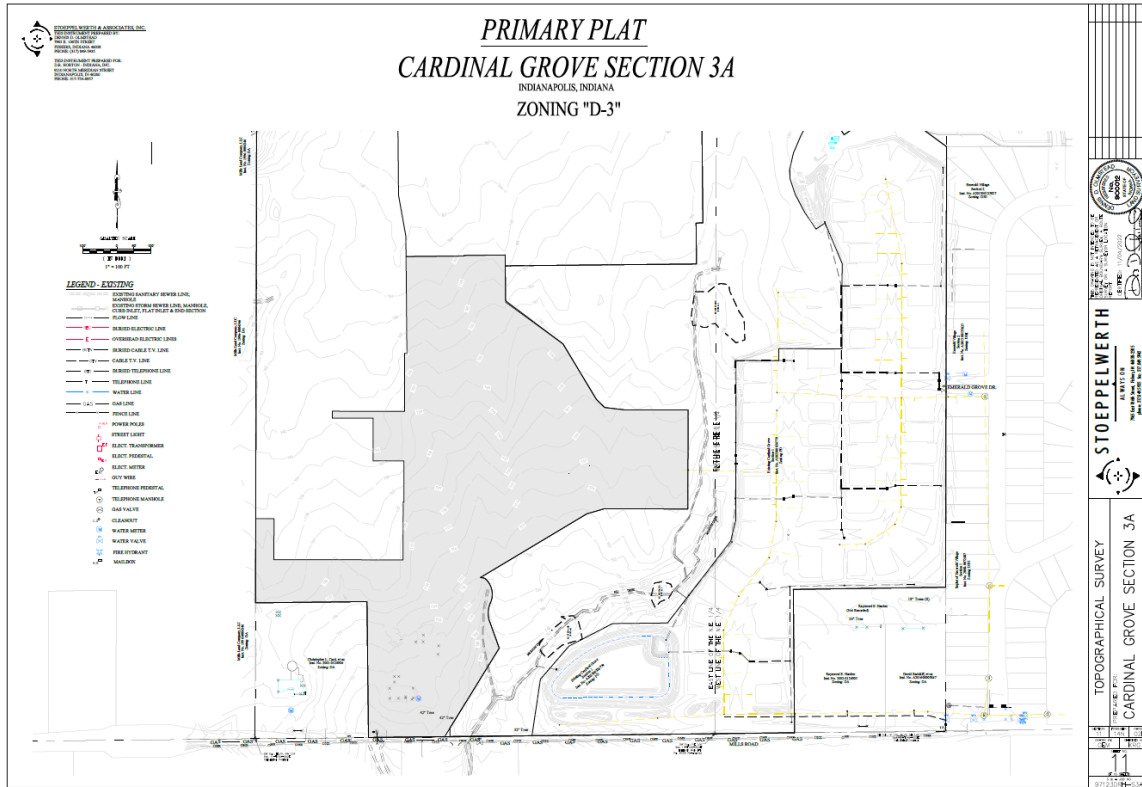
RANGE 13 WEST



Department of Metropolitan Development
 Division of Planning
 Current Planning









PHOTOS



Photos of Section 3A, from Elden Drive, looking west



Photo of Section 3A from Elden Drive, looking northwest



PLAT COMMITTEE **July 10, 2024**

Case Number: 2024-PLT-037

Property Address: 1718 and 1730 Bellefontaine Street (approximate addresses)

Location: Center Township, Council District # 13

Petitioner: Compendium Group LLC and M3 Urban Investments Group LLC by Paul J. Lambie

Zoning: D-8

Request: Approval of a Subdivision Plat, to be known as 1732 Bellefontaine Replat, subdividing 0.492-acre into five lots.

Waiver Requested: None

Current Land Use: Residential

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

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

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject sites are zoned D-8, with 1718 Bellefontaine Street being vacant, and 1730 Bellefontaine Street being improved with a single-family dwelling unit. This proposed plat would divide these properties into five lots- Lots 1, 2, 3, 4, and 5. The proposed plat generally meets the standards of the D-8 zoning classification for row house-large lot.

STREETS

All lots would front on Bellefontaine Street with alley access on the rear. No new streets are proposed.

SIDEWALKS

Sidewalks are existing on Bellefontaine Street.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Single-family attached dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-8	Single-Family residential
West:	D-8	Single-family residential
Thoroughfare Plan		
Bellefontaine Street	Local Street	50-feet existing and 48-feet proposed
Petition Submittal Date	May 6, 2024	

EXHIBITS

Aerial




Preliminary Plat

1732 BELLEFONTAINE REPLAT

SECONDARY PLAT

PART OF THE S. 1/2, N.E. 1/4, SEC. 35, T. 64, R. 9, E. 11, Z. 40, 8 AND 707 AGED ALLEY IN ROBERT M. LAMPS SUBDIVISION PER PLAT BOOK 3, PAGE 192



LEGEND

- ① Check All Notes
- ② All Easements
- ③ All Easements
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PLAT 1732 BELLEFONTAINE REPLAT

SECTION 14, T64N, R9E, E11S, NE 1/4, S 1/2

STATE OF INDIANA

COUNTY OF MADISON

Witness my hand and the seal of the County of Madison, Indiana, this ____ day of _____ 2024.

County Clerk

Witness my hand and the seal of the County of Madison, Indiana, this ____ day of _____ 2024.

State Auditor

REPLAT

The undersigned, Mark A. Hahn, Manager of Hahn Surveying Group LLC, the owner of record of the subject plat, hereby certifies that the subject plat is a true and correct representation of the actual survey and plat as shown in the attached plat and that the same is in accordance with the laws of the State of Indiana and that the same is in accordance with the laws of the State of Indiana.

All maps and other documents, which have been heretofore filed in the Public or County Records of the City of Indianapolis, which are in conflict with the subject plat, are hereby withdrawn and are of no effect.

Subject to the standards and specifications of the Division of Public Works, Transportation Systems, Survey and Mapping and Specifications of the Department of Public Works, Survey Systems.

Subject to the standards and specifications of the Department of Public Works, Survey Systems.

Section 14, T64N, R9E, E11S, NE 1/4, S 1/2

Subdivision Development Commission: The Metropolitan Development Commission, in accordance with applicable laws of the State of Indiana, hereby certifies that the subject plat is a true and correct representation of the actual survey and plat as shown in the attached plat and that the same is in accordance with the laws of the State of Indiana.

Section 14, T64N, R9E, E11S, NE 1/4, S 1/2

Survey and Mapping: The undersigned, Mark A. Hahn, Manager of Hahn Surveying Group LLC, the owner of record of the subject plat, hereby certifies that the subject plat is a true and correct representation of the actual survey and plat as shown in the attached plat and that the same is in accordance with the laws of the State of Indiana.

Section 14, T64N, R9E, E11S, NE 1/4, S 1/2

Survey and Mapping: The undersigned, Mark A. Hahn, Manager of Hahn Surveying Group LLC, the owner of record of the subject plat, hereby certifies that the subject plat is a true and correct representation of the actual survey and plat as shown in the attached plat and that the same is in accordance with the laws of the State of Indiana.

Section 14, T64N, R9E, E11S, NE 1/4, S 1/2

Survey and Mapping: The undersigned, Mark A. Hahn, Manager of Hahn Surveying Group LLC, the owner of record of the subject plat, hereby certifies that the subject plat is a true and correct representation of the actual survey and plat as shown in the attached plat and that the same is in accordance with the laws of the State of Indiana.

PLAT 1732 BELLEFONTAINE REPLAT

SECTION 14, T64N, R9E, E11S, NE 1/4, S 1/2

STATE OF INDIANA

COUNTY OF MADISON

Witness my hand and the seal of the County of Madison, Indiana, this ____ day of _____ 2024.

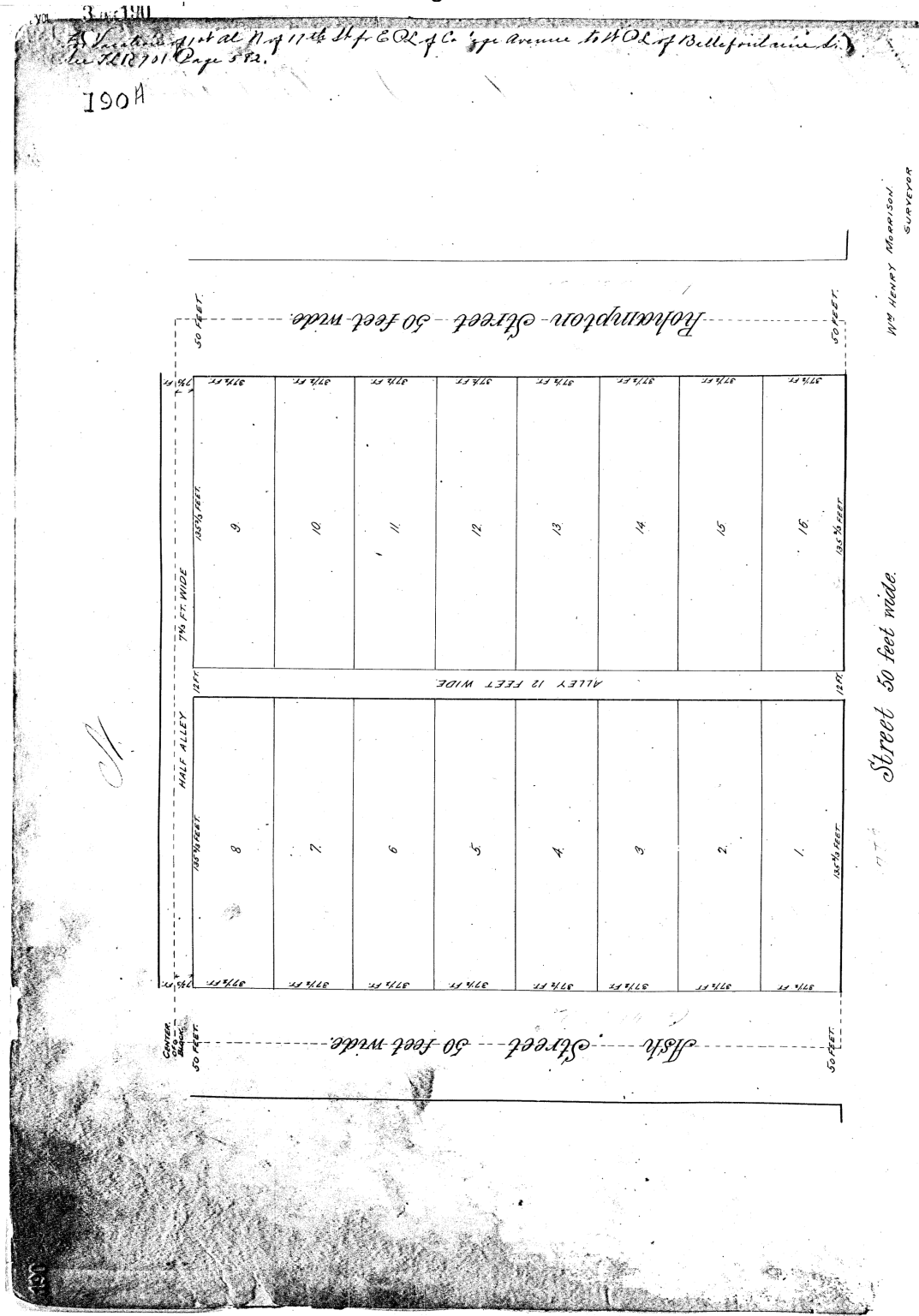
County Clerk

Witness my hand and the seal of the County of Madison, Indiana, this ____ day of _____ 2024.

