



# Metropolitan Development Commission Plat Committee (May 8, 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, May 08, 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-014 | 9901 East Edgewood Avenue and 6045 Hickory Run Road**

Hickory Run, Section Two | Preliminary approval by the Plat Committee on April 13, 2022

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

## PETITIONS REQUESTING TO BE CONTINUED:

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

- 1. 2024-PLT-015 | 1552 Ringgold Avenue**  
Center Township, CD #18, Zoned D-5II  
Jason Blankenship, by Mark and Kim Crouch

Approval of a Subdivision Plat to be known as Moore's Barth Heirs Townhomes, dividing 0.14-acre into two single-family attached lots.

- 2. 2024-PLT-019 | 6151 North Keystone Avenue**  
Washington Township, CD #7, Zoned C-4  
Glendale Centre, LLC, by Terry D. Wright

Approval of a Subdivision Plat to be known as 2B a replat of Lot 2 Glendale Centre, subdividing 10.14 acres into three lots.

- 3. 2024-PLT-020 | 1401 Woodlawn Avenue**  
Center Township, CD #18, Zoned D-5  
Sunrise Results, LLC, by John Cross

Approval of a Subdivision Plat to be known as Laurel Woodlawn Townhomes, subdividing 0.11-acre into two single-family attached lots.

**4. 2024-PLT-021 | 7305 Kentucky Avenue**

Decatur Township, CD #21, Zoned C-S  
Oberlin Development LLC, by Jim Pence

Approval of a Subdivision Plat to be known as Oberlin at Camby Village Section 2, subdividing 12.91 acres into 49 lots.

**5. 2024-PLT-022 | 7725 Kentucky Avenue**

Decatur Township, CD #21 | Zoned D-4  
Lennar Homes of Indiana, LLC, by Jim Pence

Approval of a Subdivision Plat to be known as Camby Village, Section 1, subdividing 23.11 acres into 66 lots.

**6. 2024-PLT-023 | 5410 and 5440 East 82nd Street and 8245 Allisonville**

Washington Township, CD #3, Zoned C-4  
Castleton Crossing LLC, by Evan Evans

Approval of a Subdivision Plat to be known as Castleton Crossing, subdividing 23.104 acres into one lot and one block.

**7. 2024-PLT-024 | 2013 Southeastern Avenue**

Center Township, CD #18, Zoned D-8  
Omar Hasan, by Mark and Kim Crouch

Approval of a Subdivision Plat to be known as Suevoli Row, subdividing 0.22-acre into four lots

**8. 2024-PLT-025 | 11245 East 46th Street**

Lawrence Township, CD #15, Zoned D-P  
Lennar Homes of Indiana, LLC, by Pete White

Approval of a Subdivision Plat to be known as Loudoun Place Section 4, dividing 20.58 acres into 69 lots.

**9. 2024-PLT-026 | 4310 North Carroll Road**

Lawrence Township, CD #15, Zoned D-P (FF)  
Lennar Homes of Indiana, LLC, by Brett Huff

Approval of a Subdivision Plat to be known as Clifton Trace Section 2, subdividing 47.9 acres into 69 lots.

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

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

**Additional Business:**

None.

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.



**PLAT COMMITTEE** **May 8, 2024**

Case Number: 2024-PLT-015

Property Address: 1552 Ringgold Avenue (Approximate Address)

Location: Center Township, Council District #18

Petitioner: Jason Blankenship, by Mark and Kim Crouch

Zoning: D-5II

Request: Approval of a Subdivision Plat to be known as Moore’s Barth Heirs Townhomes, subdividing 0.14-acre into two single-family attached lots.

Waiver Requested: None

Current Land Use: Two-family dwelling

Staff Reviewer: Jeffrey York, Principal Planner I

**PETITION HISTORY**

This petition was continued with notice from the April 10, 2024, hearing to the May 8, 2024, hearing, due to a staff error on the Legal Notice.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 29, 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.



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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**

This site is zoned D-5II and developed with a two-family dwelling. The site was rezoned in 2023 (2023-ZON-054) to allow for a two-family dwelling.

The proposed plat would subdivide the property into two single-family attached lots, with each lot being 2,957 square feet in size. Both lots would be located along Ringgold Avenue, with rear access to an alley. The proposed plat meets the standards of the D-5II zoning classification and the subdivision regulations.

**STREETS**

Each lot would front on Ringgold Avenue. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks are existing along Ringgold Avenue.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5II	
<b>Existing Land Use</b>	Two-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	D-5 Two-family dwelling
	South:	D-5 Two-family dwelling
	East:	D-5 Single-family residential
	West:	D-5 Single-family residential
<b>Thoroughfare Plan</b>		
Ringgold Avenue	Local Street	48 feet existing and proposed
<b>Petition Submittal Date</b>	February 29, 2024	

**EXHIBITS**





**PHOTOS**



View of existing dwelling



Views of dwellings to the north and south of the subject site





View of dwellings east of the subject site, across Ringgold Avenue



**PLAT COMMITTEE** **May 8, 2024**

**Case Number:** 2024-PLT-019

**Property Address:** 6151 North Keystone Avenue (Approximate Address)

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

**Petitioner:** Glendale Centre, LLC, by Terry D. Wright

**Zoning:** C-4

**Request:** Approval of a Subdivision Plat to be known as 2B a replat of Lot 2 Glendale Centre, subdividing 10.14 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 March 20, 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**

This site is zoned C-4 and developed with community-regional 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 C-4 zoning classification.

**STREETS**

Lots 2 and 2A would front East 62<sup>nd</sup> Street, and Lot 2B would front on North Keystone Avenue. No new streets are proposed as part of this petition.

