



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

Meeting Details

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

Date: Wednesday, April 10, 2024

Time: 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

- 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.

**** Continuance requested by staff due to May 8, 2024, to error with Legal Notice requirements.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 2. 2024-PLT-005 | 402 Kentucky Avenue**
Center Township, CD #18, Zoned CBD-2 (RC)
402 Kentucky Avenue, LLC, by Kylie Bright-Schuler

Approval of a Subdivision Plat, to be known as Eleven Park, dividing 18.98 acres into 12 blocks.

- 3. 2024-PLT-012 | 1440 Gillette Street**
Center Township, CD #18, Zoned CBD-S (RC)
Indiana Economic Development Corporation, by Andi M. Metzel

Approval of a Subdivision Plat to be known as Replat of Lot 11-Reimagining the GM Stamping Plant, dividing 7.155 acres into two lots.

- 4. 2024-PLT-014 | 10220 East Washington Street**
Warren Township, CD #20, Zoned C-4 (FF) (TOD)
Indy WS40, LLC, c/o GMX Real Estate Group, LLC., by Evan Evans

Approval of a Subdivision Plat to be known as Washington Square Outlots, dividing 1.93 acres into one lot and one block.

5. 2024-PLT-016 | 1615 West Epler Avenue

Perry Township, CD #22, Zoned I-2
Joseph E. Phillips, II, by Andrew Barkocy

Approval of a Subdivision Plat to be known as Phillips' Subdivision, dividing 2.27 acres into two lots.

6. 2024-PLT-017 | 8120 East Southport Road

Franklin Township, CD #25, Zoned C-3 / C-S
DRGSF Surplus, LLC, by Russell L. Brown and Elizabeth Bentz Williams, AICP

Approval of a Subdivision Plat to be known as Johnson Fields West, Phase III, dividing 8.43 acres into four lots and a common area.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.



PLAT COMMITTEE **April 10, 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.
Current Land Use: Undeveloped
Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

Due to a staff error, Legal Notice was not provided in time to meet minimum notice requirements for this hearing. Therefore, this petition should be **continued** to the **May 8, 2024**, hearing at the request of staff. A full staff report will be available in advance of that hearing.



PLAT COMMITTEE **April 10, 2024**

Case Number: 2024-PLT-005

Property Address: 402 Kentucky Avenue (*Approximate Address*)

Location: Center Township, Council District #18

Petitioner: 402 Kentucky Avenue, LLC, by Kylie Bright-Schuler

Zoning: CBD-2 (RC)

Request: Approval of a Subdivision Plat, to be known as Eleven Park, dividing 18.98 acres into 12 blocks.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This petition has been continued twice before, with the original hearing date on February 14, 2024. Both continuance requests were from the petitioner. No new information has been submitted to the file.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 4, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is undeveloped and zoned CBD-2 (RC). The site is planned for future development of an entertainment area that would include a soccer stadium, a hotel, restaurants, and outdoor entertainment and amenities. Previously, the site contained a heavy industrial use. The buildings have since been demolished. The site was rezoned to CBD-2 (RC) in 2023, via 2023-CZN-807.

The proposed plat would create 12 blocks. From these blocks, lots would be created by future plat petitions before development would occur. The proposed plat includes two, small areas of right-of-way vacation of Gardner Lane and one, small area of right-of-way dedication of Gardner Lane. Gardner Lane is a local street that is accessed from West Street, along the proposed north property line.