State Auditor

34

Original Plat



190

Robert N. Lamb's Subdivision, Indianapolis

Robert N. Lamb's Subdivision of the South East quarter of Block No. 22 in Thomas Johnson's Heirs Addition to the City of Indianapolis (being the N.E. 1/4 of Sec. 36; T. 16. N. R. 3. East) See Plat Book No. 3. Page 46 The locations dimensions and numbers of the lots and the widths of the streets and alleys which are donated for public use are shown on this Plat. August 1st 1871.

Robert N. Lamb.

I James H. Ruddell join in the above Plat for the purpose of dedicating to the Public use 25 feet off of the East side of the S. W. 1/4 of said Sec. 22 in Johnson Add. to be used as a Public street which with 25 feet dedicated by Robert N. Lamb makes the street marked on the Plat as Ash Street 50 feet wide.

James H. Ruddell.

State of Indiana } ss.
Marion County }
Before me, William C. Smock a Notary Public in and for said County on this 1st day of August 1871 Personally appeared Robert N. Lamb and James H. Ruddell and each acknowledged the execution of the Plat for the uses and purposes therein mentioned.

Witness my hand and Notarial seal
William C. Smock
Notary Public.

Recorded August 2nd 1871 at 9 o'clock A. M.

PHOTOS







PLAT COMMITTEE **July 10, 2024**

Case Number: 2024-PLT-038

Property Address: 6501 Milhouse Road (*Approximate Address*)

Location: Decatur Township, Council District #21

Petitioner: D. R. Horton – Indiana, LLC, by Keith R. Gilson

Zoning: D-3 (Cluster)

Request: Approval of a Subdivision Plat to be known as Cardinal Grove, Section 3B, subdividing 14.219 acres into 46 lots.

Waiver Requested: None

Current Land Use: Undeveloped

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

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-3 and is undeveloped. It was rezoned to the D-3 classification in 2021 (2021-ZON-123) to provide for the proposed single-family residential development. The cluster subdivision was approved per 2021-ADM-188. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

STREETS

Section 3B proposes an extension of three streets platted with Sections 2A and 3A. Card Boulevard is the main north-south street that connects the Milhouse Road frontage through Section One to Mills Road to the south. The planned extensions of Elden Drive and Rawlings Lane would connect this Section with Card Boulevard. Elden Drive will be a stub street for future development to the west.

SIDEWALKS

Sidewalks are required along all proposed interior streets.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-3	Undeveloped
South:	D-A	Undeveloped
East:	D-3	Single-Family Residential
West:	D-A / D-4	Single-Family Residential / Undeveloped
Thoroughfare Plan		
Millhouse Road	Primary Collector	32-foot existing and 80-feet proposed
Mills Road	Local Street	28-foot existing and 50-feet proposed
Petition Submittal Date	May 6, 2024	



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><i>741-205 – Waivers</i></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. 	Satisfied



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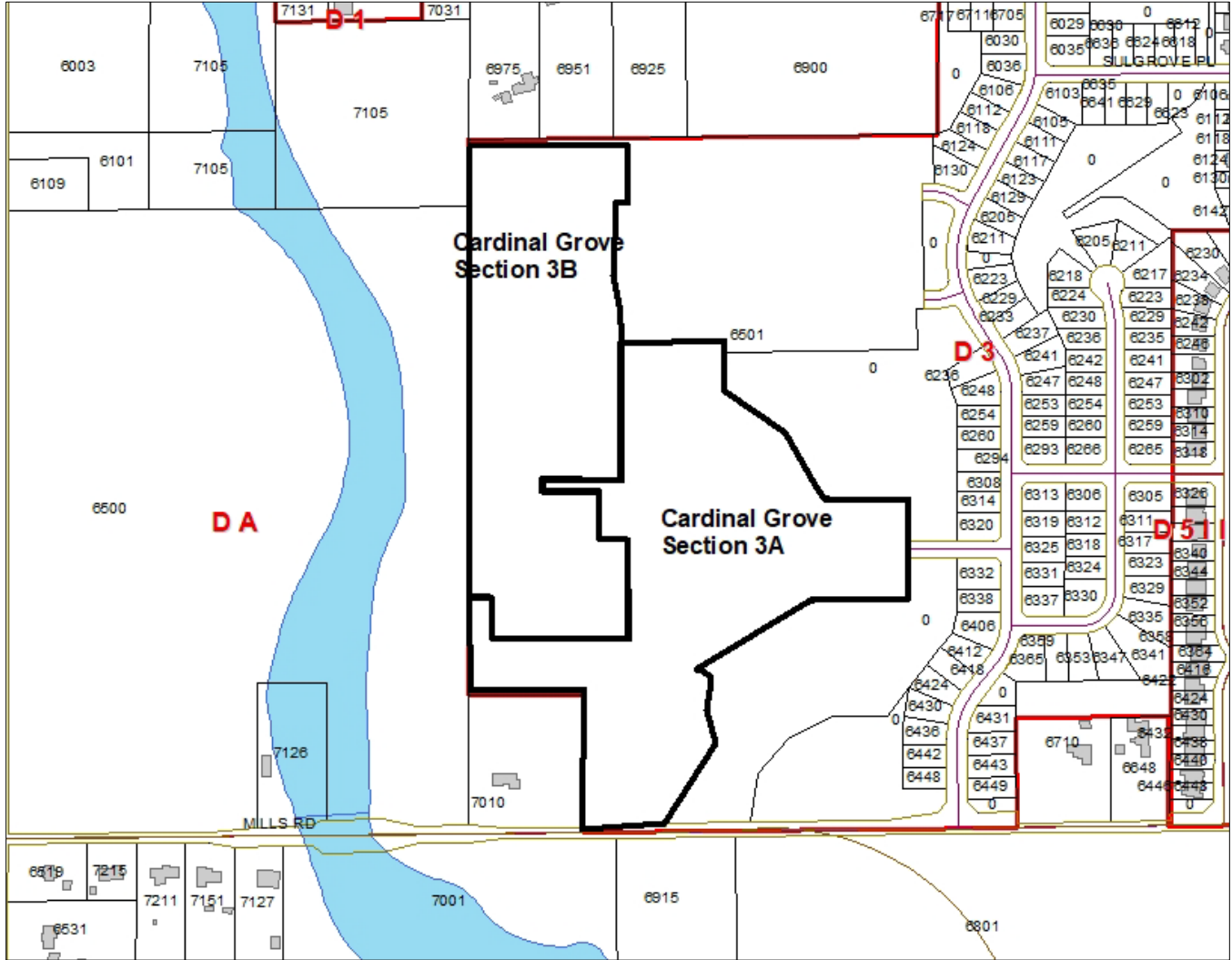
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> • 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. 	<p>Satisfied</p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> • Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. • Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. • All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. • Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. • Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. • Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> • In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Satisfied</p>
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>

