



Metropolitan Development Commission Plat Committee (September 10, 2025) Meeting Agenda

Meeting Details

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

Date: Wednesday, September 10, 2025 **Time:** 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

2023-PLT-002 | 6045 Hickory Road

Hickory Run, Section Three | Preliminary approval by the Plat Committee on March 8, 2023

Request to waive the two-year Ordinance rule to record a plat by September 30, 2025 (must be recorded by March 8, 2025, or a maximum of two years from preliminary approval required)

PETITIONS REQUESTING TO BE CONTINUED:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

1. **2025-PLT-049 | 526 & 534 South Keystone Avenue**

Center Township, Council District #18, zoned D-5 (D-5II pending)
Miguel Villasol, by Mark and Kim Crouch

Approval of a Subdivision Plat to be known as Villasol's South Keystone Townhomes Subdivision, subdividing 0.37-acre into five lots.

2. **2025-PLT-051 | 2237 and 2239 Carrollton Avenue**

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

Approval of a Subdivision Plat to be known as Replat of Lot 24 in Bruce Place East End Subdivision, dividing 0.144-acre into two single-family attached lots.

3. **2025-PLT-053 | 1902 and 1960 Alvord Street**

Center Township, Council District #13, zoned D-8
Lennar Homes of Indiana, LLC, by Kevin C. Sumner

Approval of Subdivision Plat to be known as Alvord Street Townhomes, dividing 2.02 acres into 42 single-family attached lots.

4. 2025-PLT-054 | 2310 Prospect Street

Center Township, Council District #18, zoned D-8
RCA Properties, LLC, by Mark and Kim Crouch

Approval of a Subdivision Plat to be known as Jamie's Prospect Street Addition, dividing 0.11-acre into two, single-family attached lots.

5. 2025-PLT-055 | 302 and 306 Orange Street and 1251 South Alabama Street

Center Township, Council District #18, zoned D-5
David Rollings, by Mark and Kim Crouch

Approval of a Subdivision Plat, to be known as Rollings's Alabama Street Lots, dividing 0.29-acre into two lots.

6. 2025-PLT-056 | 10009 East Washington Street

Warren Township, Council District #20, zoned C-4 (TOD)
Washington Shoppes, LP, by Tracy L. McGill

Approval of a Subdivision Plat, to be known as Washington Shoppes Outlot Minor Plat, dividing 7.174 acres into two lots.

7. 2025-PLT-057 | 7305 Kentucky Avenue

Decatur Township, Council District #21, C-S
Oberlin Development, LLC, by Rick Ellis

Approval of a Subdivision Plat, to be known as Oberlin at Camby Village, Section 3, dividing 19.36 acres into 47 lots, with a proposed 550-foot length cul-de-sac (maximum 500-foot length of the cul-de-sac permitted). The Plat Committee may permit up to 550-foot cul-de-sac length.

8. 2025-VAC-009 | 100 Block of West Georgia Street

Center Township, Council District #18
Capitol Improvement Board of Managers of Marion County, by Mary Solada and Suzanne Baker

Vacation of air rights, subterranean rights, and right-of-way of Georgia Street, being 90 feet in width, from the west right-of-way line of Illinois Street, west 419.5 feet, to the east right-of-way line of Capitol Avenue, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

9. 2025-PLT-045 (Amended) | 8606 Lafayette Road

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

Approval of a Subdivision Plat to be known as Fishback Creek Overlook, subdividing 6.1 acres into three lots, with a waiver of sidewalks along Lafayette Road and West 86th Street.

PETITIONS FOR PUBLIC HEARING (New Petitions):

10. 2025-PLT-052 | 5000 West 86th Street

Pike Township, Council District #1, zoned I-4
Marathon Petroleum Company, LP, by Andrew Dotson

Approval of Subdivision Plat to be known as Replat of Lot 6D of Asphalt Materials Minor Subdivision, dividing 81.68 acres into two lots, with a waiver of sidewalks along 86th Street.

11. 2025-PLT-058 | 7500 South Sherman Drive

Perry Township, Council District #24, zoned D-3 (Cluster)
Davis Homes, by Kempis Wilkerson

Approval of a Subdivision Plat, to be known The Trees at Southport Crossing, Section 1, dividing 61.55 acres into 55 lots, with a waiver of maximum number of two local streets used by emergency vehicles requirements, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance.

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

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://www.indy.gov/Channel16LiveWebStream). 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://www.indy.gov/WatchPreviouslyRecordedPrograms).



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

PLAT COMMITTEE

September 10, 2025

| | |
|--------------------------|--|
| Case Number: | 2025-PLT-049 |
| Property Address: | 526 and 534 South Keystone Avenue (<i>Approximate Addresses</i>) |
| Location: | Center Township, Council District # 11 |
| Petitioner: | Miguel Villasol, by Mark and Kim Crouch |
| Zoning: | D-5 (D-5II pending) |
| Request: | Approval of a Subdivision Plat to be known as Villasol's South Keystone Townhomes Subdivision, subdividing 0.37-acre into five lots. |
| Waiver Requested: | None |
| Current Land Use: | Single-family residential / Vacant |
| Staff Reviewer: | Noah Stern, Senior Planner |

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 14, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 (D-5II pending) and is developed with a detached single-family dwelling. This proposed plat would divide this property into one single-family detached lot (existing house) and four single-family attached lots. The proposed plat generally meets the standards of the D-5II zoning classification.

STREETS

Lots 1, 2, 3, and 4 would front on South Keystone Avenue and Lot 5 would front along both South Keystone Avenue and Spann Avenue. All lots would have alley access on the rear. No new streets are proposed.

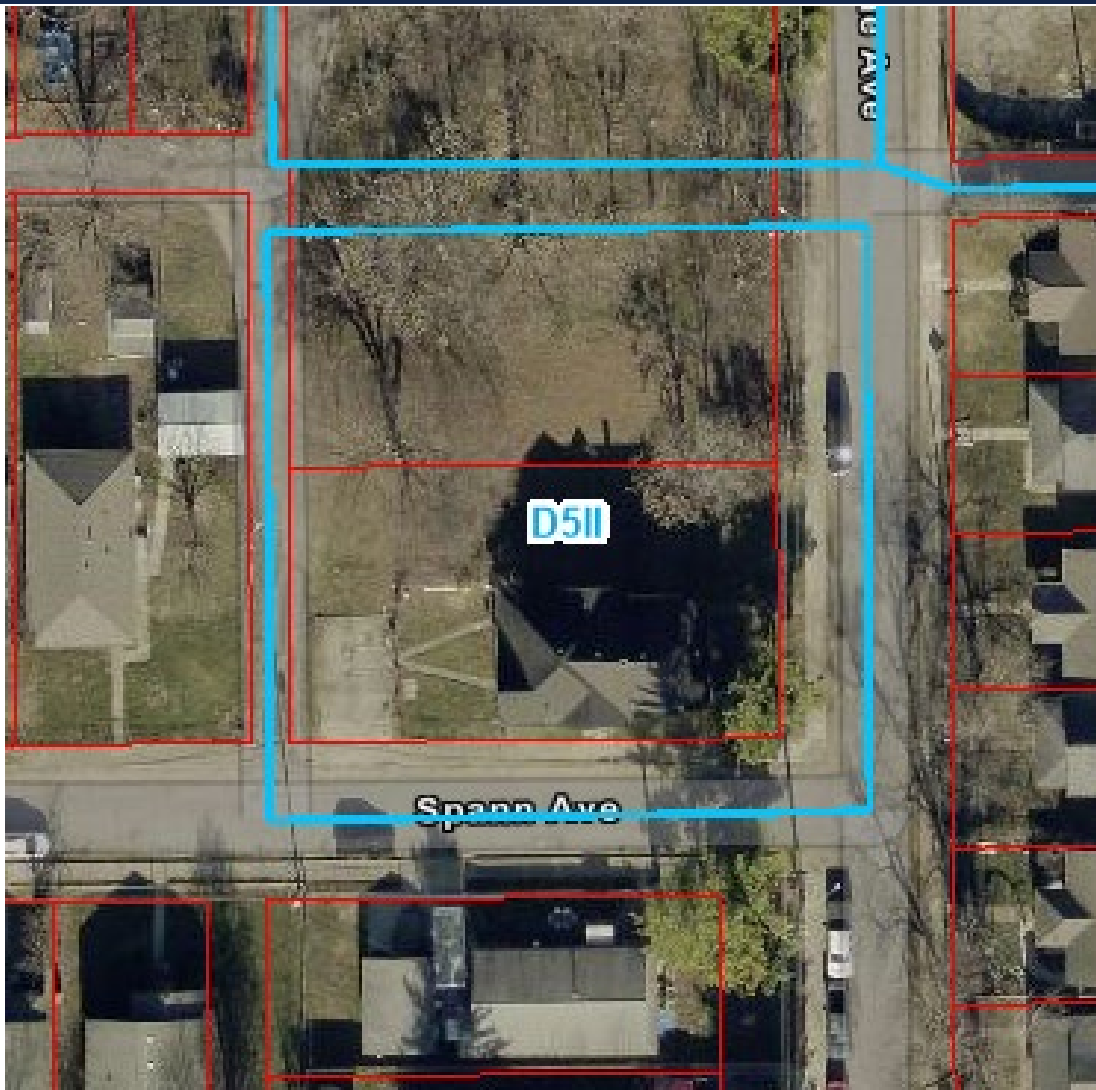
SIDEWALKS

Sidewalks are existing on South Keystone Avenue and Spann Avenue.

GENERAL INFORMATION

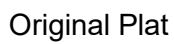
| | | |
|--------------------------------|------------------------------------|---------------------------------------|
| Existing Zoning | D-5 (D-5II pending) | |
| Existing Land Use | Single-family residential / Vacant | |
| Comprehensive Plan | Traditional Neighborhood | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | C-3 | Neighborhood Commercial |
| South: | D-5 | Single-Family residential |
| East: | D-5 | Single-Family residential |
| West: | D-5 | Single-family residential |
| Thoroughfare Plan | | |
| South Keystone Avenue | Local Street | 45-feet existing and 48-feet proposed |
| Spann Avenue | Local Street | 40-feet existing and 48-feet proposed |
| Petition Submittal Date | July 7, 2025 | |

EXHIBITS



Aerial Photo

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



PHOTOS









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

PLAT COMMITTEE

September 10, 2025

| | |
|--------------------------|---|
| Case Number: | 2025-PLT-051 |
| Property Address: | 2237 and 2239 Carrollton Avenue (<i>Approximate Address</i>) |
| Location: | Center Township, Council District #8 |
| Petitioner: | Eric Sedique |
| Zoning: | D-8 |
| Request: | Approval of a Subdivision Plat to be known as Replat of Lot 24 in Bruce Place East End Subdivision, dividing 0.144-acre into two single-family attached lots. |
| Waiver Requested: | None |
| Current Land Use: | Two-Family Dwelling |
| Staff Reviewer: | Noah Stern, Senior Planner |

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

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

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



**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. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 24A and 24B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 24A and 28B would front on Carrollton Avenue. No new streets are proposed.

PROCEDURE

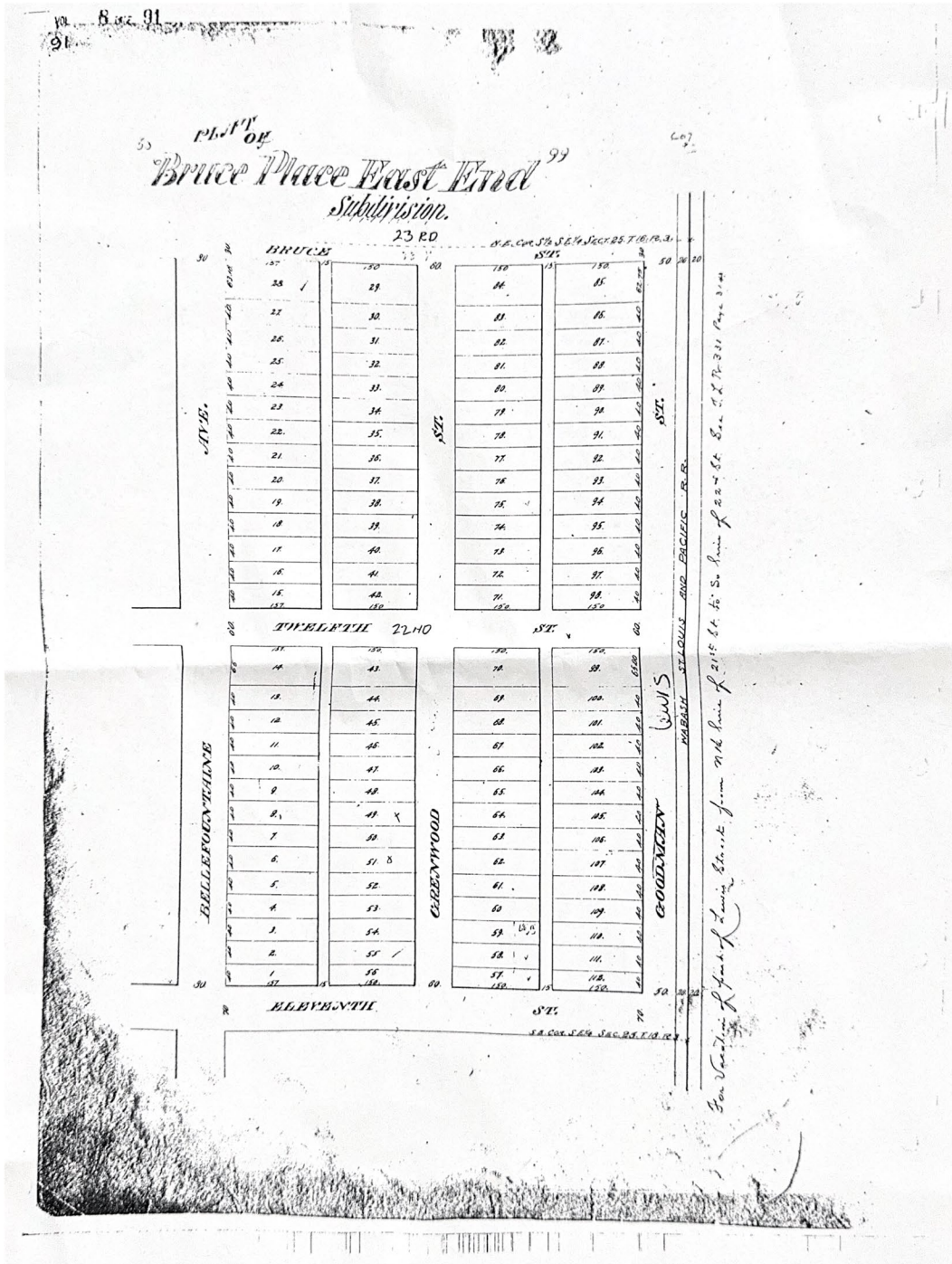
This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