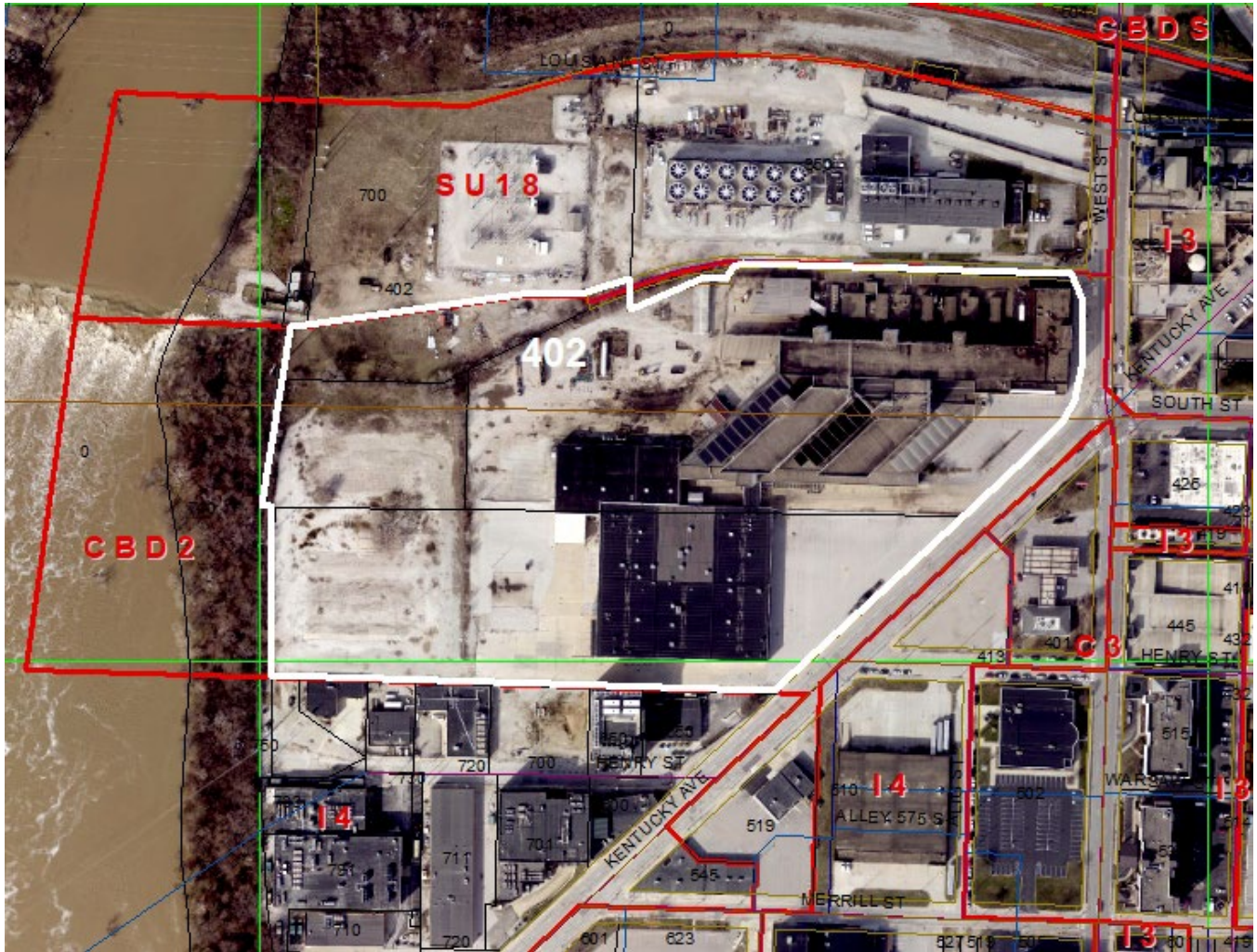
This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

STREETS

Right-of-way dedication along the south boundary of the subject site is shown for a proposed extension of Henry Street that would link Kentucky Avenue, west over White River, via a proposed bridge, to White River Parkway, West Drive, and the developing Elanco mixed-use development. All blocks would be accessed from public rights-of-way or internal private streets.

