



Metropolitan Development Commission Plat Committee (October 14, 2026) Meeting Agenda

Meeting Details

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

Date: Wednesday, October 14, 2026 **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. 2026-PLT-044 | 5617 Lowell Avenue**
Warren Township, Council District #14, zoned D-5 (IHPC) (TOD)
Marissa (Cox) Babbitt, by Wert & Associates, LLC

Approval of a Subdivision Plat to be known as Jamie's Lowell Avenue Addition, dividing 0.172-acre into two single-family attached lots.

****This petition will be automatically continued to the November 13, 2026 hearing.**

- 2. 2026-PLT-046 (Amended) | 1050 S Emerson Avenue**
Center Township, Council District #18, zoned I-4
Kathleen Crebo

Approval of a Subdivision Plat, to be known as ABC Minor Subdivision, dividing 8.22 acres into two lots, with a waiver of the sidewalk requirement.

- 3. 2026-PLT-048 | 415 East 32nd Street**
Center Township, Council District #8, zoned D-5
DeQuan Branch

Approval of a Subdivision Plat, to be known as Visionary Empire Homes, subdividing 0.17-acre into two lots.

****This petition will be automatically continued to the November 13, 2026 hearing.**

- 4. 2026-PLT-049 | 3191 South Tacoma Avenue**
Perry Township, Council District #19, zoned D-5
Eduardo Aguilar, by Jorge Oscar Gonzales

Approval of a Subdivision Plat to be known as Aviator's Tacoma Avenue Addition, subdividing 0.57-acres into three lots.

****This petition will be automatically continued to the November 13, 2026 hearing.**

5. 2026-PLT-052 | 1302 Main Street

Town of Speedway, Wayne Township, Council District #16, zoned SZ-1
Justin Kingen

Approval of Subdivision Plat to be known as 1300 Block Subdivision, dividing 0.994 acres into three lots.

****This petition will be automatically continued to the November 13, 2026 hearing.**

6. 2026-PLT-053 | 1001 Foltz Street

Wayne Township, Council District #17, zoned D-4 (FW)
Ryan Tanselle

Approval of Subdivision Plat to be known as Foltz Street Subdivision, dividing 1.986 acres into two lots.

****This petition will be continued to the November 13, 2026 meeting.**

7. 2026-PLT-054 | 6200 and 6310 West Southport Road

Decatur Township, Council District #21, zoned D-4 / D-P
CPG Land LLC, by Rachel Keesling

Approval of a Subdivision Plat to be known as Waldyn, Section 1, dividing 34.132 acres into 58 lots.

****This petition will be automatically continued to the November 13, 2026 hearing.**

8. 2026-PLT-056 | 6418 Carrollton Avenue and 725 East 65th Street

Washington Township, Council District #7, zoned MU-2 (FF) (TOD) and MU-1 (FF) (TOD)
Veranda Carrollton, LLC (Gary Thrapp) and Veranda I, LLC (Gary Thrapp), by Weihe Engineers

Approval of Subdivision Plat to be known as Replat of Lots 44 and 45 of Light's Broad Ripple Addition, dividing 0.34-acre into two lots.

****This petition will be automatically continued to the November 13, 2026 hearing.**

9. 2026-VAC-008 | 5055 East 16th Street; 5042 Elliott Avenue; and 1504, 1510, 1514, 1520, 1524, 1532, and 1534 Emerson Avenue

Center Township, Council District #13
Kahlon Holdings LLC & SCF RC Funding IV LLC, by Joseph Csikos

Vacation of a portion of the first north-south alley west of Emerson Avenue, being 12 feet in width, beginning at the south right-of-way line of 16th Street, south 271.76 feet, to the north right-of-way line of Elliott Avenue, with a waiver of the assessment of benefits.

****This petition will be automatically continued to the November 13, 2026 hearing.**

10. 2026-VAC-009 | 1730 & 1802 Ruckle Street

Center Township, Council District #13
Holly Mate Holdings LCC & Anderson Smith, by Jonathan Brown

Vacation of a portion of an east-west alley west of Ruckle Street, being 15.125 feet in width, beginning at the west right-of-way line of Ruckle Street, west 135 feet, to the east right-of-way line of the first north-south alley west of Ruckle Street, with a waiver of the assessment of benefits.

****This petition will be automatically continued to the November 13, 2026 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

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

**PLAT COMMITTEE
of the
METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

Member	Approving Authority	Term
Kelly Evans	MDC	01/1/2026 - 12/31/2026
Brandon Herget	MDC	01/1/2026 - 12/31/2026
Joe Smoker	MDC	01/1/2026 – 12/31/2026
VACANT	MDC	
VACANT	MDC	

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel%2016%20Live%20Web%20Stream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/Watch%20Previously%20Recorded%20Programs).



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 14, 2026

Case Number: 2026-PLT-044

Property Address: 5617 and 5619 Lowell Avenue (*Approximate Address*)

Location: Warren Township, Council District #14

Petitioner: Marissa (Cox) Babbit, by Wert & Associates, LLC

Zoning: D-5 (IHPC) (TOD)

Request: Approval of a Subdivision Plat to be known as Jamie's Lowell Avenue Addition, dividing 0.172-acre into two single-family attached lots.