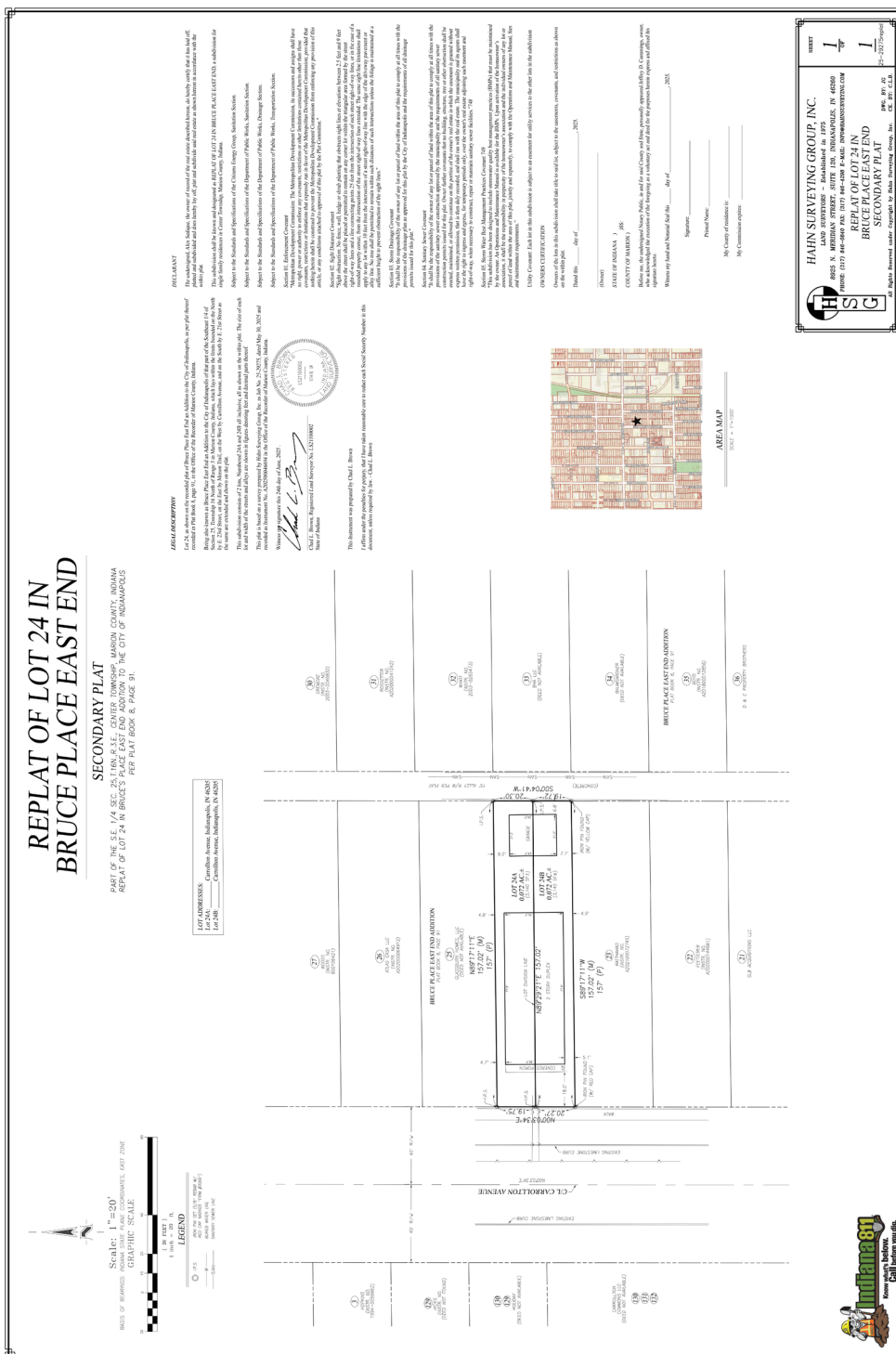
| | | |
|--------------------------------|--------------------------|---------------------------------------|
| Existing Zoning | D-8 | |
| Existing Land Use | Two-family dwelling | |
| Comprehensive Plan | Traditional Neighborhood | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | D-8 | Single-Family residential |
| South: | D-8 | Single-Family residential |
| East: | D-8 | Two-Family residential |
| West: | D-8 | Single-Family residential |
| Thoroughfare Plan | | |
| Carrollton Avenue | Local Street | 80-foot existing and 48-foot proposed |
| Petition Submittal Date | July 22, 2025 | |

EXHIBITS

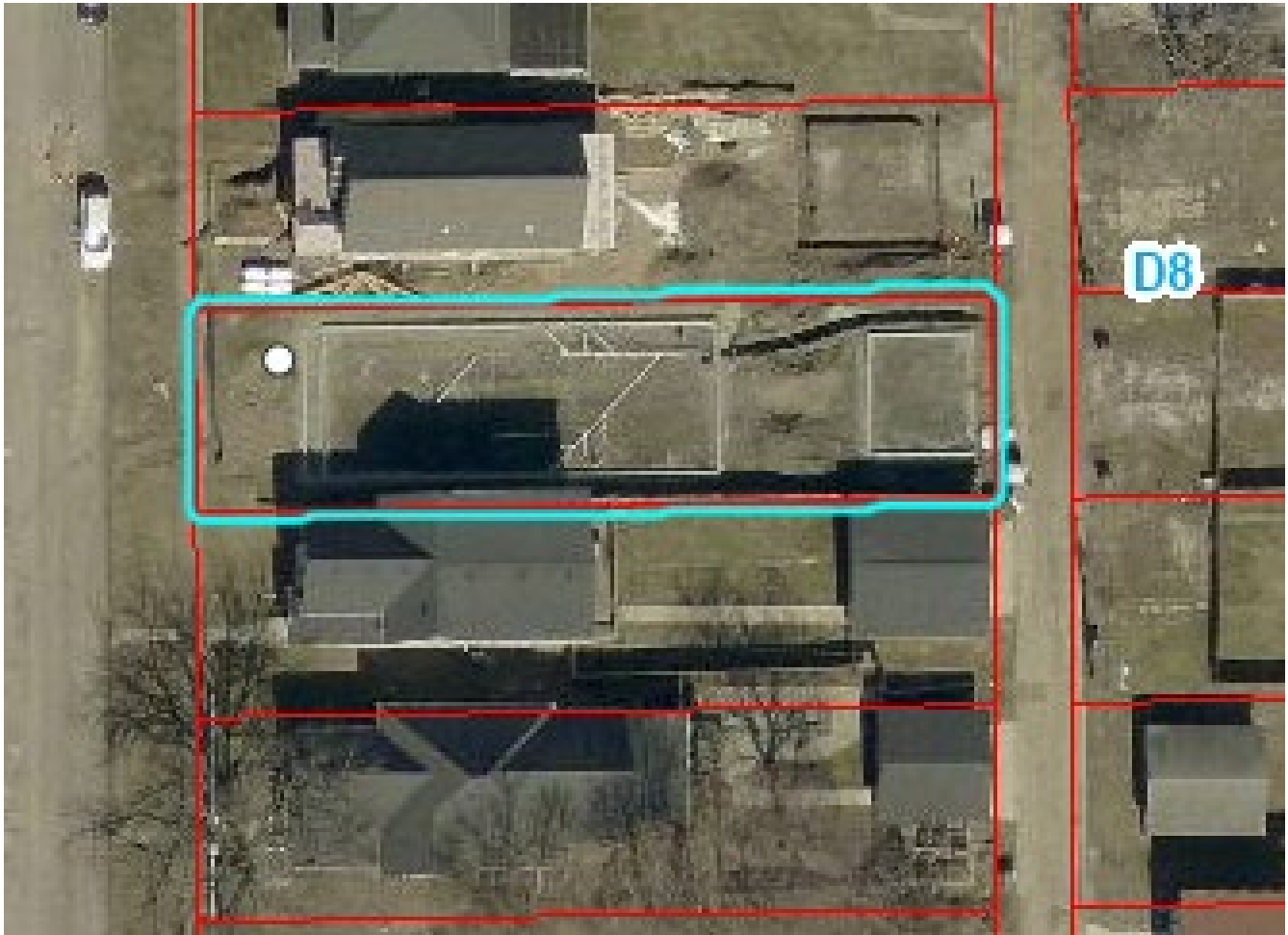
Original Plat



Preliminary Plat



Present day aerial



PHOTOS





Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

September 10, 2025

Case Number: 2025-PLT-053
 Property Address: 1902 and 1960 Alvord Street (approximate addresses)
 Location: Center Township, Council District #13
 Petitioner: Lennar Homes of Indiana, LLC, by Kevin C. Sumner
 Zoning: D-8
 Request: Approval of Subdivision Plat to be known as Alvord Street Townhomes, dividing 2.02 acres into 42 single-family attached lots.
 Waiver Requested: None
 Current Land Use: Undeveloped
 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 July 24, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and is undeveloped. The site was rezoned to the D-8 classification via the petitions 2020-ZON-59 and 2023-CZN-852, to provide for the proposed single-family residential development. The property was also granted variances 2020-VAR-004 and 2023-CVR-852 to provide for reduced lot sizes, setbacks, and main floor areas. The proposed plat meets the standards of the D-8 zoning classification, the zoning commitments, and the subdivision regulations.

The plat petition 2023-PLT-096 was approved in 2023 for this subdivision, but revisions were proposed by the applicant after that approval by the Plat Committee that would result in the same number of lots but an alternate internal layout. These changes couldn't be approved administratively via 741-501.A (only applicable for correcting errors) and are the reason that approval of a new plat petition would be required.

STREETS

The townhomes will front on Alvord Street to the east and the Monon Trail to the west. A common area private drive (Rosette Way) would provide vehicle access to the properties in addition to on-street parking along Alvord Street.

SIDEWALKS

Sidewalks have existed along 19th Street, Alvord Street, and 20th Street and any sidewalks impacted by construction would be replaced.

GENERAL INFORMATION

| | | |
|--------------------------------|----------------------|-------------------------------|
| Existing Zoning | D-8 | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | Village mixed-use | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | D-8 | Residential |
| South: | D-P | Residential |
| East: | ID-8 | Residential |
| West: | I-3 | Monon Trail |
| Thoroughfare Plan | | |
| Alvord Street | Local Street | 62-foot existing and proposed |
| 19 th Street | Local Street | 50-foot existing and proposed |
| 20 th Street | Local Street | 50-foot existing and proposed |
| Petition Submittal Date | July 24, 2025 | |

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

| | |
|---|------------------------------|
| <p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • 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. | <p>Satisfied</p> |
| <p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • 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. | <p>Satisfied</p> |
| <p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • 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) | <p>Not Applicable</p> |
| <p>741-205 – Waivers</p> <ul style="list-style-type: none"> • 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. | <p>None Requested</p> |