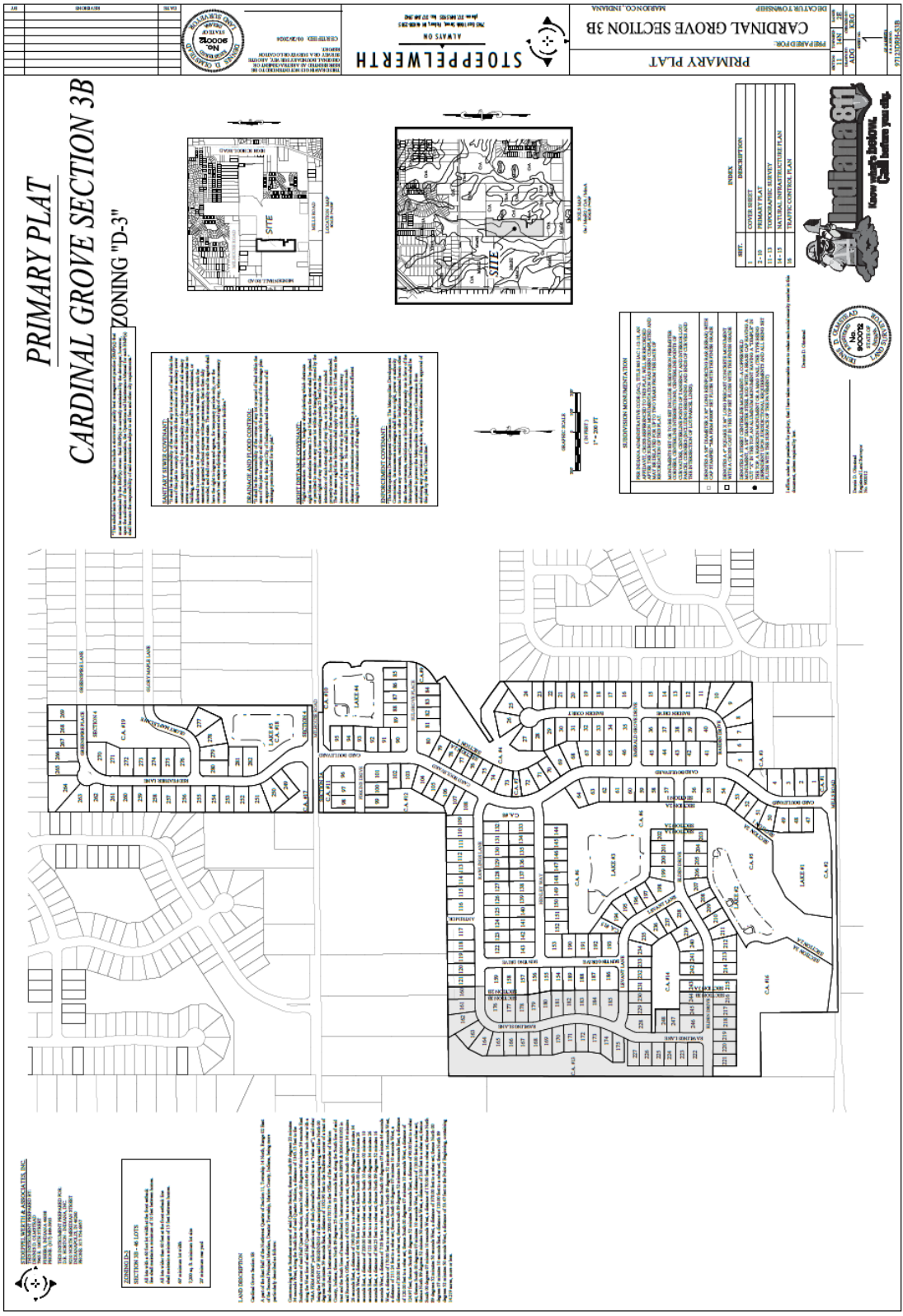


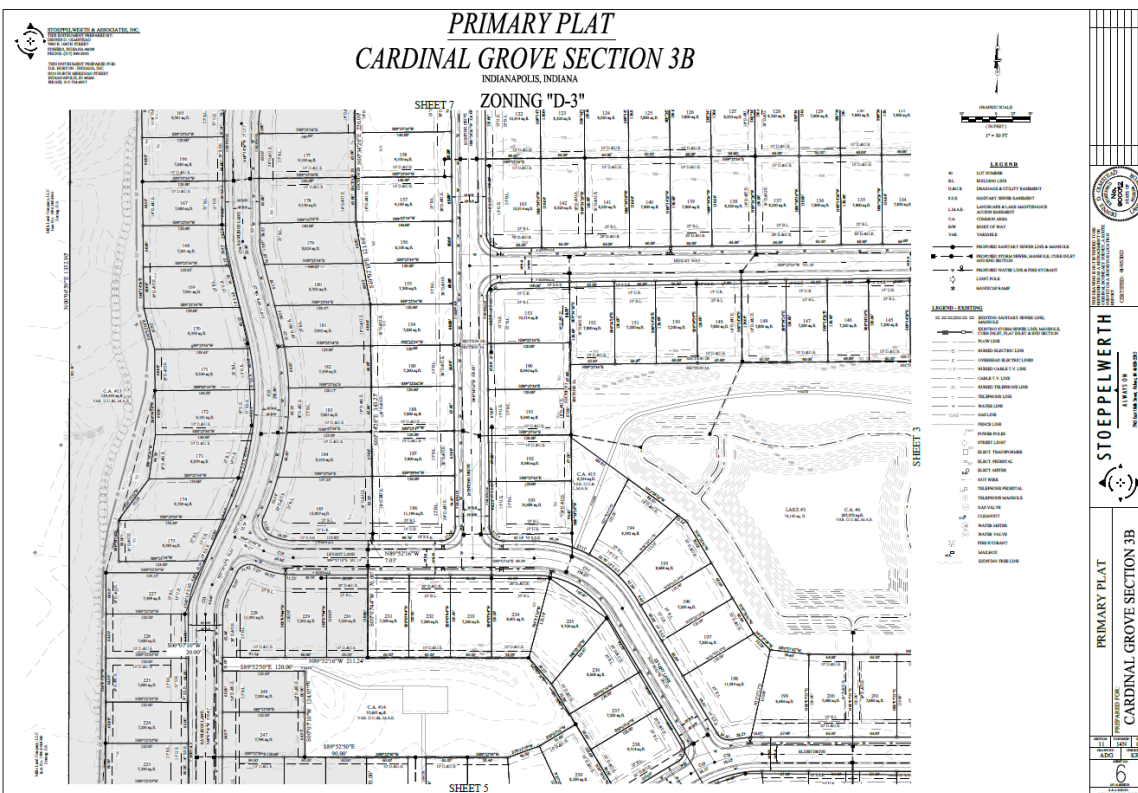
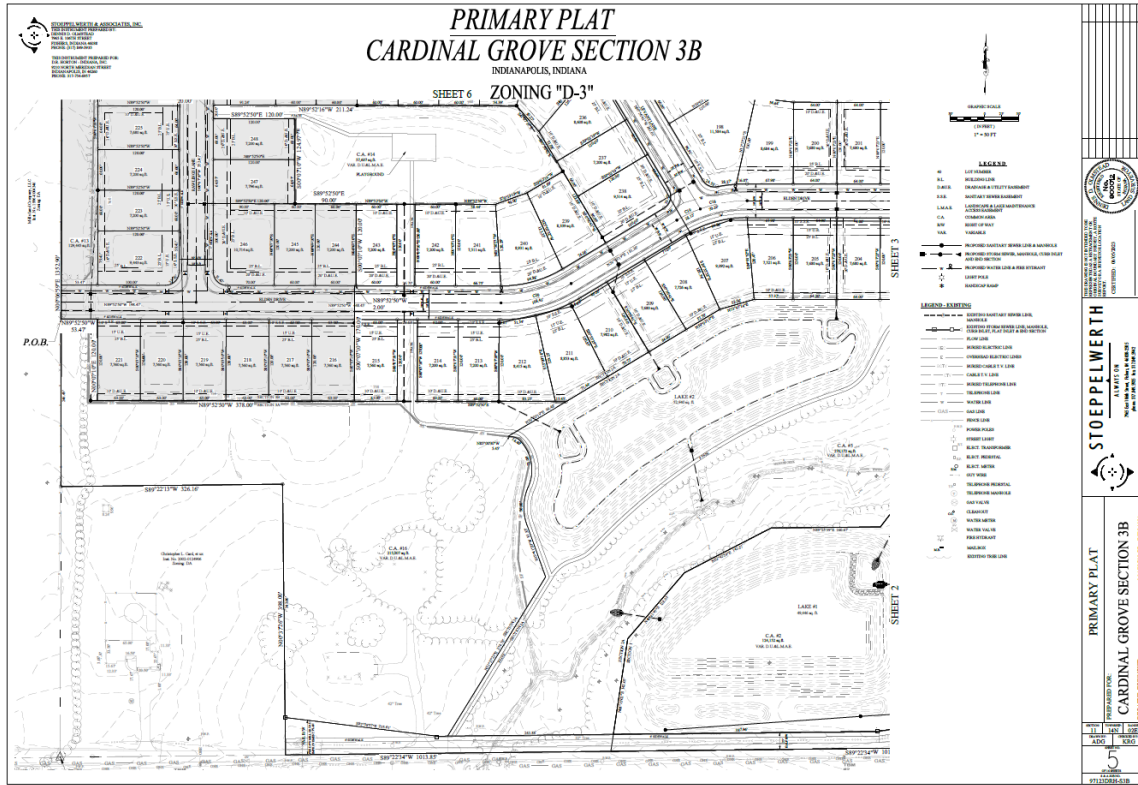
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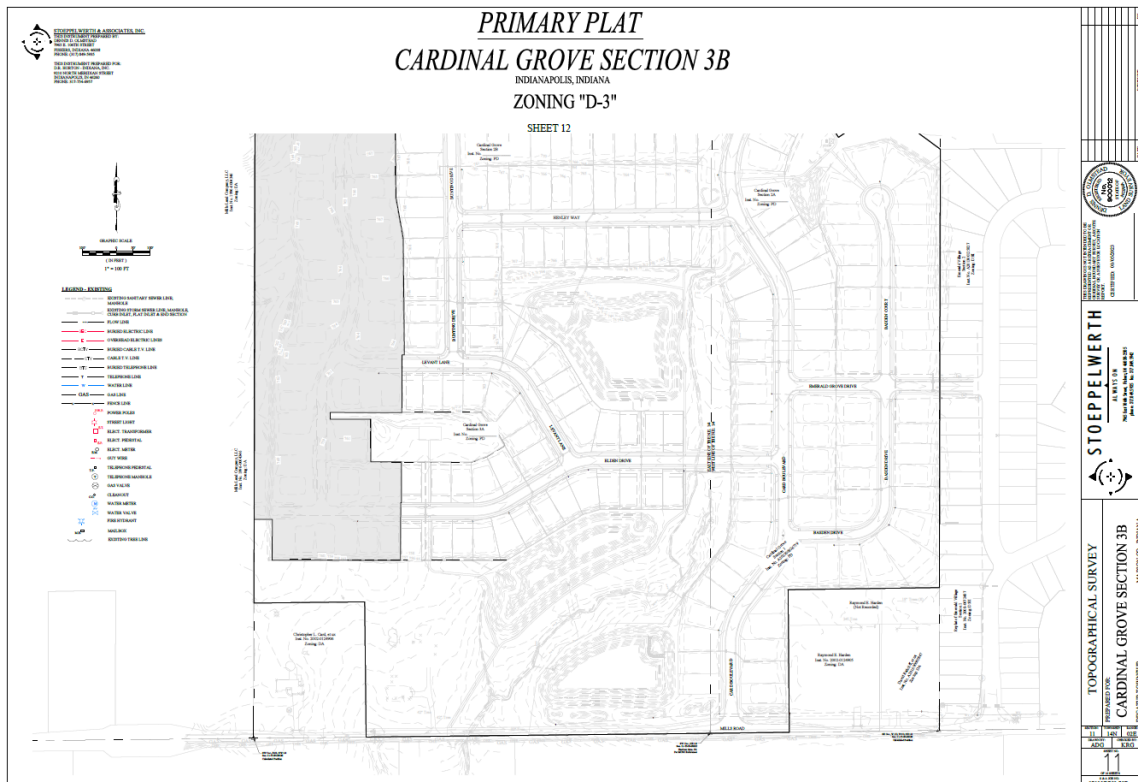
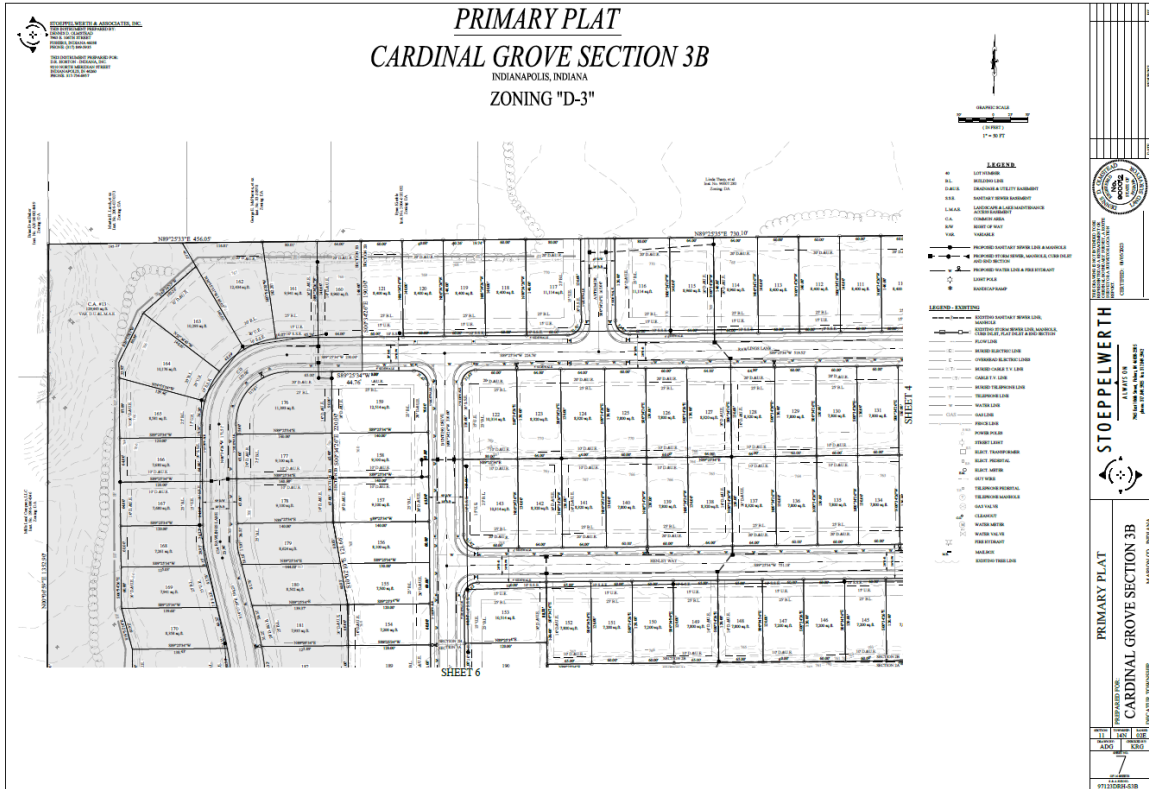
	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> • <i>Street numbering per adopted addressing guidelines.</i> • <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>Street numbering not submitted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