GENERAL INFORMATION

Existing Zoning	CBD-2 (RC)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Urban mixed-use development	
Surrounding Context	Zoning	Land Use
	North: SU-18 (RC)	Utilities
	South: I-4 (RC)	Light industrial
	East: C-3 / I-3 (RC)	Utilities / gasoline station
	West: I-4 (RC)	White River
Thoroughfare Plan		
Kentucky Avenue	Primary Arterial	88-foot existing and proposed
West Street	Primary Arterial	78-foot existing and proposed
Petition Submittal Date	January 4, 2024	



The zoning map and 2023 aerial show buildings on the site that have since been demolished

Photos



Photo of northeast corner of subject site, at intersection of Gardner Lane and West Street looking south



Photo of subject site from Gardner Lane looking southwest



Photo of subject site along Gardner Lane looking west



Photos of subject site from Gardner Lane looking south



Photo of southeast portion of the subject site from Kentucky Avenue looking northwest



Photo of southern portion of the subject site along future Henry Street right-of-way from Kentucky Avenue looking west



PLAT COMMITTEE **April 10, 2024**

Case Number: 2024-PLT-012

Property Address: 1440 Gillette Street (Approximate Address)

Location: Center Township, Council District #18

Petitioner: Indiana Economic Development Corporation, by Andi M. Metzel

Zoning: CBD-S (RC)

Request: Approval of a Subdivision Plat to be known as Replat of Lot 11 – Reimagining the GM Stamping Plant, dividing 7.155 acres into two lots.

Waiver Requested: None

Current Land Use: Vacant industrial

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 February 28, 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 request would replat Lot 11 of a plat that was approved in 2022, through 2022-CPL-824. The original plat requested a division of 15 lots. Later in 2022, 2022-PLT-069, re-platted Lot 10B into four further lots.

The original plat also vacated existing street and alley rights-of-way on the site formerly known as the GM Stamping Plant. The overall site, over 93 acres, is planned for a mixed-use development, including offices, light industrial, commercial retail, multi-family dwellings and hotels.

The subject site is zoned CBD-S (RC) and is undeveloped. It was rezoned to the CBD-S (RC) classification earlier in 2022 through 2022-CZN-824. Included with this rezoning was a Master Plan. For the subject site, the Master Plan indicates that this lot would be developed with light manufacturing, utilities, and offices.

This replat would divide the previously platted Lot 11 into two lots, with proposed Lot 11A being 5.055 acres and proposed Lot 11B being 2.1 acres. The proposed plat generally meets the standards of the CBD-S (RC) zoning classification and the subdivision development standards.

STREETS

Two new streets would be developed to access the lots - Gillette Street, from Harding Street to Division Street, a second new street. Division Street would connect to Harding Street, which would then connect to White River Parkway, West Drive, to the east, near White River.