Waiver Requested: None

Current Land Use: Two-Family Dwelling

Staff Reviewer: Josh Levesque, Manager—Code Revisions and Compliance

PETITION OVERVIEW

Due to an anticipated lack of quorum at the October 14th hearing, the Plat Committee will be unable to take a decisive vote on this petition. Therefore, this petition will be continued to the November 13th hearing date, unless an alternate hearing date is requested by the petitioner.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 14, 2026

Case Number:	2026-PLT-046 (Amended)
Property Address:	1050 S Emerson Ave (<i>Approximate Address</i>)
Location:	Center Township, Council District #18
Petitioner:	Easter + Cavos, by Kathleen Crebo
Zoning:	I-4
Request:	Approval of a Subdivision Plat to be known as ABC Minor Subdivision, dividing 8.22 acres into two (2) lots, with a waiver of the requirement of sidewalks.
Waiver Requested:	Waiver of sidewalks
Current Land Use:	Industrial
Staff Reviewer:	Drew Haynes, Senior Planner

PETITION HISTORY

Due to an anticipated lack of quorum at the October 14th hearing, the Plat Committee will be unable to take a decisive vote on this petition. Therefore, this petition will be continued to the November 13th hearing date, unless an alternate hearing date is requested by the petitioner.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 14, 2026

Case Number: 2026-PLT-048
Address: 415 East 32nd Street (approximate addresses)
Location: Center Township, Council District #8
Zoning: D-5
Petitioner: DeQuan Branch
Request: Approval of a Subdivision Plat, to be known as Visionary Empire Homes, subdividing 0.17-acre into two lots.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 31, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

10. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
11. Only multi-unit houses shall be built on the individual lots. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-5 for residential uses and is undeveloped. The proposed plat would subdivide the property into two (2) lots. Lot 1 would have a width of 42.08 feet and an area of 3,790 square feet (0.085 acres), and Lot 2 would have a width of 42.09 feet and an area of 3,790 square feet (0.085 acres). The proposed plat meets the standards of the D-5 zoning classification for multi-unit houses. Therefore, only multi-unit houses shall be built on the individual lots. No detached single-family dwellings shall be built on the individual lots, as the proposed lots would not meet the minimum lot size standard for a single family detached house on a small lot.

STREETS

Lots 1 and 2 would front on New Jersey Street. No new streets are proposed as part of this petition.

SIDEWALKS

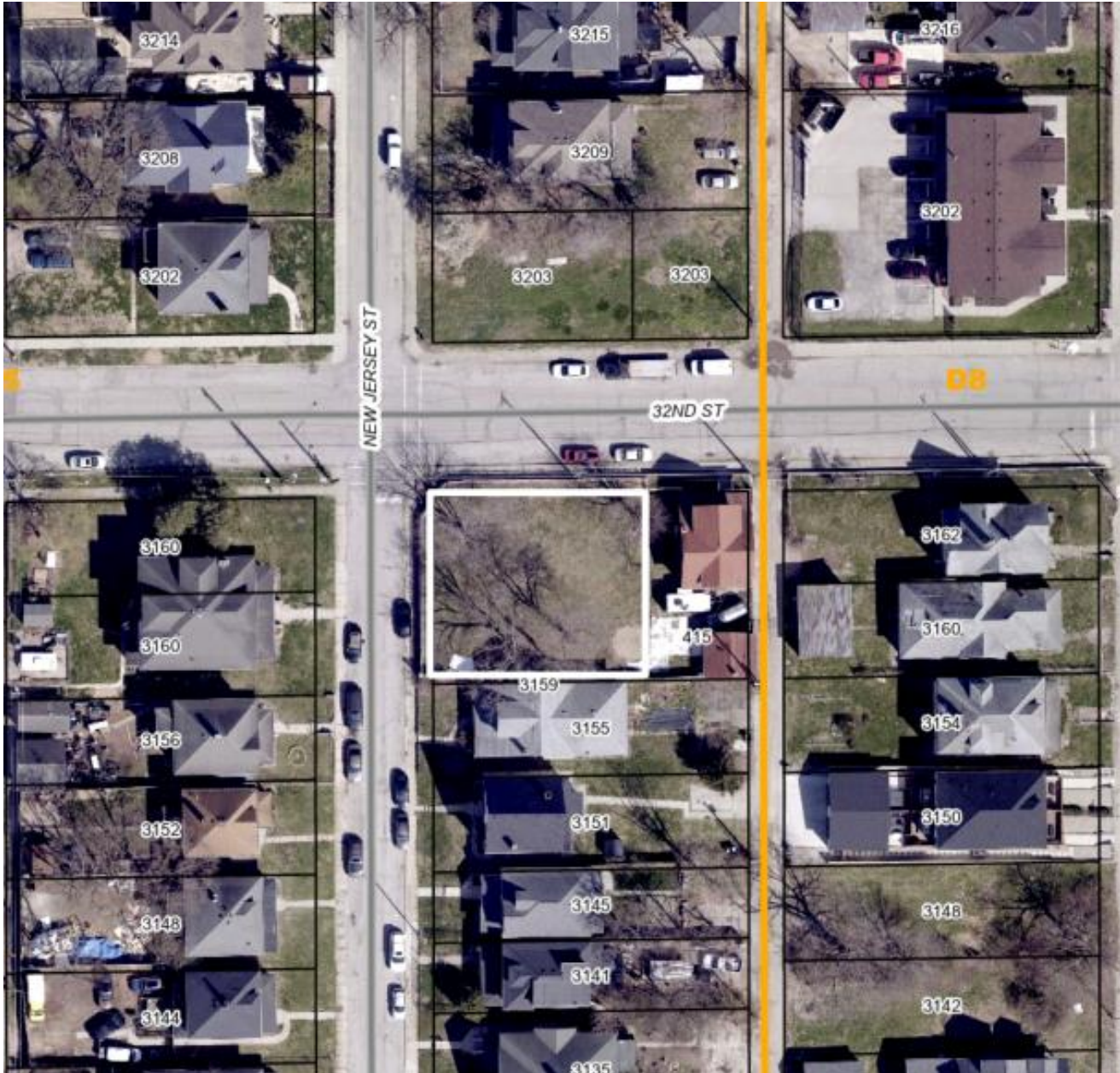
Sidewalks are existing along New Jersey Street and East 32nd Street.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	8-15 Residential Units Per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Undeveloped
South:	D-5	Single-Family Residential
East:	D-5	Single-Family Residential
West:	D-5	Single-Family Residential
Thoroughfare Plan		
New Jersey Street	Local Street	48-foot existing and proposed right-of-way
East 32 nd Street	Local Street	65-foot existing and proposed right-of-way
Petition Submittal Date	July 31, 2026	