EXHIBITS



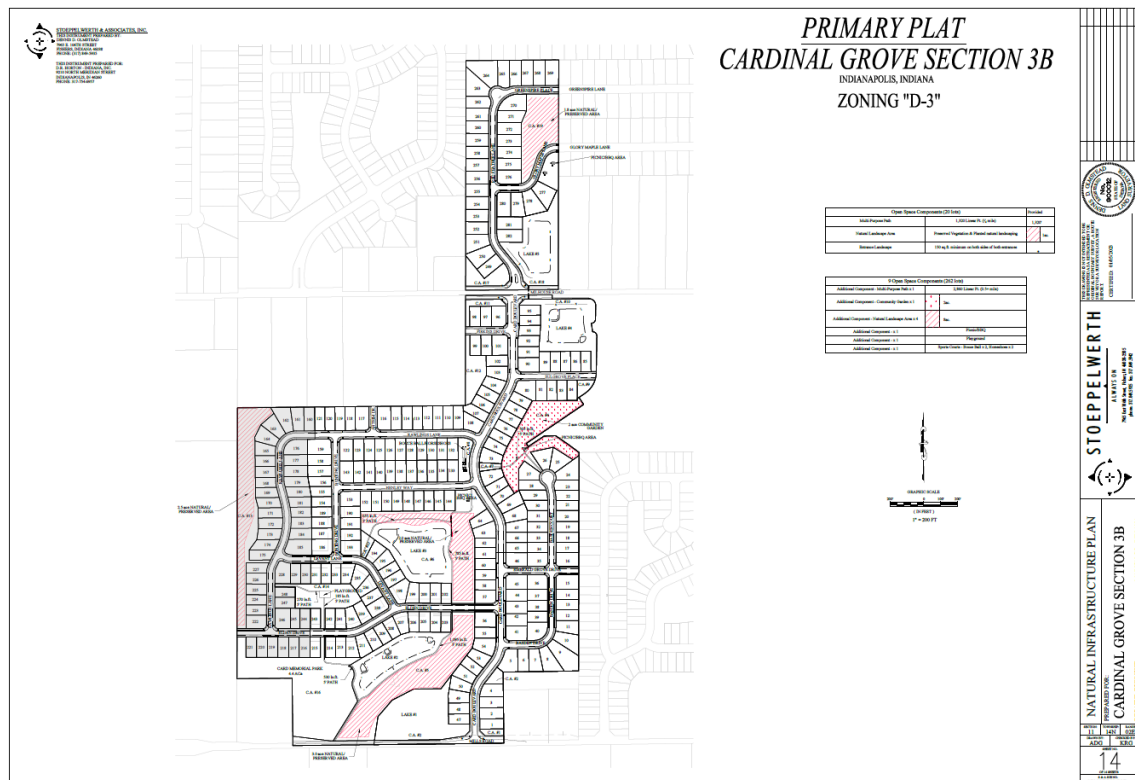
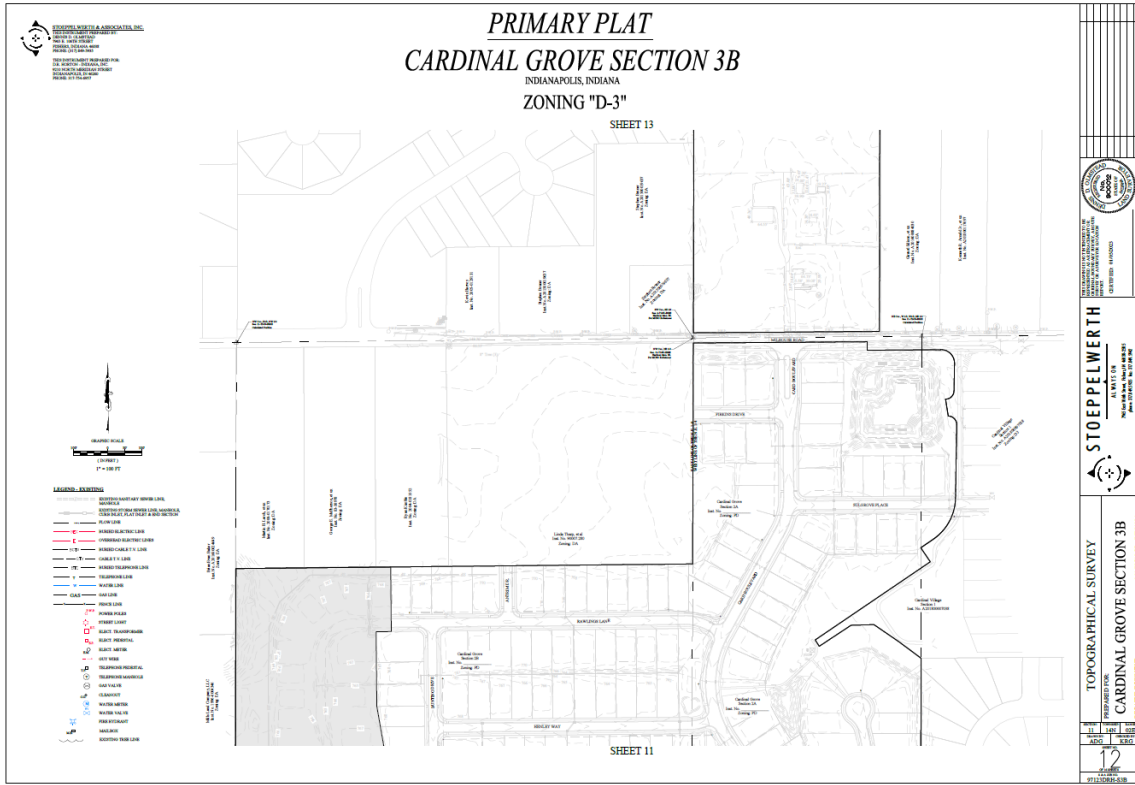


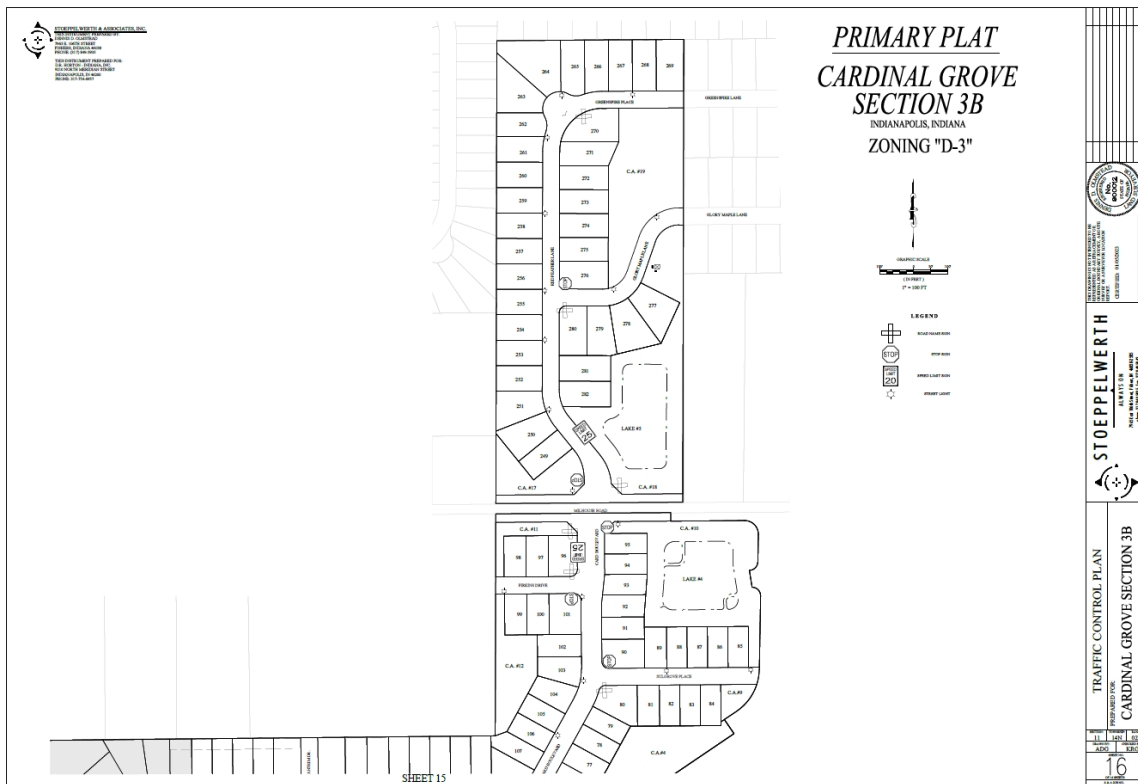
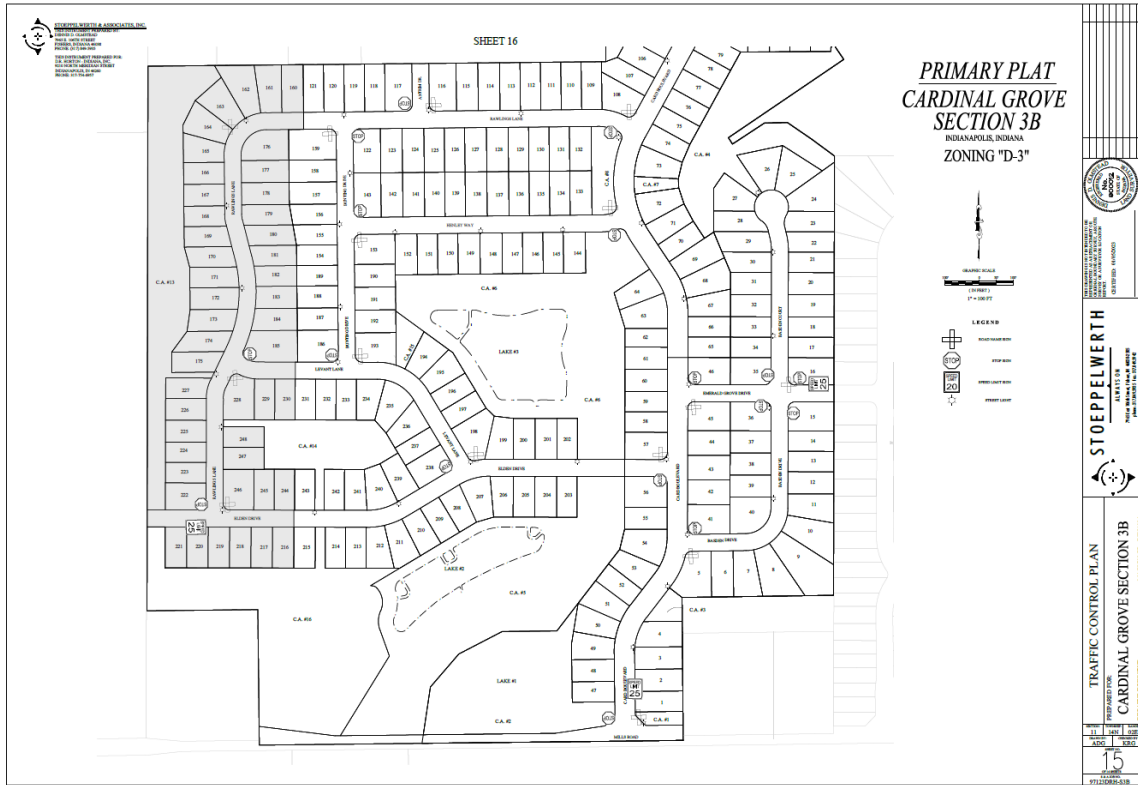






Department of Metropolitan Development
Division of Planning
Current Planning





PHOTOS



Photos of site from Henry Way, looking west



Photo of site, beyond the field, from Milhouse Road, looking south



PLAT COMMITTEE **July 10, 2024**

Case Number: 2024-PLT-041

Property Address: 50 North Tibbs Avenue (approximate address)

Location: Center Township, Council District # 18

Petitioner: City of Indianapolis, by Anthony B. Syers

Zoning: D-P / D-10 (FF)

Request: Approval of a Subdivision Plat, to be known as 50 North Tibbs Subdivision, subdividing 12.92 acres into two lots and two blocks.

Waiver Requested: None

Current Land Use: Vacant

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 10, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P / D-10 (FF) and is vacant. This proposed plat would divide this property into two lots- Lots 1 and 2, and into two blocks- Blocks A and B. Block A would be an existing cemetery and a small portion of it is zoned D-P. The proposed plat generally meets the standards of the D-10 zoning classification.