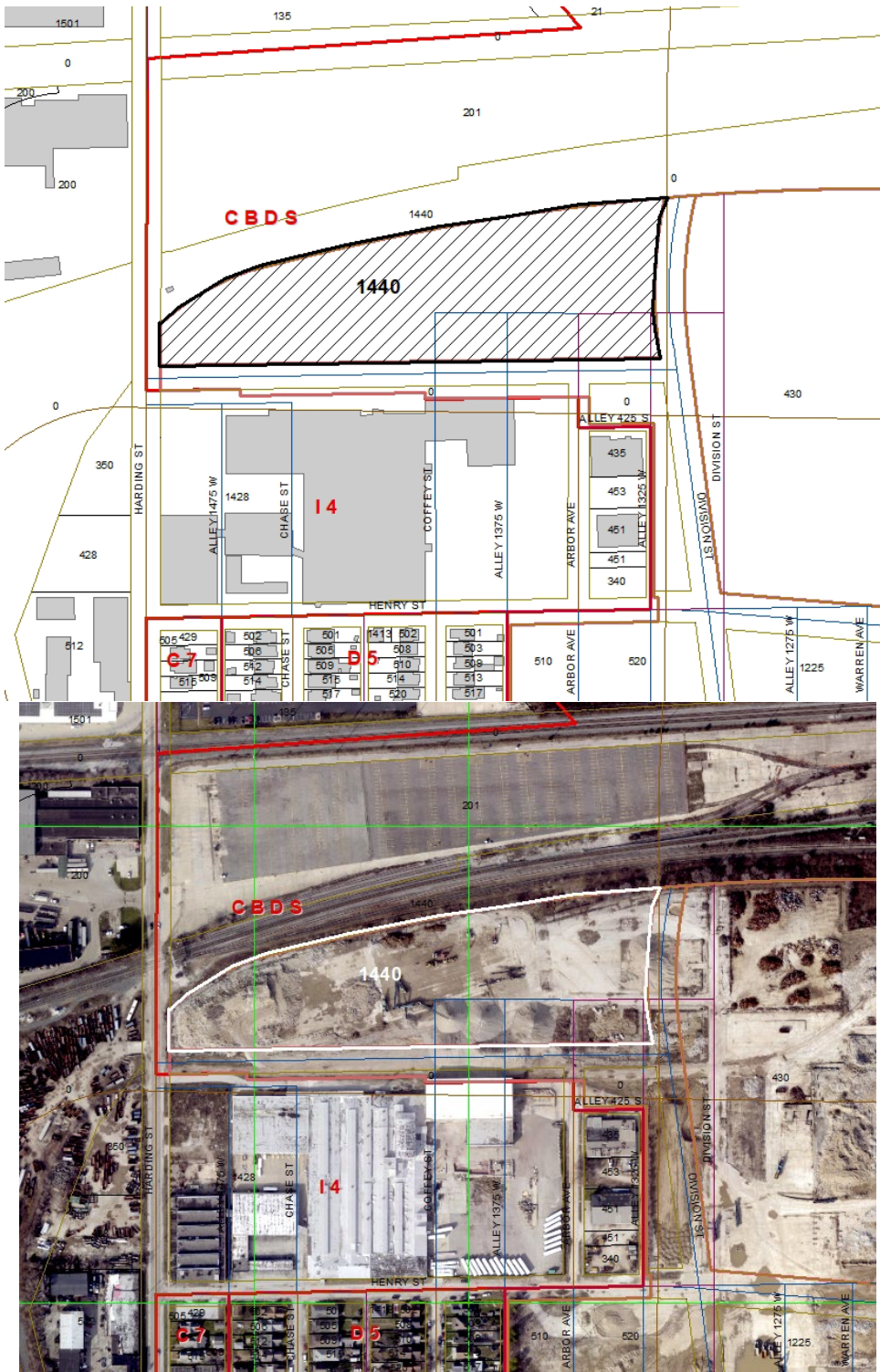
SIDEWALKS

Sidewalks are required along all proposed streets.