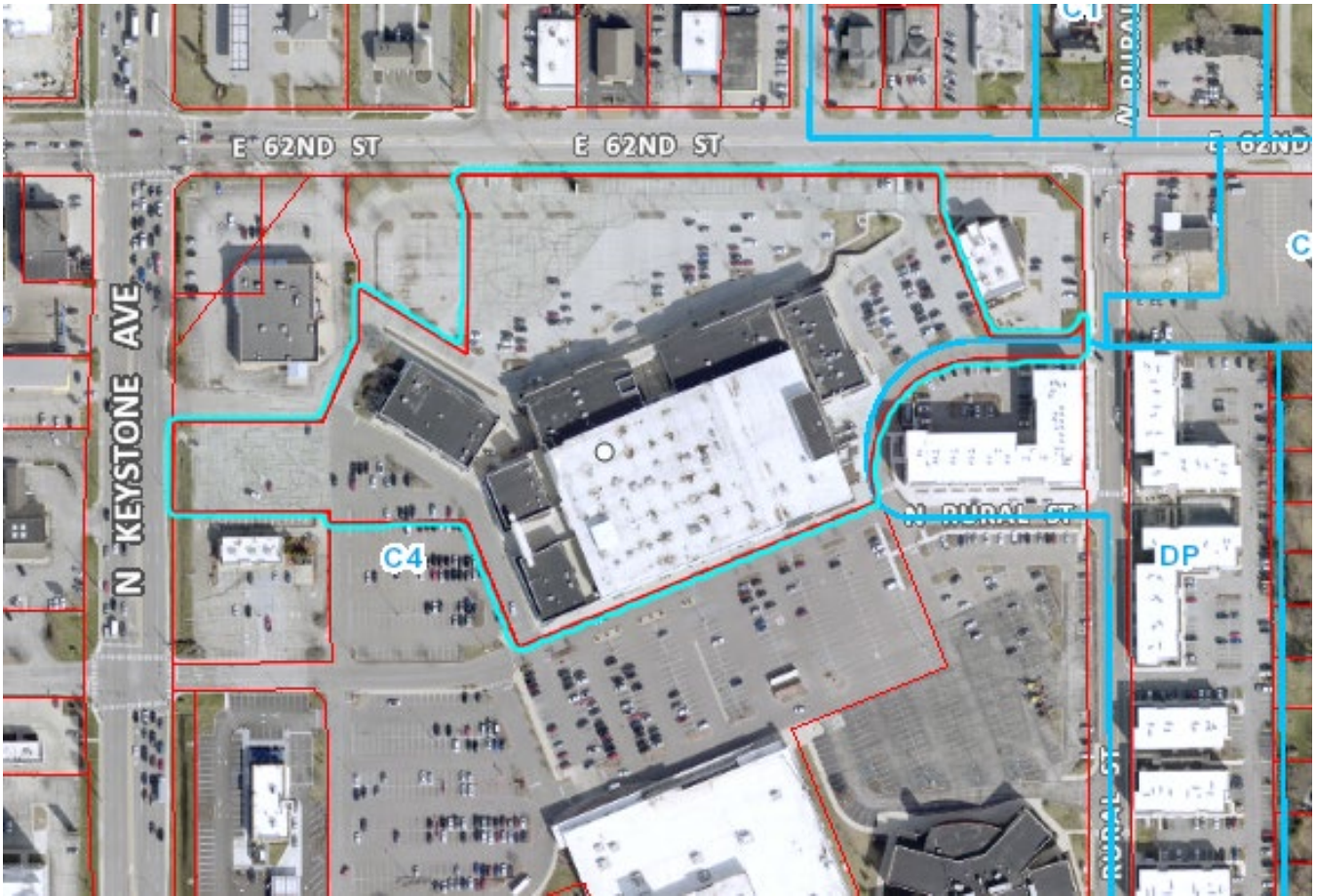
**SIDEWALKS**

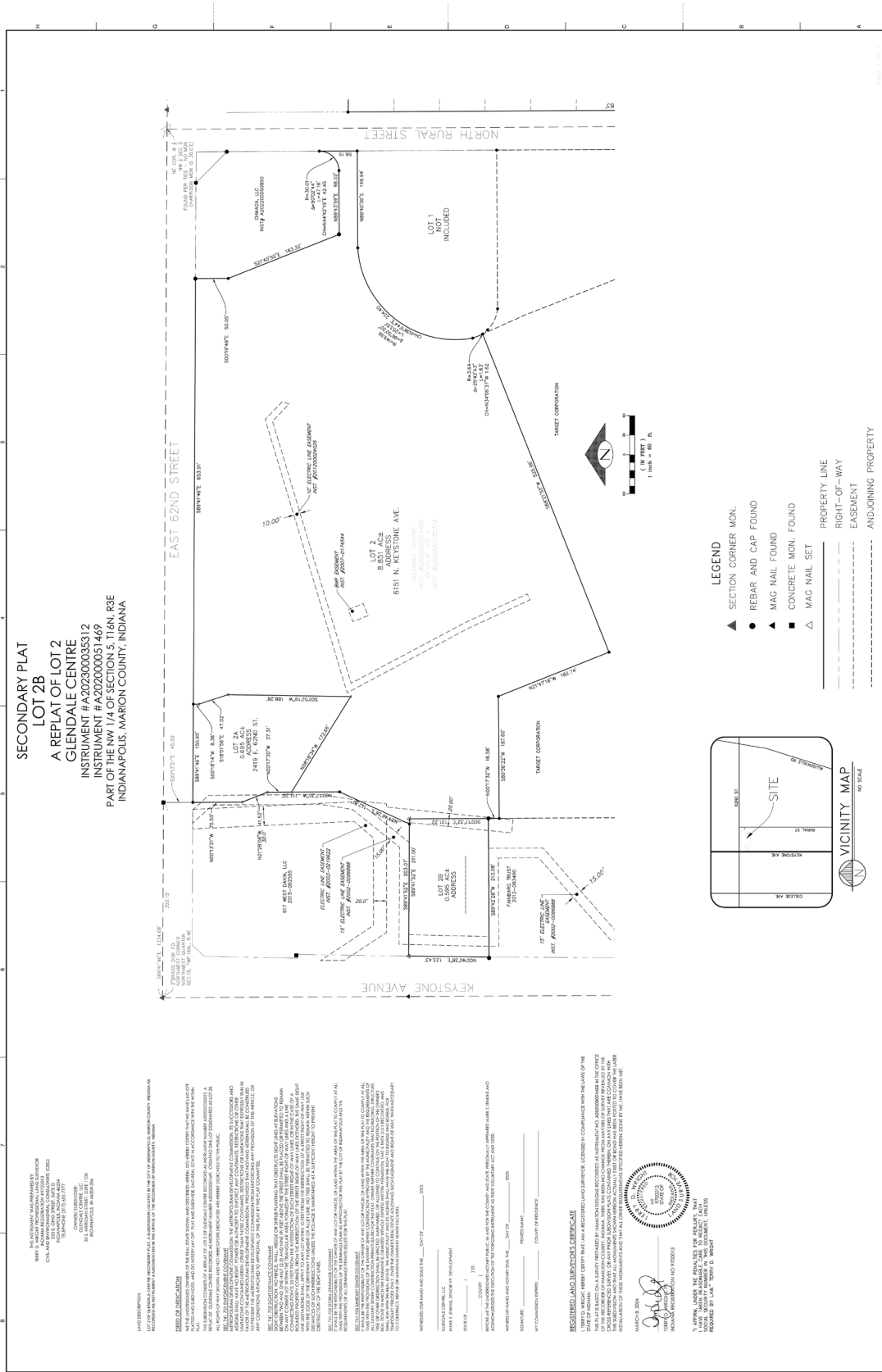
Sidewalks exist along both North Keystone Avenue and East 62<sup>nd</sup> Street.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Community-Regional Commercial	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-4	Commercial
South:	C-4	Commercial
East:	D-P	Multi-family residential
West:	C-4	Commercial
<b>Thoroughfare Plan</b>		
East 62 <sup>nd</sup> Street	Primary Collector	90-foot existing and 78-foot proposed
North Keystone Avenue	Primary Arterial	117-foot existing and 104-foot proposed
<b>Petition Submittal Date</b>	March 19, 2024	

**EXHIBITS**





**PHOTOS**



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Current Planning









**PLAT COMMITTEE** **May 8, 2024**

<b>Case Number:</b>	2024-PLT-020
<b>Property Address:</b>	1401 Woodlawn Ave. (Approximate Address)
<b>Location:</b>	Center Township, Council District # 18
<b>Petitioner:</b>	Sunrise Results, LLC, by John Cross
<b>Zoning:</b>	D-5
<b>Request:</b>	Approval of a Subdivision Plat to be known as Laurel Woodlawn Townhomes, subdividing 0.11 acres into two single-family attached lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Residential
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner I

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 27, 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-5 Residential. There is currently a two-family multi-unit on site. The Petitioner intends to subdivide the property between the two units. The structure was built prior to 1900. All setbacks associated are deemed as Legal Nonconforming. This proposed plat meets the Zoning and Subdivision Control Ordinance.

**STREETS**

Units have access via Woodlawn Avenue and Laurel Street.

**SIDEWALKS**

Sidewalks are existing along Woodlawn Avenue and Laurel Street.

**GENERAL INFORMATION**

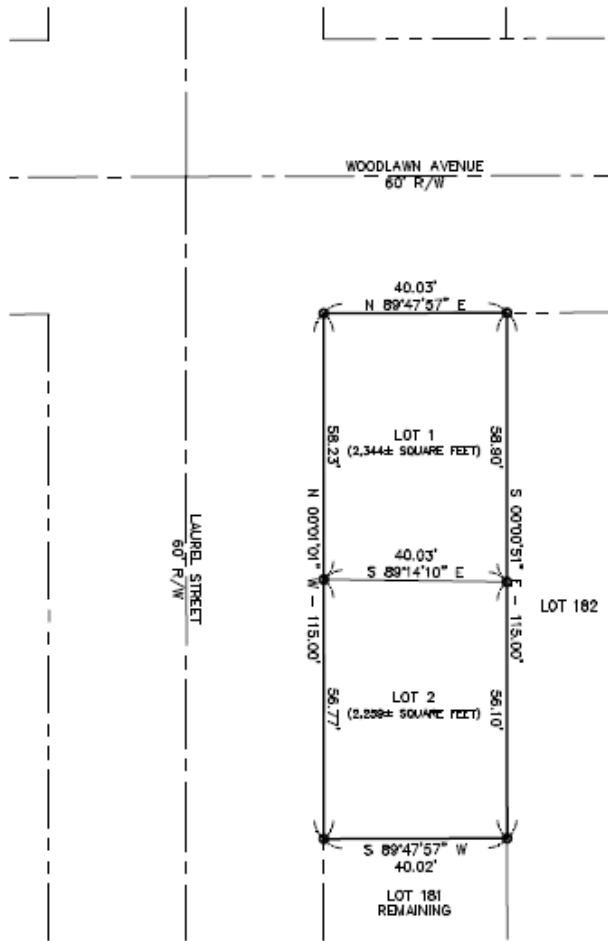
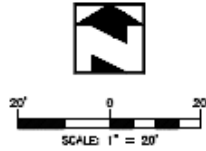
<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Two-Family Multi-unit	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-5	Residential
South:	D-5	Residential
East:	D-5	Residential
West:	D-5	Religious Use
<b>Thoroughfare Plan</b>		
Woodlawn Avenue	Local Street	60-foot right-of-way existing and proposed
Laurel Street	Local Street	60-foot right-of-way existing and proposed
<b>Petition Submittal Date</b>	March 27, 2024	



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**EXHIBITS**



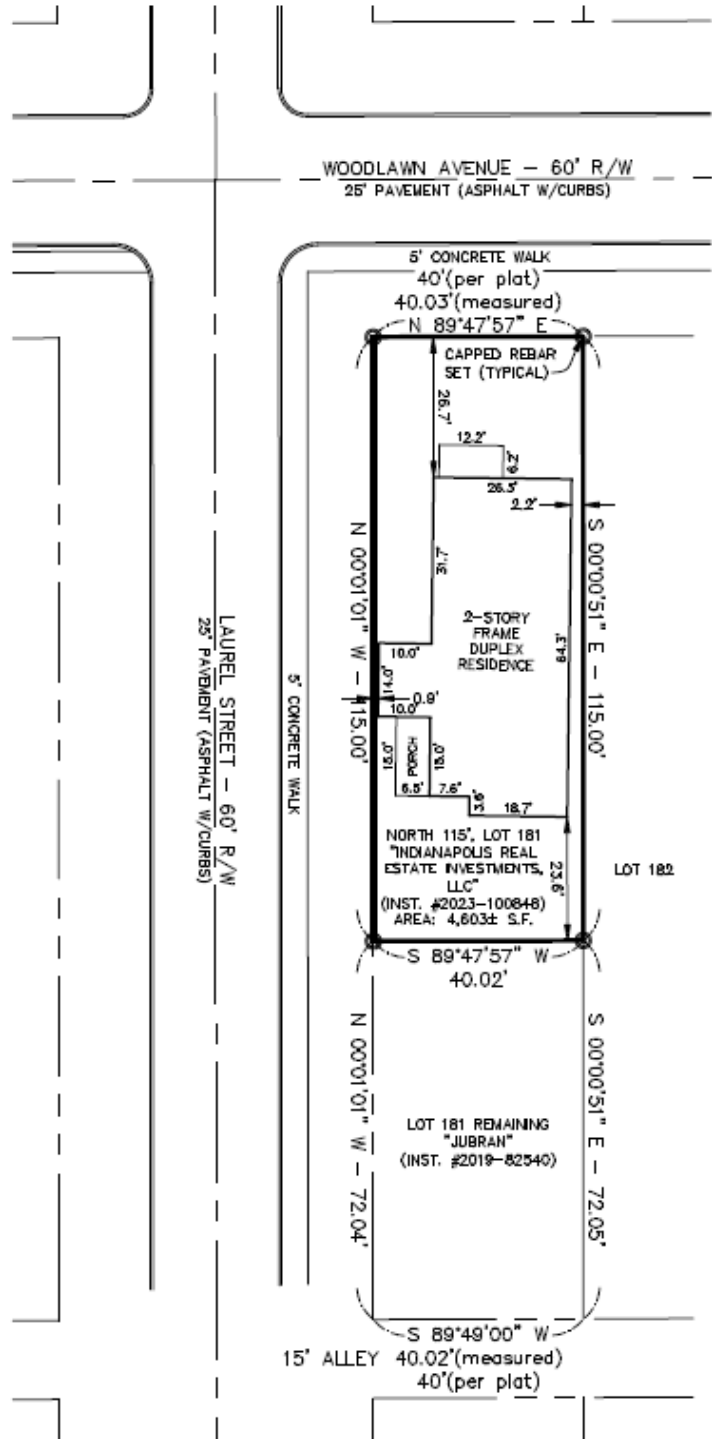
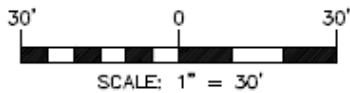


