

Metropolitan Development Commission Plat Committee (August 13, 2025) Meeting Agenda

Meeting Details

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

Date: Wednesday, August 13, 2025 Time: 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

1. 2025-PLT-015 | 2060 Yandes Street

Center Township, Council District #13, zoned D-P Monon 21, LLC, by Leslie Steinert

Approval of a Subdivision Plat to be known as Monon 21, dividing 3.44 acres into 57 lots.

2. 2025-PLT-039 | 1135 and 1141 North Tacoma Avenue

Center Township, Council District #13, zoned D-5 Ariana Mathews and Joel D. Mathews, by Paul J. Lambie

Approval of a Subdivision Plat, to be known as Mathews' Tacoma Tracts, subdividing 0.36-acre into three lots.

3. 2025-PLT-042 | 6900 Milhouse Road

Decatur Township, Council District #21, zoned D-4 D. R. Horton - Indiana, LLC, by Leigh Anne Ferrell

Approval of a Subdivision Plat to be known as Cardinal Grove, Section Five, dividing 10.898 acres into 33 lots.

4. 2025-PLT-043 | 1114 West 31st Street

Center Township, Council District #12, zoned D-5 Lazarus Development, LLC, by John Cross

Approval of a Subdivision Plat, to be known as Replat of Lot 130 in Clifton Place, subdividing 0.13-acre into two single-family attached lots.

5. 2025-PLT-044 | 7525 McFarland Boulevard

Perry Township, Council District #24, zoned SU-1 (partially pending D-6II) Southport Presbyterian Church, by Michael J. Smith

Approval of a Subdivision Plat, to be known as Replat of Lot 1 of Homestead Senior Living Subdivision, dividing 20.431 acres into two lots.

6. 2025-PLT-045 | 8606 Lafayette Road

Pike Township, Council District #1, zoned C-1 (FF) and C-3 (FF) Chris Cox, by Evan Lattner

Approval of a Subdivision Plat to be known as Fishback Creek Overlook, subdividing 6.1 acres into three lots.

7. 2025-PLT-047 | 8752 Michigan Road

Pike Township, Council District #1, zoned C-4 Indy Investments, LLC, by Bill Terry

Approval of a Subdivision Plat to be known as Replat of Lot 1 of Michigan Road Shoppes Subdivision, subdividing 8.191 acres into two lots.

8. 2025-PLT-048 | 6600 and 6908 Hickory Road

Franklin Township, Council District #25, zoned D-P Judith Williams, by Manny Singh

Approval of a Subdivision Plat, to be known as Bani Section 1, subdividing 145.117 acres into 228 lots.

9. 2025-PLT-050 | 2031, 2033, 2035, 2041, 2047, 2051, and 2053 Ralston Avenue

Center Township, Council District #8, zoned D-8

Martindale Brightwood Community Development Corporation, by Donna Jo Smithers

Approval of a Subdivision Plat, to be known as Re-Plat Lots 150, 151, 152, 153, 155, 156 and 157 of Cooper and Picken's Second Addition, dividing 0.674-acre into 13 lots for a townhome development.

10. 2025-VAC-007 | 1824 North New Jersey Street

Center Township, Council District #13

Bradley D. Vogelsmeier and Brooke E. Vogelsmeier, by Paul J. Lambie

Vacation of the first east-west alley south of 19th Street, being 12 feet in width, beginning at the west right-of-way line of New Jersey Street, west 156.43 feet, to the east right-of-way line of Ogden Street, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

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

of the METROPOLITAN DEVELOPMENT COMMISSION (MDC)

Member	Approving Authority	Term
Janis Wilson (Chairperson)	MDC	01/1/2025 - 12/31/2025
Kelly Evans	MDC	01/1/2025 - 12/31/2025
Brandon Herget	MDC	05/21/2025 - 12/31/2025
Destiny McCormick	MDC	01/1/2025 - 12/31/2025
Brittany Rasdall	MDC	01/1/2025 - 12/31/2025

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



PLAT COMMITTEE August 13, 2025

Case Number: 2025-PLT-015

Property Address: 2060 Yandes Street (Approximate Address)

Location: Center Township, Council District #13

Petitioner: Monon 21, LLC, by Leslie Steinert

Zoning: D-P

Reguest: Approval of a Subdivision Plat to be known as Monon 21, subdividing 3.44

acres into 57 lots.

Waiver Requested: None

Current Land Use: Vacant industrial

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 22, 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 a Topographic Map and a Traffic Control Plan, be submitted prior to recording the Final Plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-P and is improved with two (2) vacant industrial buildings. The site was rezoned to the D-P zoning classification in 2021 via 2021-ZON-104 (later modified by 2023-MOD-002 to allow for rental housing and 2024-MOD-023 resulting in small changes to the number, size, and type of residential units). The most recently approved D-P development statement indicates that the proposed development would consist of 57 dwelling units, with four, single-family detached dwellings located on the southern portion of the site, and 53 single-family attached units developed on the remainder of the 3.44-acre site.

The proposed plat meets the standards of the approved D-P development statement, per 2024-MOD-023, and the subdivision regulations.

STREETS

New streets and alleys would be developed to access all lots via public rights-of-way. 21st Street would extend from Yandes Street to the west into the development and would connect a new street, an extension of the existing Alvord Street. Two (2) new alleys would also be developed and extend to existing dead-end alleys, providing for superior access to lots.

SIDEWALKS

Sidewalks are required throughout the development with connections to Alvord Street, Yandes Street, and a potential sidewalk connection to the Monon Trail (per approval from relevant city agencies).

GENERAL INFORMATION		
Existing Zoning	D-P	
Existing Land Use	Vacant Industrial	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	I-3	Undeveloped
South:	D-8	Single-family dwellings
East:	I-3 / D-8	Undeveloped / single-family dwelling
West:	I-3	Monon Trail
Thoroughfare Plan		
Yandes Street	Local Street	60-foot existing and 48-foot proposed
Petition Submittal Date	July 2, 2025	
SUBDIVISION PLAT REGULAT	TIONS	



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



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



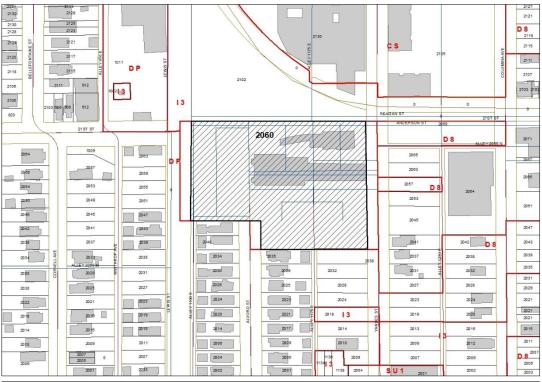
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
·	741-303.A – General:	
	 Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. Triple frontage lots are prohibited. 	
	 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. 	Satisfied
	 Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. 	Custonica
	 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. 	
	741-303.B – Through Connectivity (Metro Context Area):	
	 Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. 	
	 Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. 	
	 All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. 	Within Compact Context Area
	 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. 	
	741-303.D – Cul-de-sacs (Metro Context Area):	
	 In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	None proposed
741-304-316		
Additional De	velopment Items	EVALUATION
	741.304.A-C – Traffic Control Devices:	
	 Street name signs, traffic control signs, bike route signs. 	.
	 Traffic control devices for streets exceeding 900 feet in length. 	Required
	 Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units. 	



741.305 –	Numbering and naming:	
•	Street numbering per adopted addressing guidelines.	Required
•	Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.	
741.306 –	Sidewalks:	Required
•	Sidewalks shall be provided along all internal and external streets.	rtequirea
741.307-3	809 – Easements, Utilities, Stream Protection Corridors:	
•	Utility easements shall be located along lot lines and shall be a minimum of 10 feet.	
•	All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.	Satisfied
•	Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.	Cationica
•	All utilities shall be located underground.	
•	All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.	
741.310 – Area):	Common Areas, Open Space and Public Sites (Compact Context	
•	Required for subdivisions with more than 20 dwelling units.	
•	Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.	Satisfied
•	Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.	oatistied
•	Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.	
•	Reservation of land for public/semi-public purpose.	
741-312 –	Monuments	
•	Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.	Satisfied
741.313 –	Flood Control:	
•	All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).	
•	Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.	Satisfied
•	For Zone AE areas, the plat must show the BFE topographic line.	
•	For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.	
741.316 –	Street Lighting:	
•	All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).	Required