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

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

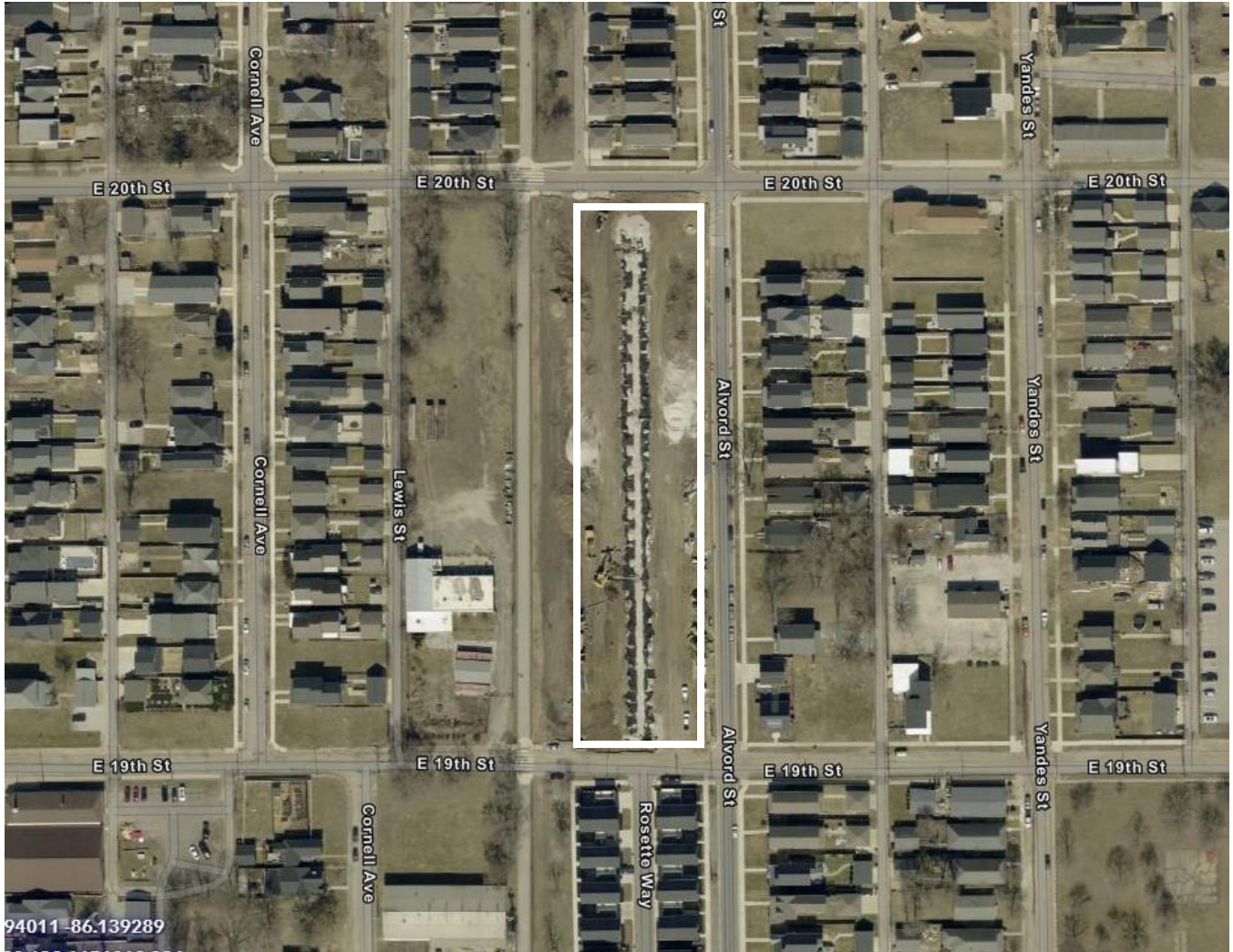
**Department of Metropolitan Development
Division of Planning
Current Planning**

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

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

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

EXHIBITS



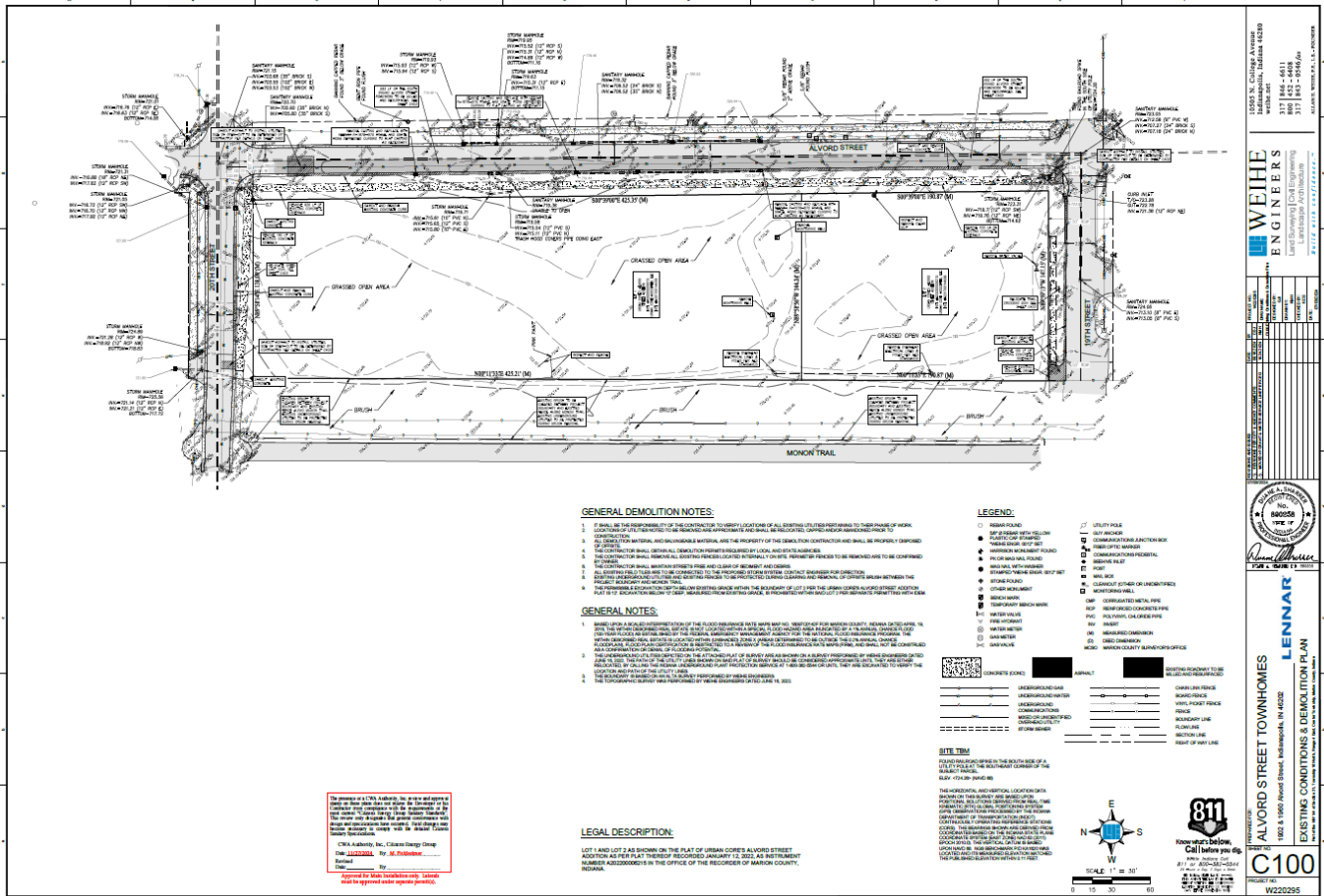




Photo 1: Subject Site Viewed from South



Photo 2: Subject Site Viewed from Northwest



Photo 3: Eastern Property Boundary Viewed from North



Photo 4: Subject Site Viewed from West



Photo 5: Subject Site Viewed from South



Photo 6: Adjacent Property to Northwest



Photo 7: Adjacent Property to Northeast



Photo 8: Adjacent Property to East



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

September 10, 2025

| | |
|--------------------------|---|
| Case Number: | 2025-PLT-054 |
| Property Address: | 2310 Prospect Street (<i>Approximate Address</i>) |
| Location: | Center Township, Council District #18 |
| Petitioner: | RCA Properties, LLC, by Mark and Kim Crouch |
| Zoning: | D-8 |
| Request: | Approval of a Subdivision Plat to be known as Jamie's Prospect Street Addition, dividing 0.11-acre into two, single-family attached lots. |
| Waiver Requested: | None |
| Current Land Use: | Two-Family Dwelling |
| Staff Reviewer: | Noah Stern, Senior Planner |

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 5, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 1 and 2 would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915, per the Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 1 and 2 would front along Prospect Street. No new streets are proposed.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

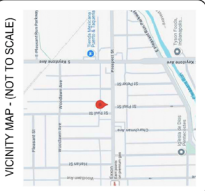
| | | |
|--------------------------------|--------------------------|---------------------------------------|
| Existing Zoning | D-8 | |
| Existing Land Use | Two-family dwelling | |
| Comprehensive Plan | Traditional Neighborhood | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | D-5 | Single-Family residential |
| South: | C-4 | Single-Family residential |
| East: | C-4 | Two-Family residential |
| West: | C-4 | Single-Family residential |
| Thoroughfare Plan | | |
| Prospect Street | Primary Arterial | 54-foot existing and 56-foot proposed |
| Petition Submittal Date | July 25, 2025 | |

EXHIBITS

Preliminary Plat

JAMIE'S PROSPECT STREET ADDITION
THE REPLAT OF A PART OF LOT 3 IN MEYER'S FIRST
ADDITION, PLAT BOOK 9, PAGE 98
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH,
RANGE 04 EAST IN CENTER TOWNSHIP, MARION COUNTY, INDIANA

VICINITY MAP - (NOT TO SCALE)



LEGEND

- BOUNDARY LINE
- CENTER LINE
- SURVEY MONUMENT SET (AS NOTED)
- LOT ADDRESS

PREPARED FOR:
OWNERSUBOWNER:
RCA PROPERTIES, LLC
11111 N. CENTRAL AVENUE
INDIANAPOLIS, INDIANA 46203

PREPARED BY:
RCA PROPERTIES, LLC
11111 N. CENTRAL AVENUE
INDIANAPOLIS, INDIANA 46203

ENFORCEMENT COVENANT

Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any provision of this plat, or any conditions attached to approval of this plat by the Commission, except as provided herein.

SIGHT DISTANCE COVENANT

Sight distance: 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 extending from the intersection of the street right-of-way lines to the center of the lot. 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 height 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 connection system by the City of Indianapolis and the requirements of all sanitary sewer connection permits for this plat. Owner further covenants that no building, structure, line or other obstruction shall be erected, maintained, or allowed to continue on the lot or parcel of land within the area of this plat that would obstruct, interfere with, or prevent the proper flow of sanitary sewer lines running with the real estate. The municipality and its agents shall have the right to remove and replace, 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 stormwater facilities, the owner shall be responsible for the proper operation and maintenance of the facilities and shall comply with all 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, _____, owner of the real estate shown and described herein, as per deed recorded in the County of Marion, Indiana, do hereby certify that the plat and subdivision and real estate into Lot 1 and Lot 2 of JAMIE'S PROSPECT STREET ADDITION, as shown on the within plat.

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

Sign: _____
Print: _____

STATE OF _____)
COUNTY OF _____)
Before me the undersigned Notary Public, in and for the County and State, personally appeared _____ and acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes herein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____.

My Commission expires: _____
I am a resident of _____ County.

SURVEYOR'S CERTIFICATE

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

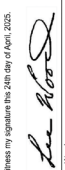
This subdivision consists of three (3) lots, numbered 1 AND 2, all inclusive, and shall be known and designated as JAMIE'S PROSPECT STREET ADDITION with public rights of way as shown on this within plat.

The size of each lot and width of the streets are shown in figure depicting feet and decimal parts thereof.

This plat is based upon the Subdivision Survey prepared by Axis Surveying, as Project No. 25-1053, dated April 24, 2025, and recorded on _____, 2025, as Instrument No. _____ at the Office of the Recorder, Marion County, Indiana.

There have been no changes from the nature of survey provided 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 ordinance.

Witness my signature this 24th day of April, 2025.


Lee Wood
Professional Surveyor No. LS 2100000
State of Indiana

AXIS
SURVEYING, LLC

Complete Surveying Services for Commercial - Residential
2777 East 116th - www.AxisLLC.com P.O. Box 2009 - Indianapolis, IN 46226

PROJECT NUMBER: 25-1053

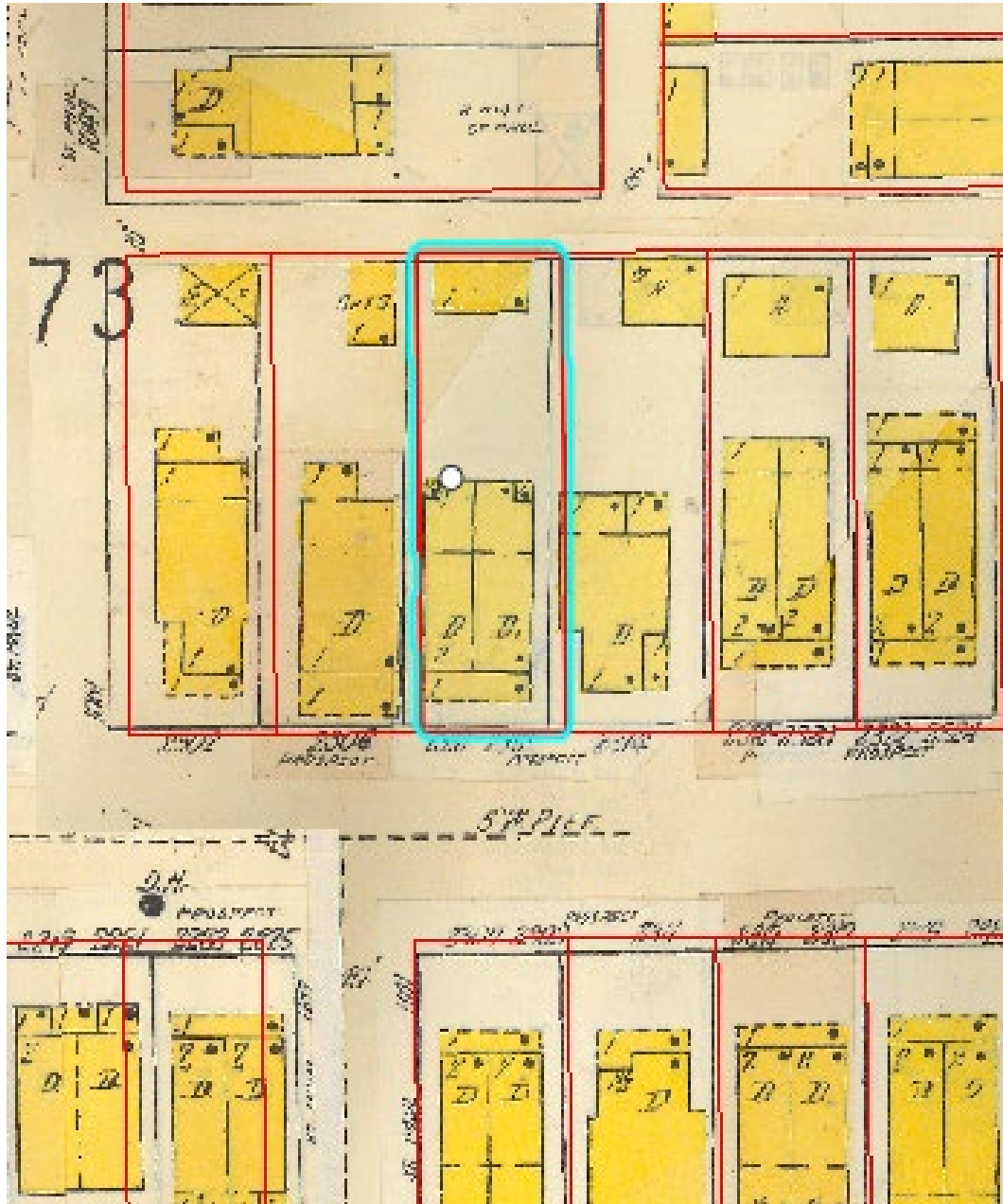
SHEET 1 OF 1

33

Present day aerial



1915 Sanborn Map



PHOTOS







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

PLAT COMMITTEE

September 10, 2025

| | |
|--------------------------|--|
| Case Number: | 2025-PLT-055 |
| Property Address: | 302 and 306 Orange Street and 1251 South Alabama Street (approximate addresses) |
| Location: | Center Township, Council District #18 |
| Petitioner: | David Rollings, by Mark and Kim Crouch |
| Zoning: | D-5 |
| Request: | Approval of a Subdivision Plat, to be known as Rollings's Alabama Street Lots, dividing 0.29-acre into two lots. |
| Waiver Requested: | None |
| Current Land Use: | Two-Family Dwelling |
| Staff Reviewer: | Noah Stern, Senior Planner |

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 7, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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 developed with two, single-family detached dwellings on two of the existing lots and a vacant lot to the east. This proposed plat would combine two of the lots with the undeveloped lot to the east, effectively enlarging the developed lots. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 1 would front on South Alabama Street and Lot 2 would front on South Alabama Street and Orange Street. No new streets are proposed.