EXHIBITS

LOCATION MAP





Department of Metropolitan Development
Division of Planning
Current Planning

SANBORN MAP - 1915



PLAT SURVEY – SITE PLAN

10

PHOTOS



Proposed Lot 1 and 2, looking east From New Jersey Street.



Subject site, looking south from East 32nd Street.



Adjacent single-family dwelling to the south, looking east.



Adjacent single-family dwelling to the east, looking south.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

November 13th, 2026

Case Number: 2026-PLT-049
Property Address: 3191 South Tacoma Avenue (Approximate Address)
Location: Perry Township, Council District #19
Petitioner: Eduardo Aguilar, by Jorge Oscar Gonzales
Zoning: D-5
Request: Approval of a Subdivision Plat to be known as Aviator's Tacoma Avenue Addition, subdividing 0.57-acres into three lots.
Current Land Use: Single-family Residence
Staff Reviewer: Adam Skrzyszewski, Senior Planner

PETITION HISTORY

Due to a lack of quorum for the initially scheduled October 14th, 2026 hearing for this case, this case was continued one month from the October 14th, 2026 hearing to the November 13th, 2026 hearing without new notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 28th, 2026, 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 zoned D-5 and the lot is currently occupied by one single-family home. The proposed plat would subdivide the parcel into three almost equal in size lots for residential uses. Lot 1 will be the new parcel on the northern side of the subdivision, at 0.199-acres; Lot 2, on the southwest side of the subdivision, at 0.185 acres; and Lot 3, on the southeast side of the subdivision, at 0.185-acres. The total area of the current lot, unsubdivided, is 0.57-acres.

Streets

The lot is a corner lot and fronts two different thoroughfares. Lot 3 will front Murry Street to the south, Lot 2 will be on the corner and will front both Murry Street and Tacoma Avenue, and Lot 1 will front Tacoma Avenue to the west.

Sidewalks

No sidewalks are required on any of the street frontages for the plat. There are no sidewalks throughout the neighborhood, therefore qualifying for an exemption from having to provide any sidewalks stated in Section 744.303.B of the Ordinance.

Procedure

This plat petition, if approved, only legally establishes the division of land and all commitments. Any new developments or infrastructure improvements to any of the three new parcels and public rights-of-way would be required to receive permits from the Department of Business and Neighborhood Services, and meet all development standards for the D-5 district.