EXHIBITS







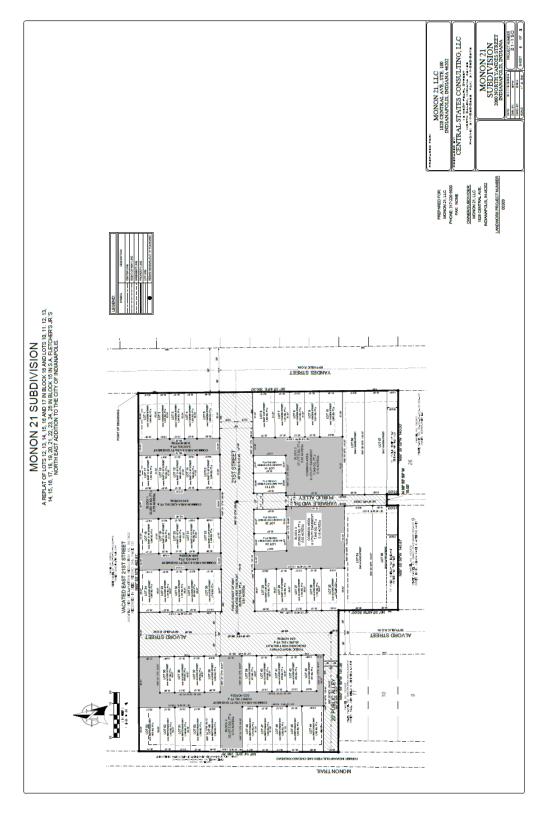








Photo 1: View looking north along Yandes Street (taken November 2024)



Photo 2: View looking south along Yandes Street (taken November 2024)







Photo 3: View of site looking west across Yandes Street (taken November 2024)



Photo 4: View of site looking west across Yandes Street (taken November 2024)







Photo 5: View of site looking west across Yandes Street (taken November 2024)



Photo 6: View of site looking west across Yandes Street (taken November 2024)



PLAT COMMITTEE August 13, 2025

Case Number: 2025-PLT-039

Property Address: 1135 and 1141 North Tacoma Avenue
Location: Center Township, Council District #13

Petitioner: Ariana Mathews and Joel D. Mathews, by Paul J. Lambie

Zoning: D-5

Request: Approval of a Subdivision Plat, to be known as Mathews' Tacoma Tracts,

subdividing 0.36-acre into three lots.

Waiver Requested: N/A

Current Land Use: Residential

Staff Reviewer: Kiya Mullins, Associate Planner

PETITION HISTORY

This petition was continued from the July 9, 2025, at the request of staff. A revised plat was submitted to the file on July 29, 2025.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee approve and find that the plat, file-dated July 29, 2025, 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.
- 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 final plat includes a Note that states the following: Lots 2A and 2B shall only be developed with a two-family dwelling, with a party wall(s) to be built along the intervening lot line.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is 0.36-acre in a D-5 zoning district and is undeveloped. If approved, this plat petition will move the current split of the existing parcels and redivide the site into three (3) parcels.

STREETS

There are no current plans to affect Tacoma Avenue or 12th Street. There are no new streets proposed.

SIDEWALKS

Sidewalks exist along Tacoma Avenue and 12th Street.

PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. Any new or current constructions on these newly created parcels will be required to meet all development standards of the D-5 Walkable Neighborhood Dwelling Districts, including but not limited to setbacks, minimum open space, and use standards.

The site is currently undeveloped. Proposed lots 2A and 2B would have 20-foot lot widths and would be developed with a two-family dwelling to be divided into attached single-family dwellings. The Ordinance requires a minimum of 60-foot lot widths for two-family dwellings. Additionally, D-5 development standards do not permit for an undeveloped lot to be divided into individual lots for sale for attached dwellings. The Ordinance provides for division of land for this purpose when the parcel is improved with an existing two-family dwelling, regardless of the proposed lot widths. Therefore, staff requests a condition that includes a note on the plat that indicates that Lot 2A and Lot 2B shall only be developed with a two-family dwelling, with a party wall(s) to be built along the intervening lot line. The petitioner agrees with this condition.





GENERAL INFORMATION		
Existing Zoning	D-5	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	Land Use
North:	PK-1	Large Scale-Park
South:	MU-1	Village Mixed-Use
East:	D-5	Traditional Neighborhood
West:	D-5	Traditional Neighborhood
Thoroughfare Plan		
Tacoma Avenue	Local Street	60 feet of right-of-way existing and 48 feet proposed.
12 th Street	Local Street	50 feet of right-of-way existing and 48 feet proposed.
Petition Submittal Date	June 10, 2025; revised July	29, 2025

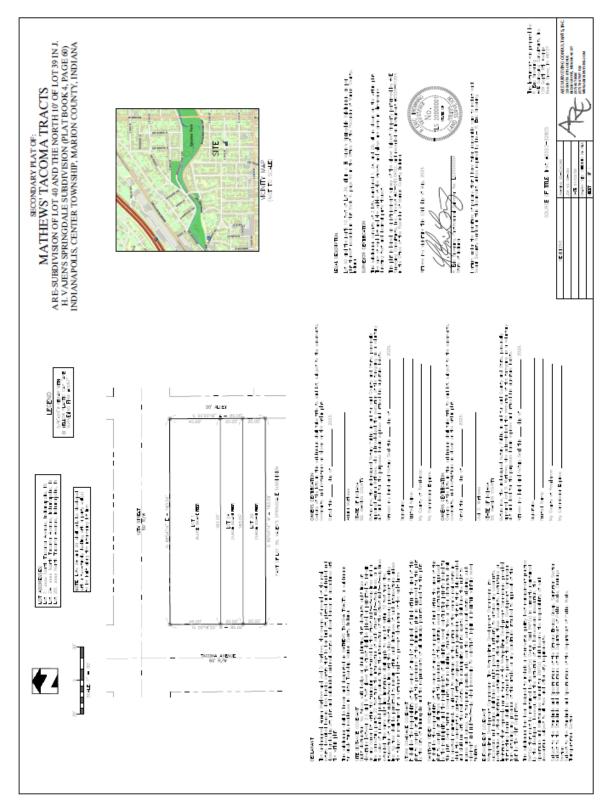




EXHIBITS

Item 2.













Photos of the subject site from Tacoma Avenue looking east





Photo of the subject site from 12th Street looking south



PLAT COMMITTEE August 13, 2025

Case Number: 2025-PLT-042

Property Address: 6900 Millhouse Road (*Approximate Address*)

Location: Decatur Township, Council District #21

Petitioner: D. R. Horton - Indiana, LLC, by Leigh Anne Ferrell

Zoning: D-4

Request: Approval of a Subdivision Plat to be known as Cardinal Grove, Section Five,

dividing 10.898 acres into 33 lots.

Waivers Requested: None

Current Land Use: Undeveloped

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 July 14, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



- 10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
- 11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
- 12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
- 13. That a street name for "Street A" be submitted prior to the recording of the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-4 and is undeveloped. It was rezoned to the D-4 classification in 2025 (2025-ZON-012) to provide for the proposed single-family residential development. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

STREETS

The plat would provide for two new streets: one local street and one cul-de-sac. Firkens Drive would turn into Antrim Drive which would intersect with Street A, being the cul-de-sac.

SIDEWALKS

Sidewalks are required along Milhouse Road and all proposed interior streets.

GENERAL INFORMATION

Existing Zoning	D-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-A	Single-Family Residential
South:	D-3	Single-Family Residential
East:	D-3	Single-Family Residential
West:	D-A	Single-Family Residential
Thoroughfare Plan		
Milhouse Road	Primary Collector	34-foot existing and 91-feet proposed
Petition Submittal Date	May 28, 2025	



SUBDIVISION PLAT REGULATIONS

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



741-300		
Design and	All proposed plats submitted for Committee approval under the provisions	
Installation Standards	of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION
Standards	•	EVALUATION
	741-302.A – Lots:	
	 Comply with zoning district and any cluster approval or variance grant. 	
	 Lots must have positive drainage away from buildings. 	
	 No more than 25% of lot area may be under water. 	Satisfied
	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.	
	741-302.B – Frontage and Access:	
	 Through lots should be avoided except where necessary for primary arterial separation and topography challenges. 	
	Triple frontage lots are prohibited.	
	 Lots abutting alleys must have vehicular access exclusively from alley. 	Satisfied
	 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. 	
	741-302.C – Blocks:	
	 Shall not exceed maximum block lengths per Table 741-302.1 	
	If exceeded, it must be demonstrated that:	
	 There are improved pedestrian easements at intervals of 400 feet or less. 	Satisfied
	 Adequate traffic calming provisions are made. 	
	 The block length must be exceeded because of physical conditions of the land. 	