LOT ADDRESSES:  
Lot #1: 1401 Woodlawn Avenue, Indianapolis, IN  
Lot #2: 1509 Laurel Street, Indianapolis, IN

LEGEND  
 0.0004" STEEL REBAR  
 WITH PLASTIC CAP TUBE  
 SURROUNDING PERM 60007"

Preliminary Plat

**BOUNDARY RETRACEMENT SURVEY OF:  
 PART OF LOT 181, E.T., S.K., & A.E.  
 FLETCHER'S WOODLAWN SUBURB  
 INDIANAPOLIS, CENTER TOWNSHIP,  
 MARION COUNTY, INDIANA  
 PROPERTY ADDRESS: 1401 WOODLAWN  
 AVENUE  
 FOR: INDIANAPOLIS REAL ESTATE  
 INVESTMENTS, LLC**



**PHOTOS**



View of existing dwelling along Woodlawn Avenue



View of existing dwelling and sidewalk along Laurel Street



View of existing dwelling along Laurel Street





**PLAT COMMITTEE** **May 8, 2024**

**Case Number:** 2024-PLT-021

**Property Address:** 7305 Kentucky Ave. (*Approximate Addresses*)

**Location:** Decatur Township, Council District # 21

**Petitioner:** Oberlin Development, LLC by Jim Pence

**Zoning:** C-S

**Request:** Approval of a Subdivision Plat to be known as Oberlin at Camby Village, Section 2, Subdividing 12.91 acres into 49 lots.

**Waiver Requested:** None

**Current Land Use:** Undeveloped

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

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 29, 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 C-S zoned in 2023 under 2022-ZON-112. The development standards were split into two “districts”: Paired-Patio and Single-Family Detached each having their own standards. Lots identified as 54 – 67 and 80 - 91 are considered Paired Patio homes and lots 102 – 108, 116 – 120, 126 – 130, and 179 - 183 are considered Single-Family Detached. This is Section 2 of a multi-section subdivision.

SFD Standards:

Maximum Dwelling Units	133
Minimum Lot Area	6,000 sf
Minimum Lot Width	50'
Minimum Lot Frontage	25'
Minimum Open Space	50%
Maximum Height	35' for a primary structure 24' for accessory structure
Minimum Main Floor Area (sq. ft.)	1,200 sq. ft. for one-story 600 sq. ft for two-story
Minimum Front Yard Building Setback	20'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	20'
Minimum Distance Between Homes	10'

Paired-Patio:

Maximum Dwelling Units	52
Minimum Lot Area, Two Family	11,000 sf
Minimum Lot Width, Two Family	90'
Minimum Lot Frontage, Two Family	60'
Minimum Open Space	40%



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Maximum Height	35' for a primary structure 24' for accessory structure
Minimum Main Floor Area (sq. ft.)	1,200 sf for one-story 800 sf for two-story
Minimum Front Yard Building Setback	20'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	20'
Minimum Distance Between Buildings	10'

**STREETS**

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

**SIDEWALKS**

6' wide sidewalks are to be installed along internal thoroughfares with a 5' wide common area path and a 10' wide multi-use path along Kentucky Ave. This is compliant with the Zoning Ordinance and C-S Statement.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-S	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-7/C-5	Commercial
South:	D-7/D-4	Residential
East:	C-4	Undeveloped
West:	C-4/D-4	Undeveloped
<b>Thoroughfare Plan</b>		
Various Internal Streets	Local Street	50 feet proposed
<b>Petition Submittal Date</b>	March 29, 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"> <li>• <i>Plat name, Legal Description, Surveyor Seal, Scale.</i></li> <li>• <i>Boundary Lines, Existing Street Names, and dimensions.</i></li> <li>• <i>Layout of Proposed Streets – names, widths, classifications.</i></li> <li>• <i>Layout of all easements and purpose thereof.</i></li> <li>• <i>Layout of lots with numbering and dimensions.</i></li> <li>• <i>Floodway/Floodplain Delineation.</i></li> <li>• <i>Topographic Map.</i></li> <li>• <i>Area Map.</i></li> </ul>	<p><b>Satisfied</b></p>
<p><i>741-203.D – Traffic Control Plan</i></p> <ul style="list-style-type: none"> <li>• <i>Traffic control street signs and devices.</i></li> <li>• <i>Traffic calming devices.</i></li> <li>• <i>Bicycle facilities.</i></li> <li>• <i>Sidewalks and pedestrian facilities.</i></li> <li>• <i>Transit facilities, such as bus stops pads or shelter.</i></li> <li>• <i>Street lighting.</i></li> </ul>	<p><b>Satisfied</b></p>
<p><i>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</i></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i></li> <li>• <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i></li> </ul>	<p><b>Satisfied</b></p>
<p><i>741-205 – Waivers</i></p> <ul style="list-style-type: none"> <li>• <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i></li> <li>• <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i></li> <li>• <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i></li> <li>• <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i></li> <li>• <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i></li> </ul>	<p><b>None Requested</b></p>



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



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



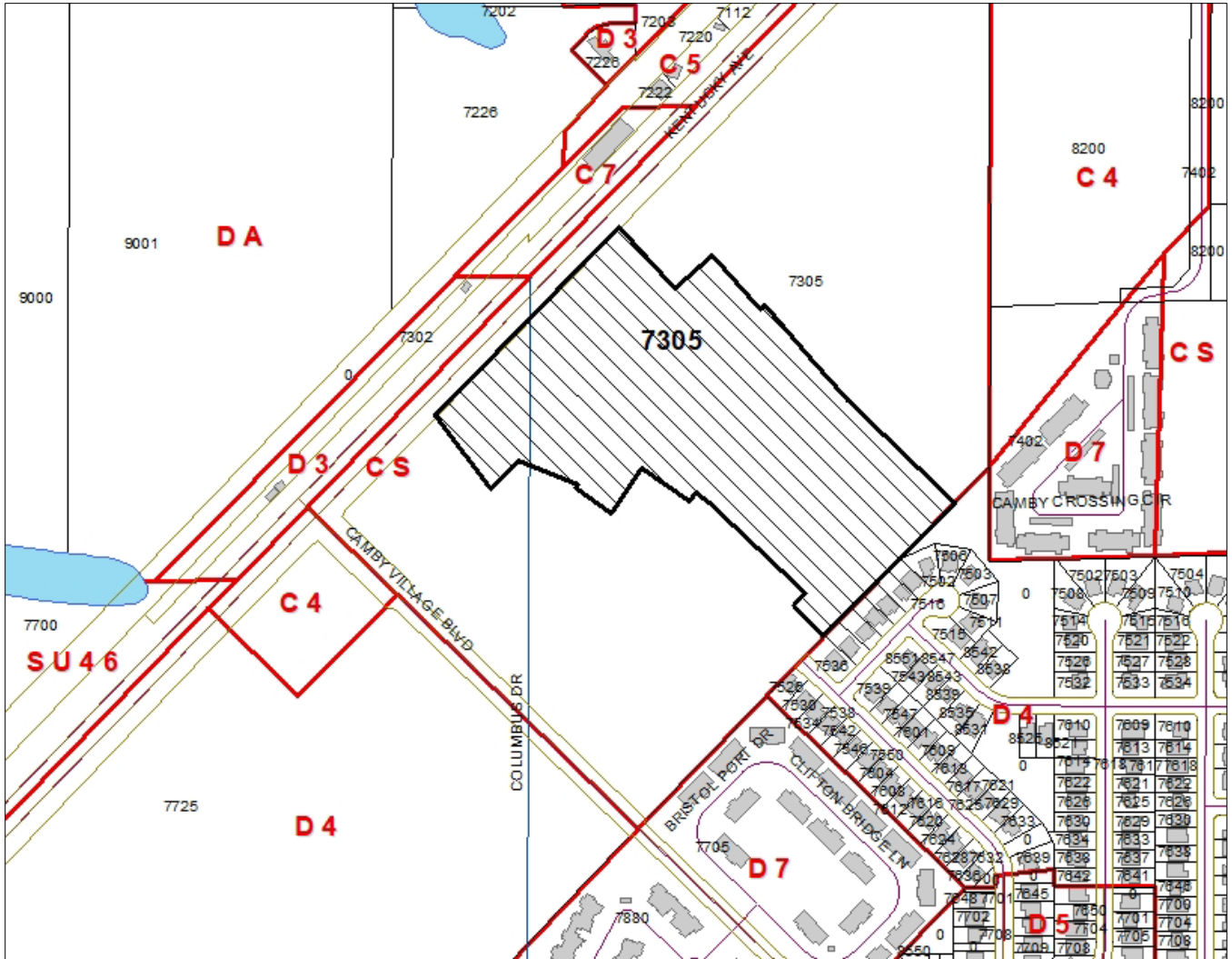
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	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<p><b>Required before recording plat</b></p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> <li>• <i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <i>Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741-312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<p><b>None submitted</b></p>