GENERAL INFORMATION

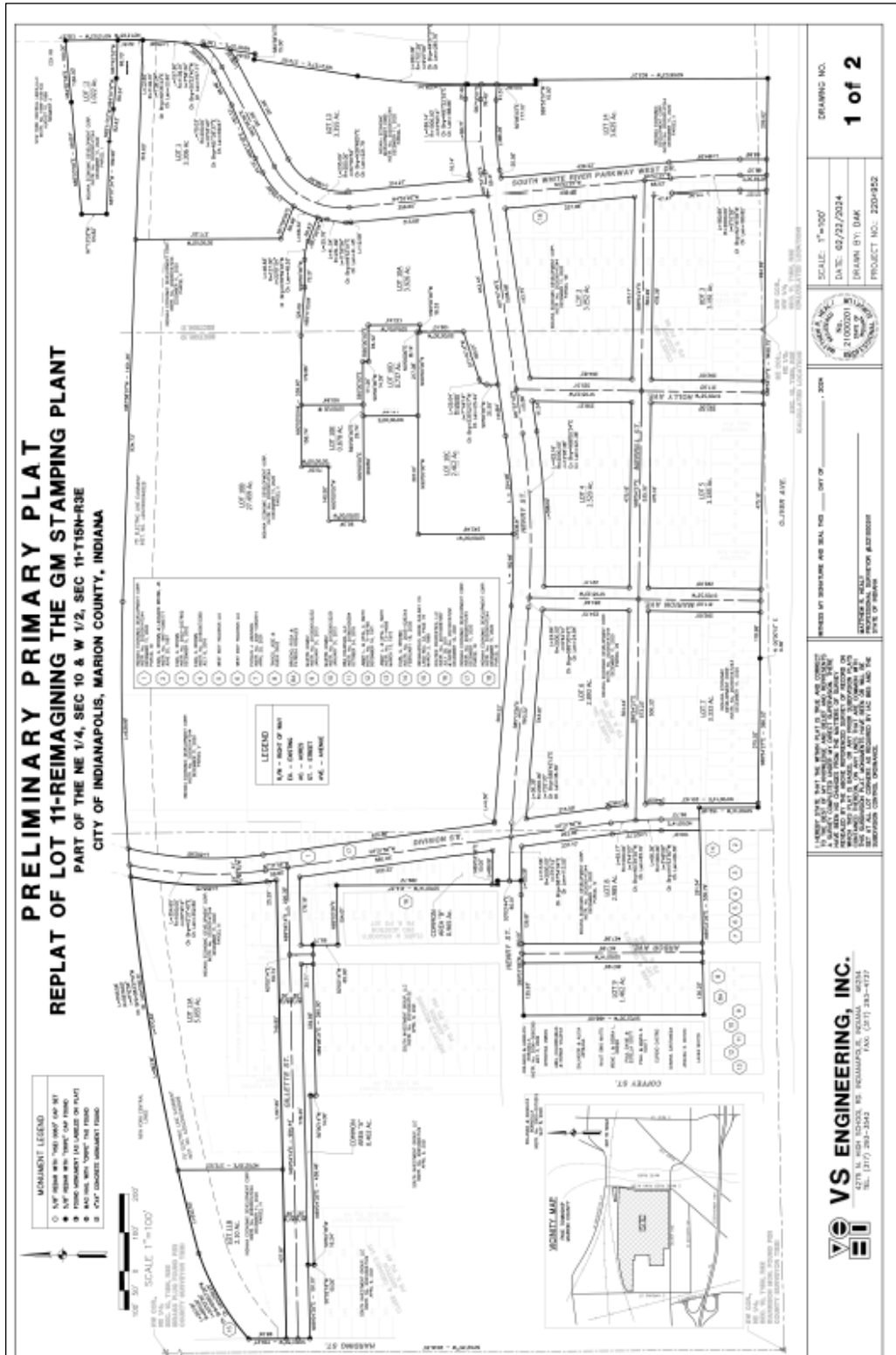
Existing Zoning	CBD-S (RC)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Urban mixed-use development	
Surrounding Context	Zoning	Land Use
	North:	CBD-S (RC) Railroad
	South:	I-4 (RC) Industrial
	East:	CBD-S (RC) Developing commercial / industrial
	West:	I-4 (RC) Industrial
Thoroughfare Plan	Harding Street Primary Collector Street 56-foot existing and proposed	
Petition Submittal Date	February 28, 2024	

EXHIBITS





Department of Metropolitan Development
 Division of Planning
 Current Planning



Overall Plat including previously recorded plats

	SCALE: 1"=100' DATE: 02/22/2024 DRAWN BY: DAK PROJECT NO.: 2204R52
	DRAWING NO. 1 of 2
NEEDS AT SIGNATURE AND SEAL AND OFF OF _____ PROFESSIONAL ENGINEER #A3282008 CITY OF INDIANAPOLIS MARION COUNTY, INDIANA	
VS ENGINEERING, INC. 427 N. MISSISSIPPI ST., INDIANAPOLIS, INDIANA 46204 TEL: (317) 294-2445 FAX: (317) 293-9227	

PHOTOS



Views from Harding Street looking toward proposed lots



Views from Harding Street looking toward proposed lots



PLAT COMMITTEE

April 10, 2024

Case Number: 2024-PLT-014

Property Address: 10220 East Washington Street (approximate address)

Location: Warren Township, Council District #20

Petitioner: Indy WS40, LLC, c/o GMX Real Estate Group, by Evan Evans

Zoning: C-4 (FF) (TOD)

Request: Approval of a Subdivision Plat to be known as Washington Square Outlots, dividing 1.93 acres into one lot and one block.

Current Land Use: Commercial

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated 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.
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 (FF) (TOD) and developed for commercial uses within an existing integrated commercial center. The proposed plat would subdivide the property into one lot and one block to provide for additional commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot One and Block A would front on Washington Street and would be accessible from several existing access drives for the multitenant center. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are currently existing along Washington Street for the length of the subject site.