741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	741-303.A – General:	
	 Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. Triple frontage lots are prohibited. 	
	 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. 	Satisfied
	 Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. 	Guilonou
	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. 	
	741-303.B – Through Connectivity (Metro Context Area):	
	 Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. 	
	 Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. 	
	 All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. 	Satisfied
	 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. 	
	741-303.D – Cul-de-sacs (Metro Context Area):	
	 In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	Satisfied
741-304-316		
Additional Dev	velopment Items	EVALUATION
	741.304.A-C – Traffic Control Devices:	
	 Street name signs, traffic control signs, bike route signs. 	
	 Traffic control devices for streets exceeding 900 feet in length. Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units. 	Satisfied



741.305 – Nu	mbering and naming:	Street name not
	Street numbering per adopted addressing guidelines.	submitted for
	Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.	"Street A"
741.306 – Sid	dewalks:	Satisfied
•	Sidewalks shall be provided along all internal and external streets.	
741.307-309	- Easements, Utilities, Stream Protection Corridors:	
	Utility easements shall be located along lot lines and shall be a minimum of 10 feet.	
	All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.	Satisfied
	Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.	datistied
•	All utilities shall be located underground.	
	All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.	
741.310 – Co Area):	mmon Areas, Open Space and Public Sites (Compact Context	
•	Required for subdivisions with more than 20 dwelling units.	
	Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.	Satisfied
	Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.	Jatistieu
	Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.	
•	Reservation of land for public/semi-public purpose.	
741-312 – Ma	onuments	
	Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.	Satisfied
741.313 – Flo	ood Control:	
	All development shall comply with all provisions of Section 742- 203 (Flood Control Zoning District).	
	Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.	Satisfied
•	For Zone AE areas, the plat must show the BFE topographic line.	
	For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.	
741.316 – Str	reet Lighting:	
	All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).	Not Submitted- Se Commitment #12



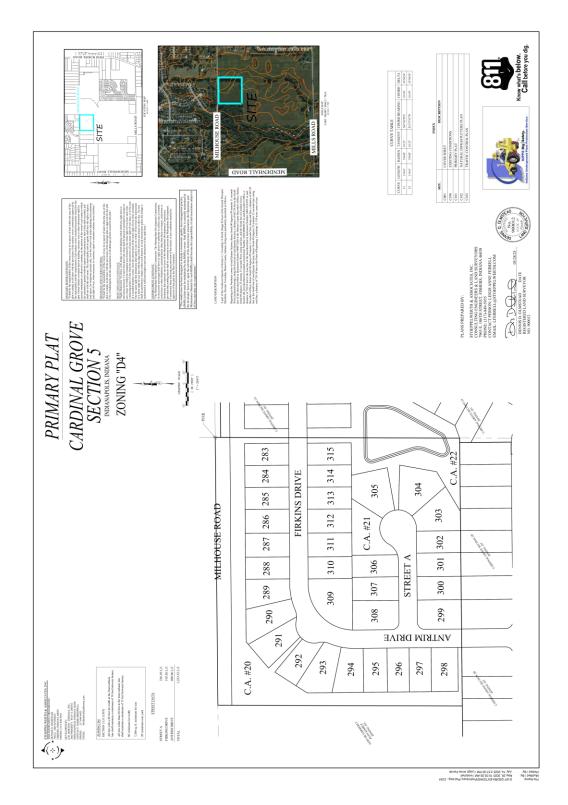


EXHIBITS

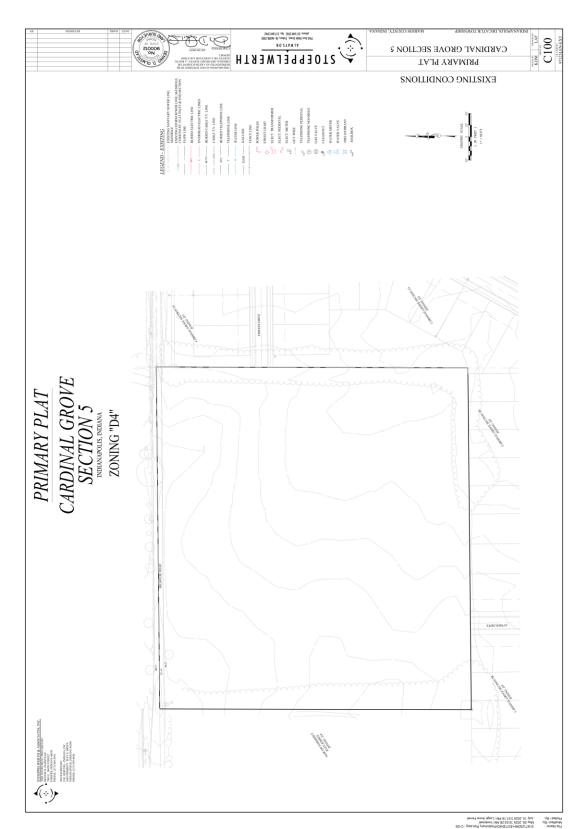


Aerial Photo

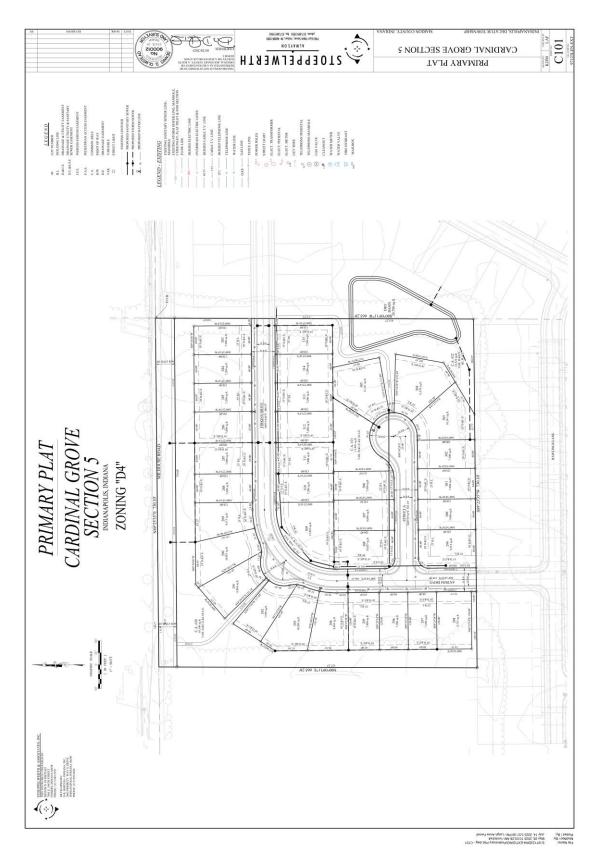




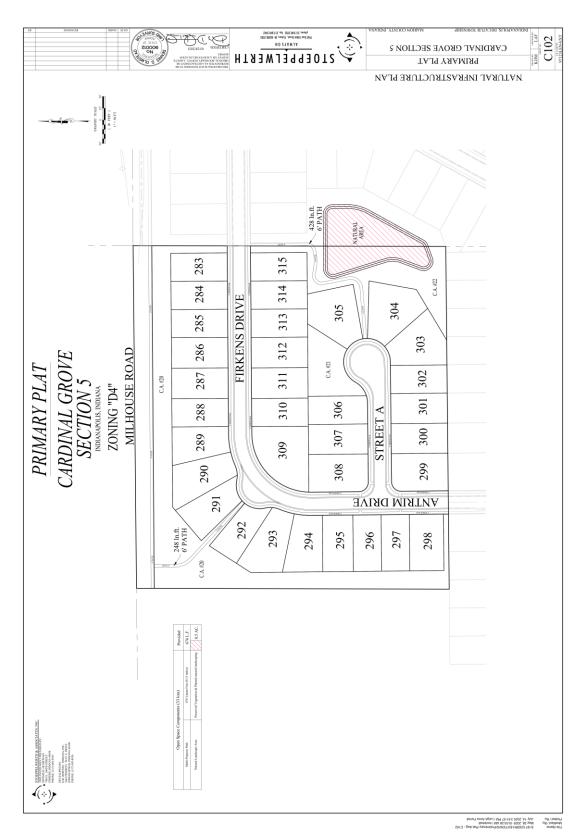




















PHOTOS





PLAT COMMITTEE August 13, 2025

Case Number: 2025-PLT-043

Property Address: 1114 W 31st Street (Approximate Address)

Location: Center Township, Council District #12

Petitioner: Lazarus Development, LLC, by John Cross

Zoning: D-5

Request: Approval of a Subdivision Plat, to be known as Replat of Lot 130 in Clifton

Place, subdividing 0.13-acre into two single-family attached lots.

Waiver Requested: None

Current Land Use: Two-Family Dwelling

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 July 3, 2025, 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.
- 11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 130A and 130B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1916, per the Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 130A and Lot 130B would front on West 31st Street. No new streets are proposed.