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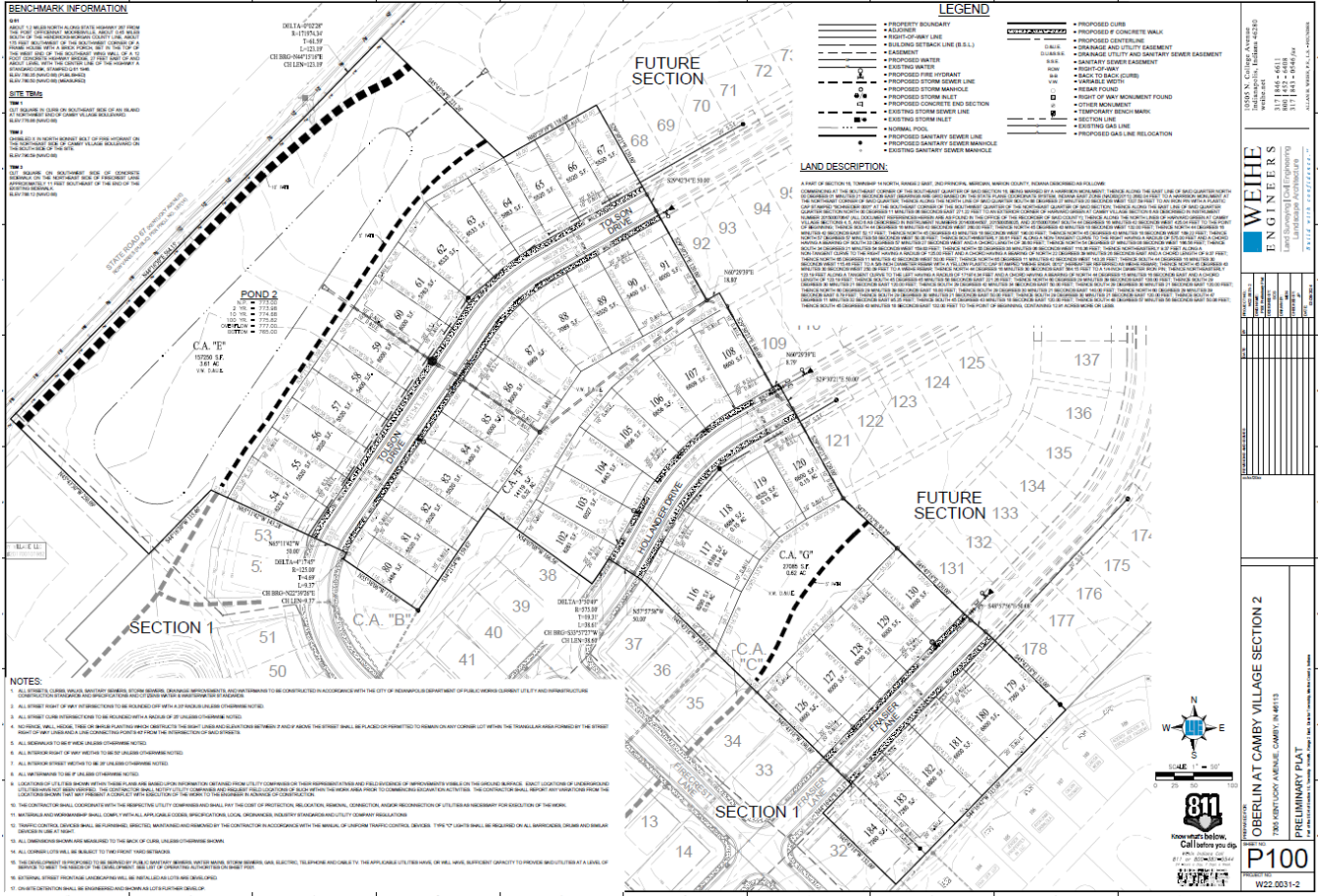
EXHIBITS







# Department of Metropolitan Development Division of Planning Current Planning



Preliminary Plat

PHOTOS



View of Camby Village Boulevard looking west toward Kentucky Avenue (subject site is to the right)



View looking east toward existing multi-family dwellings



View from Kentucky Avenue looking northeast across subject site



View from Kentucky Avenue looking east into subject site



**PLAT COMMITTEE** **May 8, 2024**

**Case Number:** 2024-PLT-022

**Property Address:** 7725 Kentucky Ave. (*Approximate Address*)

**Location:** Decatur Township, Council District # 21

**Petitioner:** Lennar Homes of Indiana, LLC, by Jim Pence

**Zoning:** D-4

**Request:** Approval of a Subdivision Plat to be known as Noble Heights, Section 1, subdividing 23.11 acres into 66 lots.

**Waiver Requested:** None

**Current Land Use:** Undeveloped

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

**PETITION HISTORY**

After submittal, the plat name has changed from Camby Village Section 1 to Noble Heights Section 1.

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 April 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.



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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 site is zoned D-4. The plat would establish 66 total lots in the first section of the overall development. This plat includes Common Areas A, B, C, and D. Section 1 also includes a cul-de-sac.

**STREETS**

Access would include two (2) connection points from proposed Camby Village Blvd. All lots would be accessible by internal thoroughfares with proper signage compliant with city standards.

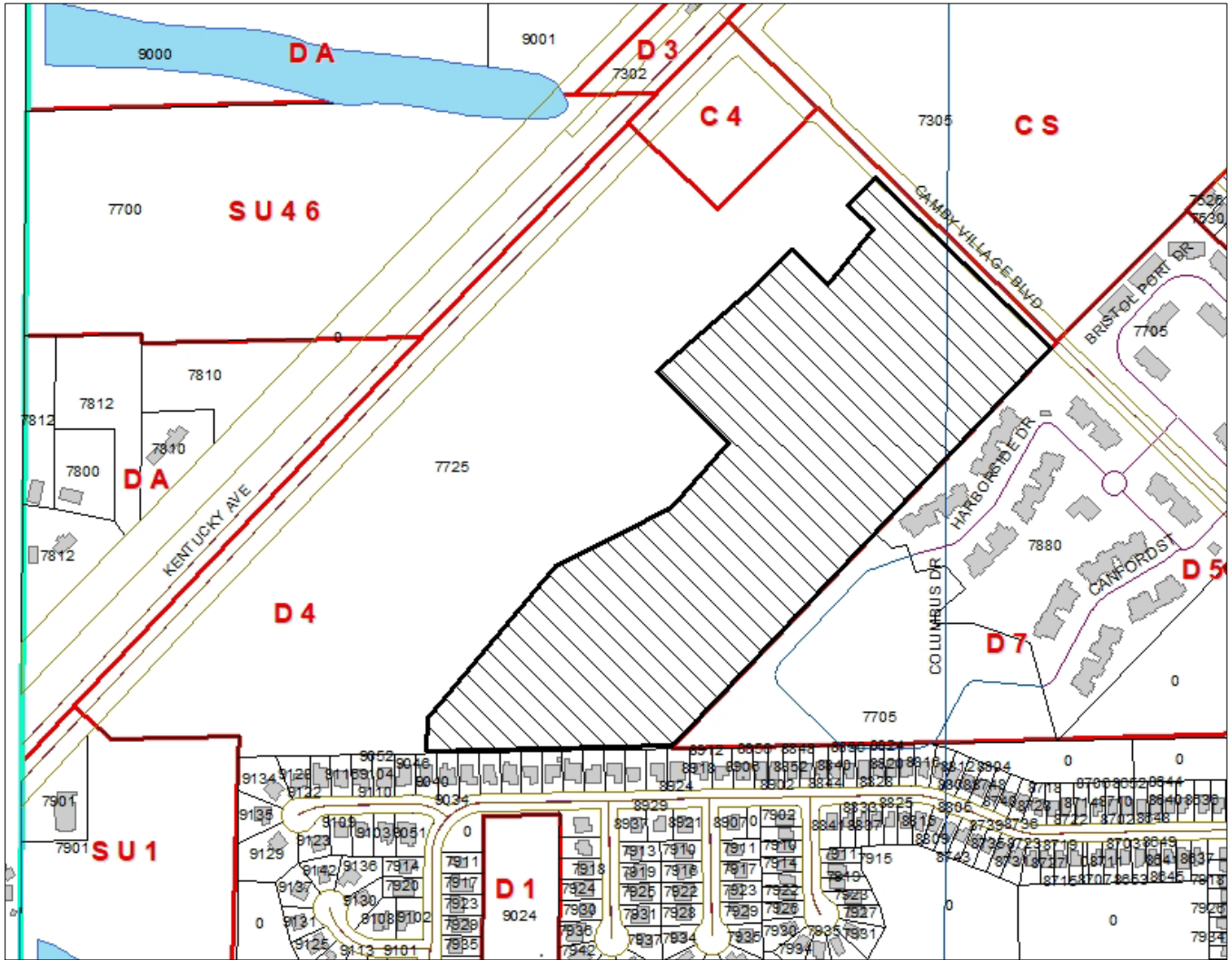
**SIDEWALKS**

6' wide sidewalks are to be installed along internal thoroughfares with a 5' wide common area path. This is compliant with the Zoning Ordinance and Subdivision Control Standards.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-4/C-S	Undeveloped
South:	D-7/D-4	Residential
East:	C-S	Undeveloped
West:	D-4	Undeveloped
<b>Thoroughfare Plan</b>		
Various Internal Streets	Local Street	50 feet proposed
<b>Petition Submittal Date</b>	March 29, 2024; revised plat submittal: April 22, 2024	

**EXHIBITS**







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



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



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



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	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<p><b>Required before recording plat</b></p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> <li>• <i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <i>Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<p><b>None submitted</b></p>



**PHOTOS**



View from Kentucky Avenue looking east toward subject site



View from Kentucky Avenue looking east toward subject site



View from Camby Village Boulevard looking southeast toward subject site





View of north end of subject site along Camby Village Boulevard looking east



**PLAT COMMITTEE** **May 8, 2024**

**Case Number:** 2024-PLT-023

**Property Address:** 5410 and 5440 East 82nd Street and 8245 Allisonville Road (*Approximate Address*)

**Location:** Washington Township, Council District #3

**Petitioner:** Castleton Crossing LLC, by Evan Evans

**Zoning:** C-4

**Request:** Approval of a Subdivision Plat to be known as Castleton Crossing, subdividing 23.104 acres into one lot and one block.

**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 April 2, 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.



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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**

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

**STREETS**

Lot One would front on East 82<sup>nd</sup> Street, and Block A would front on Allisonville Road and East 82<sup>nd</sup> Street. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks exist along Allisonville Road and East 82<sup>nd</sup> Street.