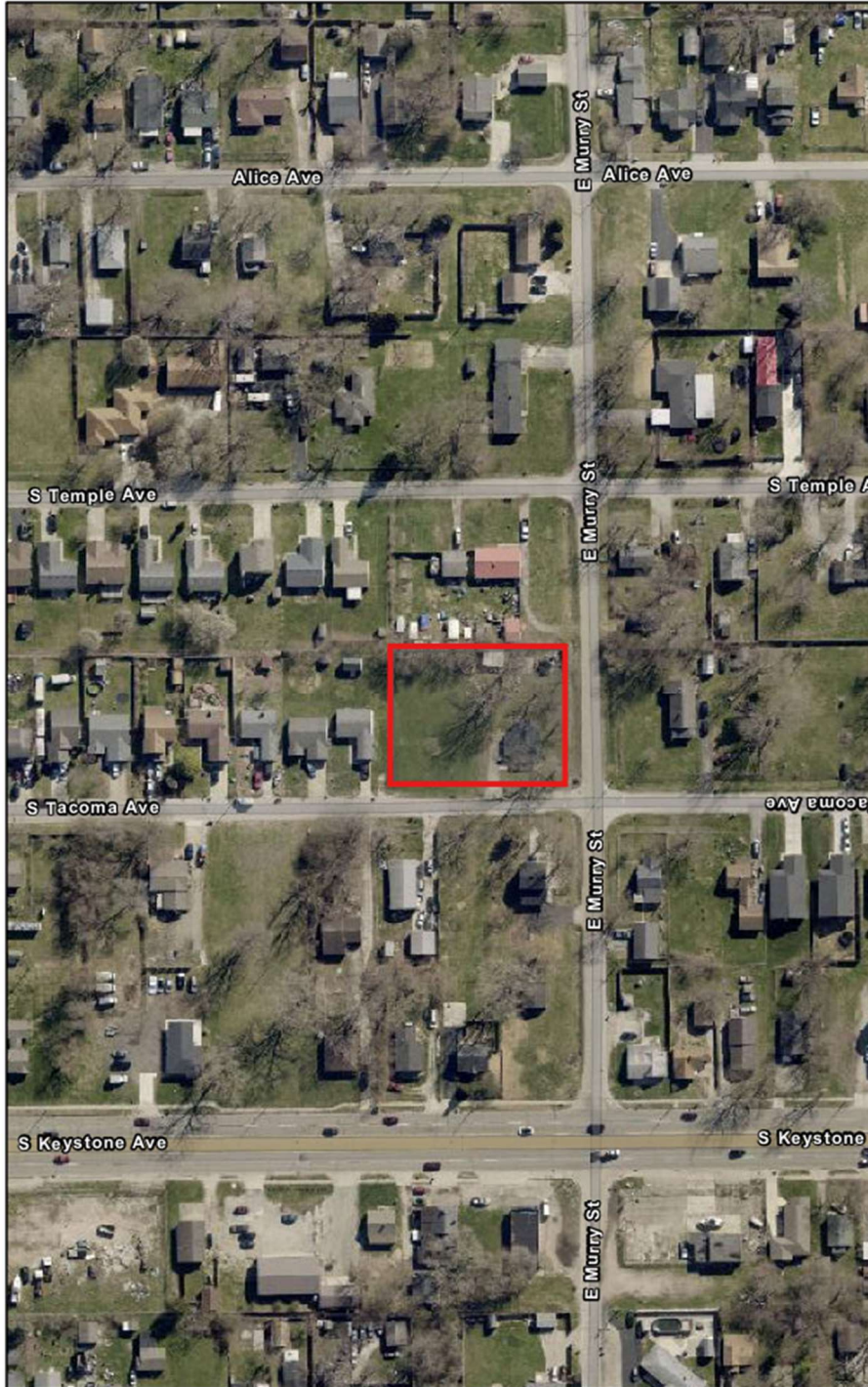


Department of Metropolitan Development
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Current Planning

Existing Zoning	D-5	
Existing Land Use	Single-family Residence	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single-family Residential
South:	D-5	Single-family Residential
East:	D-5	Single-family Residential
West:	D-5	Single-family Residential
Thoroughfare Plan		
East Murry Street	Local Street	50-foot existing and proposed ROW
South Tacoma Avenue	Local Street	50-foot existing and proposed ROW
Petition Submittal Date	July 28 th , 2026	
Final Plat Submittal Date	July 28 th , 2026	

EXHIBITS

3191 S Tacoma Ave current aerial



1:2,257
0 0.01 0.03 0.04 0.05 mi
0 0.02 0.03 0.04 0.09 km
IGIO, Microsoft, Vexcel, Esri, Community Maps, Contributors, City of Indianapolis Marion Co, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin.

10/1/2026

Department of Metropolitan Development

Division of Planning

Current Planning

BOUNDARY RETRACEMENT SURVEY

BASIS OF BEARINGS:

The basis of bearings for this survey were based on the Indiana State Plane Coordinate System, East Zone 1301, NAD 1983 (2011), using GPS observations on the monuments shown herein.

THEORY OF LOCATION:

Railroad spikes were found at the intersection of Murry Street and Temple Avenue, at the intersection of Murry Street and Tacoma Avenue, and at a point 668.88 feet North of said intersection. Said railroad spikes were used to establish the centerline of both Murry Street and Tacoma Avenue. With the magnitude of the uncertainties associated with the monuments found within the interior of the block being 2 feet, more or less, the bearings of said established centerlines were utilized as the East-West and North-South directions for the lines on this survey. Part of the point of establishing said centerlines, record right-of-way and lot/feet distances were utilized in the establishment of the lines and corners of the subject parcel. Where survey corners were not found at the lines and corners of the subject Real Estate, from No. 0288 capped 3/8" rebar were set, as shown.