PROCEDURE

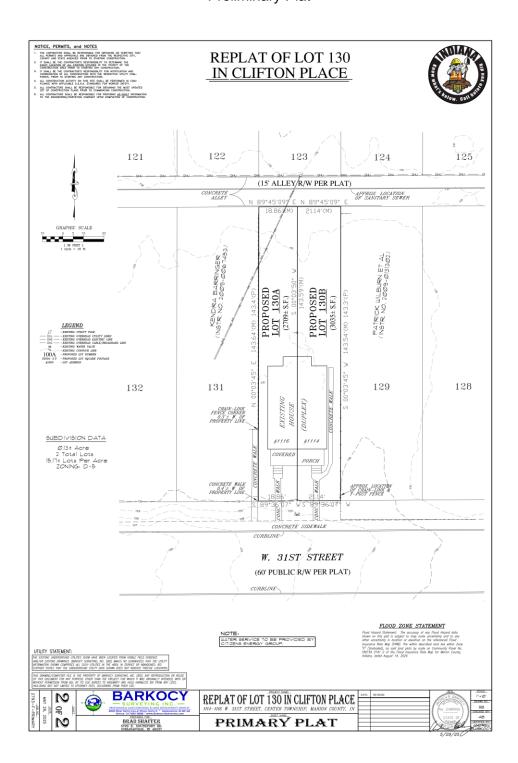
This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the 5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION		
Existing Zoning	D-5	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	3.5-5 Dwellings units/acre	
Surrounding Context	Zoning	Land Use
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Vacant
West:	D-5	Single-Family residential
Thoroughfare Plan		
West 31 st Street	Local Street	60-foot existing and 48-foot proposed
Petition Submittal Date	June 18, 2025	

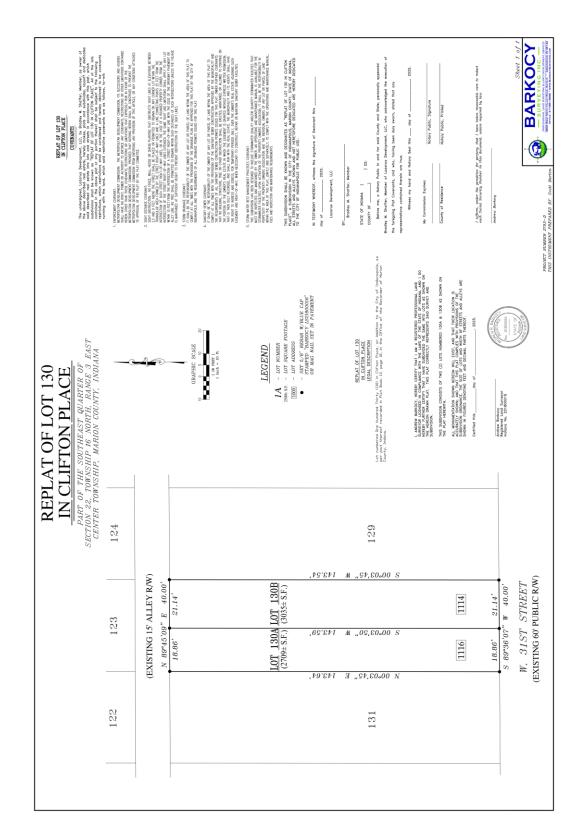


EXHIBITS

Preliminary Plat







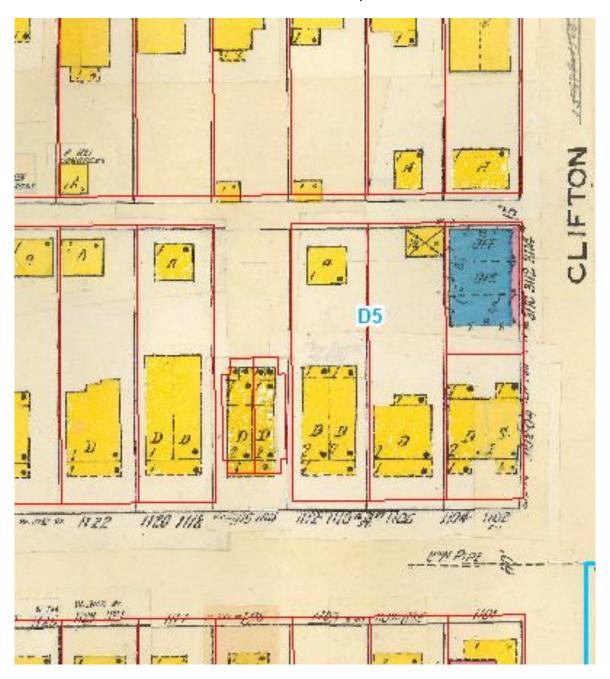


Present day aerial





1916 Sanborn Map







PHOTOS







PLAT COMMITTEE November 8, 2023

Case Number: 2025-PLT-044

Property Address: 7525 McFarland Boulevard (*Approximate Address*)

Location: Perry Township, Council District # 24

Petitioner: Southport Presbyterian Church, by Michael J. Smith

Zoning: SU-1 (partially pending D-6II)

Request: Approval of a Subdivision Plat, to be known as Replat of Lot 1 of Homestead

Senior Living Subdivision, dividing 20.431 acres into two lots.

Waiver Requested: None

Current Land Use: Religious Use- Church / Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 11, 2025, 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 location of required sidewalks along McFarland Boulevard be affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is currently zoned SU-1 to allow for religious use, and is developed with a church facility on the southern portion of the lot along with accessory parking areas. The property was previously replatted via 2023-PLT-068, and the proposed plat would further subdivide Lot 1 from the 2023 plat into two (2) new lots: Lot One would be 7.463 acres and is currently unoccupied, and Lot Three would be 12.968 acres and contain the church building. The proposed plat meets the standards of the SU-1 zoning classification.

The rezoning petition 2025-ZON-047 has been filed and is pending approval and would rezone the proposed Lot Three to the D-6II zoning district to allow for multi-family residential development. A 30-foot access easement has been provided on the northern portion of the site in conjunction within a pending commitment associated with this rezone.

STREETS

Lots One and Three would front on McFarland Boulevard to the west, southwest, and south. Lot Three would also front on Emerson Avenue to the east. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks currently exist along Emerson Avenue to the east and would be required along McFarland Boulevard to the west, southwest, and south.

GENERAL INFORMATION

Existing Zoning	SU-1 (partially pending D-6	II)
Existing Land Use	Religious Use	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-6 / D-P	Residential / Undeveloped
South:	C-1	Commercial
East:	C-S	Commercial
West:	D-3	Residential
Thoroughfare Plan		
McFarland Boulevard	Local Street	70-foot existing and 50-foot proposed
Emerson Avenue	Primary Arterial	136-foot existing and 119-foot proposed
Petition Submittal Date	July 11, 2025	



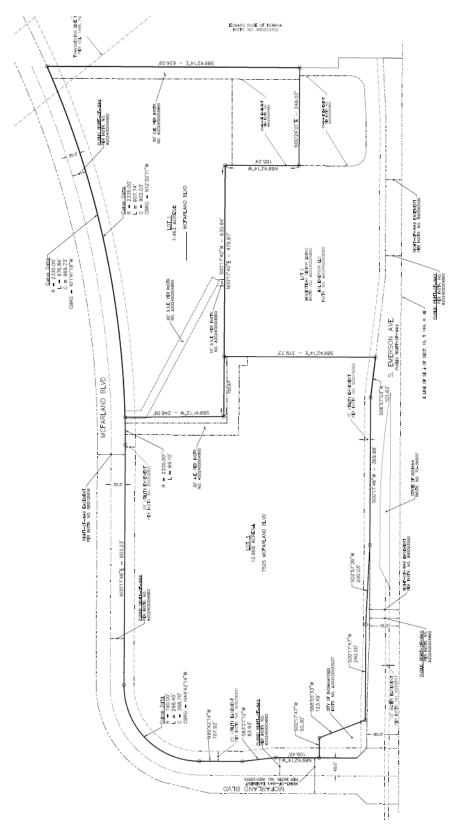


EXHIBITS













PHOTOS



Proposed Lot One McFarland Boulevard frontage (west), looking south (taken 2023)



Proposed Lot One, existing church and school, looking northeast (taken 2023)



Proposed Lot Two shown left, looking south (taken 2023)





Proposed Lot One McFarland Boulevard frontage, looking east (taken 2023)



Proposed Lot One viewed from the intersection of McFarland Boulevard and Emerson Avenue, looking north (taken 2023)





Proposed Lot One viewed from Emerson Avenue, looking west (taken 2023)



Proposed Lot Two viewed from Emerson Avenue, looking west (taken 2023)



PLAT COMMITTEE August 13, 2025

Case Number: 2025-PLT-045

Property Address: 8606 Lafayette Road (*Approximate Address*)

Location: Pike Township, Council District #1

Petitioner: Chris Cox, by Evan Lattner

Zoning: C-1 (FF) and C-3 (FF)

Request: Approval of a Subdivision Plat to be known as Fishback Creek Overlook,

subdividing 6.1 acres into three lots.

Waiver Requested: None

Current Land Use: Commercial

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 11, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-1 and C-3 and developed with commercial uses. The proposed plat would subdivide the property into three lots to provide for a commercial development. The proposed plat meets the standards of the C1 and C-3 zoning classification.

STREETS

Lot One and Lot Two would front on West 86th Street and Lot Three would front on Lafayette Road. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required along Lafayette Road and along West 86th Street.