STREETS

Lots 1 and 2, and Block A would front on North Tibbs Avenue, while Block B would not have frontage along North Tibbs Avenue. When these blocks are platted, all lots will require public street frontage or a variance. No new streets are proposed.

SIDEWALKS

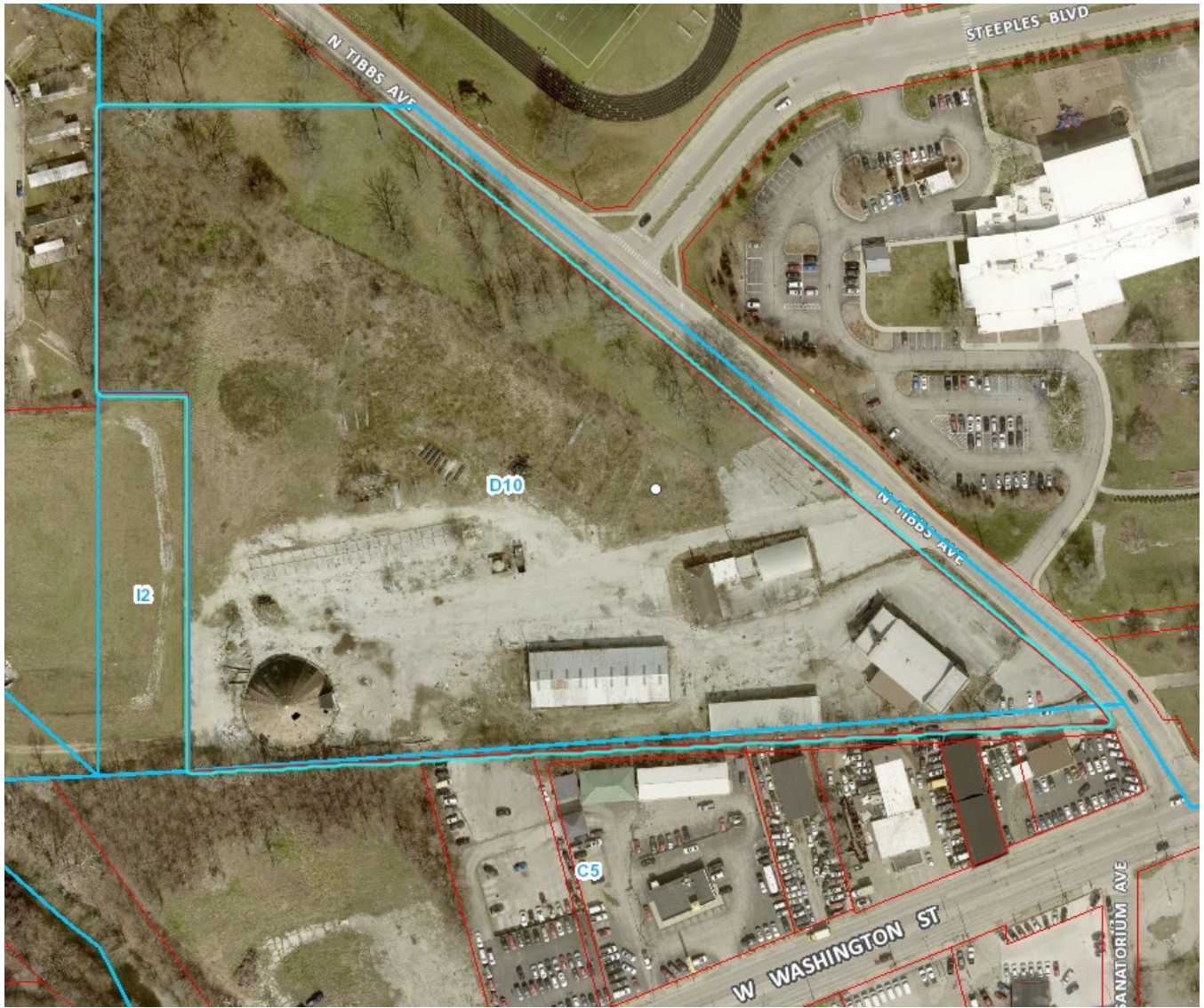
Sidewalks are existing on North Tibbs Avenue.

GENERAL INFORMATION

Existing Zoning	D-P / D-10 (FF)	
Existing Land Use	Vacant	
Comprehensive Plan	Special Use	
Surrounding Context	Zoning	Land Use
North:	D-P	Educational
South:	C-5	Commercial
East:	D-P	Educational
West:	I-2	Industrial
Thoroughfare Plan		
North Tibbs Avenue	Primary Collector	66-feet existing and 56-feet proposed
Petition Submittal Date	June 2, 2024	

EXHIBITS

Aerial





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50 NORTH TIBBS SUBDIVISION
A PLAT OF THE REAL ESTATE CONVEYED TO THE CITY OF INDIANAPOLIS IN INSTRUMENT NUMBER A201900107067 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WAYNE TOWNSHIP, MARION COUNTY, INDIANA.
OWNER'S CERTIFICATE OF PLATTING
STATEMENT OF DEEDS AND DECLARATION OF CONSENTS
SOURCE OF TITLE
PURPOSE
FLOOD NOTE
ZONING INFORMATION
DMP/PLAT INFORMATION
ADDRESSES
SURVEYORS CERTIFICATE
PLAT
50 NORTH TIBBS SUBDIVISION
WODA COOPER COMPANIES, INC.
50 NORTH TIBBS AVENUE
INDIANAPOLIS, INDIANA 46222
Consilans, Inc.
Civil & Environmental
317.655.7777
530 E. Ohio Street
Indianapolis, IN 46204
www.cechn.com

PHOTOS









PLAT COMMITTEE **July 10, 2024**

Case Number: 2024-PLT-042

Property Address: 4355 Senour Road (*Approximate Address*)

Location: Franklin Township, Council District #25

Petitioner: Montgomery Woods, LLC, by Joseph P. Heck

Zoning: D-3 (Cluster)

Request: Approval of a Subdivision Plat, to be known as Montgomery Woods—Section Two, dividing 30.76 acres into 79 lots.

Waivers Requested: None

Current Land Use: Undeveloped

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 July 2, 2024, 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.
12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-3 and is undeveloped. It was rezoned to the D-3 classification in 2022 (2022-ZON-036) to provide for the proposed single-family residential development. The cluster subdivision plan was approved by 2023-ADM-055. The proposed plat generally meets the standards of the D-3 zoning classification and the zoning commitments.

STREETS

The plat would provide for two new streets and extensions of two streets previously platted with Section One (2023-PLT-024). Two cul-de-sacs would be constructed. Mendocino Boulevard provides access to Gates Creek Drive, Running Springs Drive and Bumps End Drive. Gates Creek Drive and Running Springs Drive would provide access to future development to the east.

SIDEWALKS

Sidewalks are required along all proposed interior streets.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Agricultural Preservation	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A	Single-Family Residential / Agriculture
South:	D-A	Single-Family Residential
East:	D-A	Undeveloped
West:	D-A / D-P	Single-Family Residential
Thoroughfare Plan		
Senour Road	Primary Arterial	85-foot existing and 125-feet proposed
Marlin Road	Local Street	30-foot existing and 70-feet proposed
Petition Submittal Date	May 31, 2024	



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><i>741-205 – Waivers</i></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"> • <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
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> • <i>Triple frontage lots are prohibited.</i> • <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> • <i>Lots shall not have direct access to arterial streets.</i> • <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i> 	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> 	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. 	<p>Satisfied</p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> • Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. • Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. • All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. • Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. • Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. • Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> • In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Satisfied</p>
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>