PROCEDURE

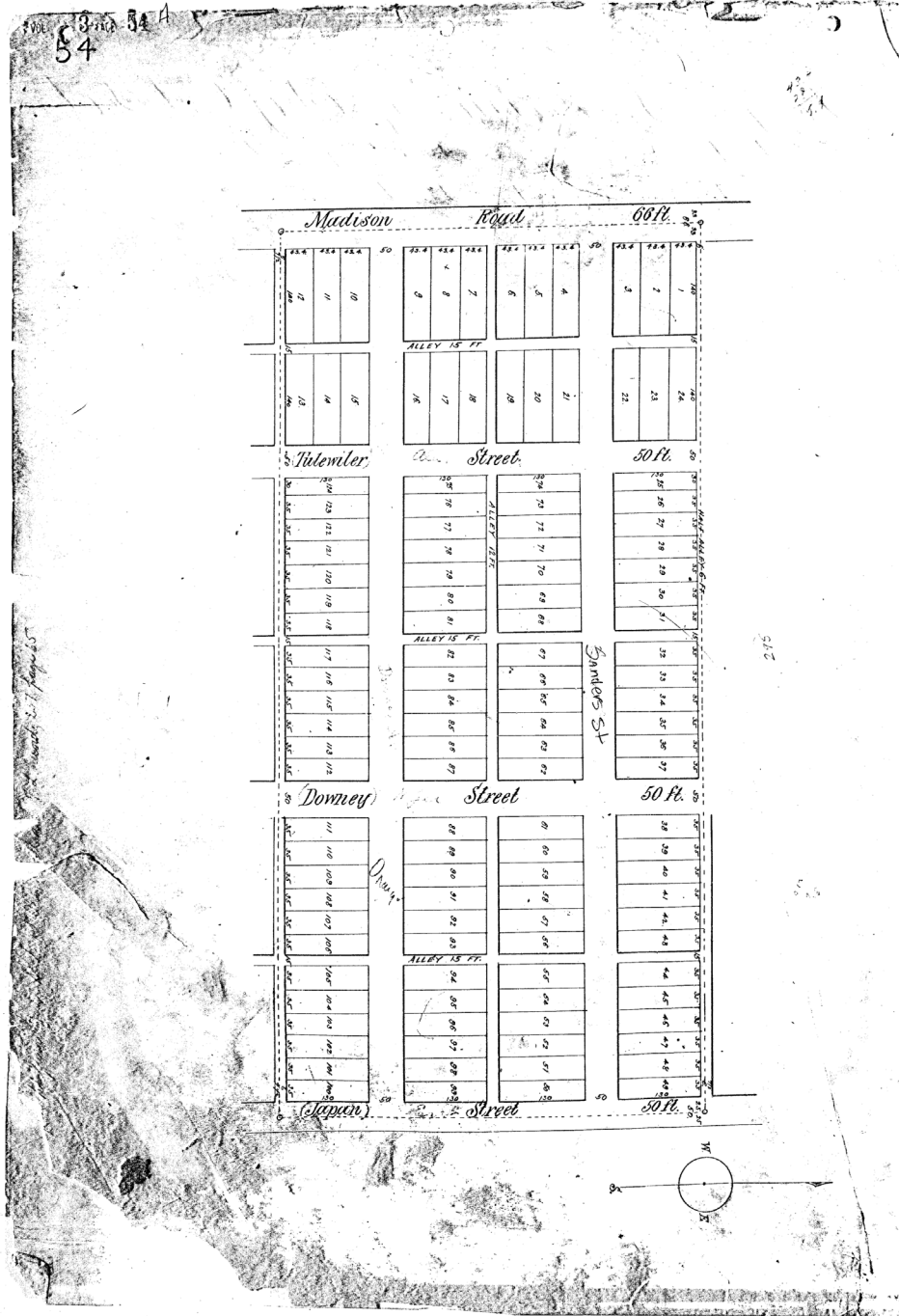
This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5 Dwelling District,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

GENERAL INFORMATION

| | | |
|--------------------------------|---------------------------------------|---------------------------------------|
| Existing Zoning | D-5 | |
| Existing Land Use | Two, single-family detached dwellings | |
| Comprehensive Plan | Traditional 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 | Two-Family residential |
| West: | D-5 | Single-Family residential |
| Thoroughfare Plan | | |
| 43rd Street | Local Street | 50-foot existing and 48-foot proposed |
| Capitol Avenue | Secondary Arterial | 60-foot existing and 56-foot proposed |
| Petition Submittal Date | July 28, 2025 | |

EXHIBITS

Original Plat



Preliminary Plat

SECONDARY PLAT OF:
ROLLINGS' S ALABAMA STREET LOTS
A RE-SUBDIVISION OF LOTS 75 & 76 IN FREDERICK YEISER
GUARDIAN'S ADDITION (PLAT BOOK 3, PAGE 54)
INDIANAPOLIS, CENTER TOWNSHIP, MARION COUNTY, INDIANA

LEGEND

1/8" = 1' REAR WITH ARE
0 SURVEYING FIRM #2097

LOT ADDRESSES:
LOT 1: 302 Alabama Street, Indianapolis, IN
LOT 2: 302 Orange Street, Indianapolis, IN

DECLARANT

The undersigned, David M. Rollings, the owner of record of the real estate described herein, does hereby certify that he has had all platting and subdivided and does hereby say that, plot and subdivided and that estate as shown on the attached plat.

This plat is a preliminary plat for the re-subdivision of the real estate described herein, a subdivision for single family residences in Center Township, Marion County, Indiana.

SITE DISTANCE COVENANT

Rollings' S Alabama Street Lots 1 and 2, being a single lot, shall be used for residential purposes only. The lot shall be used for residential purposes only and shall not be used for any other purpose. The lot shall be used for residential purposes only and shall not be used for any other purpose. The lot shall be used for residential purposes only and shall not be used for any other purpose.

STORM DRAINAGE COVENANT

The owner of the lot shall be responsible for the installation and maintenance of a storm drainage system for the lot. The owner shall be responsible for the installation and maintenance of a storm drainage system for the lot. The owner shall be responsible for the installation and maintenance of a storm drainage system for the lot.

SANITARY SEWER COVENANT

The owner of the lot shall be responsible for the installation and maintenance of a sanitary sewer system for the lot. The owner shall be responsible for the installation and maintenance of a sanitary sewer system for the lot. The owner shall be responsible for the installation and maintenance of a sanitary sewer system for the lot.

ENFORCEMENT COVENANT

The Metropolitan Development Commission, its successors and assigns, shall have the right to enforce the provisions of this plat. The Metropolitan Development Commission, its successors and assigns, shall have the right to enforce the provisions of this plat. The Metropolitan Development Commission, its successors and assigns, shall have the right to enforce the provisions of this plat.

LEGAL DESCRIPTION

Lots 75 and 76 in Frederick Yeiser's Guardian's Addition, as per plat thereof recorded in Plat Book 3, page 54 in the Office of the Recorder of Marion County, Indiana.

SURVEYOR CERTIFICATION

This subdivision consists of 2 lots, numbered 11A and 11B, all as shown on the within plat. The plat is based on a retracement survey of the above referenced Lots 75 and 76, as recorded in Plat Book 3, page 54 in the Office of the Recorder of Marion County, Indiana.

Witness my signature this 20th day of May, 2025.

R. Eric Browning, Professional Surveyor No. LS20000001
State of Indiana

I affirm under the penalties of perjury that I have taken reasonable care to collect each Social Security Number in this document, unless required by law - R. Eric Browning

OWNERS CERTIFICATION

Owners of the lots in this subdivision shall take title to said lot, subject to the easements, covenants, and restrictions as shown on the within plat.

Dated this _____ day of _____, 2025.

David M. Rollings
STATE OF INDIANA
SS: MARION COUNTY

Before me, the undersigned Notary Public, in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat and deed for the purposes herein, and attested the signature hereto.

Witness my hand and Notary Seal this _____ day of _____, 2025.

Signature _____
Printed Name _____
My County of Residence _____
My Commission Expires: _____

VICINITY MAP (NOT TO SCALE)

SCALE: 1" = 20'

LOT 1
3,836 SQUARE FEET

LOT 2
4,803 SQUARE FEET

LOT ADDRESSES:
LOT 1: 302 Alabama Street, Indianapolis, IN
LOT 2: 302 Orange Street, Indianapolis, IN

LEGEND

1/8" = 1' REAR WITH ARE
0 SURVEYING FIRM #2097

LOT ADDRESSES:
LOT 1: 302 Alabama Street, Indianapolis, IN
LOT 2: 302 Orange Street, Indianapolis, IN

Present day aerial



PHOTOS











Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

September 10, 2025

| | |
|--------------------------|--|
| Case Number: | 2025-PLT-056 |
| Property Address: | 10009 East Washington Street (<i>Approximate Address</i>) |
| Location: | Warren Township, Council District #20 |
| Petitioner: | Washington Shoppes, LP, by Tracy L. McGill |
| Zoning: | C-4 (TOD) |
| Request: | Approval of a Subdivision Plat, to be known as Washington Shoppes Outlot Minor Plat, dividing 7.174 acres into two lots. |
| Waiver Requested: | None |
| Current Land Use: | Commercial retail and surface parking |
| Staff Reviewer: | Jeffrey York, Manager |

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

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

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



**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 C-4 (TOD) and is developed with three commercial retail structures and surface parking areas. Lot 1 would be 0.477-acre and is currently developed with a fast-food restaurant, a surface parking area, and a drive through service lane. Lot 2 would be 6.691 acres and is currently developed with two commercial retail buildings, one being 27,731 square feet and the other being 42,000 square feet in size, with the remainder of the parcel improved with a surface parking area. Lot 1 would be accessed from interior access drives through Lot 2. Lot 2 is accessed from Washington Street and Mitthoefer Road.

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

STREETS

Lot 1 would be accessed from interior access drives through Lot 2. Lot 2 is accessed from Washington Street and Mitthoefer Road.

SIDEWALKS

Sidewalks exist along Washington Street. Sidewalks do not exist along Mitthoefer Road but are required.