GENERAL INFORMATION

Existing Zoning	C-1 (FF) and C-3 (FF)	
Existing Land Use	Commercial	
Comprehensive Plan	Rural or Estate Neighborhood /Suburban Neighborhood /Linear Park	
Surrounding Context	Zoning Land Use	
North:	D-S	Single-family residential
South:	C-3	Commercial
East:	D-P	Multi-family residential
West:	D-2	Single-family residential
Thoroughfare Plan		
Lafayette Road	Secondary Arterial	164-foot ROW existing and 102-foot proposed
West 86 th Street	Primary Collector	60-75 -foot ROW existing and 80-foot proposed
Petition Submittal Date	July 3, 2025	



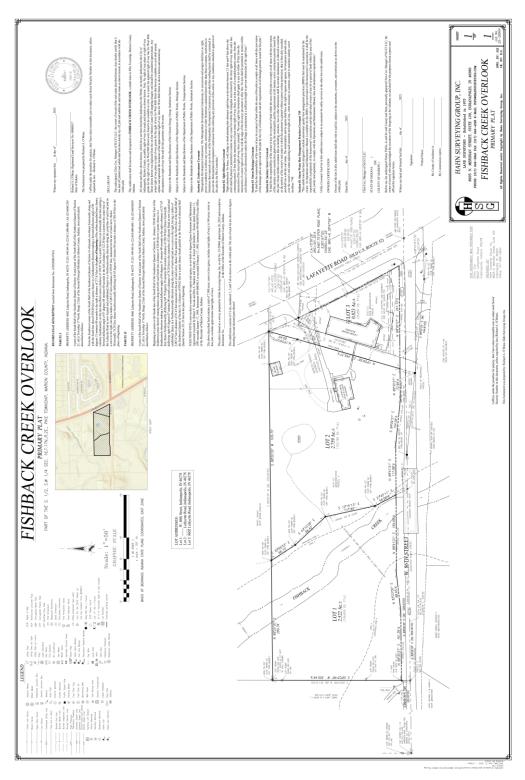


EXHIBITS



Aerial Photo





Preliminary Plat, file-dated July 11, 2025



PHOTOS













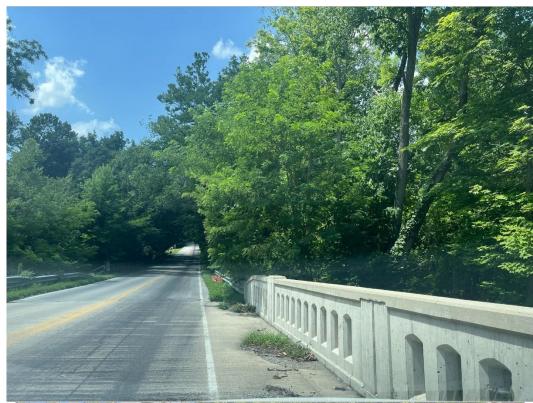
















PLAT COMMITTEE August 13, 2025

Case Number: 2025-PLT-047

Property Address: 8752 Michigan Road (*Approximate Address*)

Location: Pike Township, Council District #1

Petitioner: Indy Investments, LLC, by Bill Terry

Zoning: C-4

Request: Approval of a Subdivision Plat to be known as Replat of Lot 1 of Michigan

Road Shoppes Subdivision, subdividing 8.191 acres into two lots.

Waiver Requested: None

Current Land Use: Commercial

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 16, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4 and developed with commercial uses. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot One would front on West 86th Street and Lot Five would front on Michigan Road. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along West 86th Street and are required along Michigan Road.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Regional Commercial	
Surrounding Context	Zoning	Land Use
North:	C-4	Commercial
South:	C-5	Commercial
East:	C-4	Commercial
West:	C-4	Commercial
Thoroughfare Plan		
Michigan Road	Primary Arterial	160-foot ROW existing and 134-foot proposed
West 86 th Street	Primary Arterial	110-foot ROW existing and 134-foot proposed
Petition Submittal Date	July 16, 2025	



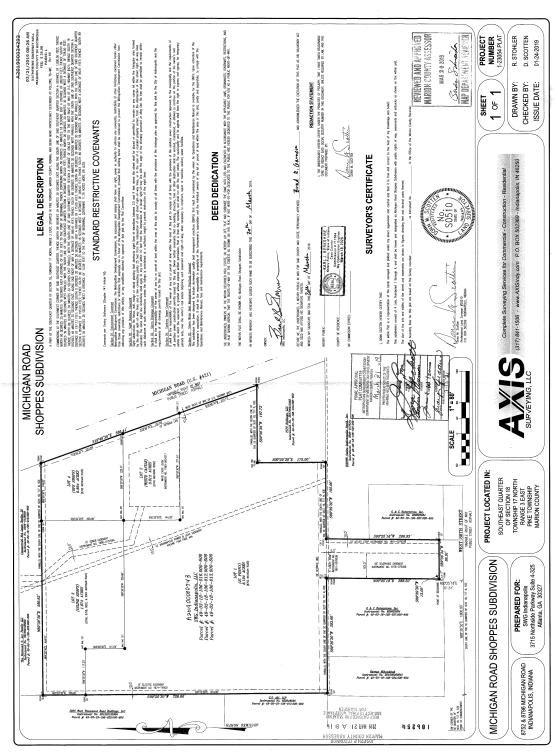


EXHIBITS



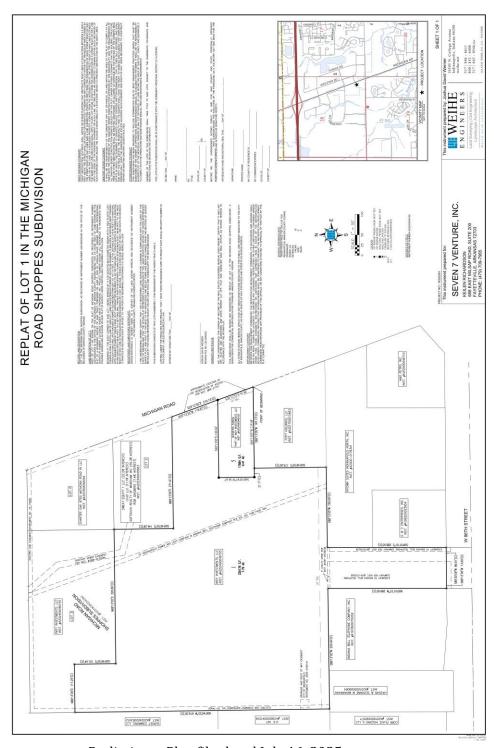
Aerial Photo





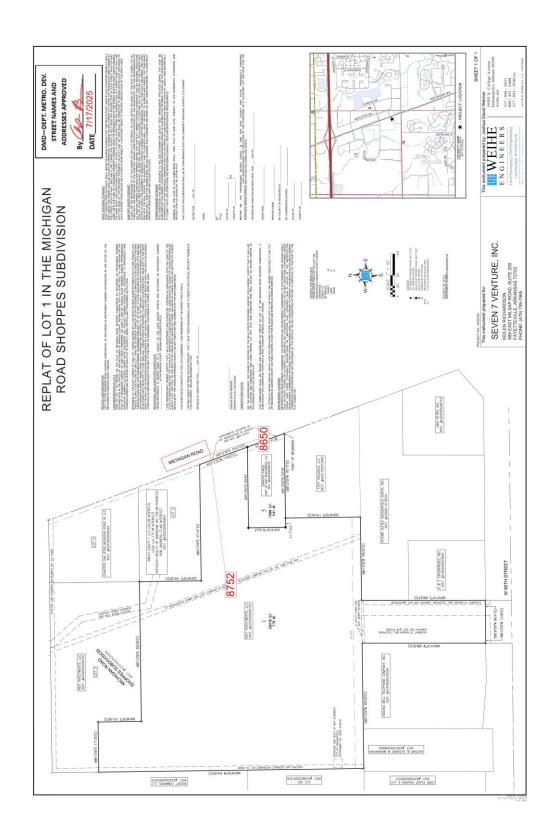
Original Plat



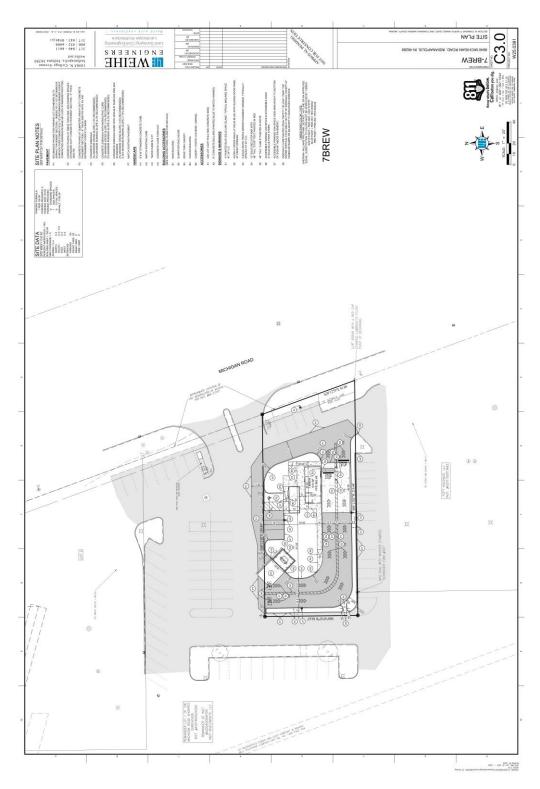


Preliminary Plat, file-dated July 16, 2025









Proposed Site Plan





PHOTOS











PLAT COMMITTEE August 13, 2025

Case Number: 2025-PLT-048

Property Address: 6600 and 6908 Hickory Road (*Approximate Addresses*)

Location: Franklin Township, Council District #25

Petitioner: Judith Williams, by Manny Singh

Zoning: D-P

Request: Approval of a Subdivision Plat, to be known as Bani, Section 1, dividing

145.117 acres into 228 lots.