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

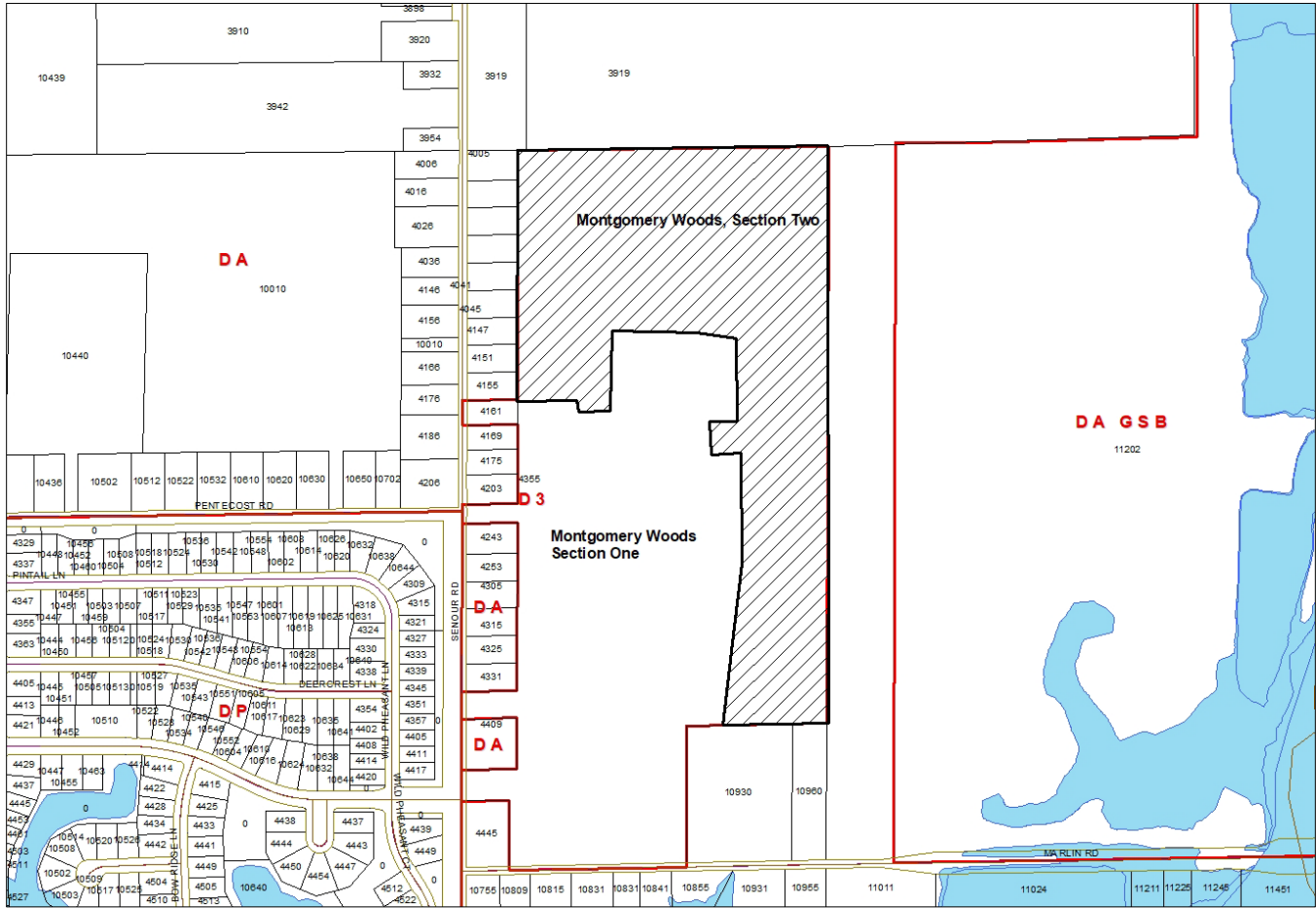
EXHIBITS



Overall site – Montgomery Woods Subdivision



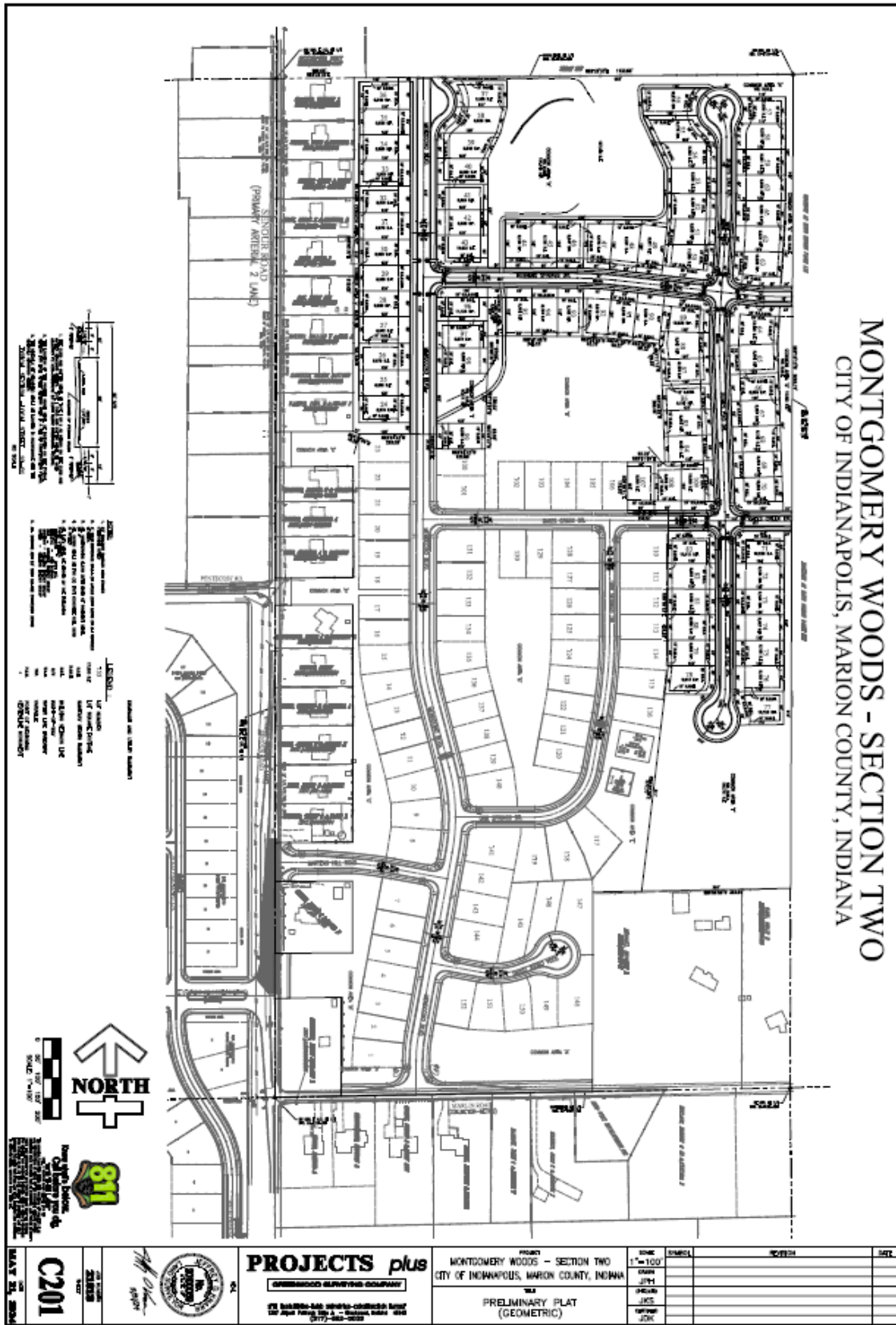
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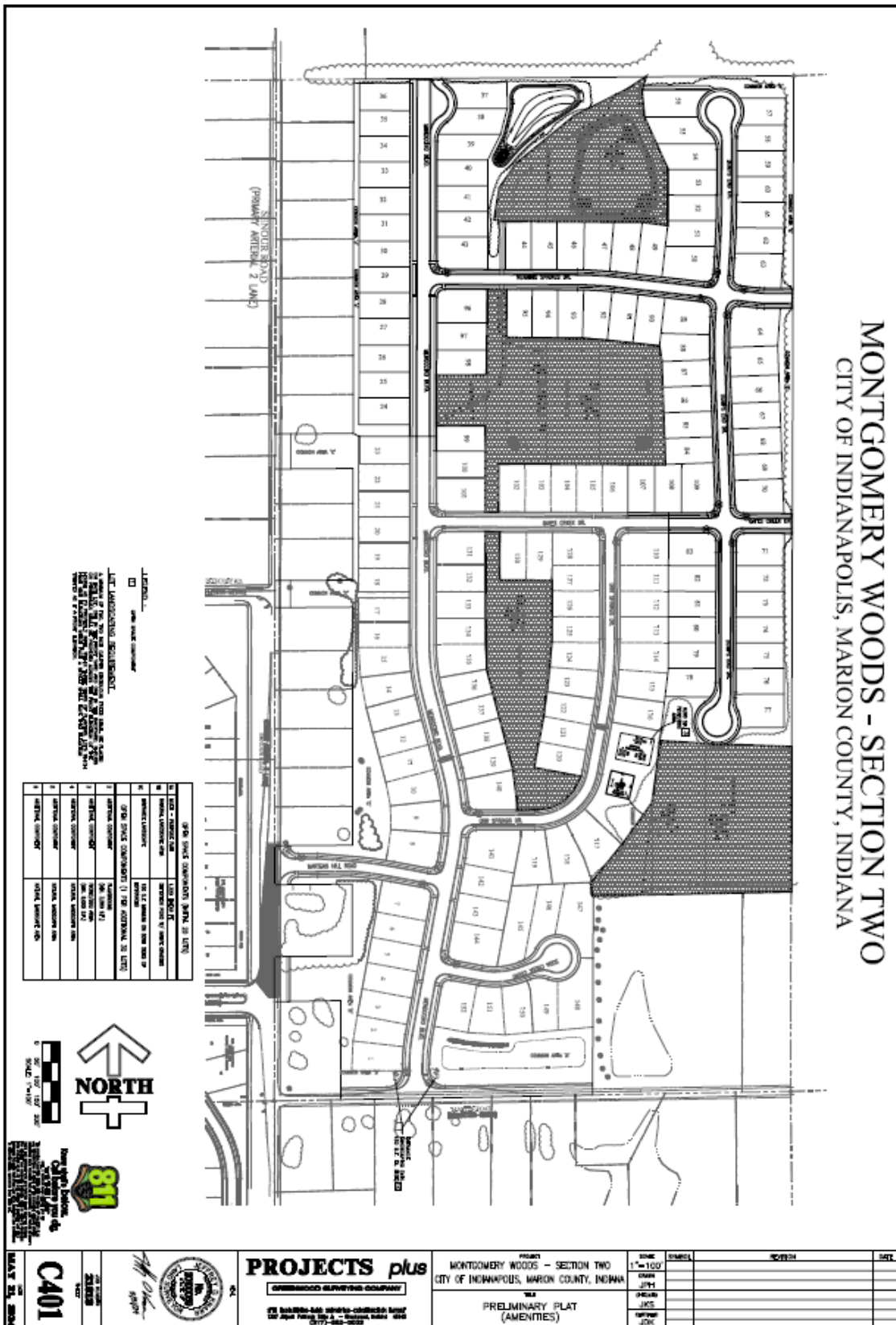
Montgomery Woods, Section One, and Section Two (highlighted section)

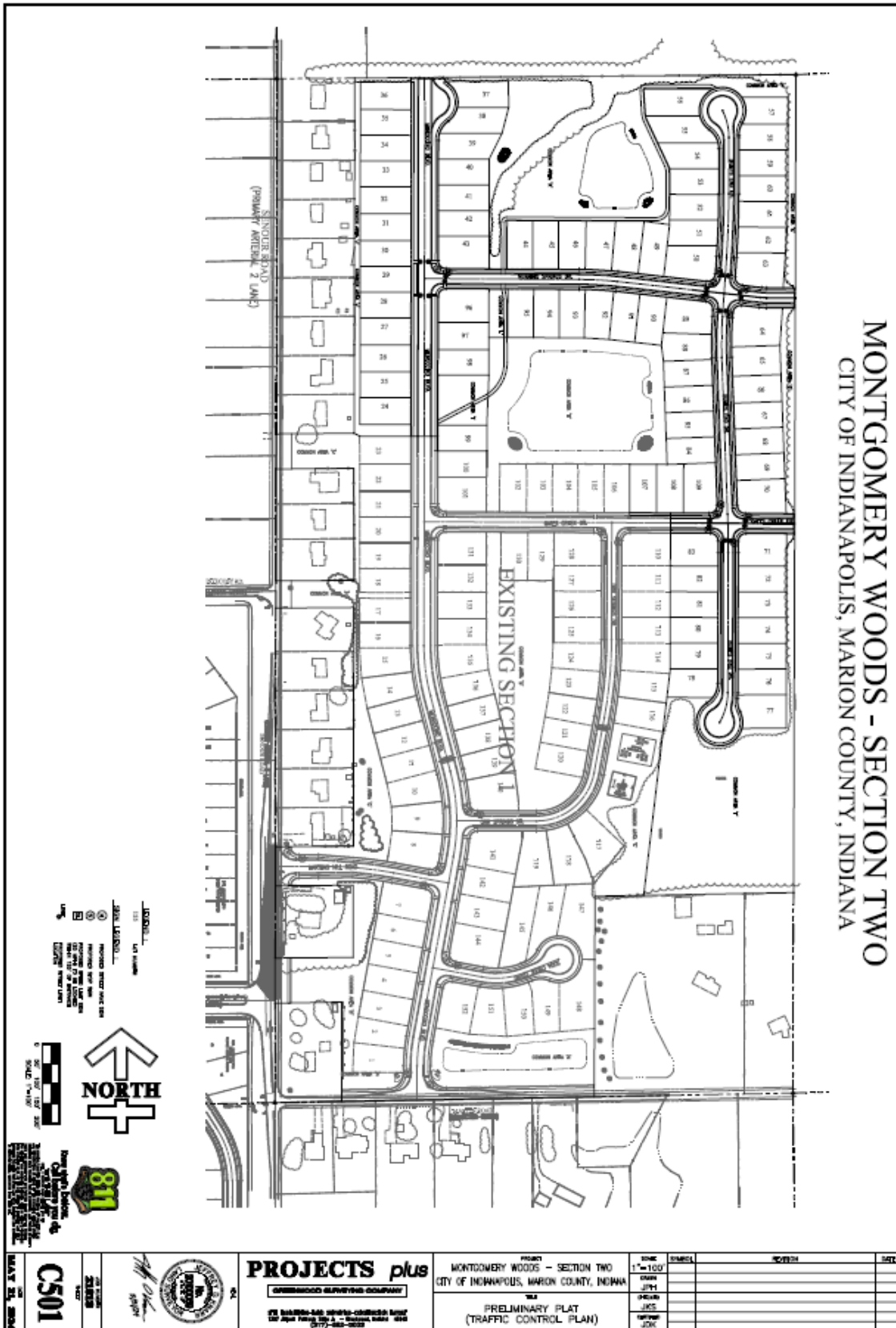


Department of Metropolitan Development
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	PROJECTS plus GEOMETRIC SURVEYS COMPANY <small>211 South Park Way, Suite 100 - Columbus, Indiana 47301 (317) 365-9529</small>	PROJECT MONTGOMERY WOODS - SECTION TWO CITY OF INDIANAPOLIS, MARION COUNTY, INDIANA	SHEET 1 OF 109	DATE 07/14/10	DRAWN BY JKS	CHECKED BY JKS
		PRELIMINARY PLAT (GEOMETRIC)	SCALE 1" = 100'	DATE 07/14/10	DRAWN BY JKS	CHECKED BY JKS





PHOTOS



Photos of site from Marlin Road, looking north (top) and from Senour Road, looking east



Photo of site from Senour Road, looking east



PLAT COMMITTEE **July 10, 2024**

Case Number: 2024-PLT-031

Property Address: 7125 Wellingshire Boulevard (*Approximate Address*)

Location: Perry Township, Council District #22

Petitioner: Wellingshire Partners LLC, by Brady Kuhn

Zoning: D-P (FF)

Request: Approval of a Subdivision Plat to be known as Southern Dunes Commons at Wellingshire, subdividing 18.73 acres into two lots and three blocks, with a waiver of sidewalk requirements along Southport Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

Waivers Requested: Sidewalk Waiver (partial, along Southport Road)

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued from the June 12, 2024 Plat Committee hearing to July 10, 2024 by petitioner request to allow for both the petitioner and staff to know the result of the associated rezoning request 2024-ZON-014 before the hearing.