GENERAL INFORMATION

| | | |
|----------------------------|--|--------------------------------|
| Existing Zoning | C-4 (TOD) | |
| Existing Land Use | Three commercial retail structures and surface parking areas | |
| Comprehensive Plan | Regional commercial development | |
| Surrounding Context | Zoning | Land Use |
| North: | C-3 (TOD) | Commercial retail |
| South: | C-4 (TOD) | Commercial retail |
| East: | C-4 (TOD) | Commercial retail |
| West: | C-3 (TOD) | Commercial retail |
| Thoroughfare Plan | | |
| Washington Street | Primary Arterial | 124-foot existing and proposed |

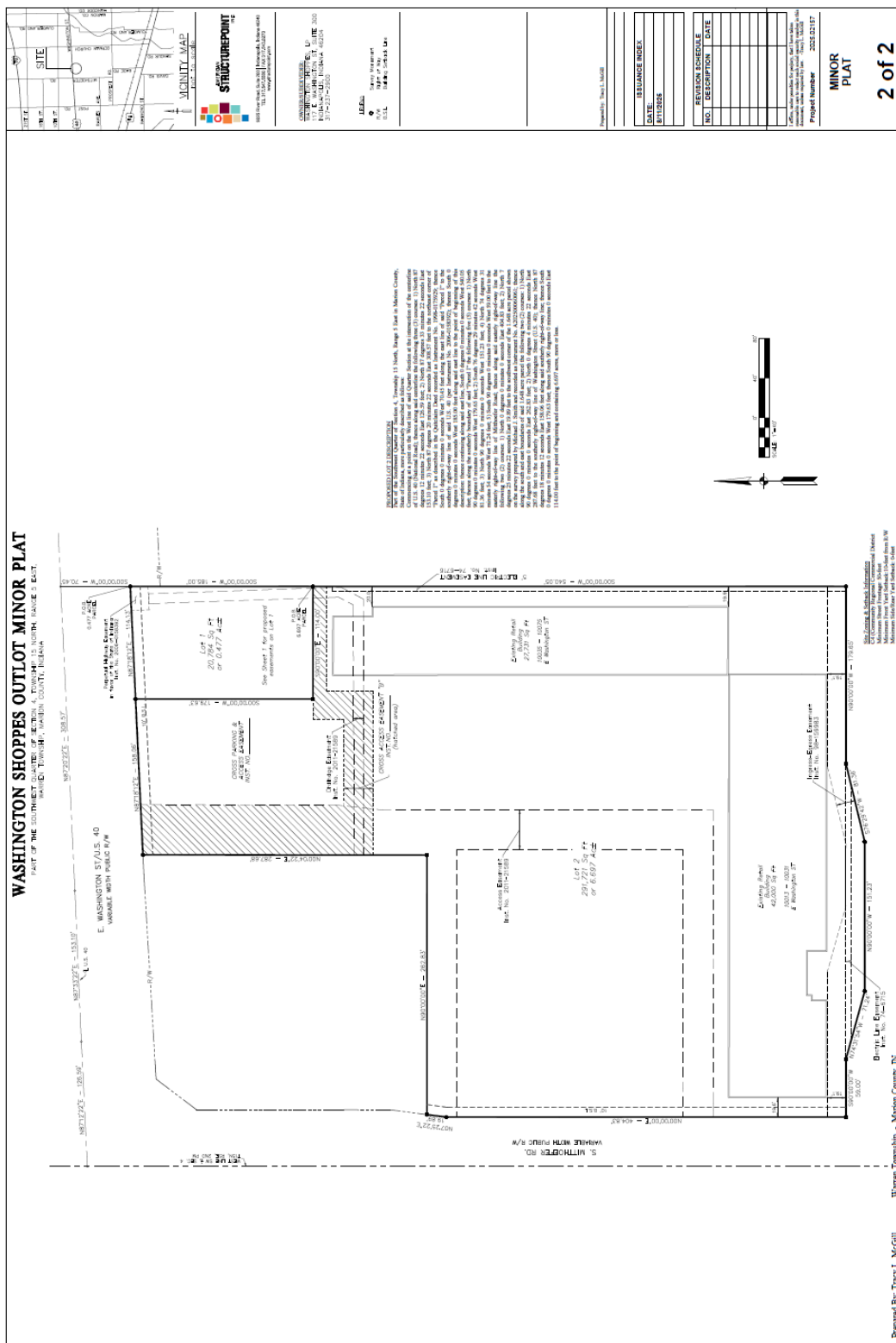


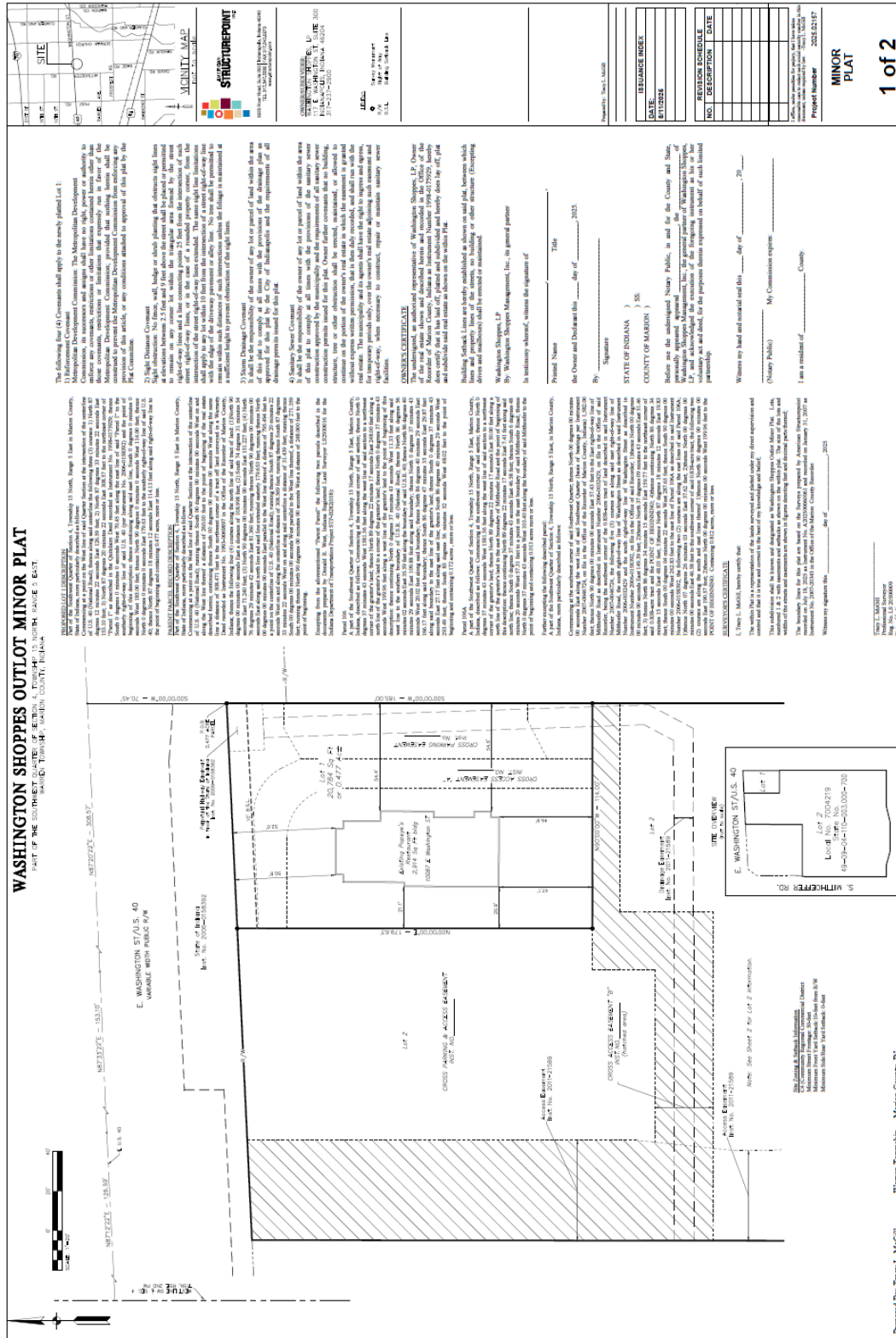
Department of Metropolitan Development
Division of Planning
Current Planning

| | | |
|-------------------------|--------------------|-------------------------------|
| Mitthoefer Road | Secondary arterial | 80-foot existing and proposed |
| Petition Submittal Date | August 5, 2025 | |

EXHIBITS







Photos



Proposed Lot 1



Frontage of Lot 1 along Washington Street



Interior of proposed Lot 2



Frontage of Lot 2 along Mitthoefer Road



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

September 10, 2025

Case Number: 2025-PLT-057

Property Address: 7305 Kentucky Avenue (*Approximate Address*)

Location: Decatur Township, Council District #21

Petitioner: Oberlin Development, LLC, by Rick Ellis

Zoning: C-S

Request: Approval of a Subdivision Plat, to be known as Oberlin at Camby Village, Section 3, dividing 19.36 acres into 47 lots, with a proposed 550-foot length cul-de-sac (maximum 500-foot length of the cul-de-sac permitted). The Plat Committee may permit up to 550-foot cul-de-sac length.

Waivers Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 5, 2025 complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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.
12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
13. That a site plan including a concrete sidewalk along the entire frontage on Kentucky Avenue in compliance with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned C-S and is undeveloped. It was rezoned to the C-S classification in 2022 (2022-ZON-112) to provide for the proposed certain C-3 uses and D-4 and D5II uses. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

STREETS

The plat would provide for two new streets: one local street and one cul-de-sac. The proposed cul-de-sac would be approximately 550 feet in linear feet.

SIDEWALKS

Sidewalks are required along Kentucky Avenue and all proposed interior streets.

GENERAL INFORMATION

| | | |
|--------------------------------|-----------------------|---|
| Existing Zoning | C-S | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | Suburban Neighborhood | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | C-5 | Commercial |
| South: | C-S | Undeveloped |
| East: | C-4 | Undeveloped |
| West: | C-7 | Commercial |
| Thoroughfare Plan | | |
| Kentucky Avenue | Primary Arterial | 165-foot existing and 102-feet proposed |
| Petition Submittal Date | August 5, 2025 | |

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

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

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

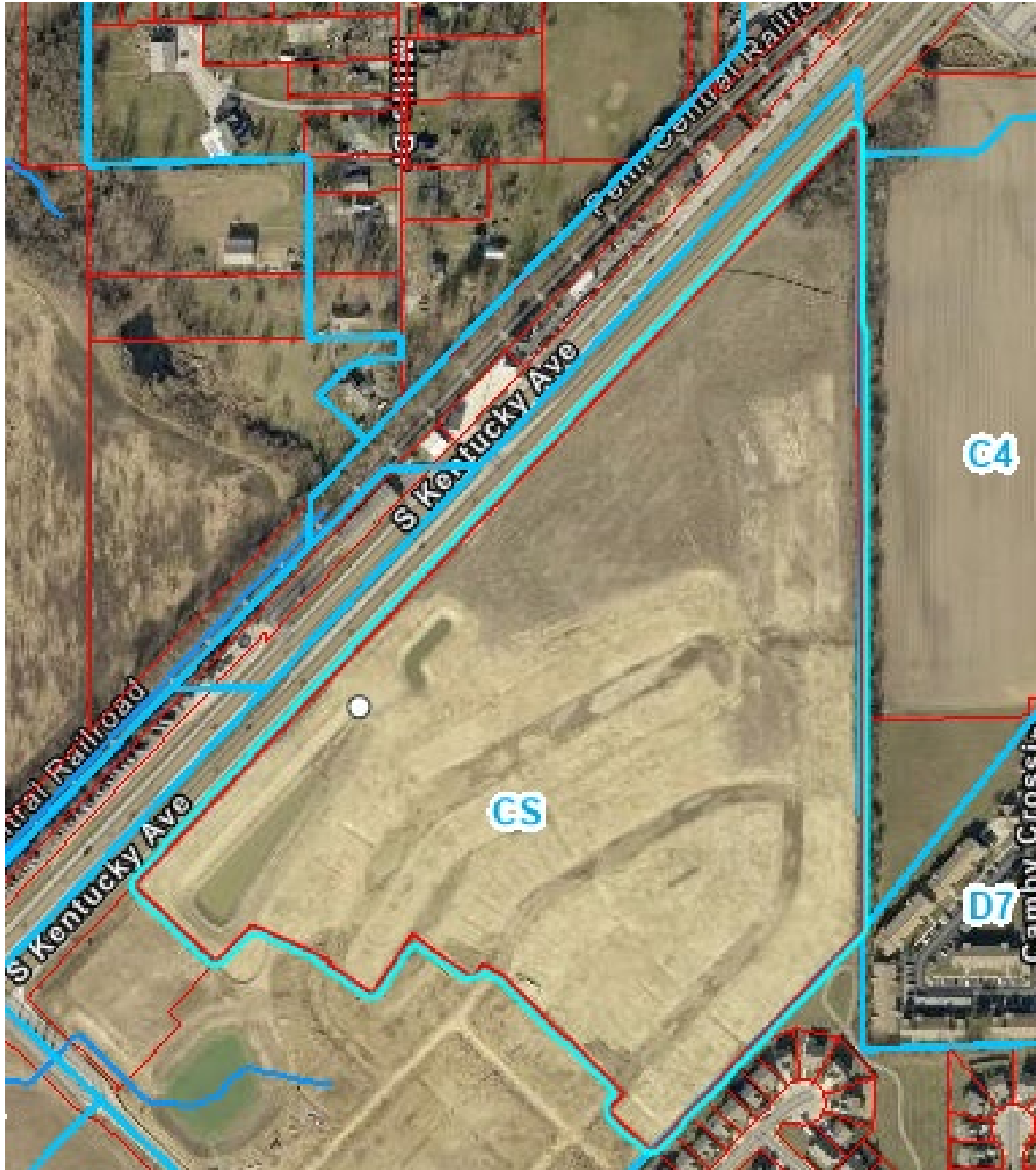
**Department of Metropolitan Development
Division of Planning
Current Planning**