GENERAL INFORMATION

Existing Zoning	C-4 (FF) (TOD)	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Regional Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	C-4 Regional Commercial
	South:	C-4 Regional Commercial
	East:	C-4 Regional Commercial
	West:	C-4 Regional Commercial
Thoroughfare Plan		
Washington Street	Primary Arterial	124-foot existing and proposed
Petition Submittal Date	02/29/2024	

PHOTOS



Photo 1: Proposed Lot 1 + Property to North



Photo 2: Property Currently Occupying Block A

PHOTOS



Photo 3: Adjacent Property to South



Photo 4: Adjacent Property to East



PLAT COMMITTEE **April 10, 2024**

Case Number: 2024-PLT-016

Property Address: 1615 West Epler Avenue (*Approximate Address*)

Location: Perry Township, Council District #22

Petitioner: Joseph E. Phillips II, by Andrew Barkocy

Zoning: I-2

Request: Approval of a Subdivision Plat, to be known as Phillips' Subdivision, dividing 2.27 acres into two lots.

Waiver Requested: None

Current Land Use: Five commercial self-storage structures and a commercial garage

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 1, 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.
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8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned I-2 and is located west of the Epler Avenue and Harding Street intersection. Generally, the site is south of the Harding Street and Interstate 465 interchange and near the developing Interstate 69 and Interstate 465 interchange.

The proposed plat would create two lots, with Lot One being 0.62-acres and Lot Two being 1.41 acres. Lot One would contain the commercial garage, with Lot Two containing the five commercial self-storage buildings.