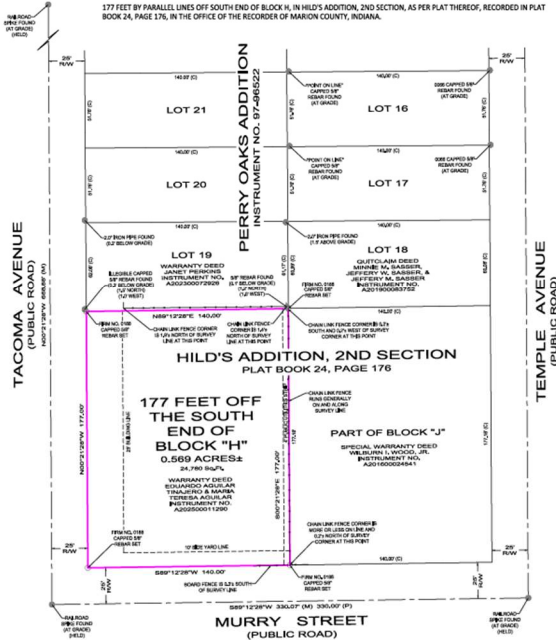
NOTES:

- 1) Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.
- 2) Survey monuments set for the survey are 5/8 inch diameter 24 inch long steel set at grade with "Firm No. 0188" identification caps, unless otherwise noted on plat.
- 3) A commitment for title insurance was not provided for use on this survey. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 4) Fence lines, as shown, are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between said fence lines and deed lines.
- 5) Unless specifically shown herein, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials, and the surveyor expressly disclaims any responsibility or liability for the same.
- 6) A search for easements of record is not to be implied by this survey. Matters of zoning compliance is not expressed or guaranteed by this survey.



DESCRIPTION - INSTRUMENT NO. A202500011290

177 FEET BY PARALLEL LINES OFF SOUTH END OF BLOCK H, IN HILD'S ADDITION, 2ND SECTION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 176, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.



LAND DESCRIPTION

A part of Block "H" in Hild's Addition, the plat of which is recorded in Plat Book 24, page 176, in the Office of the Recorder of Marion County, Indiana, based on a boundary retracement survey certified by Lee Wood, Professional Surveyor #020020, on March 27, 2025. Aviator Surveying, LLC, Project Number 25-024, more particularly described as follows:

BEGINNING at the Southwest corner of Block "H" and running thence North 00 degrees 21 minutes 28 seconds West, on and along the West line of said Block, a distance of 177.00 feet to the Southwest corner of Lot 18 in Perry Oaks Addition, the plat of which is recorded as Instrument No. 87-06522 in the Office of the Recorder of Marion County, Indiana, thence North 88 degrees 12 minutes 28 seconds East, on and along the South line of said Lot 18, a distance of 146.00 feet to the Southeast corner of said Lot 18, thence North 88 degrees 12 minutes 28 seconds East, on and along the East line of said Block "H", a distance of 177.00 feet to the Southeast corner of said Block, thence South 88 degrees 12 minutes 28 seconds West, on and along the South line of said Block, a distance of 146.00 feet to the POINT OF BEGINNING of this description, containing in all 0.569 acres, more or less.

ENFORCEMENT COVENANT

Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Committee.

SIGHT DISTANCE COVENANT

Sight obstruction: No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 and 5 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of such street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of the sight lines.

STORM DRAINAGE COVENANT

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the City of Indianapolis and the requirements of all drainage permits issued for this plat.

SANITARY SEWER COVENANT

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the municipality and the requirements of all sanitary sewer construction permits issued for this plat. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement is granted without express written permission, that is then duly recorded, and shall run with the real estate. The municipality and its agents shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

STORM WATER BEST MANAGEMENT PRACTICES COVENANT

This subdivision has been designed to include stormwater quality and/or quantity stormwater facilities that must be inspected and maintained by the owner. An Operations and Maintenance Manual is available for the stormwater facilities. Upon activation of the homeowner's association, it shall be the responsibility in perpetuity of the homeowner's association and the individual owners of any lot or parcel of land within the area of this plat, jointly and separately, to comply with the Operations and Maintenance Manual, fees and inspection and maintenance requirements.

UTILITY COVENANT

Each lot in this subdivision is subject to an easement for utility services to the other lots in the subdivision.

OWNER'S CERTIFICATE

The undersigned, _____ and _____ owners of the real estate shown and described herein, as per deed recorded in the Office of the Recorder of Marion County, Indiana as Instrument #A202500011290, hereby do certify that they have last of, planned and subdivided and hereby do by, plat and subdivide said real estate into Lot 1, Lot 2, and Lot 3 of AVIATOR'S TACOMA AVENUE ADDITION, as shown on the within plat.

In testimony whereof, _____ the signature of _____ the Owner and Declarant this _____ day of _____, 20____.

Signed: _____

Print: _____

STATE OF _____)

COUNTY OF _____) ss:

AVIATOR'S TACOMA AVENUE ADDITION

THE REPLAT OF A PART OF BLOCK "H" IN HILD'S ADDITION, SECOND SECTION, PLAT BOOK 24, PAGE 176

PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 04 EAST IN PERRY TOWNSHIP, MARION COUNTY, INDIANA



SURVEYOR'S CERTIFICATE

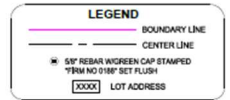
I, Lee Wood, hereby certify that the within Plat is a representation of the lands surveyed and plotted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

This subdivision consists of three (3) lots, numbered 1, 2, and 3, all inclusive, and shall be known and designated as AVIATOR'S TACOMA AVENUE ADDITION with public rights of way as shown on the within plat.