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

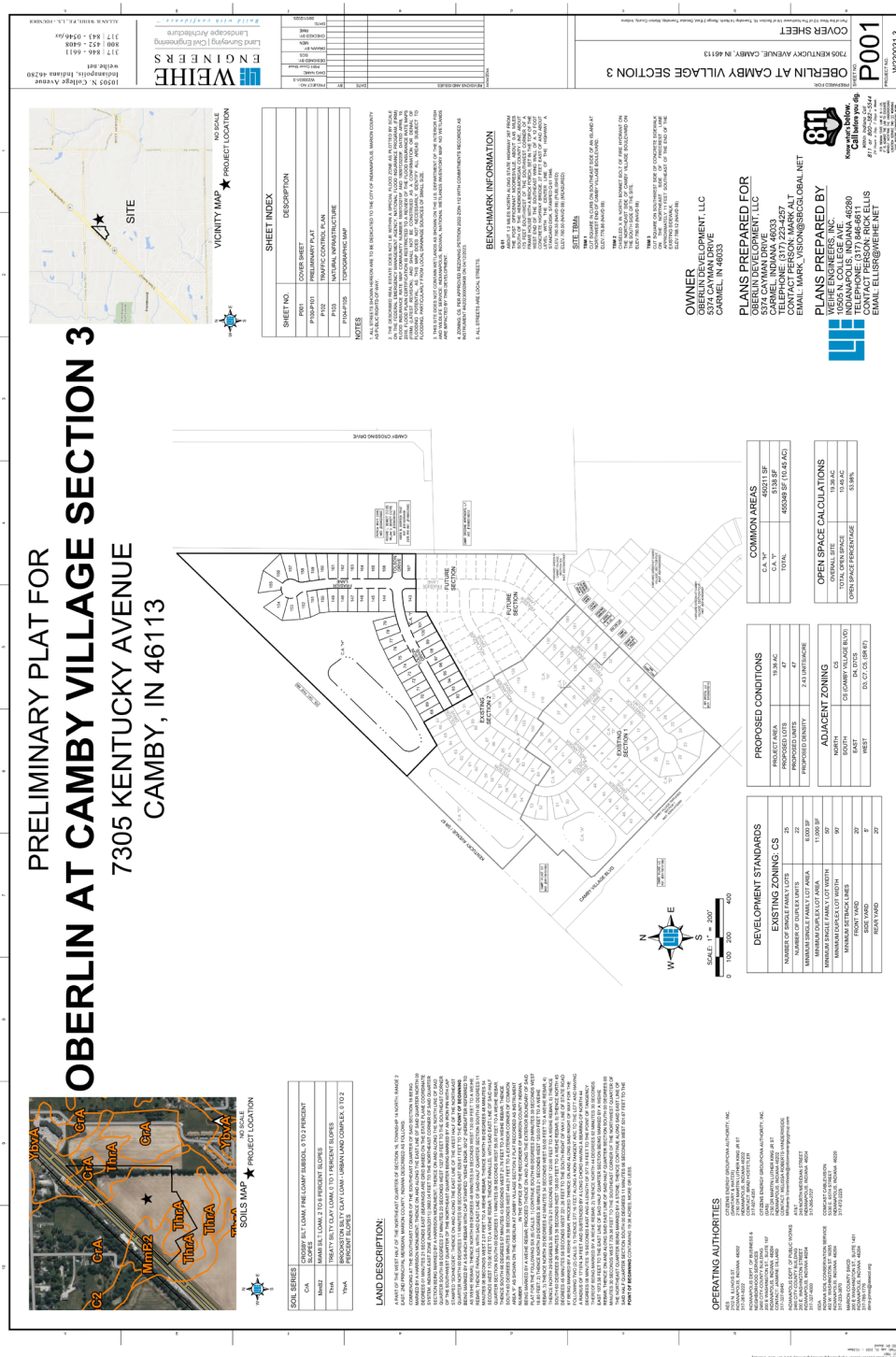
**Department of Metropolitan Development
Division of Planning
Current Planning**

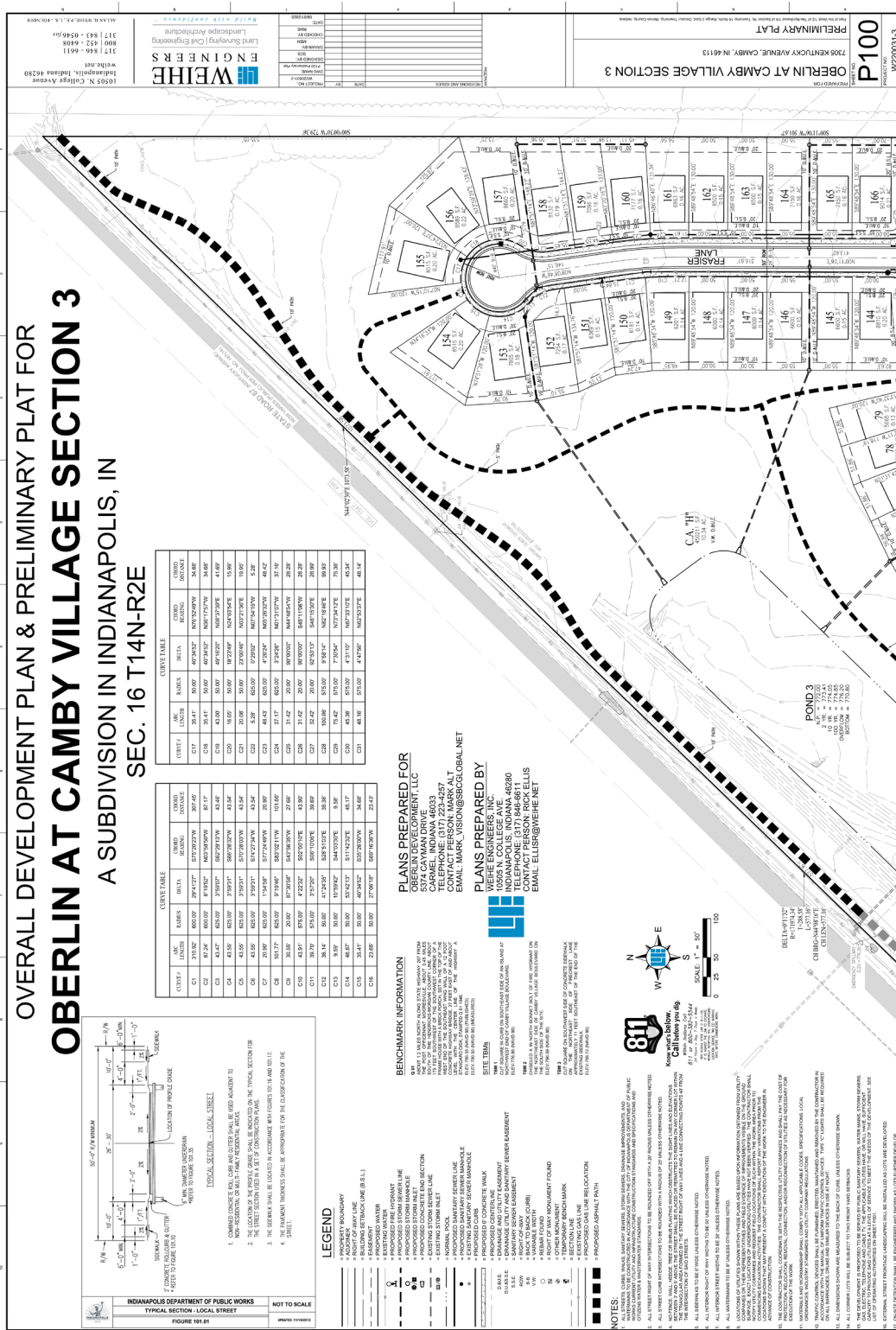
| | | |
|---|---|------------------|
| 741.305 – Numbering and naming: | <ul style="list-style-type: none"> Street numbering per adopted addressing guidelines. Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. | Satisfied |
| 741.306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