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

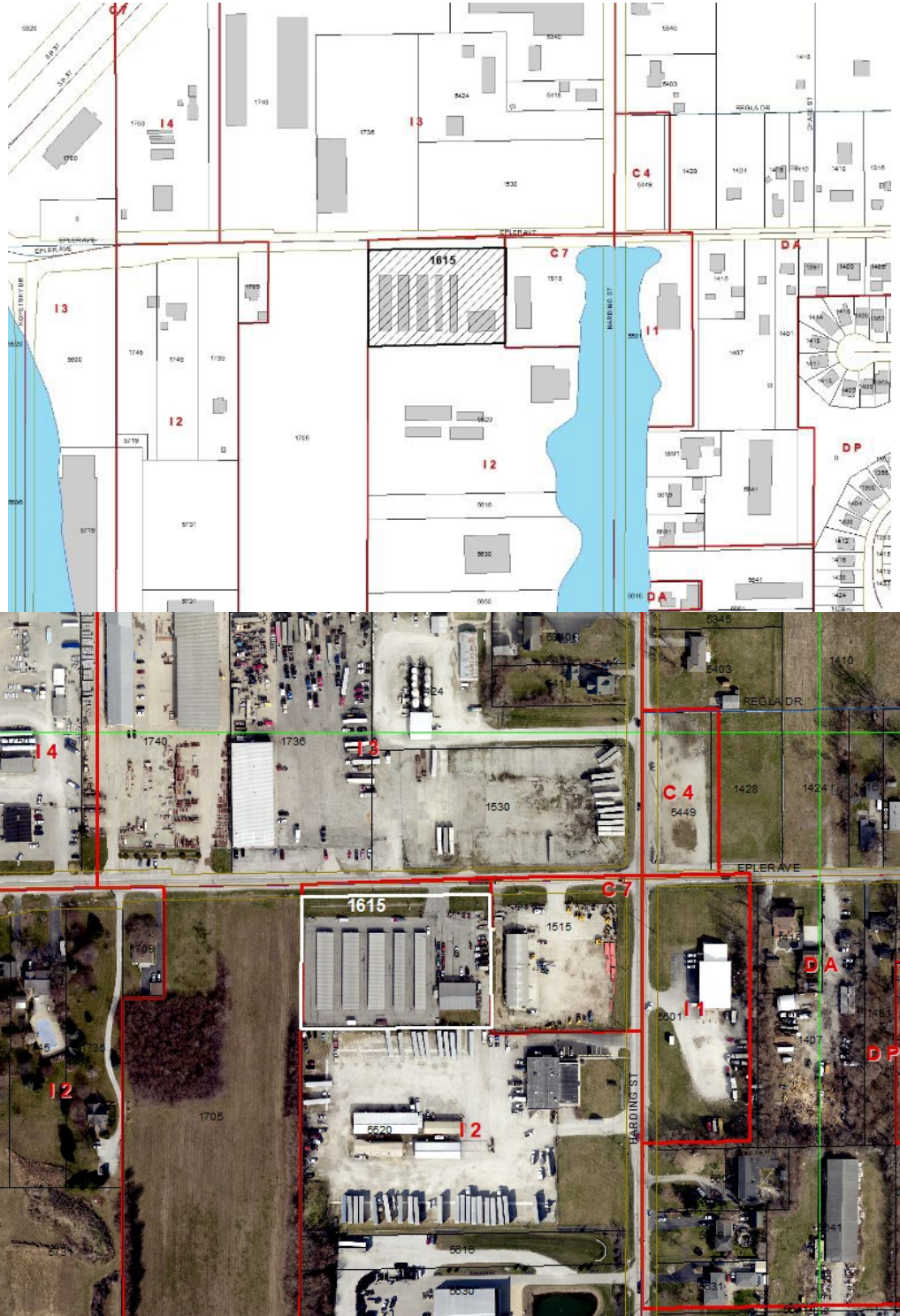
STREETS / SIDEWALKS

Access to the lots would be gained directly from Epler Avenue. No new streets would be created. Sidewalks are required along Epler Avenue.

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Five commercial self-storage structures and a commercial garage	
Comprehensive Plan	Light industrial development	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	I-3 Industrial, with outdoor storage
	South:	I-2 Heavy Commercial – semi-truck repair
	East:	C-7 Heavy Commercial
	West:	I-3 Undeveloped
Thoroughfare Plan		
Epler Avenue	Primary Collector	80-foot existing and proposed
Petition Submittal Date	March 1, 2024	

EXHIBITS



Photos



View of proposed Lots One and Two from Epler Avenue



View of proposed Lot Two from Epler Avenue



PLAT COMMITTEE **April 10, 2024**

Case Number: 2024-PLT-017

Property Address: 8120 East Southport Road (Approximate Address)

Location: Franklin Township, Council District #25

Petitioner: DRGSF Surplus, LLC, by Russell L. Brown and Elizabeth Bentz Williams, AICP

Zoning: C-3 / C-S

Request: Approval of a Subdivision Plat to be known as Johnson Fields West Phase III, dividing 8.43 acres into four lots and one common area.

Waiver Requested: None

Current Land Use: Vacant single-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 1, 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.
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Department of Metropolitan Development
 Division of Planning
 Current Planning

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This proposed plat would divide Block “A”, that was set out in 2023-PLT-035, into four lots. This plat also includes Common Area “A” that was part of 2023-PLT-035. Common Area “A” would not change from its original size of 2.11 acres.

The site is zoned C-3 and C-S and would be an expansion of the large integrated center to the east. The request would allow for future commercial development under the C-3 and C-S classifications. The proposed subdivision meets the standards of the Subdivision Regulations, the C-3 district and C-S district and commitments from rezoning petitions 2014-CZN-824B, C, and D.

STREETS

The lots would have access to the existing access drives to the east and would gain access to Franklin Road or Southport Road via five existing access points. No new public streets are proposed.

SIDEWALKS

Sidewalks are required along Southport Road.

GENERAL INFORMATION

Existing Zoning	C-3 / C-S	
Existing Land Use	Vacant single-family dwelling	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-S	Undeveloped
South:	D-P	Single-family residential
East:	C-4	Commercial integrated center
West:	D-A	Undeveloped
Thoroughfare Plan		
Franklin Road	Primary arterial	94-foot existing and 119-foot proposed
Southport Road	Primary Arterial	142-foot existing and proposed
Petition Submittal Date	Mach 1, 2024	

PHOTOS



Views of the southern boundary of the site



Views of the southern boundary (top); and eastern boundary of the site



Views of the eastern boundary (top); and northern boundary of the site