The size of each lot and widths of the streets are shown in figures denoting feet and decimal parts thereof.

This plat is based upon the Boundary Survey prepared by Ake Surveying, as Project No. 25-024, dated March 27, 2025, and recorded on _____ in the Office of the Recorder, Marion County, Indiana.

There have been no changes from the matters of survey revealed by the cross-referenced survey on any lines that are common with this subdivision plat. Monuments have been or will be set at all lot corners as required by IAC 855 and the subdivision control

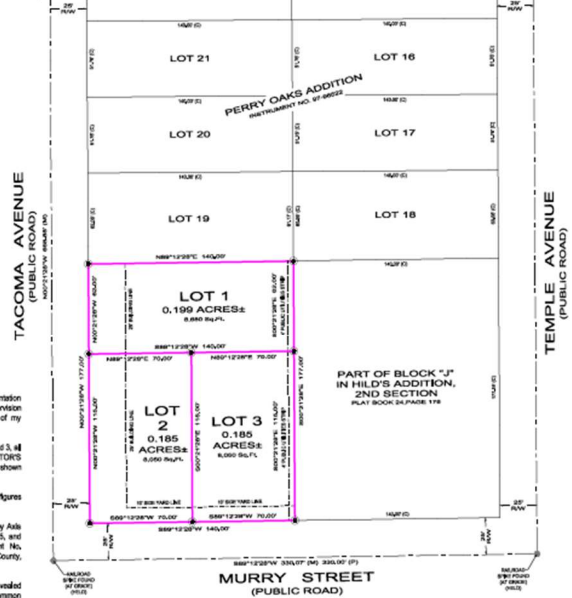


PREPARED FOR:
EDUARDO AGUILAR TNAJERO & MARIA TERESA AGUILAR
3191 S. TACOMA AVENUE
INDIANAPOLIS, INDIANA 46227

OWNERS/ENDORSE:
EDUARDO AGUILAR TNAJERO & MARIA TERESA AGUILAR
3191 S. TACOMA AVENUE
INDIANAPOLIS, INDIANA 46227

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law. Lee Wood

Prepared by: Lee Wood, P.E., A.S.T. Surveying, P.O. Box 30390, Indianapolis, IN 46250



Site Visit, September 18th



1 - looking at subject home



2 - looking into S Tacoma Ave



3 - Looking West through E Murray St from subject parcel



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 14, 2026

Case Number: 2026-PLT-052
Property Address: 1302 Main Street and 4921 West 14th Street
Location: Wayne Township, Council District #16
Petitioner: Justin Kingen
Zoning: SZ-1 and D-5
Request: Approval of Subdivision Plat to be known as 1300 Block Subdivision, dividing 0.994 acres into three lots.
Waiver Requested: Waiver of sidewalk requested along Main Street, West 13th Street, and West 14th Street
Current Land Use: Commercial/Residential
Staff Reviewer: Jasmine Dillard Nikolich, Senior Planner

PETITION HISTORY

This is the first petition for this plat petition

STAFF RECOMMENDATION

Staff recommend that the Plat Committee **approve** and find that the plat, file-dated August 3, 2026, 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. The 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.
11. That plat shall be recorded within two (2) years after the date of approval by the Plat Committee.

PETITION OVERVIEW

The subject parcels comprise 0.994 acres, are zoned SZ-1 and D-5, and are currently improved with mixed-use residential, single-family residential, and commercial development. The proposed plat would subdivide the parcels into three lots for the purpose of turning the existing mixed-use building into a condominium and replat lot lines. Lot 1 would be 0.779 acres in size and located to the north. Lot 2 would be 0.08 acres in size and located to the northwest. Lot 3 would be 0.128 acres in size and located to the southwest. The Town of Speedway Hearing Examiner approved petition (2021-A-010) for the existing mixed used development and parking lot. Additional information regarding 2021-APP-010 can be found in the decision letter from the Exhibit section. The D-5 lot is west of the public alley and is improved with a parking lot. The proposed plat generally meets the remaining stands of the SZ-1 and D-5 zoning classifications.

STREETS

All three lots would have frontage on Main Street, access on West 13th Street, access on West 14th Street, and public alley access. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks exist along Main Street, West 13th Street, and West 14th Street. Due to the existing sidewalk, a sidewalk waiver is not needed.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the SU-1 and D-5 zoning districts and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

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Existing Zoning	SZ-1 and D-5	
Existing Land Use	Commercial/Residential	
Comprehensive Plan	Village Mixed-Use/Residential	
Surrounding Context	Zoning	Land Use
North:	SZ-2	Industrial
South:	D-5	Residential
East:	SU-1 and D-5	Village Mixed-Use and Residential
West:	D-8	Residential
Thoroughfare Plan		
Main Street	Primary Arterial	90-feet existing and 56-feet proposed
West 13 th Street	Local Street	50-feet existing and 48-feet proposed
West 14 th Street	Local Street	60-feet existing and 48 feet proposed
Petition Submittal Date	8/3/2026	
Final Plat Submittal Date	8/3/2026	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	741.201.A-C – Primary Plat Requirements: - Plat name, Legal Description, Surveyor Seal, Scale. - Boundary Lines, Existing Street Names and dimensions. - Layout of Proposed Streets – names, widths, classifications. - Layout of all easements and purpose thereof. - Layout of lots with numbering and dimensions. - Floodway/Floodplain Delineation. - Topographic Map. - Area Map.	Satisfied
	741-203.D – Traffic Control Plan - Traffic control street signs and devices. - Traffic calming devices. - Bicycle facilities. - Sidewalks and pedestrian facilities. - Transit facilities, such as bus stops pads or shelter. - Street lighting.	Satisfied