STAFF RECOMMENDATION

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

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



- 8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
- 9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
- 10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
- 11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
- 12. That the sidewalk waiver request be denied.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P to allow for a residential and golf course community primarily within Marion County and primarily on the western side of State Road 37. The rezone petition 2024-ZON-014 is currently in review and would have an impact on allowable uses (but not base zoning) at the site if approved. Approval of this plat would establish two lots in the northwestern portion of the current property as well as a common area and three blocks to the east and south (blocks B and C would be on the other side of the proposed access drive).

STREETS

Lot 1 would front onto both Wellingshire Boulevard and Southport Road, while Lot 2 would only front onto Southport Road. Approval of this plat would allow for a new interior access road to which the three proposed blocks would front. Block A would also border Southport Road, and both Block A and Block C would border I-69 to the east in addition to the proposed access road.

SIDEWALKS

Sidewalk is either existing or proposed along Wellingshire Boulevard and would not be required along the eastern portion of the site near the interstate. The petitioner has requested a waiver of sidewalk requirements for the portion of the plat bordering Southport Road to the north (approximately 885' in length) due to what they identify as uneven grading, separation from Southport Road, and a lack of need due to interstate proximity and the placement of sidewalks along the proposed access road.

Both sides of Southport Road to the west of the subject site have sidewalks installed, as well as both sides of Wellingshire Boulevard (upon approval of the plat) and one side of Belmont Avenue to the northwest. No dramatic change in grade was noticed along the potential sidewalk area, and staff believes that increased pedestrian access to future businesses at the site would benefit both property owners and nearby residents. Sufficient evidence was not provided to justify the waiver, and staff recommends denial of the request. If the plat committee approves the waiver against staff's recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.



GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-4	Community commercial
South:	D-P	Multi-Family residential
East:	D-P	Multi-Family residential
West:	D-P	Multi-Family residential
Thoroughfare Plan		
Wellingshire Boulevard	Local Street	123-feet existing and 50-feet proposed
Southport Road	Primary Arterial	119-feet existing and 400-feet proposed
Petition Submittal Date	May 2, 2024	

EXHIBITS

2024PLT031 ; Aerial Map





Department of Metropolitan Development
Division of Planning
Current Planning

2024PLT031 ; Proposed Plat

DATE: 08/26/2024
TIME: 10:51:54 AM

REQUIREMENTS FOR THE PLAT

THE APPLICANT SHALL SUBMIT TO THE BOARD OF METROPOLITAN DEVELOPMENT AND TO THE BOARD OF SUPERVISORS, IN ADDITION TO THE PLAT, THE FOLLOWING INFORMATION:

1. A COPY OF THE PLAT AS APPROVED BY THE BOARD OF METROPOLITAN DEVELOPMENT AND TO THE BOARD OF SUPERVISORS.

2. A COPY OF THE PLAT AS APPROVED BY THE BOARD OF METROPOLITAN DEVELOPMENT AND TO THE BOARD OF SUPERVISORS, WITH ALL CHANGES MADE TO THE PLAT AS APPROVED BY THE BOARD OF METROPOLITAN DEVELOPMENT AND TO THE BOARD OF SUPERVISORS.

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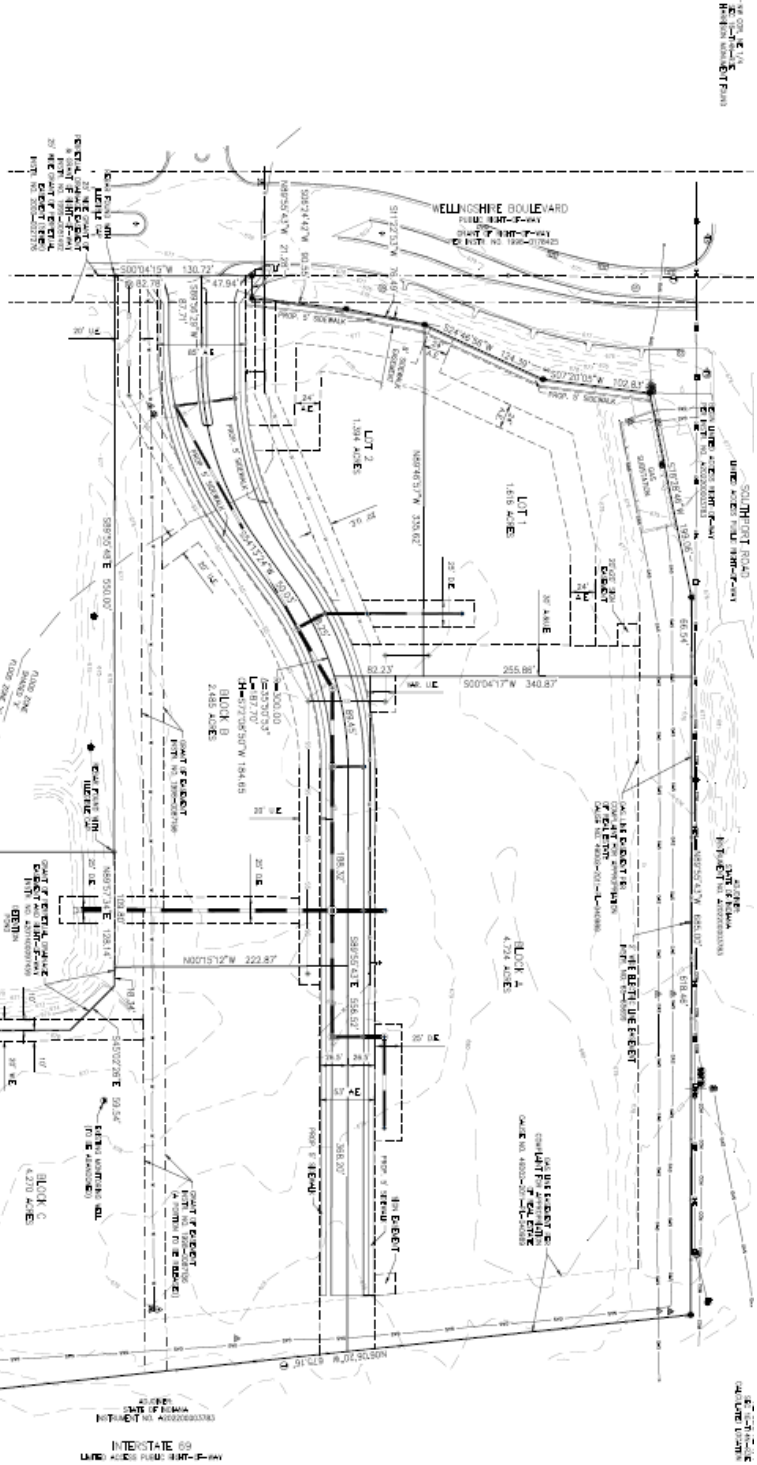
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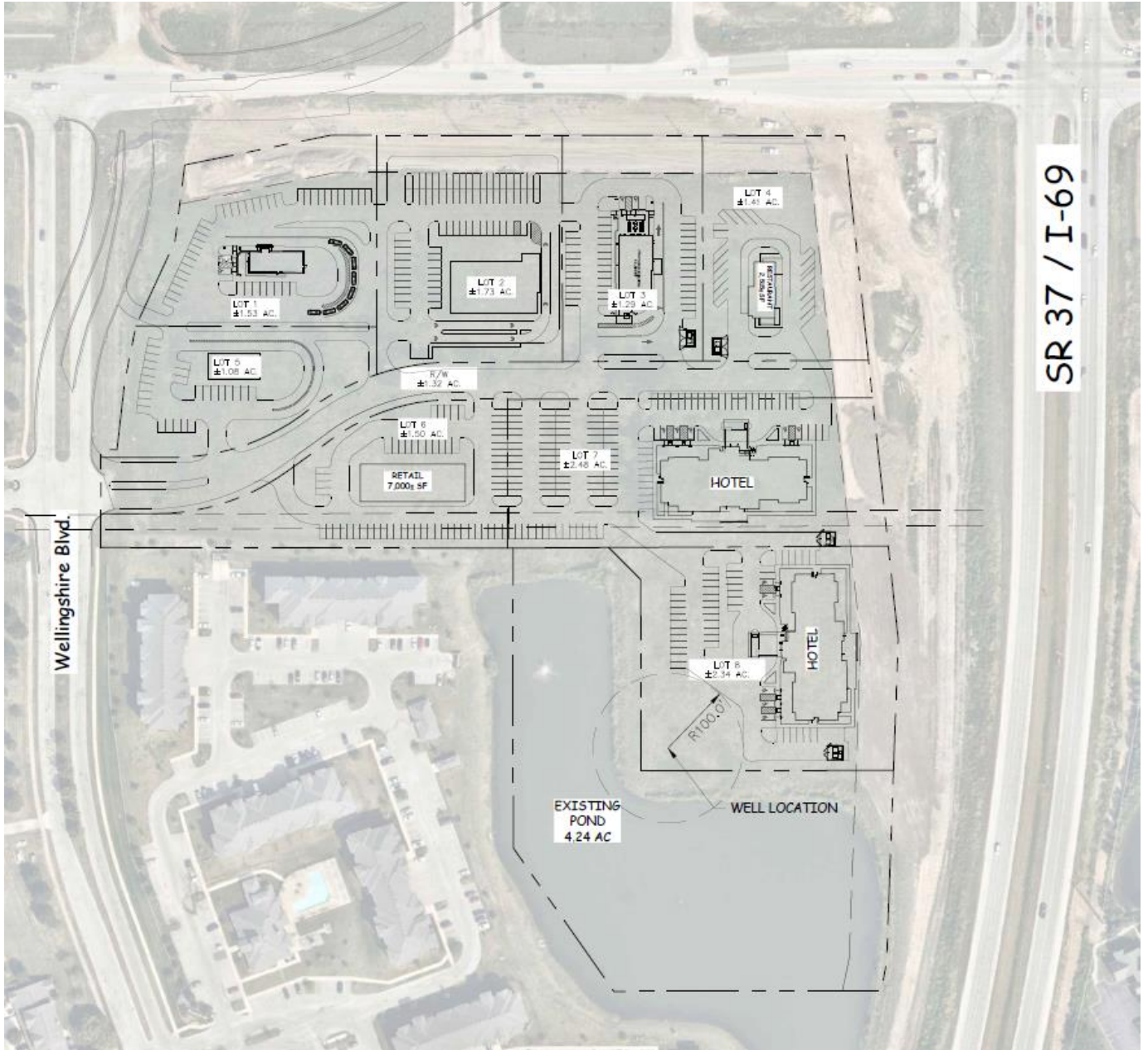
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Department of Metropolitan Development
Division of Planning
Current Planning

2024PLT031 ; Conceptual Site Layout





2024PLT031 ; 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 will be sidewalk access into the property being developed within the plat, just not along the Southport Road frontage, which leads into an interstate interchange, and where pedestrian traffic should be discouraged.