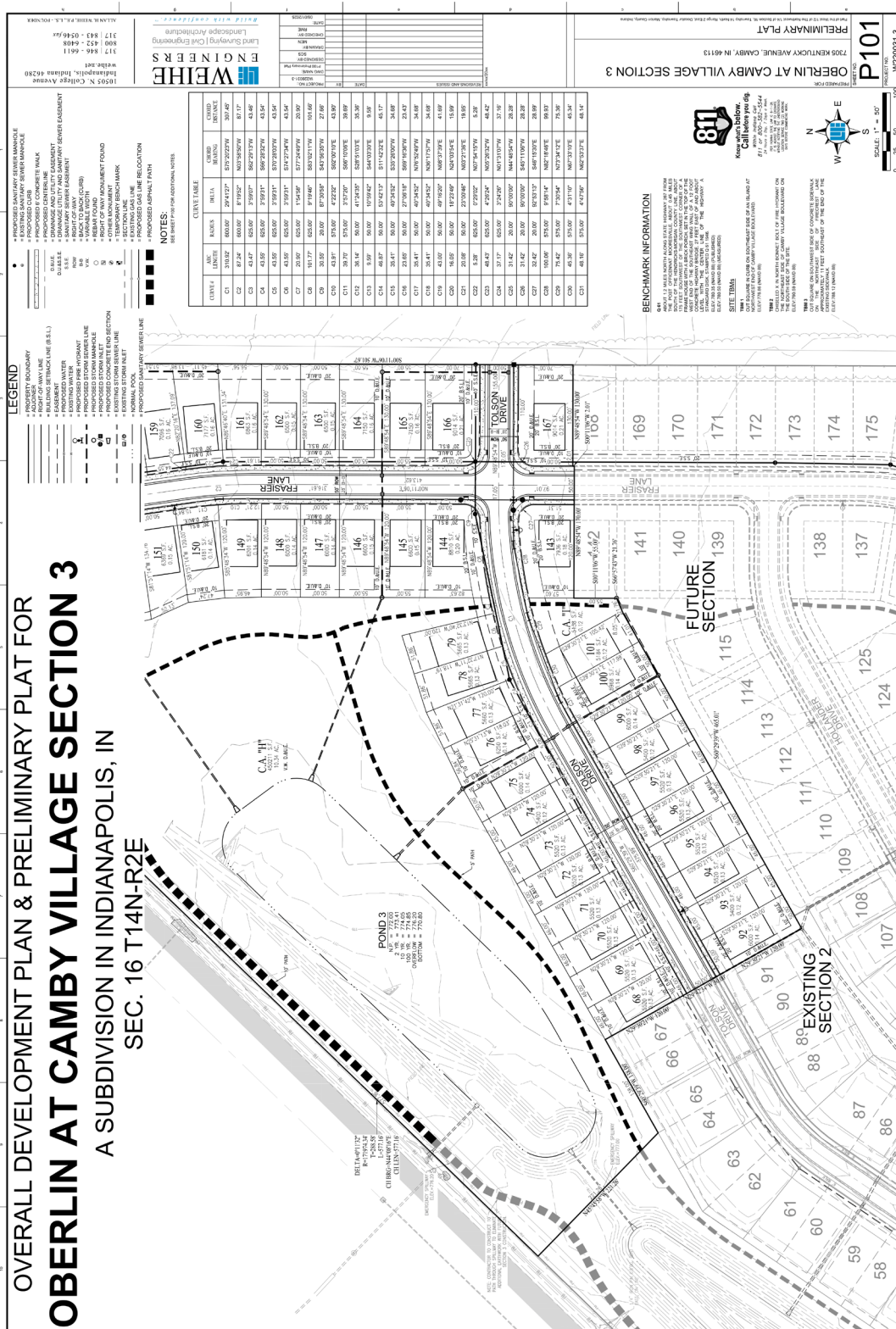
EXHIBITS

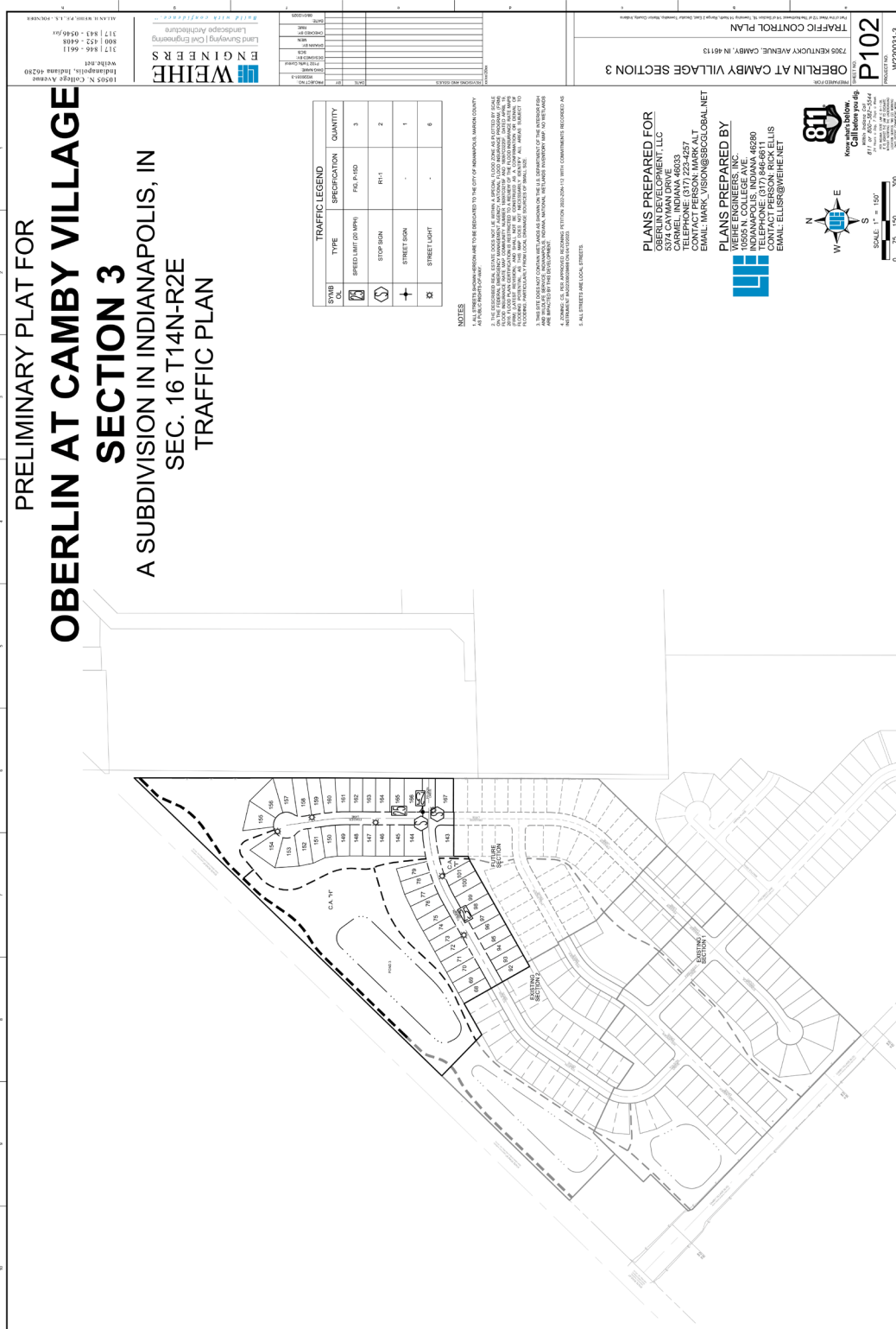


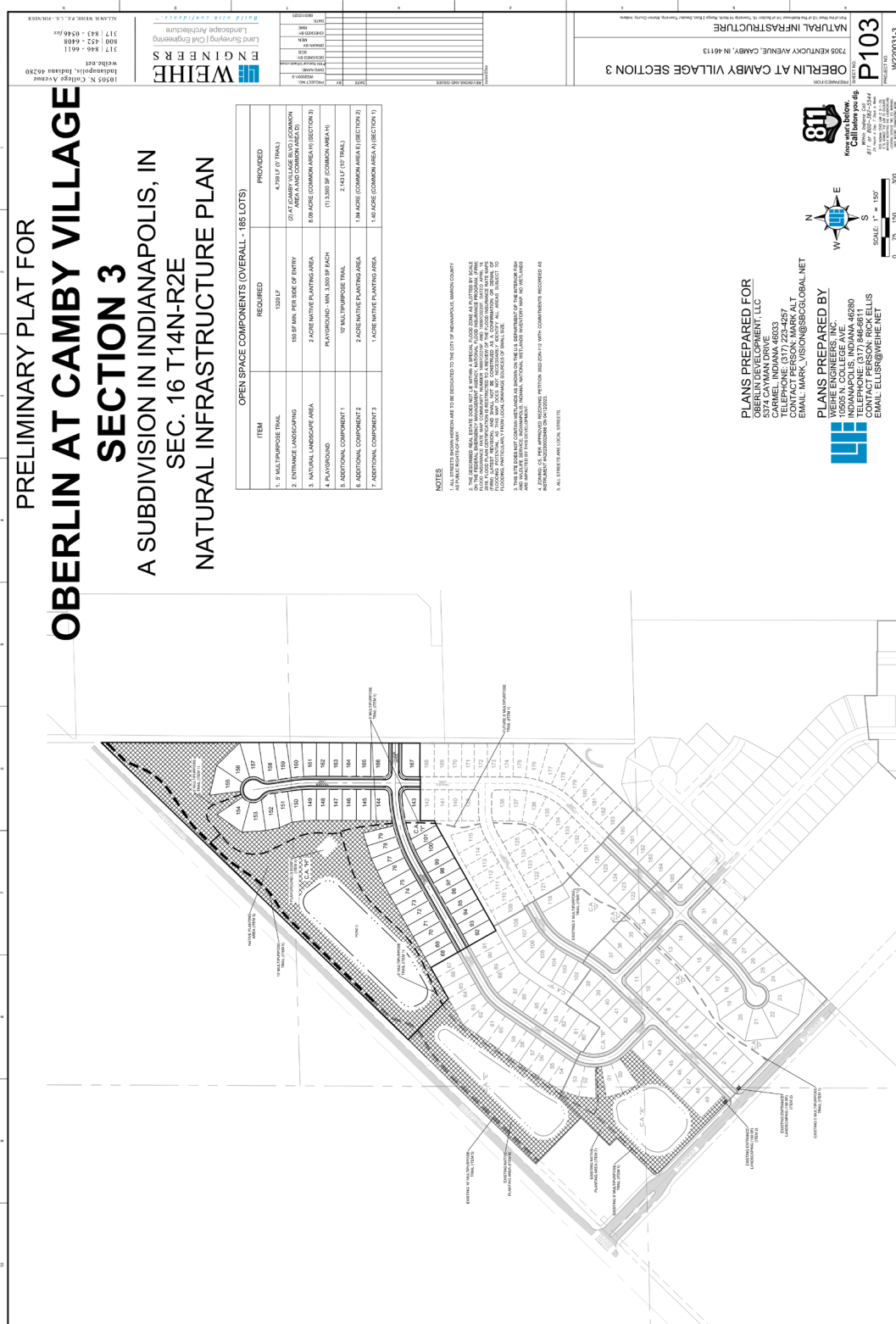
Aerial Photo



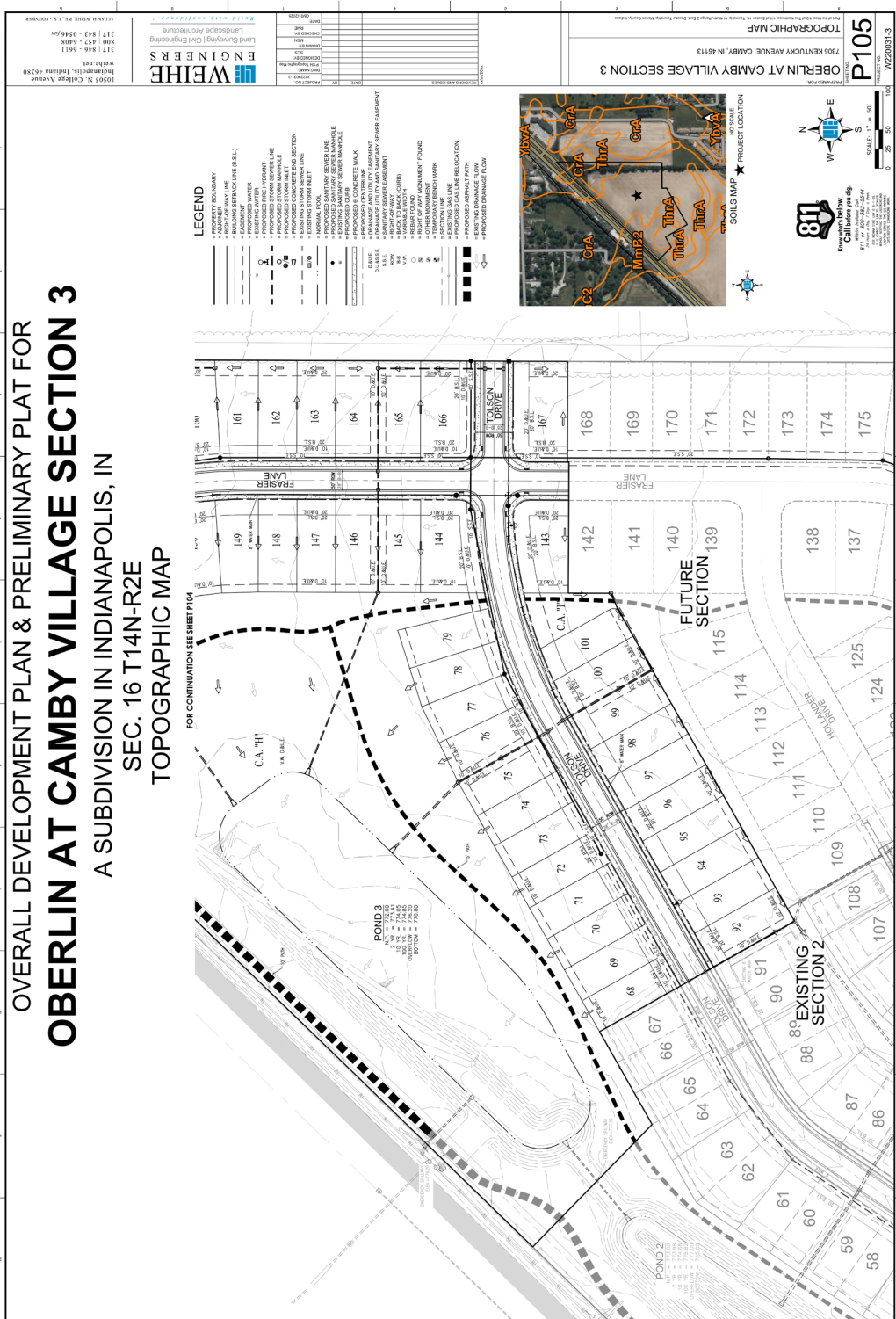












PHOTOS





Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

September 10, 2025

| | |
|--------------------------|---|
| Case Number: | 2025-VAC-009 |
| Property Address: | 100 Block of West Georgia Street (<i>Approximate Address</i>) |
| Location: | Center Township, Council District #18 |
| Petitioner: | Capital Improvements Board of Managers of Marion County, by Mary E. Solada and Suzanne Baker |
| Zoning: | CBD-2 (RC) |
| Request: | Vacation of air rights, subterranean rights, and right-of-way of Georgia Street, being 90 feet in width, from the west right-of-way line of Illinois Street, west 419.5 feet, to the east right-of-way line of Capitol Avenue, with a waiver of the assessment of benefits. |
| Waiver Requested: | Assessment of Benefits |
| Current Land Use: | Public Right-of-Way |
| Staff Reviewer: | Michael Weigel, Senior Planner |

PETITION HISTORY

This is the first hearing for this vacation petition.

STAFF RECOMMENDATION

RECOMMENDED MOTION (approval): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the Assessment of Benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-009; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

The subject right-of-way is located along the 100 block of Georgia Street between Illinois Street and Capitol Avenue. The area is adjacent to the Indiana Convention Center to the west, and it and areas along Georgia Street to the east were redeveloped for additional pedestrian amenities in the lead up to Super Bowl XLVI in 2011 and 2012. This portion of Georgia Street is contemplated for full closure to vehicle traffic to allow for a pedestrian plaza featuring park-like amenities, green space, and programming for daytime recreation and evening events. Renderings of the proposed improvements submitted along with the Regional Center approval petition 2024-REG-075 are included within the Exhibits of this staff report below. The subject site is zoned CBD-2, and areas to the east of the proposed vacation are within a locally-designated historic district (Wholesale District).