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	741-203.E– Natural infrastructure plan (major plats containing more than 20 lots) • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)	Satisfied
	741-205 – Waivers • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.	Sidewalk Waiver Not Needed Due to Existing Sidewalk
741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION
	741-302.A – Lots: • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map.	Satisfied

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	741-302.B – Frontage and Access: - Through lots should be avoided except where necessary for primary arterial separation and topography challenges. - Triple frontage lots are prohibited. - Lots abutting alleys must have vehicular access exclusively from alley. - Lots shall not have direct access to arterial streets. - Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.	Satisfied
	741-302.C – Blocks: - Shall not exceed maximum block lengths per Table 741-302.1 - If exceeded, it must be demonstrated that: - There are improved pedestrian easements at intervals of 400 feet or less. - Adequate traffic calming provisions are made. - The block length must be exceeded because of physical conditions of the land.	Satisfied
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	741-303.A – General: - Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> - Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. - Not more than two streets shall intersect at any one point. - Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. - All streets shall be dedicated to the public. Alleys may be private. - Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.	Satisfied

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	<i>741-303.B – Through Connectivity (Metro Context Area):</i> - Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. - Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. - All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. - Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. - Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. - Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.	Satisfied
	<i>741-303.D – Cul-de-sacs (Metro Context Area):</i> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.	Satisfied
741-304-316		
Additional Development Items		
	EVALUATION	
	<i>741.304.A-C – Traffic Control Devices:</i> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i>	Satisfied
	<i>741.305 – Numbering and naming:</i> <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i>	See Condition #4
	<i>741.306 – Sidewalks:</i> <i>Sidewalks shall be provided along all internal and external streets.</i>	Satisfied
	<i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i> <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> <i>All utilities shall be located underground.</i> <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i>	Satisfied

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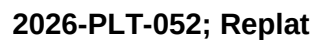
	<i>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</i> <i>Required for subdivisions with more than 20 dwelling units.</i> <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> <i>Reservation of land for public/semi-public purpose.</i>	Satisfied
	<i>741-312 – Monuments</i> <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>	Satisfied
	<i>741.313 – Flood Control:</i> <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> <i>For Zone AE areas, the plat must show the BFE topographic line.</i> <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i>	Satisfied
	<i>741.316 – Street Lighting:</i> <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i>	Satisfied

EXHIBITS

2026-PLT-052; Aerial Map



2026-PLT-052; Plat



2026-PLT-052; Findings of Fact

FINDINGS OF FACT

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

Sidewalks are already in place along North Main Street, West 13th Street, and West 14th Street. They were built as part of the site's approved streetscape work, so this waiver doesn't change anything for people walking through the area.

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

The sidewalks were already built under the original site plan approval (2021-APP-010), before this plat was ever filed. Most properties going through this process haven't already built their sidewalks ahead of time the way this one has.

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

There's no good reason to make the owner build sidewalks that are already there and working fine. That would just mean paying to duplicate something that already exists - not a choice the owner made, just the reality of how the site was already built.

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

The whole point of the sidewalk requirement is to make the area walkable, and that's already been done. This subdivision meets that goal without needing anything new built.

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

This waiver only deals with the sidewalk requirement. It doesn't touch the property's current zoning, its use, or any official zoning maps.



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2026-PLT-052; Town of Speedway Special Hearing Examiner Decision Letter for 2021-APP-010



TOWN OF SPEEDWAY
Special Hearing Examiner

5300 Crawfordsville Road
Speedway, Indiana 46224-5406
317-246-4111

Town Manager

Town Clerk Treasurer

Jacob Blasdel

May 20, 2021

LandWorx Engineering, LLC
Mr. Benjamin Houle
1828 Central Avenue, Suite 201
Indianapolis, IN 46202

Re: 1302, 1330, 1344, 1346 Main St and 4909 W. 14th St, Speedway IN 46224

Dear Mr. Houle,

This letter is to advise you that on May 17, 2021, Petition 2021-APP-010 was heard by the Speedway Special Hearing Examiner.

The petition was approved, subject to substantial compliance with the site and landscaping plans, file dated April 14, 2021. The final landscape plan for the parking lot west of the alley, abutting the residential district, must be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).

If you have any questions or concerns, please contact me at (317) 481-0847.