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

the construction of the I-69 / Southport Road interchange and subsequent changes to the subject properties frontage, including a major change in grade render the waiver request unique to the subject property.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

the interchange has changed the physical relationship between the subject property and Southport Road, which renders the north property line of the subject property significantly removed from actual Southport Road.

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 adequate pedestrian access to and through the subject property via Wellingshire Boulevard.

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

there are geographic constraints recognized by the Zoning Ordinance which allows for a waiver of sidewalks.

PHOTOS



Photo 1: Subject Site Viewed from West (Wellingshire)



Photo 2: Subject Site + Utility Station Viewed from North (Southport)

PHOTOS



Photo 3: Subject Site Viewed from East (I-465; taken May 2023)



Photo 4: Subject Site Viewed from South (Southern Dunes Apartments)

PHOTOS



Photo 5: Adjacent Property to North/Northeast



Photo 6: Adjacent Property to West

PHOTOS



Photo 7: Southport Road Looking East Along Northern Plat Boundary



Photo 8: Existing Sidewalk along Wellingshire (Southwest of Subject Site)



PLAT COMMITTEE **July 10, 2024**

Case Number: 2024-PLT-034

Property Address: 4620 West 84th Street, 4553 and 4625 West 86th Street, 8431 and 8435 Georgetown Road and 8460 Bearing Drive (*Approximate Addresses*)

Location: Pike Township, Council District #1

Petitioner: G&I X Industrial IN, LLC, by Andi M. Metzler

Zoning: I-2 (FF)

Request: Northwest Business Center, subdividing 46.906 acres into six lots, with a waiver of the sidewalk requirements along 84th Street, 86th Street, and Bearing Drive, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

Waiver Requested: Waiver of sidewalks

Current Land Use: Industrial

Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This petition was continued from the June 12, 2024, Plat Committee, by request of the petitioner. On July 11, 2024, the petitioner submitted supplemental information regarding an update to the IndyGo bus routing system that indicates that the existing bus stop along the 86th Street frontage would be eliminated. Staff considered this in an additional discussion, however, staff continues to **recommend denial** of the sidewalk waiver request along 86th Street.

STAFF RECOMMENDATION

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

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

7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the sidewalk waiver request be approved along 84th Street and Bearing Drive.
13. That the sidewalk waiver request be denied along 86th Street.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-2 (FF) and developed as a light industrial park. The site is bounded by public streets – 84th Street, 86th Street, Georgetown Road, and Bearing Drive. The proposed plat would subdivide the property into six lots. Five of the lots have existing buildings and one lot is undeveloped. The proposed plat meets the standards of the I-2 zoning classification.

STREETS

Lot 1 would front 86th Street, but would have access to Georgetown Road and Bearing Drive, via an internal private drive. Lot 2 would have access to Georgetown Road and Bearing Drive, via internal private drives. Lot 3 would have access to 84th Street and Bearing Drive, via an internal private drive. Lot 4 would have access to Georgetown Road and 84th Street, via internal private drives. Lot 5 would have access to Georgetown Road, via internal private drives. Lot 6 would have direct access to Bearing Drive. No new streets are proposed.

SIDEWALKS

There is currently an existing sidewalk along both sides of Georgetown Road. Sidewalks do not exist along 84th Street, 86th Street or Bearing Drive, abutting the subject site. Sidewalks would be required along these streets.

86th Street is a major primary arterial street, with access to Interstate 465. Staff noted on a site visit that a bus stop is located east of the 86th Street and Georgetown intersection along the north property line of the subject site, with no concrete or asphalt path from the existing sidewalk along Georgetown Road to the bus stop. Persons have to walk on and stand on the grass to approach the bus stop and wait for the bus.



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

The petitioner’s findings of fact indicate that ‘current topography, drainage and utilities along 86th Street will not make installation of a sidewalk feasible’. Staff disagrees that topography of along 86th Street would prevent installation of a sidewalk. If a bus stop can be located in this area so can a sidewalk. Specifics on drainage or utilities were not submitted with the petition. Therefore, staff recommends denial of the waiver request to not install sidewalks along 86th Street. If the plat committee approves the waiver against staff’s recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.

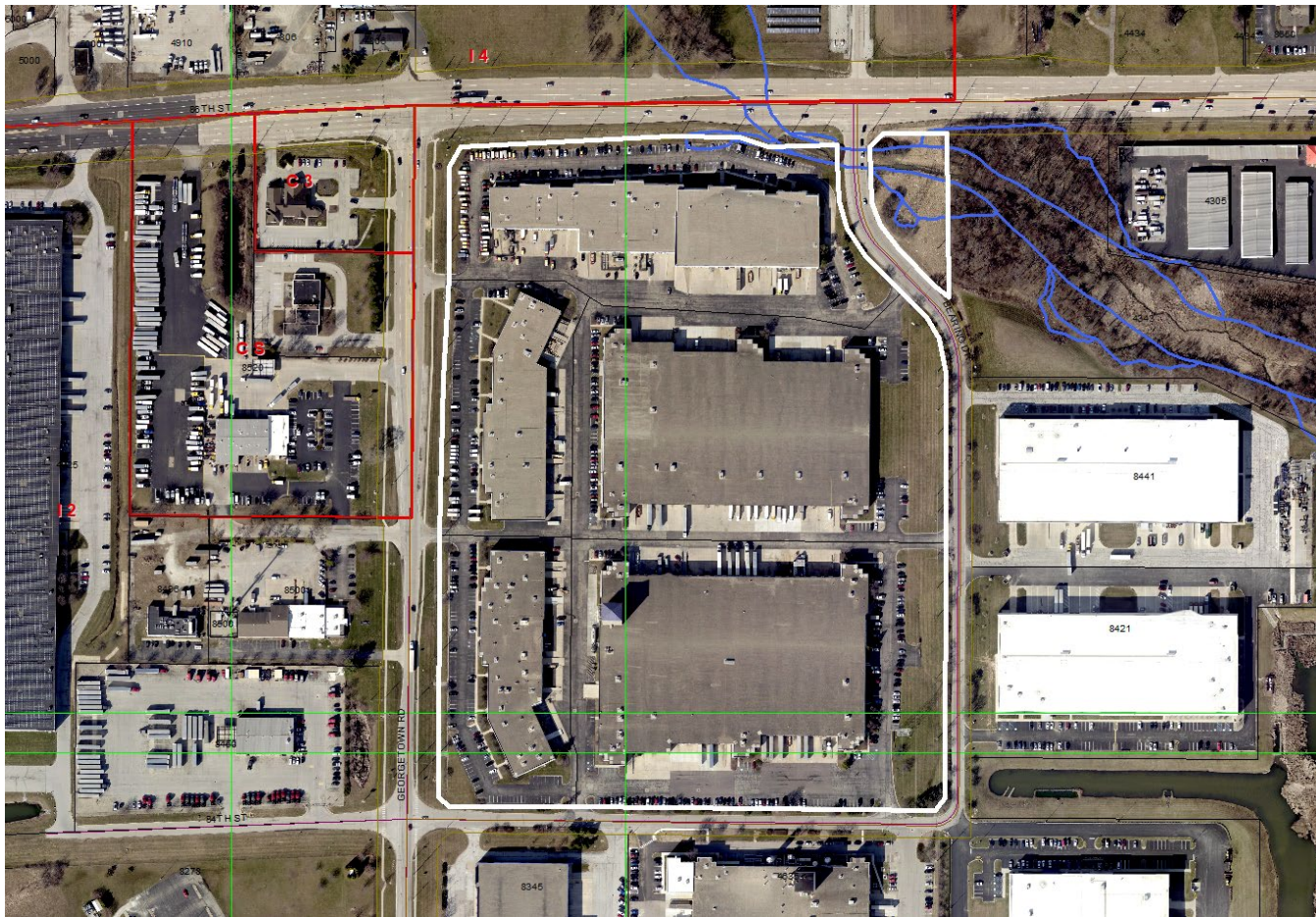
The sidewalk waiver request along 84th Street and Bearing Drive is justified in that significant landscaping has been installed along the property boundaries along these streets. It is also unlikely that pedestrians would utilize sidewalks that are internal to an industrial park. Therefore, staff recommends approval of the waiver of sidewalks along 84th Street and Bearing Drive.

GENERAL INFORMATION

Existing Zoning	I-2 (FF)	
Existing Land Use	Light industrial park	
Comprehensive Plan	Light Industrial	
Surrounding Context	Zoning	Land Use
North:	I-4 (FF)	Heavy industrial
South:	I-2	Light industrial
East:	I-2	Light industrial
West:	C-3 / C-S / I-2	Commercial and Industrial
Thoroughfare Plan		
84 th Street	Local Street	50-foot right-of-way existing and proposed
86 th Street	Primary Arterial	124-foot right-of-way existing and proposed
Georgetown Road	Primary Arterial	119-foot right-of-way existing and proposed
Bearing Drive	Local Street	50-foot right-of-way existing and proposed
Petition Submittal Date	May 2, 2024	

EXHIBITS

2024-PLT-034 ; Aerial Map





Department of Metropolitan Development
Division of Planning
Current Planning

2024-PLT-034; Findings of Fact

Petition Number _____

REQUESTED WAIVER:

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:

This industrial area was developed decades ago with sidewalks along Georgetown Road. There are currently no sidewalks along internal streets within the industrial area, namely along Bearing Dr. and 84th Street, and the area and adjoining properties along those streets have been developed without pedestrian connectivity. Current topography, drainage and utilities along 86th Street will not make installation of a sidewalk feasible.

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:

Current topography, drainage and utilities along 86th Street will not make installation of a sidewalk feasible. Mature landscaping, berms and drainage along Bearing Dr. & along W 84th St. do not make installation of a sidewalk feasible.

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:

Current topography and drainage along 86th Street will not make installation of a sidewalk feasible. With the exception of the existing sidewalks installed along Georgetown Road, there are currently no sidewalks that connect the subject property to/from adjacent properties.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

The existing industrial developed area and adjoining properties have been developed without pedestrian connectivity.

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 existing development occurred decades ago. No new development is proposed and a waiver for sidewalks shall not impact other ordinances.

DECISION

IT IS THEREFORE the decision of this body that this WAIVER of the Subdivision Regulations be granted, 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

2024-PLT-034; Pictures



Existing sidewalk at 86th Street and Georgetown Road intersection– sidewalk begins at this location and runs south



View of 86th Street and Georgetown Road intersection at the northwest portion of the site – looking west



North boundary of site along 86th Street looking east – note bus stop in grass area



North boundary of site along 86th Street looking west



View of 86th Street intersection with Bearing Drive



View of western boundary of site along Georgetown Road



View of site to the south of subject site (south of 84th Street); note the continuation of the sidewalk along Georgetown Road



View of southern boundary of site along 84th Street looking east



View of an internal drive connecting to 84th Street looking east



View of south boundary of site along 84th Street looking west



View of Bearing Drive intersection with 84th Street at the southeast corner of the site



View of Bearing Drive looking north. Subject site is to the left.



View of an internal drive connecting to Bearing Drive looking north



View of site along Bearing Drive looking northwest



View of site at Bearing Drive and 86th Street intersection