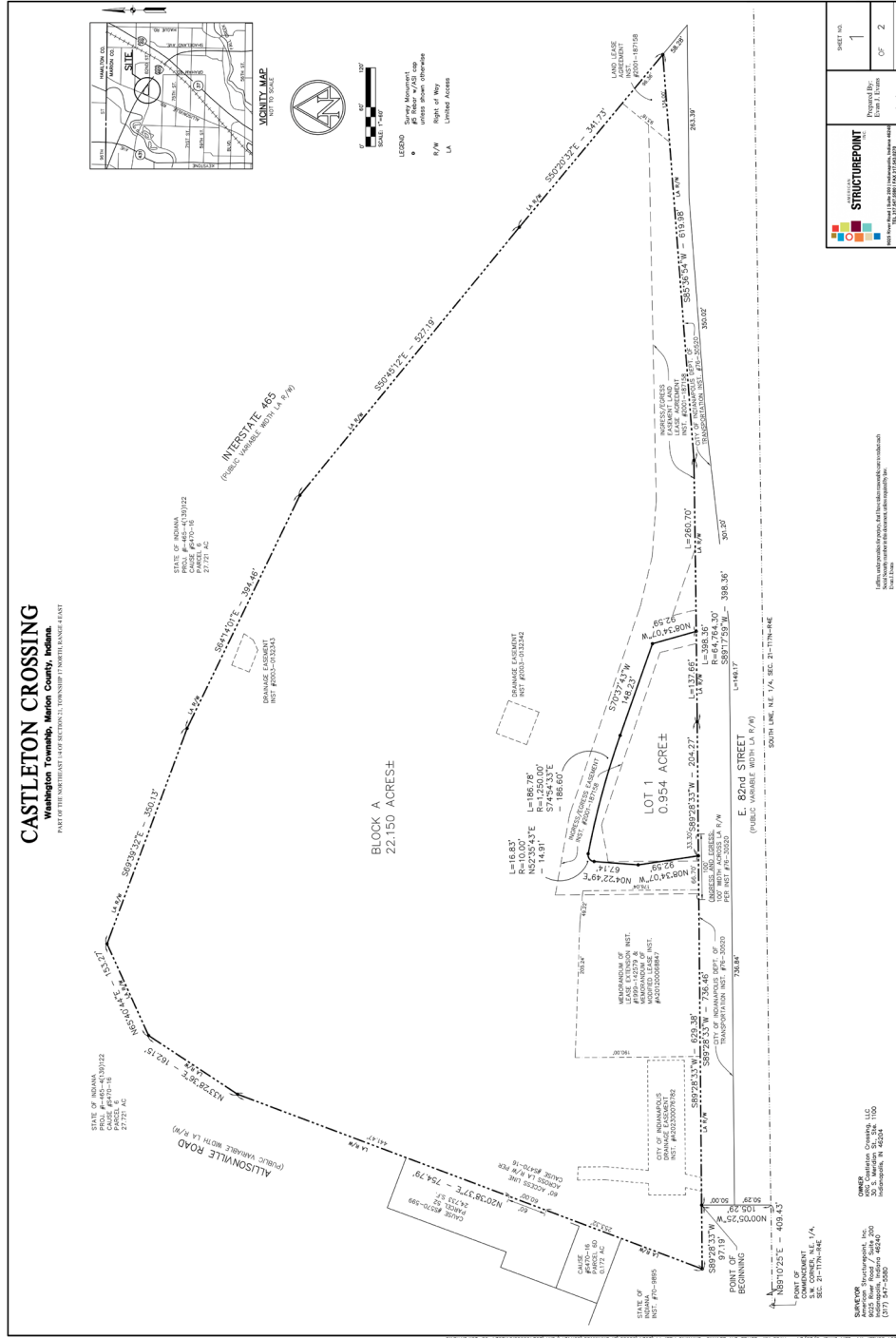
**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Community-Regional Commercial	
<b>Comprehensive Plan</b>	Regional Commercial	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	C-4	Community-Regional Commercial
South:	C-4	Community-Regional Commercial
East:	C-4	Community-Regional Commercial
West:	C-4	Community-Regional Commercial
<b>Thoroughfare Plan</b>		
East 82 <sup>nd</sup> Street	Primary Arterial	150-foot existing and 124-foot proposed
Allisonville Road	Primary Arterial	267-foot existing and 124-foot proposed
<b>Petition Submittal Date</b>	March 29, 2024	

**EXHIBITS**



PHOTOS









**PLAT COMMITTEE** **May 8, 2024**

Case Number: 2024-PLT-024

Property Address: 2013 Southeastern Avenue (Approximate Address)

Location: Center Township, Council District #18

Petitioner: Omar Hasan, by Mark and Kim Crouch

Zoning: D-8

Request: Approval of a Subdivision Plat to be known as Suevoli Row, subdividing 0.22-acre into four lots.

Waiver Requested: None

Current Land Use: Two-family dwelling

Staff Reviewer: Jeffrey York, Principal Planner I

**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 March 31, 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**

This site is zoned D-8 and developed with a two-family dwelling. The site was rezoned in 2023 (2023-ZON-074) to allow for two, two-family dwellings. The existing two-family dwelling is located on the western half of the original parcel.

The proposed plat would subdivide the property into four lots, with Lot One being 1,678 square feet, Lot Two being 1,967 square feet, Lot Three being 2,390 square feet and Lot Four being 2,589 square feet. The proposed plat meets the standards of the D-8 zoning classification and the subdivision regulations.

**STREETS**

All lots would be located along Southeastern Avenue, with rear access to proposed garages from a 12-foot alley. No new streets are proposed as part of this petition.

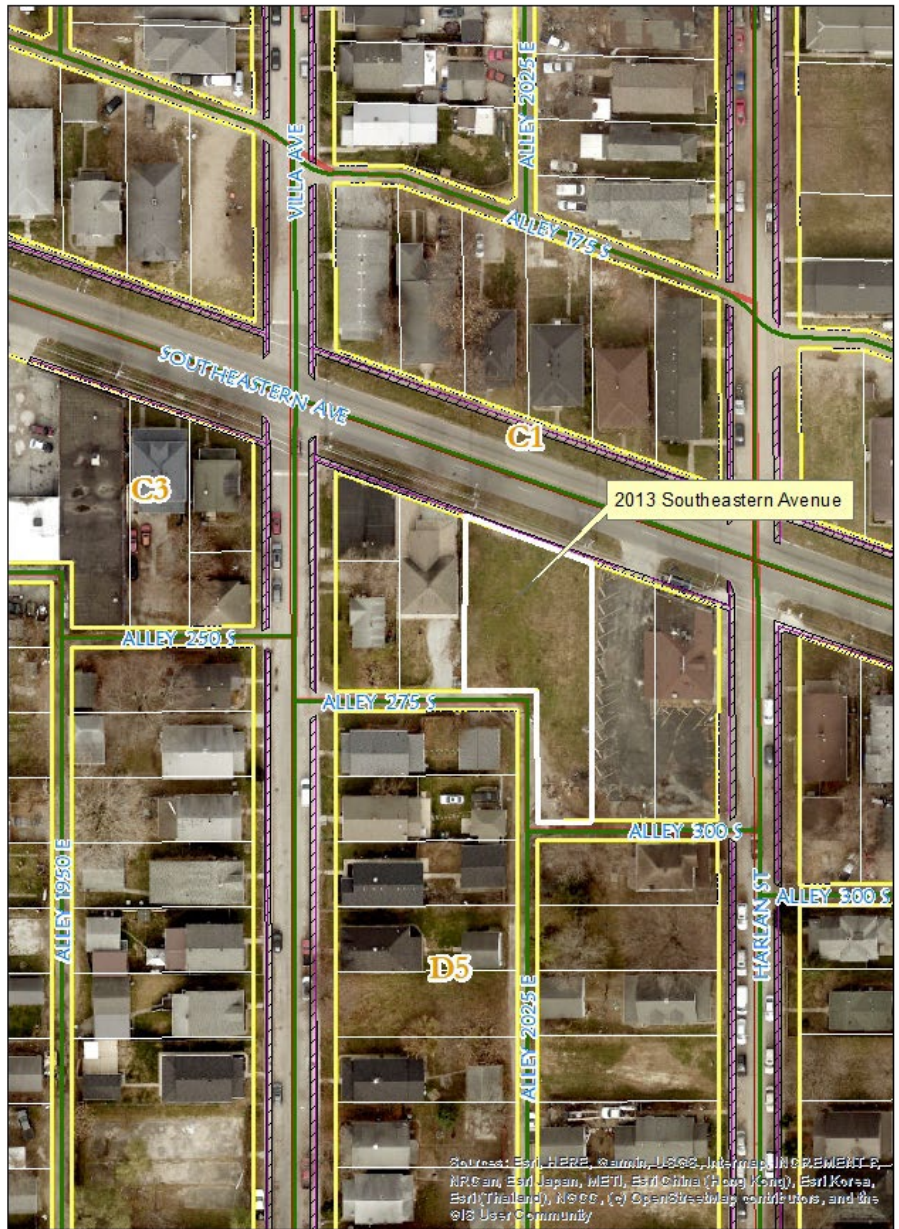
**SIDEWALKS**

Sidewalks are existing along Southeastern Avenue.

**GENERAL INFORMATION**

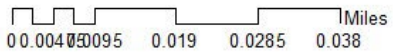
<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Two-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-1	Single-family dwellings
South:	D-5	Single-family dwellings
East:	C-1	Tavern / parking lot
West:	C-1 / D-5	Single-family dwellings
<b>Thoroughfare Plan</b>		
Southeastern Avenue	Secondary Arterial	60 feet existing and 78 feet proposed
<b>Petition Submittal Date</b>	March 31, 2024	