Sincerely,

Timothy J. Ramion
Special Hearing Examiner

2026-PLT-052; Photographs

Photograph 1: Subject Site View from the North Facing Main Street (September 2026)



Photograph 2: Subject Site View from the East Facing 13th Street (September 2026)



Photograph 3: Subject Site View from the South of 1302 Main Street (September 2026)



Photograph 4: Subject Site View from the West of 1302 Main Street (September 2026)



Photograph 5: Subject Site View from the North of 4921 W. 14th Street (September 2026)



Photograph 5: Subject Site View from the East of 4921 W. 14th Street (September 2026)



Photograph 5: Subject Site View from the South of 4921 W. 14th Street (September 2026)



Photograph 5: Subject Site View from the Northwest of 4921 W. 14th Street (September 2026)



Photograph 5: Subject Site View Of the Public Alley Connecting to West 13th Street





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PLAT COMMITTEE

October 14, 2026

Case Number:	2026-PLT-053
Property Address:	1001 Foltz Street
Location:	Wayne Township, Council District #17
Petitioner:	Ryan Tanselle, Hostetter & Associates
Zoning:	D-4 (FW)
Request:	Approval of Subdivision Plat to be known as Foltz Street Subdivision, dividing 1.986 acres into two lots
Waiver Requested:	None
Current Land Use:	Single-family residential
Staff Reviewer:	Samuel Sparzo, Senior Planner

PETITION OVERVIEW

Due to an anticipated lack of quorum at the October 14th hearing, the Plat Committee will be unable to take a decisive vote on this petition. Therefore, this petition will be continued to the November 13th hearing date, unless an alternate hearing date is requested by the petitioner



**Department of Metropolitan Development
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PLAT COMMITTEE

October 14, 2026

Case Number: 2026-PLT-054
 Property Address: 6200 and 6310 West Southport Road (*Approximate Addresses*)
 Location: Decatur Township, Council District #21
 Petitioner: CPG Land LLC, by Rachel Keesling
 Zoning: D-4 / D-P
 Request: Approval of a Subdivision Plat to be known as Waldyn, Section 1, dividing 34.132 acres into 58 lots.
 Waiver Requested: None
 Current Land Use: Undeveloped
 Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

Due to an anticipated lack of quorum at the October 14th hearing, the Plat Committee will be unable to take a decisive vote on this petition. Therefore, this petition will be continued to the November 13th hearing date, unless an alternate hearing date is requested by the petitioner.



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PLAT COMMITTEE

October 14, 2026

Case Number: 2026-PLT-056

Property Address: 6418 Carrollton Avenue and 725 East 65th Street (*Approximate Address*)

Location: Washington Township, Council District #7

Petitioner: Veranda Carrollton, LLC (Gary Thrapp) and Veranda I, LLC (Gary Thrapp), by Weihe Engineers

Zoning: MU-2 (FF) (TOD) and MU-1 (FF) (TOD)

Request: Approval of a Subdivision Plat to be known as Replat of Lots 44 and 45 of Light's Broad Ripple Addition, dividing 0.34-acre into two lots

Waiver Requested: None

Current Land Use: Commercial

Staff Reviewer: Josh Levesque, Manager—Code Revisions and Compliance

PETITION OVERVIEW

Due to an anticipated lack of quorum at the October 14th hearing, the Plat Committee will be unable to take a decisive vote on this petition. Therefore, this petition will be continued to the November 13th hearing date, unless an alternate hearing date is requested by the petitioner.



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PLAT COMMITTEE

October 14, 2026

Case Number:	2026-VAC-008
Property Address:	5055 East 16 th Street; 5042 Elliott Avenue; and 1504, 1510, 1514, 1520, 1524, 1532, and 1534 Emerson Avenue (<i>Approximate Addresses</i>)
Location:	Center Township, Council District #13
Petitioner:	Kahlon Holdings LLC & SCF RC Funding IV LLC, by Joseph Csikos
Request:	Vacation of a portion of the first north-south alley west of Emerson Avenue, being 12 feet in width, beginning at the south right-of-way line of 16 th Street, south 271.76 feet, to the north right-of-way line of Elliott Avenue, with a waiver of the assessment of benefits.
Waiver Requested:	Assessment of Benefits
Current Land Use:	Commercial
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

Due to an anticipated lack of quorum at the October 14th hearing, the Plat Committee will be unable to take a decisive vote on this petition. Therefore, this petition will be continued to the November 13th hearing date, unless an alternate hearing date is requested by the petitioner.

PLAT COMMITTEE

October 14, 2026

Case Number: 2026-VAC-009

Property Address: 1730 & 1802 Ruckle Street (*Approximate Addresses*)

Location: Center Township, Council District #13

Petitioner: Holly Mate Holdings LLC & Anderson Smith, by Jonathan Brown

Request: Vacation of a portion of an east-west alley west of Ruckle Street, being 15.125 feet in width, beginning at the west right-of-way line of Ruckle Street, west 135 feet, to the east right-of-way line of the first north-south alley west of Ruckle Street, with a waiver of the assessment of benefits.

Waiver Requested: Assessment of Benefits

Current Land Use: Residential / Undeveloped

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

Due to an anticipated lack of quorum at the October 14th hearing, the Plat Committee will be unable to take a decisive vote on this petition. Therefore, this petition will be continued to the November 13th hearing date, unless an alternate hearing date is requested by the petitioner.