Waivers Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Jeffrey York, Manager

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 14, 2025, 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.



- 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-P and is undeveloped. It was rezoned to the D-P classification in 2025 (2024-ZON-115) to provide for a mixed-use development consisting of multi-family and single-family attached senior community development, a single-family detached residential development consisting of 240 units, educational uses, a day care or nursery school, with amenities, including a community garden, a swimming pool, game courts, playgrounds, and pathways.

The blocks are proposed to be established with this plat petition, along with 228 lots. Proposed Block B is the 6600 Hickory Road site, which is separated from the 6908 Hickory Road site by a railroad right-of-way. Block B would contain the proposed multi-family and attached single-family dwellings, for seniors. The 6908 Hickory site would contain single-family detached lots, an educational use (daycare or nursery school) on proposed Block C, and amenities, as noted above. There are 15 proposed common areas and four proposed lakes. The plat proposes 228 lots for the proposed detached single-family residential development. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

STREETS

The plat would provide for 12 new streets. The interior streets would be accessed from Indian Creek Road South and from Hickory Road. There are no cul-de-sacs proposed.

SIDEWALKS

Sidewalks are required along Hickory Road, Indian Creek Road South, and Southport Road, and all proposed interior streets. The commitments include that a 10-foot-wide multi-use path may be constructed in lieu of sidewalks, along the perimeter of the site, if requested by the Department of Parks and Recreation.





GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-P	Single-Family Residential
South:	D-A	Single-Family Residential
East:	D-4	Undeveloped
West:	D-A / D-3	Single-Family Residential
Thoroughfare Plan		
McGregor Road		30-foot existing and 90-feet proposed
Petition Submittal Date	July 7, 2025	



SUBDIVISION PLAT REGULATIONS

741-203		
Required Documents for A	pproval	EVALUATION
741.201.A-0	C – Primary Plat Requirements:	
•	Plat name, Legal Description, Surveyor Seal, Scale.	
•	Boundary Lines, Existing Street Names and dimensions.	
•	Layout of Proposed Streets – names, widths, classifications.	
•	Layout of all easements and purpose thereof.	Satisfied
•	Layout of lots with numbering and dimensions.	
•	Floodway/Floodplain Delineation.	
•	Topographic Map.	
•	Area Map.	
741-203.D -	- Traffic Control Plan	
•	Traffic control street signs and devices.	
•	Traffic calming devices.	
•	Bicycle facilities.	Satisfied
•	Sidewalks and pedestrian facilities.	
•	Transit facilities, such as bus stops pads or shelter.	
•	Street lighting.	
741-203.E-	Natural infrastructure plan (major plats containing more than 20 lots)	
•	Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry	Satisfied
•	Location of Open Space Areas of the open space common area, indicating size and general improvements	Satisfied
	Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)	
741-205 – V	Vaivers	
•	The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property	
•	The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;	
•	Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;	None Requested
•	The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and	
•	The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.	



741-300		
Design and	All proposed plats submitted for Committee approval under the provisions	
Installation	of these regulations shall meet these standards to the satisfaction of the	EVALUATION.
Standards	Committee unless waived by the Committee.	EVALUATION
	741-302.A – Lots:	
	 Comply with zoning district and any cluster approval or variance grant. 	
	 Lots must have positive drainage away from buildings. 	
	 No more than 25% of lot area may be under water. 	Satisfied
	 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.	<u> </u>
	741-302.B – Frontage and Access:	
	 Through lots should be avoided except where necessary for primary arterial separation and topography challenges. 	
	Triple frontage lots are prohibited.	
	 Lots abutting alleys must have vehicular access exclusively from alley. 	Satisfied
	 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. 	
	741-302.C – Blocks:	
	 Shall not exceed maximum block lengths per Table 741-302.1 	
	If exceeded, it must be demonstrated that:	
	 There are improved pedestrian easements at intervals of 400 feet or less. 	Satisfied
	 Adequate traffic calming provisions are made. 	
	 The block length must be exceeded because of physical conditions of the land. 	



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
Confidentity	741-303.A – General:	LVALOATION
	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. Triple frontage lots are prohibited.	
	 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. 	Satisfied
	 Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. 	Cutionica
	 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. 	
	741-303.B – Through Connectivity (Metro Context Area):	
	 Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. 	
	 Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. 	
	 All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. 	Satisfied
	 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. 	
	741-303.D – Cul-de-sacs (Metro Context Area):	
	 In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	Satisfied
741-304-316		
Additional De	velopment Items	EVALUATION
	741.304.A-C – Traffic Control Devices:	
	Street name signs, traffic control signs, bike route signs.	Satisfied
	 Traffic control devices for streets exceeding 900 feet in length. Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units. 	Saustied

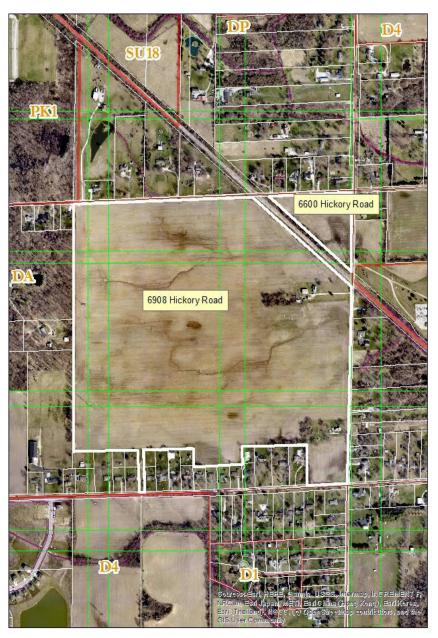


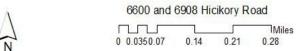
741.305 –	Numbering and naming:	Street numbering
•	Street numbering per adopted addressing guidelines.	
•	Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.	not submitted, see condition #5
741.306 –	Sidewalks:	Satisfied
•	Sidewalks shall be provided along all internal and external streets.	Janishea
741.307-3	109 – Easements, Utilities, Stream Protection Corridors:	
•	Utility easements shall be located along lot lines and shall be a minimum of 10 feet.	
•	All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.	Satisfied
•	Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.	
•	All utilities shall be located underground.	
•	All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.	
741.310 – Area):	Common Areas, Open Space and Public Sites (Compact Context	
•	Required for subdivisions with more than 20 dwelling units.	
•	Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.	Satisfied
•	Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.	Satisfied
•	Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.	
•	Reservation of land for public/semi-public purpose.	
741-312 –	Monuments	
•	Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.	Satisfied
741.313 –	Flood Control:	
•	All development shall comply with all provisions of Section 742- 203 (Flood Control Zoning District).	
•	Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.	Satisfied
•	For Zone AE areas, the plat must show the BFE topographic line.	
•	For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.	
741.316 –	Street Lighting:	
•	All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).	Not Satisfied- See Commitment #12