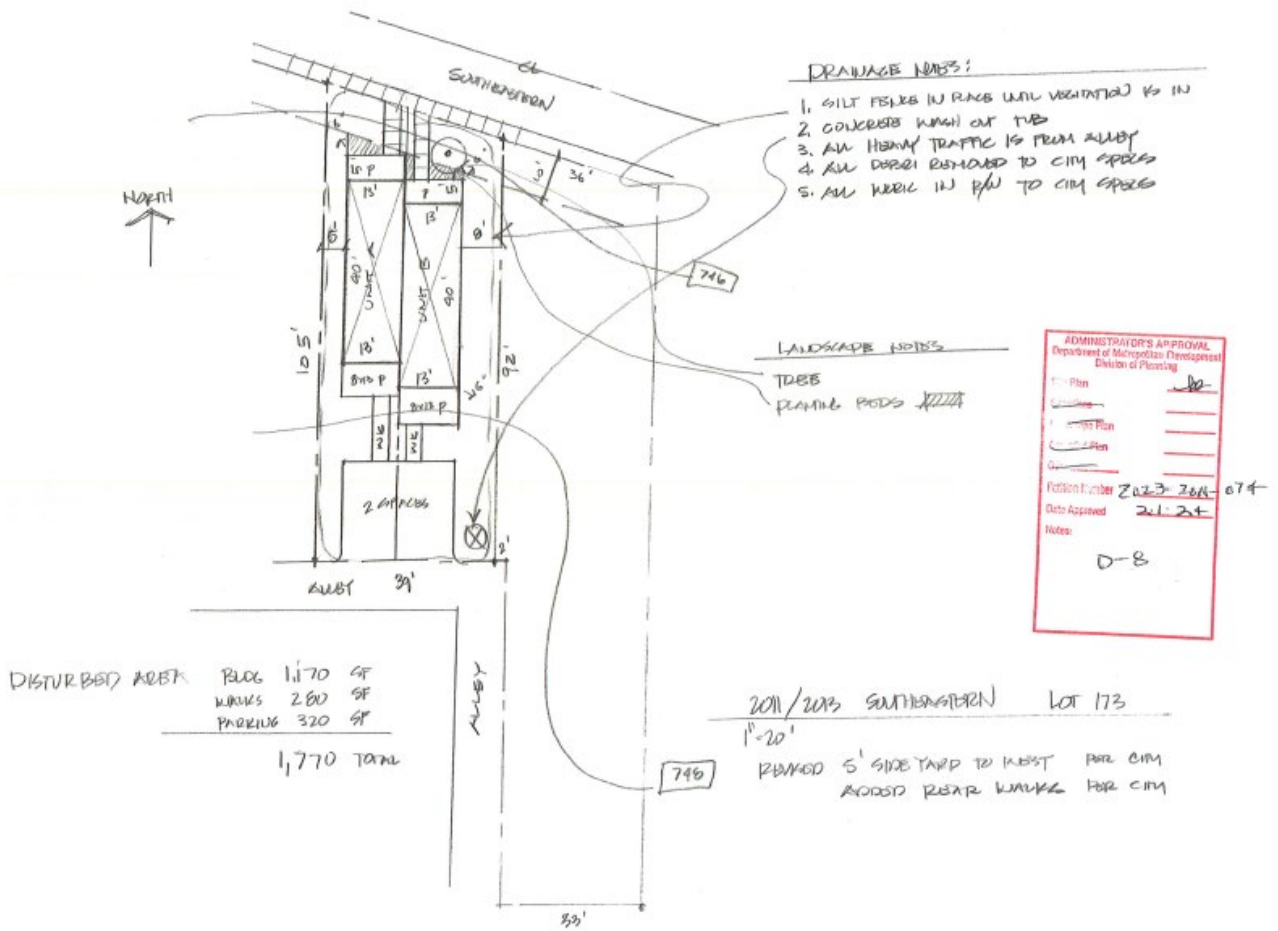
**EXHIBITS**



Source: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, Swisstopo, Mapbox, © OpenStreetMap contributors, and the © Esri User Community

2013 Southeastern Avenue





Approved site plan for existing two-family dwelling

### SECONDARY PLAT OF: SUEVOLI ROW

A RE-SUBDIVISION OF LOTS 173 & 174, STATE SQUARE (P.B. 13, P. 155)  
INDIANAPOLIS, CENTER TOWNSHIP, MARION COUNTY, INDIANA

**LOT 173 ADJACENTS:**  
 LOT 41, 33000 Southwestern Avenue, Indianapolis, IN  
 LOT 42, 33000 Southwestern Avenue, Indianapolis, IN  
 LOT 43, 33000 Southwestern Avenue, Indianapolis, IN  
 LOT 44, 33000 Southwestern Avenue, Indianapolis, IN

**LEGEND**  
 (1) PLAT OF SUEVOLI ROW, MARION COUNTY, INDIANA  
 (2) CITY MAP, MARION COUNTY, INDIANA

VICINITY MAP  
(NOT TO SCALE)

**LOCAL DESCRIPTION:**  
 Lots 173 and 174, State Square, in plat thereof recorded in Plat Book 13, page 155 in the Office of the Recorder of Marion County, Indiana.

**SUPPLIER'S CERTIFICATION:**  
 The subdivision consists of 4 lots, numbered 1, 2, 3, and 4, together, all or some on the adjacent lots and the adjacent streets and alleys shown on the plat. The streets and alleys shown on the plat are shown as recorded in Plat Book 13, page 155 in the Office of the Recorder of Marion County, Indiana.

James F. Hines, Professional Engineer No. 200000000  
 State of Indiana

This instrument was prepared by  
 J. F. Hines, Professional Engineer, Inc.  
 125 West 10th Street, Suite 1100  
 Indianapolis, Indiana 46204

**DECLARANT:**  
 The undersigned, James F. Hines, President of Professional Engineers, Inc., a corporation organized under the laws of the State of Indiana, and the undersigned, James F. Hines, Professional Engineer, Inc., a corporation organized under the laws of the State of Indiana, hereby do hereby certify that the plat and subdivision are correct and conform to the laws of the State of Indiana, and that the same have been approved by the Board of Commissioners of Marion County, Indiana.

**DEED:**  
 The undersigned, James F. Hines, President of Professional Engineers, Inc., a corporation organized under the laws of the State of Indiana, and the undersigned, James F. Hines, Professional Engineer, Inc., a corporation organized under the laws of the State of Indiana, hereby do hereby certify that the plat and subdivision are correct and conform to the laws of the State of Indiana, and that the same have been approved by the Board of Commissioners of Marion County, Indiana.

**STATE OF INDIANA:**  
 I, James F. Hines, President of Professional Engineers, Inc., a corporation organized under the laws of the State of Indiana, and the undersigned, James F. Hines, Professional Engineer, Inc., a corporation organized under the laws of the State of Indiana, hereby do hereby certify that the plat and subdivision are correct and conform to the laws of the State of Indiana, and that the same have been approved by the Board of Commissioners of Marion County, Indiana.

**COUNTY OF MARION:**  
 I, James F. Hines, President of Professional Engineers, Inc., a corporation organized under the laws of the State of Indiana, and the undersigned, James F. Hines, Professional Engineer, Inc., a corporation organized under the laws of the State of Indiana, hereby do hereby certify that the plat and subdivision are correct and conform to the laws of the State of Indiana, and that the same have been approved by the Board of Commissioners of Marion County, Indiana.

**PHOTOS**



View of existing two-family dwelling from the east



View of existing two-family dwelling along Southeastern Avenue



**PLAT COMMITTEE** **May 8, 2024**

**Case Number:** 2024-PLT-025

**Property Address:** 11245 East 46<sup>th</sup> Street (*Approximate Address*)

**Location:** Lawrence Township, Council District #15

**Petitioner:** Lennar Homes of Indiana, LLC, by Pete White

**Zoning:** D-P

**Request:** Approval of a Subdivision Plat, to be known as Loudoun Place, Section 4, subdividing 20.58 acres into 69 lots.

**Waivers Requested:** None

**Current Land Use:** Undeveloped

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

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 5, 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.



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

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a sidewalk plan, including concrete sidewalks to be installed along 46<sup>th</sup> Street, be submitted for approval prior to final plat recording.
13. That a street lighting plan be submitted for approval prior to final plat recording.
14. That a traffic control plan be submitted for approval prior to final plat recording.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is 20.58 acres and zoned D-P The proposed development would be Section Four of Loudoun Place. The site was rezoned in 1996 to the D-P (Planned Unit Development) classification per 96-Z-124. The subject site was used for agricultural land. The proposed plat meets the requirements of the approved D-P classification and the standards of the subdivision regulations.

**STREETS**

The plat would provide for one new local street: Laughter Lane and extensions of two existing streets: Nokes Place and Kylemore Drive. These streets connect to Sections One and Three.

**SIDEWALKS**

Sidewalks are required along 46<sup>th</sup> Street and all proposed interior streets.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-P (FF)		
<b>Existing Land Use</b>	Undeveloped		
<b>Comprehensive Plan</b>	Suburban Neighborhood		
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>	
	North:	D-P	Single-Family residential / Golf Course
	South:	D-P	Single-Family residential / Undeveloped
	East:	D-P	Single-Family residential
	West:	D-P	Undeveloped
<b>Thoroughfare Plan</b>			
46 <sup>th</sup> Street	Primary Collector	85-foot existing and 130-foot proposed	
<b>Petition Submittal Date</b>	February 22, 2024		





**SUBDIVISION PLAT REGULATIONS**

741-203

Required Documents for Approval

EVALUATION

<p>741.201.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> <li>• Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>• Boundary Lines, Existing Street Names, and dimensions.</li> <li>• Layout of Proposed Streets – names, widths, classifications.</li> <li>• Layout of all easements and purpose thereof.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> <li>• Area Map.</li> </ul>	<p><b>Satisfied</b></p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> <li>• Traffic control street signs and devices.</li> <li>• Traffic calming devices.</li> <li>• Bicycle facilities.</li> <li>• Sidewalks and pedestrian facilities.</li> <li>• Transit facilities, such as bus stops pads or shelter.</li> <li>• Street lighting.</li> </ul>	<p><b>Not Submitted. See Commitment #14</b></p>
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>• Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</li> <li>• Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>• Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	<p><b>Satisfied</b>                  (Approved per 2021-PLT-028)</p>
<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>• The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</li> <li>• The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</li> <li>• Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</li> <li>• The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</li> <li>• The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</li> </ul>	<p><b>None Requested</b></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"> <li>• Comply with zoning district and any cluster approval or variance grant.</li> <li>• Lots must have positive drainage away from buildings.</li> <li>• No more than 25% of lot area may be under water.</li> <li>• Side lots lines at right angles to streets or radial to curving street line.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> </ul>	<b>Satisfied</b>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</li> <li>• Triple frontage lots are prohibited.</li> <li>• Lots abutting alleys must have vehicular access exclusively from alley.</li> <li>• Lots shall not have direct access to arterial streets.</li> <li>• Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</li> </ul>	<b>Satisfied</b>
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• Shall not exceed maximum block lengths per Table 741-302.1</li> <li>• If exceeded, it must be demonstrated that:                             <ul style="list-style-type: none"> <li>○ There are improved pedestrian easements at intervals of 400 feet or less.</li> <li>○ Adequate traffic calming provisions are made.</li> <li>○ The block length must be exceeded because of physical conditions of the land.</li> </ul> </li> </ul>	<b>None proposed</b>



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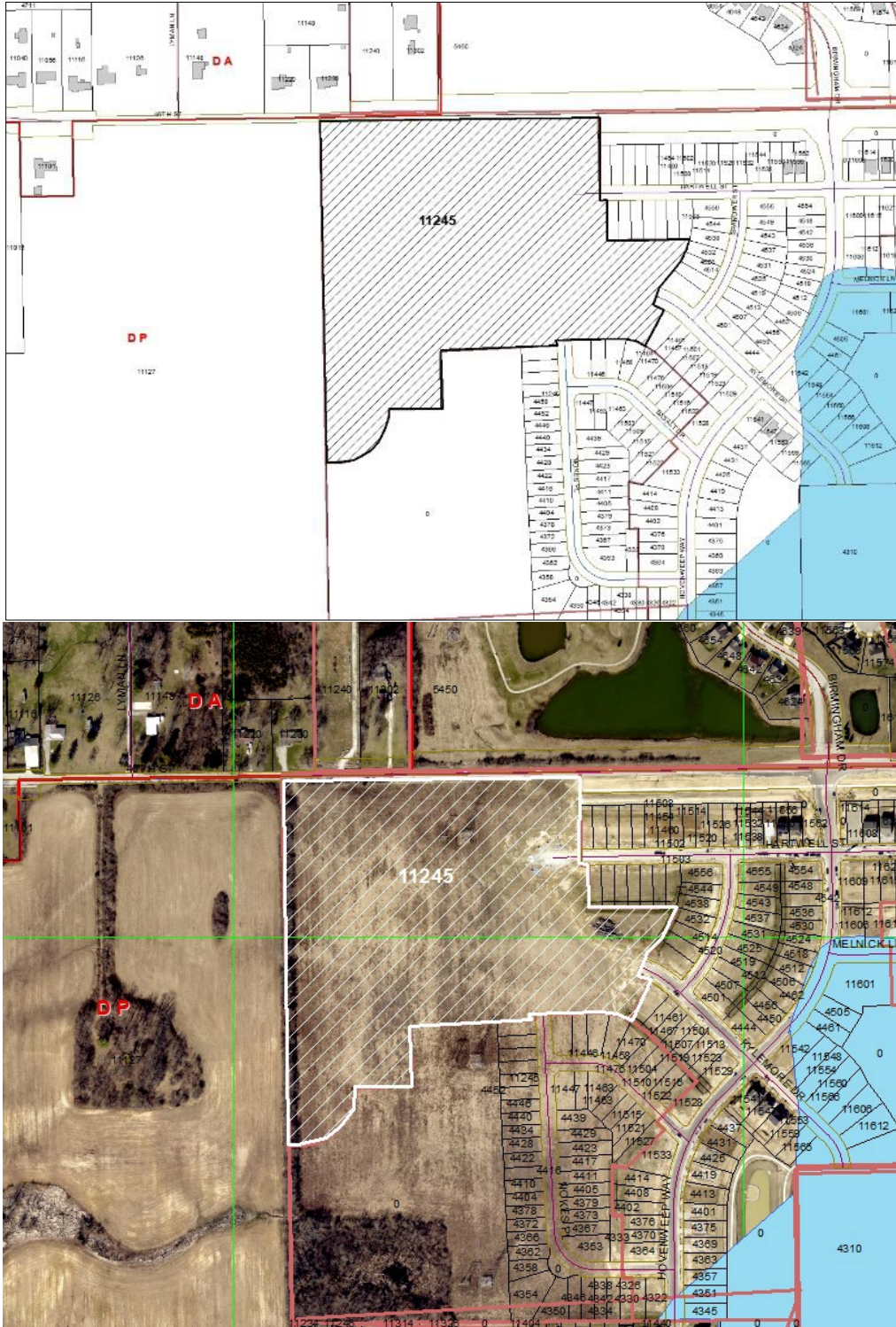
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> <li>• Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use, and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i></li> <li>• Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>• Not more than two streets shall intersect at any one point.</li> <li>• Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>• All streets shall be dedicated to the public. Alleys may be private.</li> <li>• Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.</li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>• Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination.</li> <li>• Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>• All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision.</li> <li>• Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines.</li> <li>• Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street.</li> <li>• Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>• In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	<p><b>None proposed</b></p>
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <li>• <i>Street name signs, traffic control signs, bike route signs.</i></li> <li>• <i>Traffic control devices for streets exceeding 900 feet in length.</i></li> <li>• <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i></li> </ul>	<p><b>Not submitted. See Commitment #14</b></p>

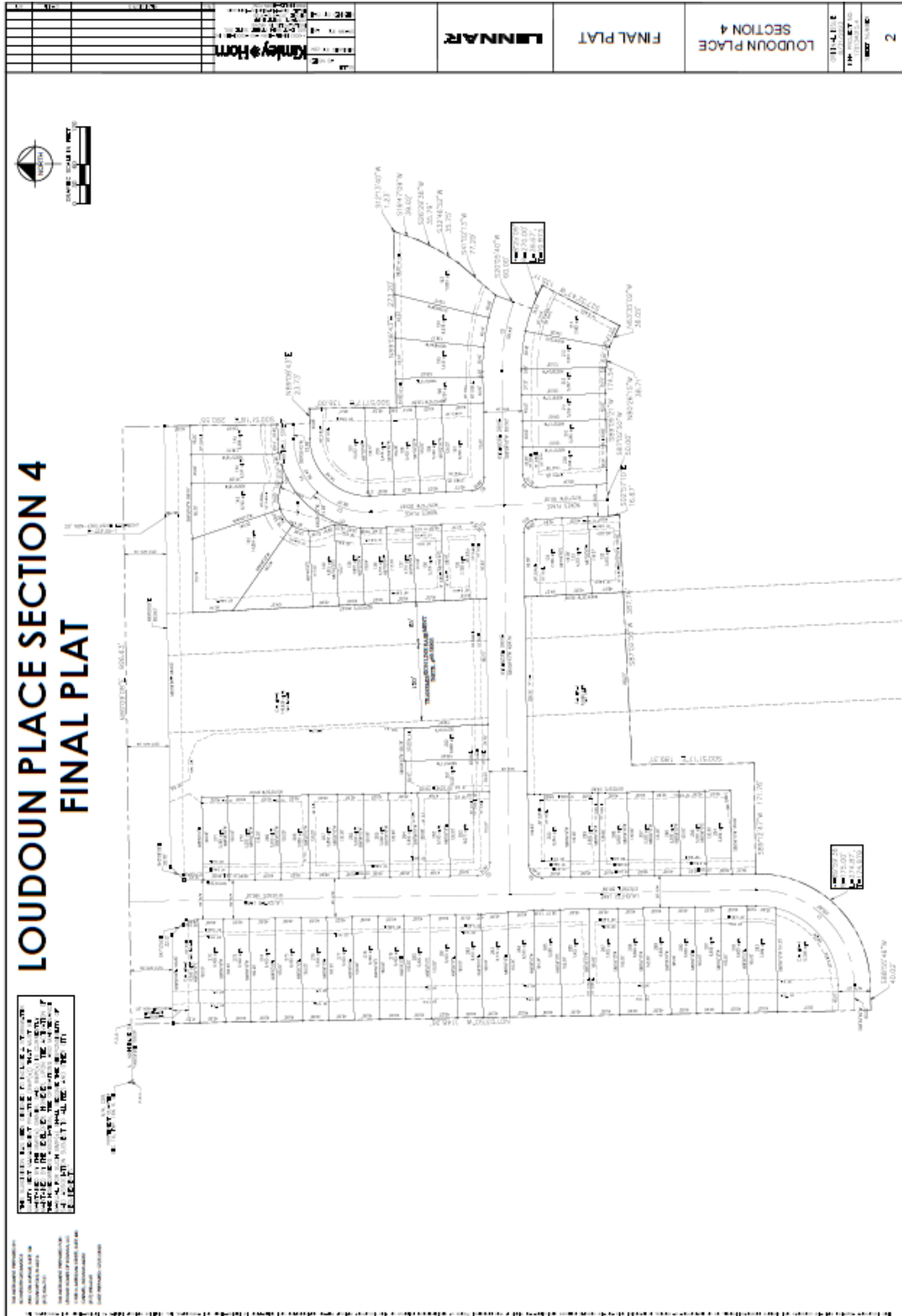


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	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<p><b>Street numbering not submitted</b></p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> <li>• <i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<p><b>Not Satisfied- See Commitment #12</b></p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <i>Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<p><b>Not Satisfied- See Commitment #13</b></p>

**EXHIBITS**





**PHOTOS**



Subject site, looking southwest



46<sup>th</sup> Street frontage, looking southeast



**PLAT COMMITTEE** **May 8, 2024**

**Case Number:** 2024-PLT-026

**Property Address:** 4310 North Carroll Road (*Approximate Address*)

**Location:** Warren Township, Council District #15

**Petitioner:** Lennar Homes of Indiana, LLC, by Brett Huff

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

**Request:** Approval of a Subdivision Plat, to be known as Clifton Trace, Section 2, subdividing 47.9 acres into 69 lots.

**Waivers Requested:** None

**Current Land Use:** Undeveloped

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

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 16, 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.





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

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a street 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 site plan including a concrete sidewalk along the entire frontage on 42<sup>nd</sup> Street in compliance with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
14. That a Traffic Control Plan be submitted for approval prior to final plat recording.
15. That a Natural Infrastructure Plan be submitted for approval prior to final plat recording.

**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 2004 (2004-ZON-070) to provide for the proposed single-family residential development. The D-P was amended in 2005 to include a 32-acre park (2005-APP-084). The subject petition would be Section Two of Clifton Trace. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

**STREETS**

The plat would provide for five new streets: one collector arterial street and four local streets. The collector street on the south would provide access from 42<sup>nd</sup> Street into the development. The intersecting streets would connect to Section One to the west, additional lots and provide future connections to potential development to the north. An access easement would be established on the abutting property to the north to provide for a temporary cul-de-sac at the terminus of Moorfield Lane.