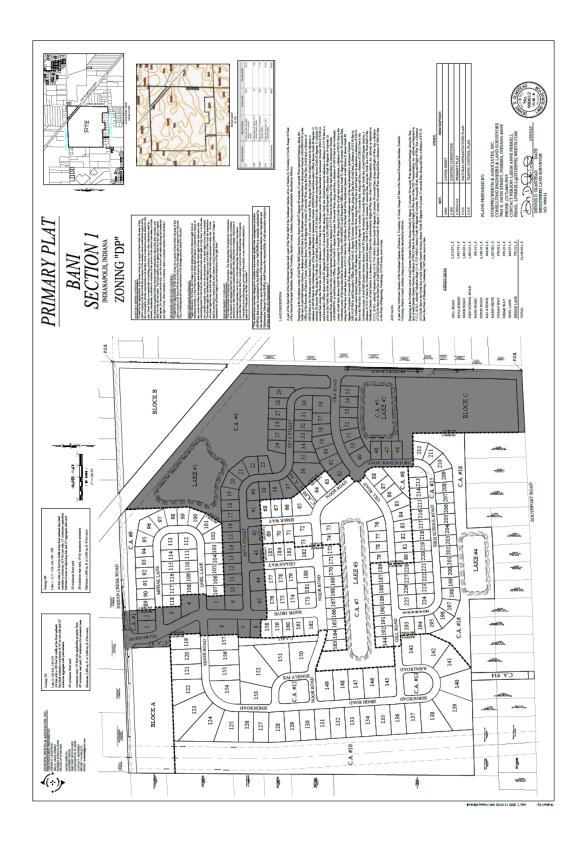


EXHIBITS

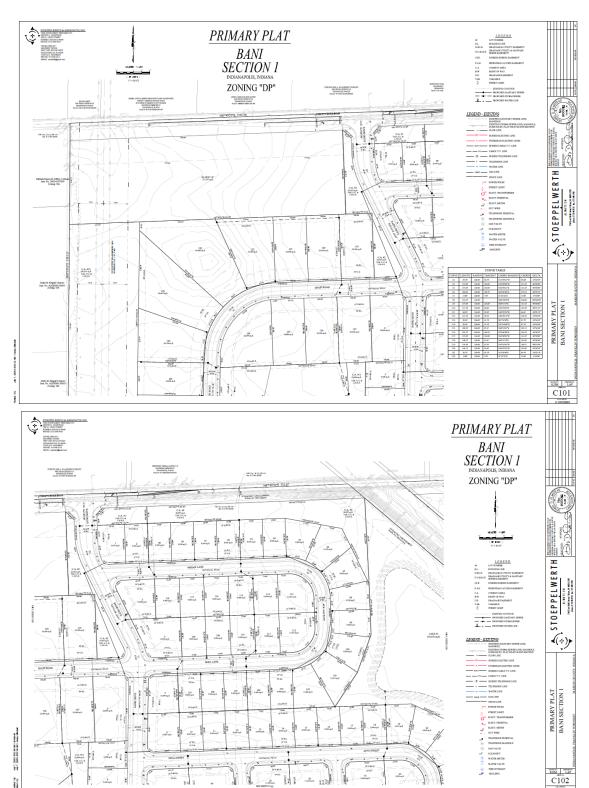




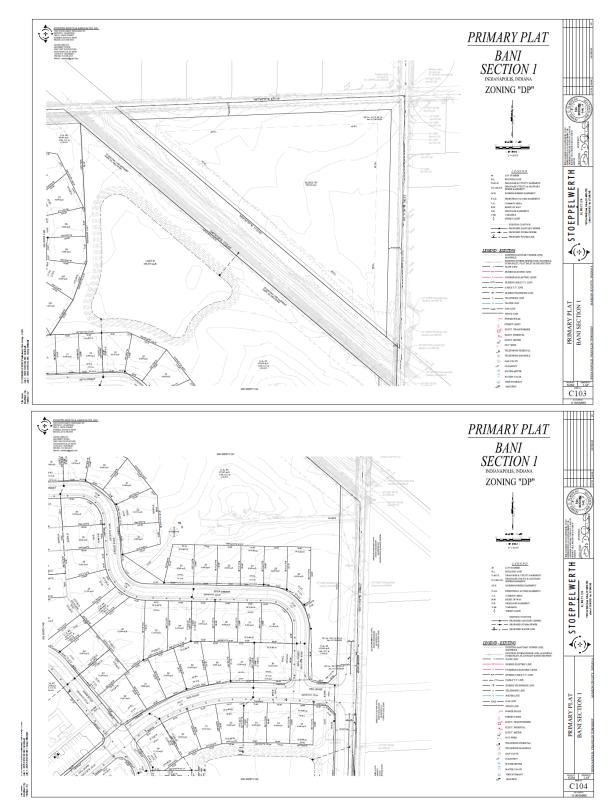




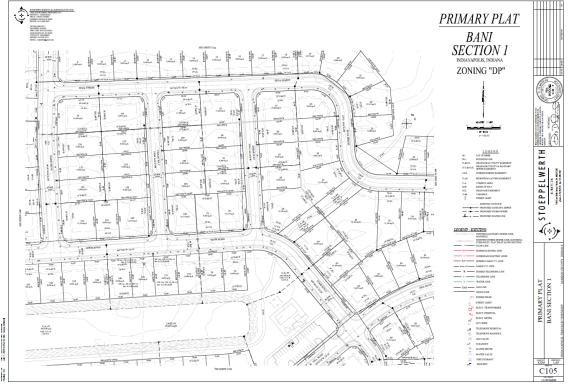


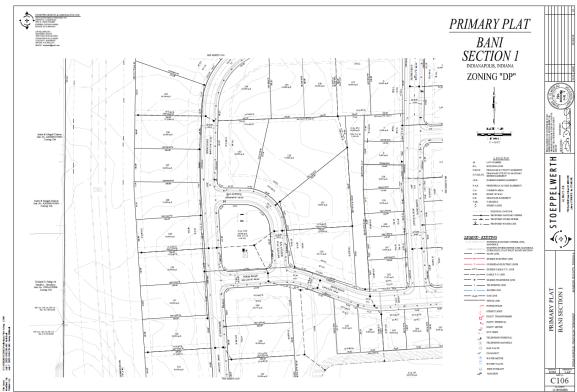




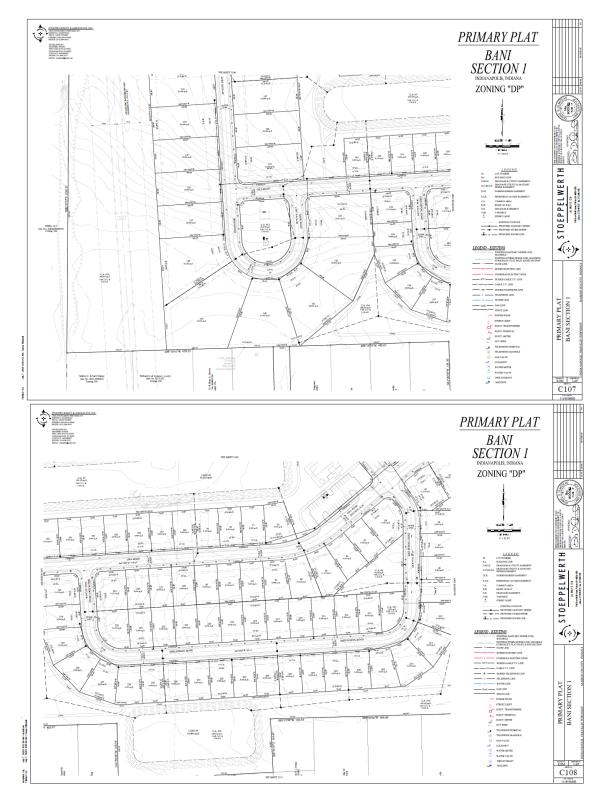




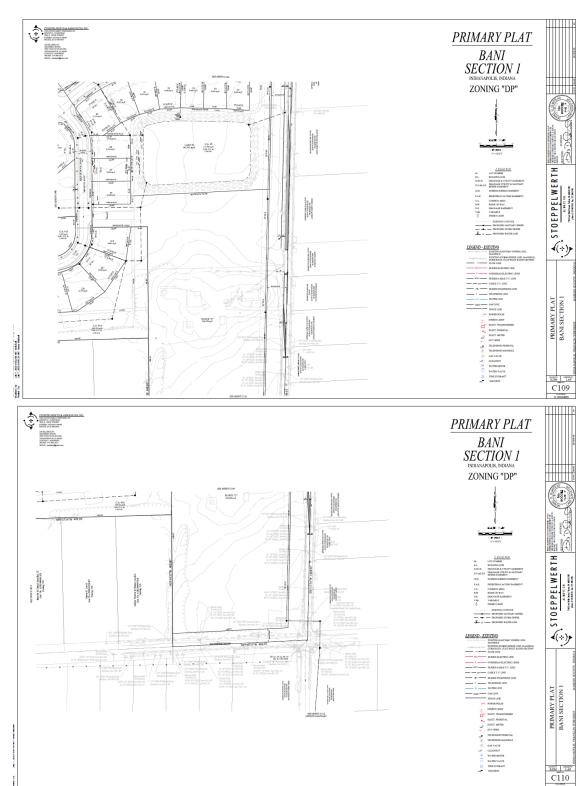






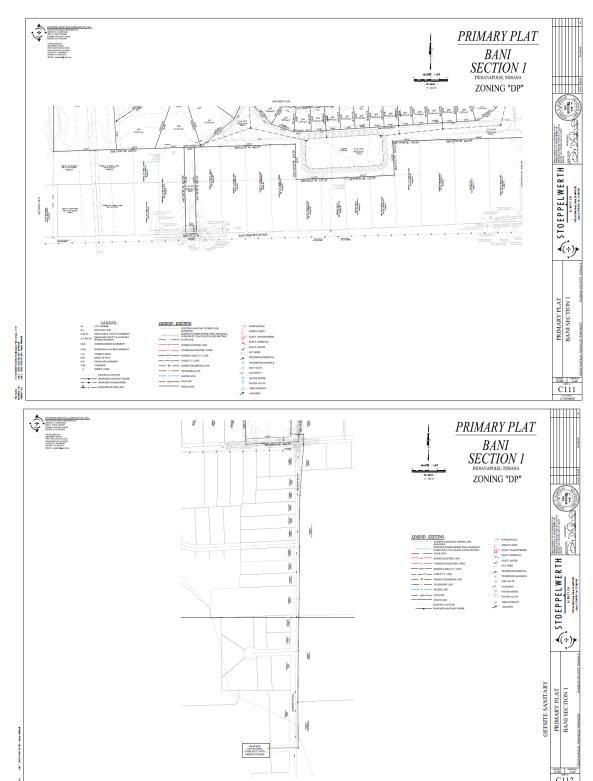
























PHOTOS



Photo of the site





Photo of the intersection of Hickory Road and Indian Creek Road South





Photo of the site





Photo of the site



PLAT COMMITTEE August 13, 2025

Case Number: 2025-PLT-050

Property Address: 2031, 2033, 2035, 2041, 2047, 2051 and 2053 Ralston Avenue (*Approximate*

Addresses)

Location: Center Township, Council District # 8

Petitioner: Martindale Brightwood Community Development Corporation, by Donna Jo

Smithers

Zoning: D-8

Request: Approval of a Subdivision Plat, to be known as Re-Plat Lots 150, 151, 152,

153, 155, 156 and 157 of Cooper and Picken's Second Addition, dividing

0.674-acre into 13 lots for a townhome development.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Jeffrey York, Manager

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 24, 2025, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and consists of seven undeveloped lots. The subject site was platted into two blocks, via 2023-PLT-040. This proposed plat would plat the two blocks into 13 total lots, for a townhome development. The northern area, which contains 0.385-acre, would be divided into seven lots, with the remaining six lots in the southern area, which contains 0.289-acre. The proposed plat generally meets the standards of the D-8 zoning classification for a townhome development.