**SIDEWALKS**

Sidewalks are required along Carroll Road, 42<sup>nd</sup> Street, and all proposed interior streets.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-P (FF)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	3.5-5 Residential Units per Acre / Airport Related Mixed Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	DP (FF) / SU-2 (FF)	Single-Family Dwelling / School
South:	D-P / D-3	Single-Family Residential
East:	Hancock County	Agriculture / Residential
West:	D-P (FF)	Developing Single-Family Residential



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Thoroughfare Plan		
Carroll Road	Primary Collector	~36-feet existing and 106-feet proposed
42 <sup>nd</sup> Street	Primary Collector	50-feet existing and 80-feet proposed
Petition Submittal Date	February 21, 2024	



**SUBDIVISION PLAT REGULATIONS**

741-203 Required Documents for Approval		EVALUATION
741.201.A-C – Primary Plat Requirements:	<ul style="list-style-type: none"> <li>Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>Boundary Lines, Existing Street Names, and dimensions.</li> <li>Layout of Proposed Streets – names, widths, classifications.</li> <li>Layout of all easements and purpose thereof.</li> <li>Layout of lots with numbering and dimensions.</li> <li>Floodway/Floodplain Delineation.</li> <li>Topographic Map.</li> <li>Area Map.</li> </ul>	Satisfied
741-203.D – Traffic Control Plan	<ul style="list-style-type: none"> <li>Traffic control street signs and devices.</li> <li>Traffic calming devices.</li> <li>Bicycle facilities.</li> <li>Sidewalks and pedestrian facilities.</li> <li>Transit facilities, such as bus stops pads or shelter.</li> <li>Street lighting.</li> </ul>	Not Submitted. See Commitment #14
741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)	<ul style="list-style-type: none"> <li>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</li> <li>Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	Not Submitted. See Commitment #15
741-205 – Waivers	<ul style="list-style-type: none"> <li>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</li> <li>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</li> <li>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</li> <li>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</li> <li>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</li> </ul>	None Requested



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



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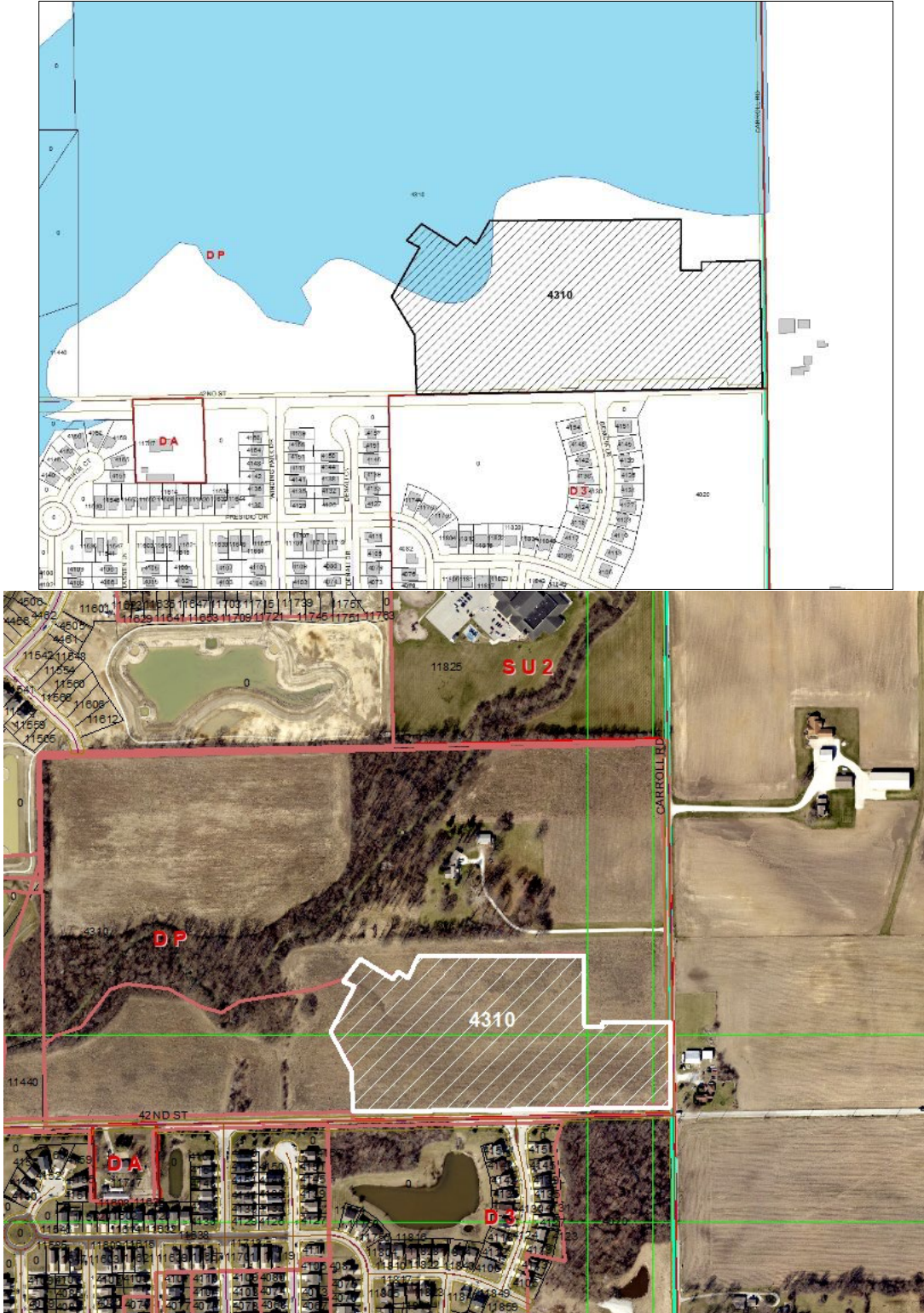
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> <li>• Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use, and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i></li> <li>• Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>• Not more than two streets shall intersect at any one point.</li> <li>• Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>• All streets shall be dedicated to the public. Alleys may be private.</li> <li>• Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.</li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>• Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination.</li> <li>• Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>• All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision.</li> <li>• Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines.</li> <li>• Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street.</li> <li>• Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>• In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	<p><b>Satisfied</b></p>
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <li>• <i>Street name signs, traffic control signs, bike route signs.</i></li> <li>• <i>Traffic control devices for streets exceeding 900 feet in length.</i></li> <li>• <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i></li> </ul>	<p><b>Not Submitted. See Commitment #14</b></p>

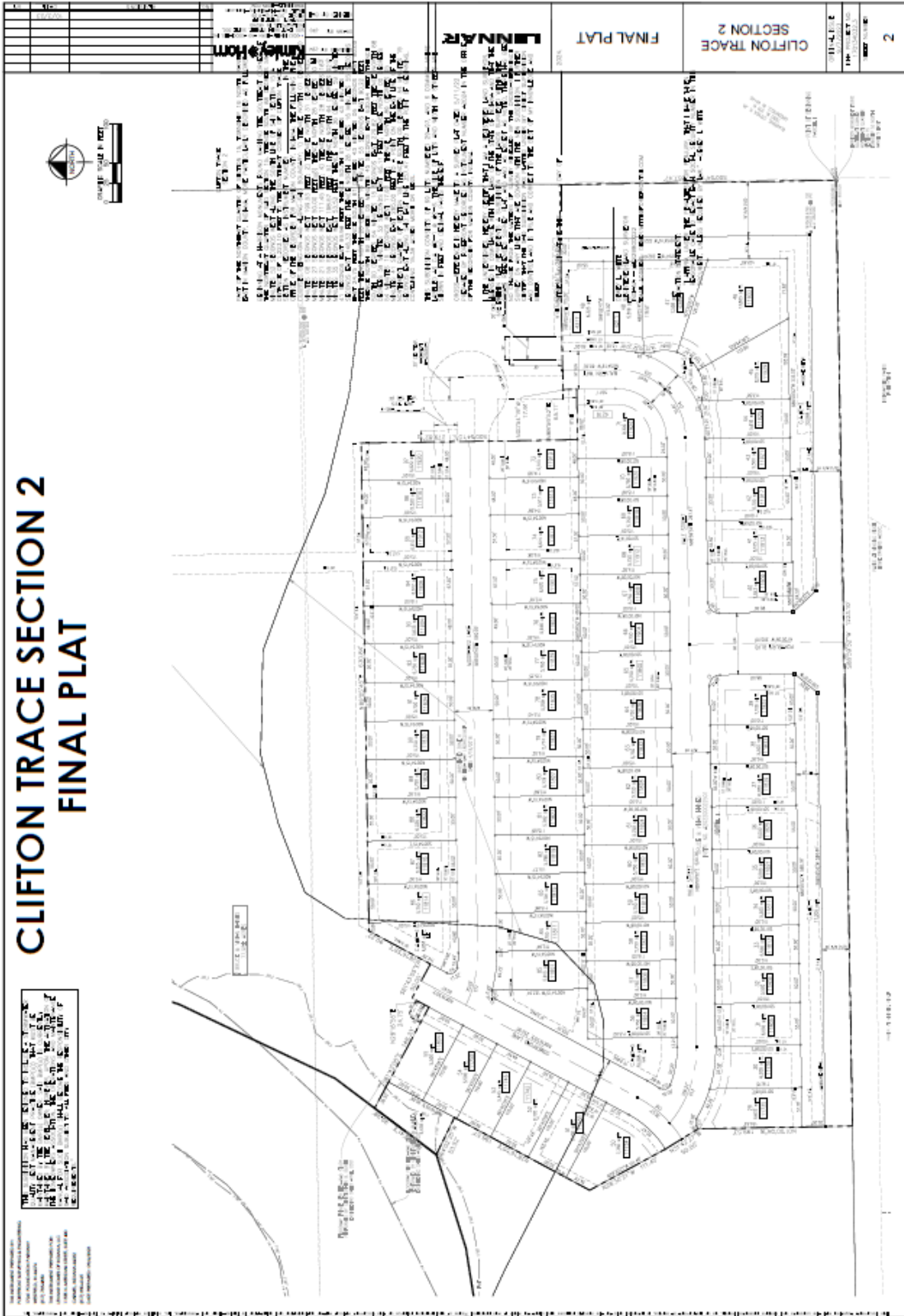


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	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<p><b>Street numbering not submitted</b></p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> <li>• <i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<p><b>Not Satisfied – See Commitment #13</b></p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <i>Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<p><b>Not Satisfied- See Commitment #12</b></p>

**EXHIBITS**







**PHOTOS**



View of north portion of subject site; (top); view of subject site looking south (Carroll Road is to the left of bottom photo)