STREETS

Both areas would front on Ralston Avenue with alley access on the rear. The northern area would also front on East 21st Street to the north. No new streets are proposed.

SIDEWALKS

Sidewalks are existing on Ralston Avenue. Sidewalks are required on East 21st Street.

GENERAL INFORMATION		
Existing Zoning	D-8	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	I-4	Industrial
South:	D-8	Single-family residential
East:	C-7	Heavy Commercial
West:	D-8	Undeveloped
Thoroughfare Plan		
Ralston Avenue	Local Street	50 feet existing and proposed
East 21st Street	Local Street	28 feet existing and 50 feet proposed
Petition Submittal Date	July 24, 2025	

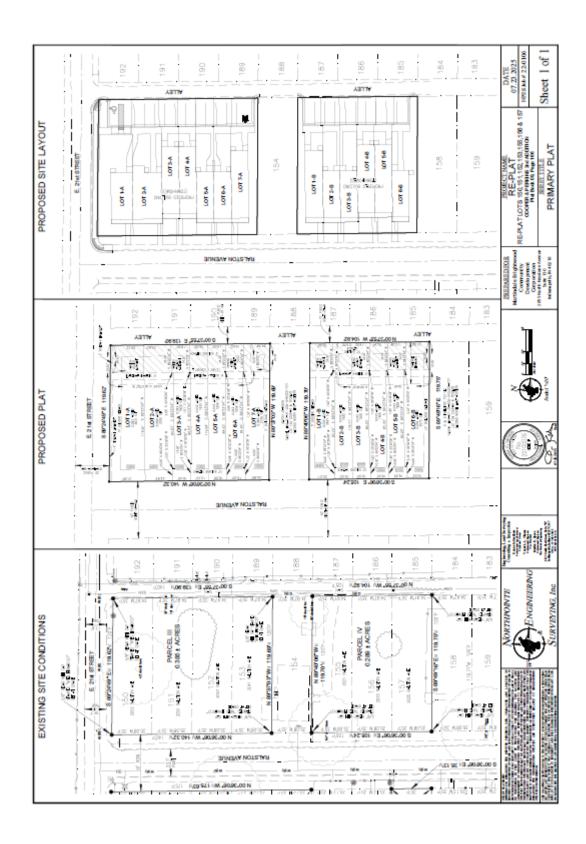




EXHIBITS











PHOTOS



Proposed lots 1-A through 7-A, looking northeast



Proposed Lot 7-A, looking east







Ralston Avenue frontage, looking north







West of site, looking west



PLAT COMMITTEE August 13, 2025

Case Number: 2025-VAC-007

Property Address: 1824 North New Jersey Street (*Approximate Address*)

Location: Center Township, Council District #13

Petitioner: Bradley D. Vogelsmeier and Brooke E. Vogelsmeier, by Paul J. Lambie

Request: Vacation of the first east-west alley south of 19th Street, being 12 feet in

width, beginning at the west right-of-way line of New Jersey Street, west 156.43 feet, to the east right-of-way line of Ogden Street, with a waiver of the

Assessment of Benefits.

Waiver Requested: Assessment of Benefits

Current Land Use: Residential / Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

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

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-007; that the vacation be subject to the right of public utilities under IC 36-7-3-16; and subject to the following commitment:

That the existing curb cut along the eastern portion of the vacated alley shall be closed off and sidewalk restored in that area to connect into the existing sidewalk network within 18 months of approval of 2025-VAC-007.

PETITION OVERVIEW

SUMMARY

This petition, if approved, would vacate an improved alley right-of-way between New Jersey Street and Ogden Street, within the Herron-Morton Place Historic District. The western portion of the proposed vacation is improved with a gravel drive leading to an existing residence at 1824 N New Jersey, while the eastern portion is unimproved. The portion of the alley to the east was vacated in 1966 (D-66-6), and the portion of the alley to the west is fully unimproved. The vacation of this portion of the street right-of-way would be in the public interest, and an exhibit is provided below showing the proposed vacation area.



PROCEDURE

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

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

After a vacation of public right-of-way, the County Assessor determines how the vacated right-of-way will be assessed for tax purposes. Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

ASSESSMENT OF BENEFITS

A portion of the existing right-of-way is improved with a gravel driveway, but no portion of the alley is improved with permanent hardscaping. However, historical aerial photography and the placement of the curb cut on the eastern side of the alley both imply that this alley may have been improved in the past.

The applicant indicated their openness to have that curb cut implying public function closed off in conjunction with a proposed rear carriage house addition within the next year. Staff recommends approval of the request to waive the Assessment of Benefits subject to a commitment that the curb cut be closed and sidewalk restored in that area to connect into the existing network within 18 months of petition approval.

GENERAL INFORMATION

Existing Zoning	D-8 / C-3 (IHPC-HMP)	
Existing Land Use	Residential / Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	C-3	Parking Lot
South:	D-8	Residential
East:	D-8	Residential
West:	D-8	Residential
Thoroughfare Plan		
New Jersey Street	Local Street	58-foot existing and 48-feet proposed
Petition Submittal Date	July 4, 2025	



property taxes for the private funtion that it serves.

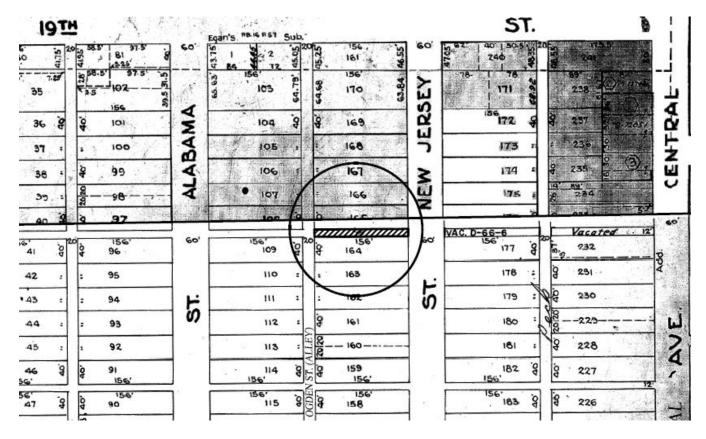
Department of Metropolitan Development Division of Planning Current Planning

EXHIBITS

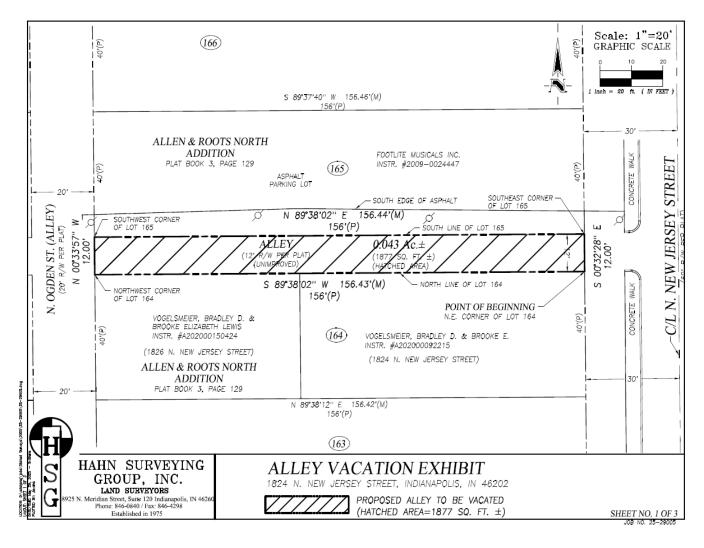


1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because: this platted alley has not been improved, maintained, and used by the public for many decades, if ever, it is not necessary to accommodate future public transportation or access needs, and the vacation of this right-of-way would allow for it to be assessed for













PHOTOS



Photo 1: Existing Alley and Curb Cut Viewed from East (May 2024)



Photo 2: Existing Alley and Residence Viewed from North





Photo 3: Existing Alley Viewed from West



Photo 4: Adjacent Property to South of Residence (viewed from East)





Photo 5: Adjacent Alley to West of Proposed Vacation



Photo 6: Adjacent Property to East of Proposed Vacation





Photo 7: Adjacent Parking Area to North of Proposed Vacation