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

PROCEDURE

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

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

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

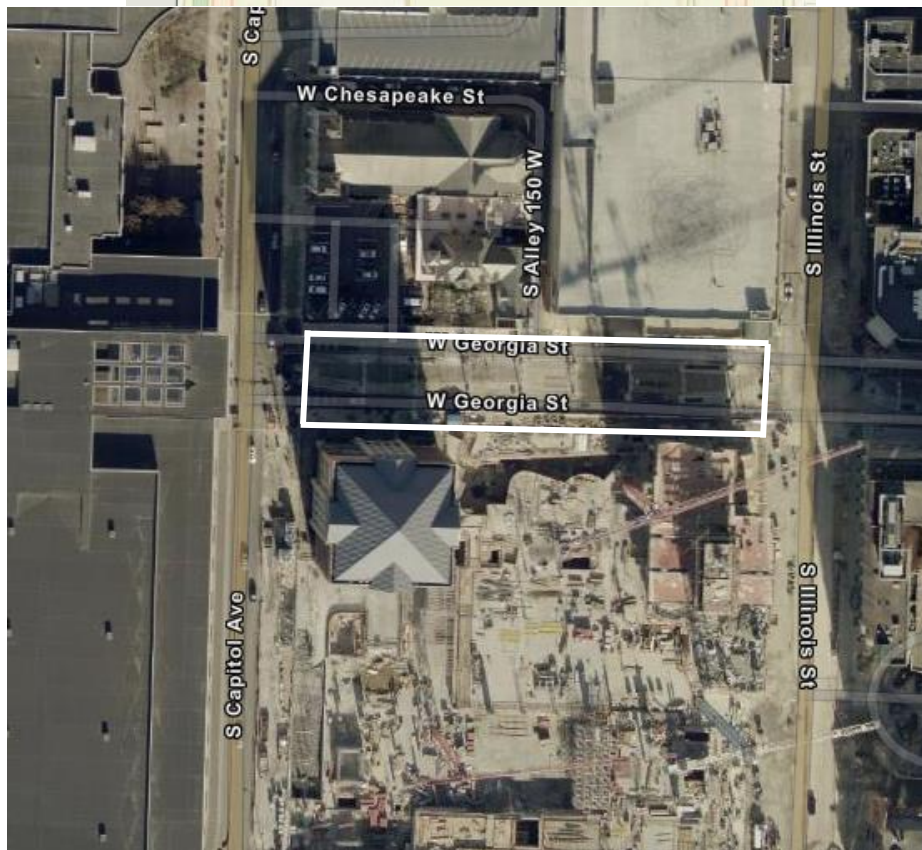
ASSESSMENT OF BENEFITS

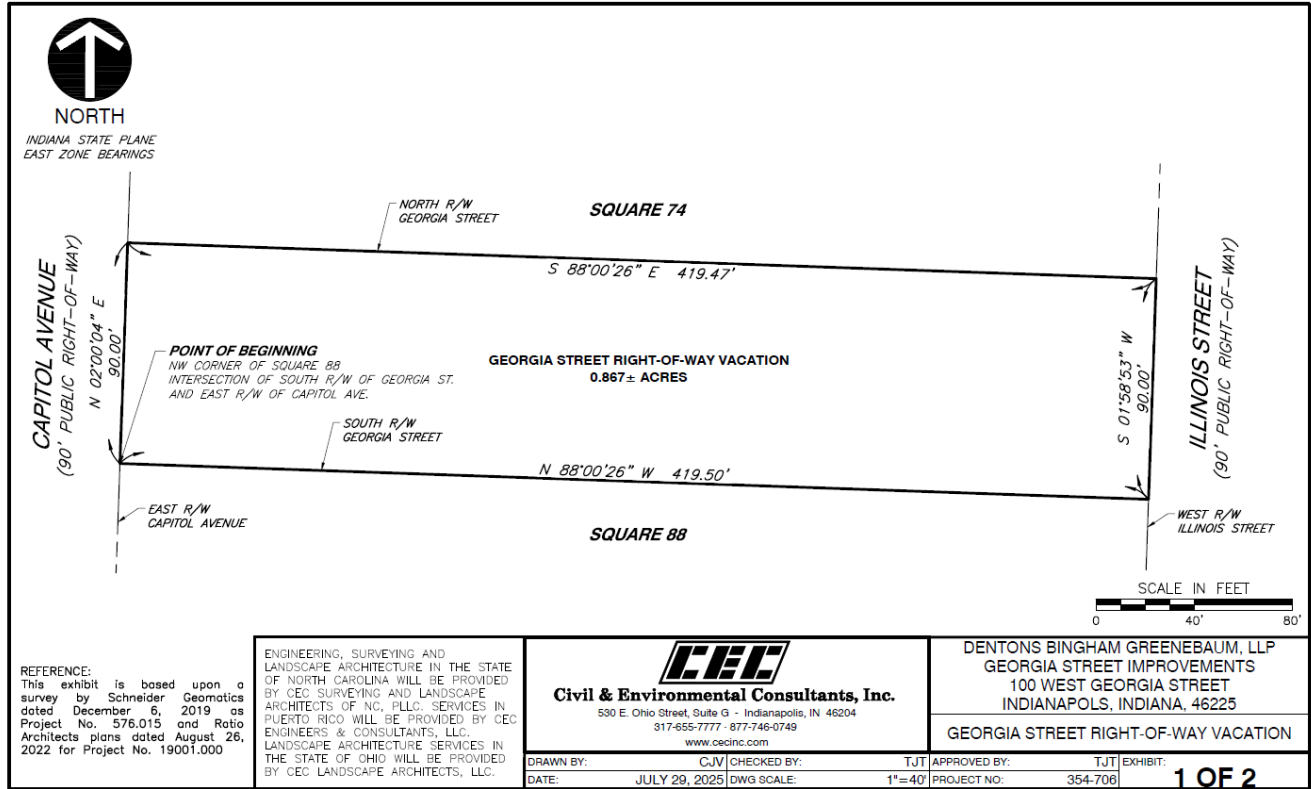
The petitioner has requested a waiver of the Assessment of Benefits. The petitioner is a quasi-governmental agency, and the planned improvements would benefit the City and region. Staff recommends **approval** of the waiver request.

GENERAL INFORMATION

| | | |
|--------------------------------|---------------------|-------------------------------------|
| Existing Zoning | CBD-2 | |
| Existing Land Use | Public Right-Of-Way | |
| Comprehensive Plan | Core Mixed-Use | |
| Surrounding Context | Zoning | Land Use |
| North: | CBD-2 (RC) | Church / Garage / Commercial |
| South: | CBD-2 (RC) | Office / Future Hotel |
| East: | CBD-2 (WD - IHPC) | Georgia Street ROW |
| West: | CBD-2 (RC) | Convention Center / Greenway |
| Thoroughfare Plan | | |
| Georgia Street | Primary Collector | 87-foot existing, 56-foot proposed |
| Capitol Avenue | Primary Arterial | 100-foot existing, 78-foot proposed |
| Illinois Street | Primary Arterial | 85-foot existing, 78-foot proposed |
| Petition Submittal Date | July 31, 2025 | |

EXHIBITS





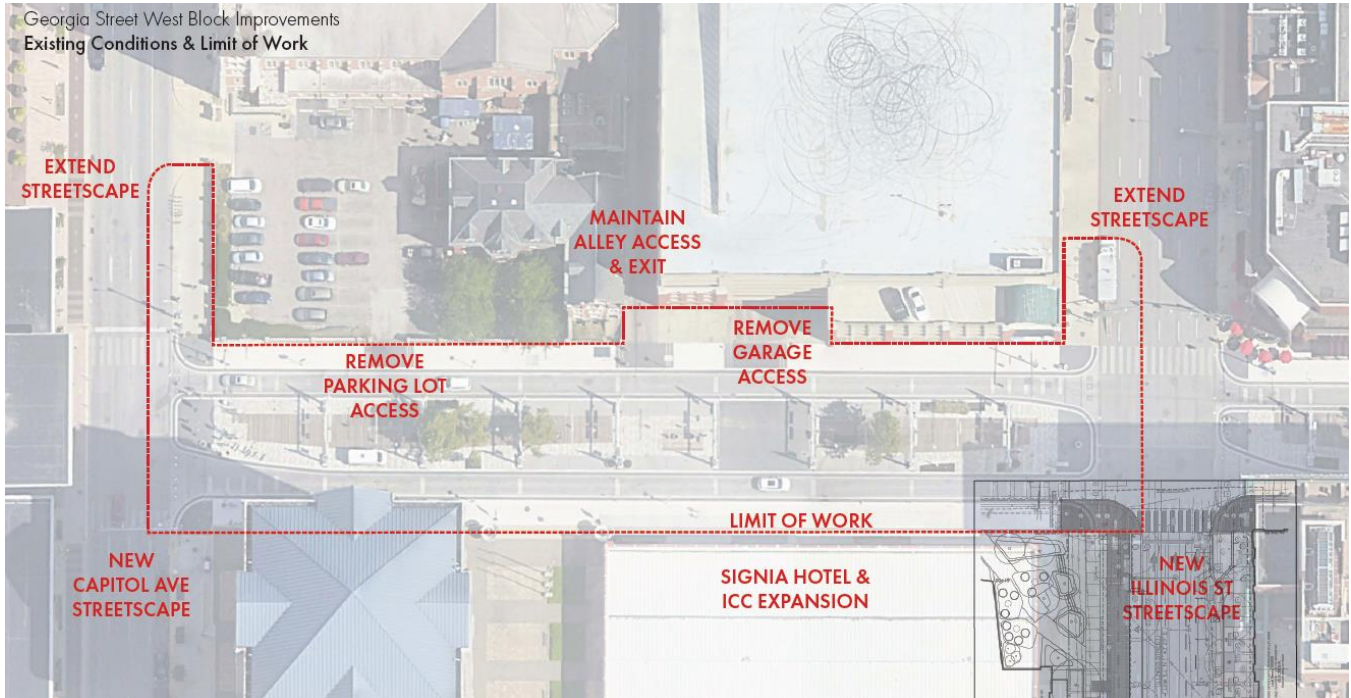
PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

A CIB operated parklike pedestrian plaza, generally closed to vehicular traffic, and will provide for green space and other outdoor amenities and programming and for daytime recreation and evening events and receptions, will benefit this segment of downtown, given the proximity of the Indiana Convention Center.

Georgia Street West Block Improvements
Existing Conditions & Limit of Work



Georgia Street West Block Improvements
Preliminary Rendering



Photos



Photo 1: Georgia Street Viewed from West (Capitol)



Photo 2: Georgia Street Looking West (Convention Center)



Photo 3: Georgia Street Viewed from East (Illinois)

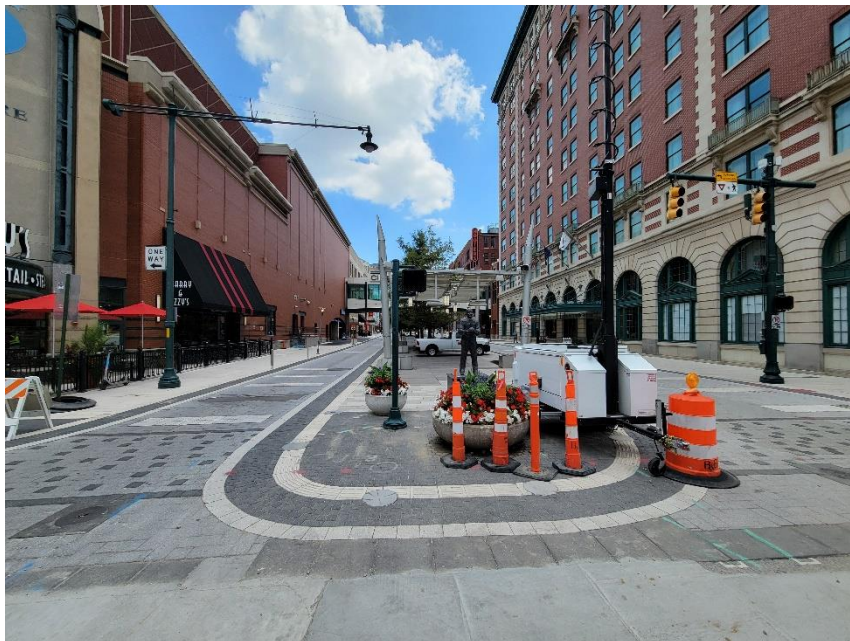


Photo 4: Georgia Street Looking East of Vacation Area



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

September 10, 2025

Case Number: 2025-PLT-045 (Amended)
Property Address: 8606 Lafayette Road (*Approximate Address*)
Location: Pike Township, Council District #1
Petitioner: Chris Cox, by Evan Lattner
Zoning: C-1 (FF) and C-3 (FF)
Request: Approval of a Subdivision Plat to be known as Fishback Creek Overlook, subdividing 6.1 acres into three lots, with a waiver of sidewalks along Lafayette Road and West 86th Street.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

This petition was continued from the August 13, 2025, Plat Committee, to the September 10, 2025, Plat Committee, to provide time for the petition to be amended. On August 13, 2025, the petition was amended to include a waiver of sidewalks along 86th Street and along Lafayette Road.

STAFF RECOMMENDATION

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

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



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.
12. That the sidewalk waiver request for Lots 1 and 2 along 86th Street be approved.
13. That the sidewalk waiver request for Lot 3, along 86th Street and along Lafayette Road be denied.

PETITION OVERVIEW

SITE PLAN AND DESIGN

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

STREETS

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

SIDEWALKS

Sidewalks are required along Lafayette Road and along West 86th Street. Staff believes installing sidewalks to be an integral step in advancing pedestrian safety and connectivity throughout Marion County. The subject site has ample frontage and space for new sidewalks along the Lafayette Road frontage as well as the West 86th frontage for the proposed Lot 3. Additionally, sidewalks are existing on Lafayette Road directly to the south of the subject site. Therefore, Staff is not supportive of the waiver sidewalks along Lafayette Road, nor along the portion of West 86th Street that fronts along Lot 3. The remaining portion of the West 86th Street frontage contains numerous barriers and difficulties for installing sidewalks. The frontage is heavily wooded, contains significant grade change, and contains a bridge that is not wide enough to feasibly install sidewalks without widening the bridge. Therefore, Staff is supportive of the waiver of sidewalks for the portions of West 86th Street that front proposed Lot 1 and Lot 2.

GENERAL INFORMATION

| | | |
|----------------------------|--|---------------------------|
| Existing Zoning | C-1 (FF) and C-3 (FF) | |
| Existing Land Use | Commercial | |
| Comprehensive Plan | Rural or Estate Neighborhood /Suburban Neighborhood /Linear Park | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | D-S | Single-family residential |
| South: | C-3 | Commercial |
| East: | D-P | Multi-family residential |
| West: | D-2 | Single-family residential |

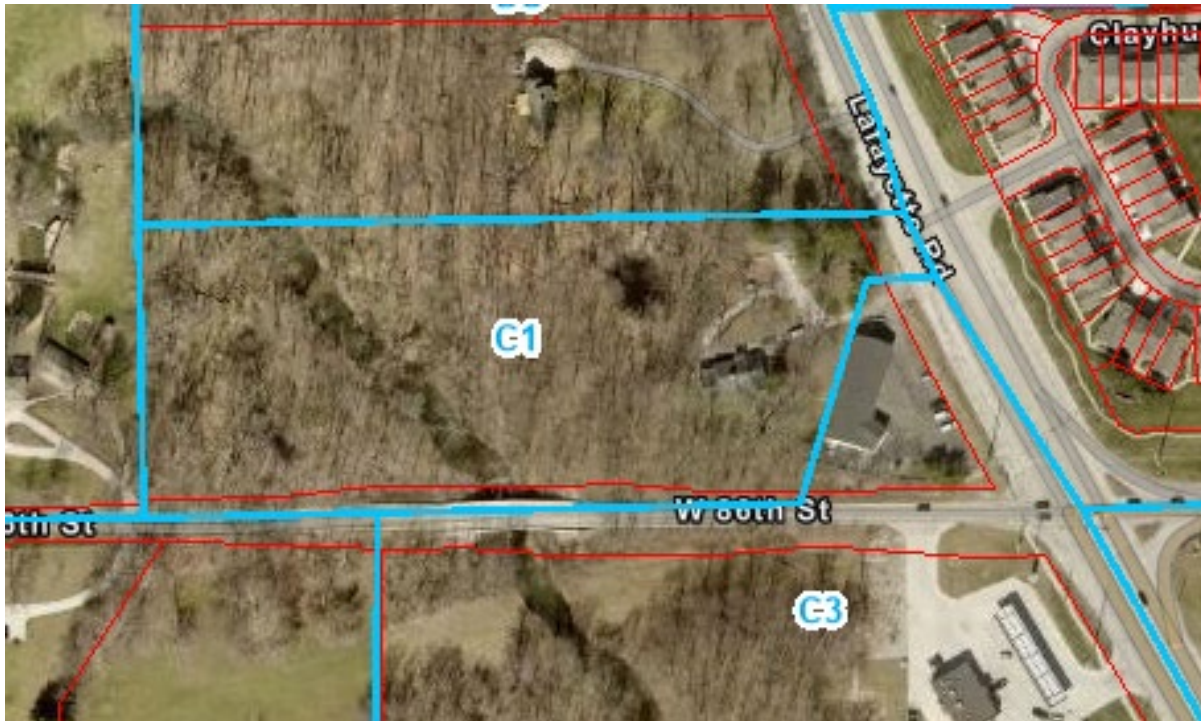


Department of Metropolitan Development
Division of Planning
Current Planning

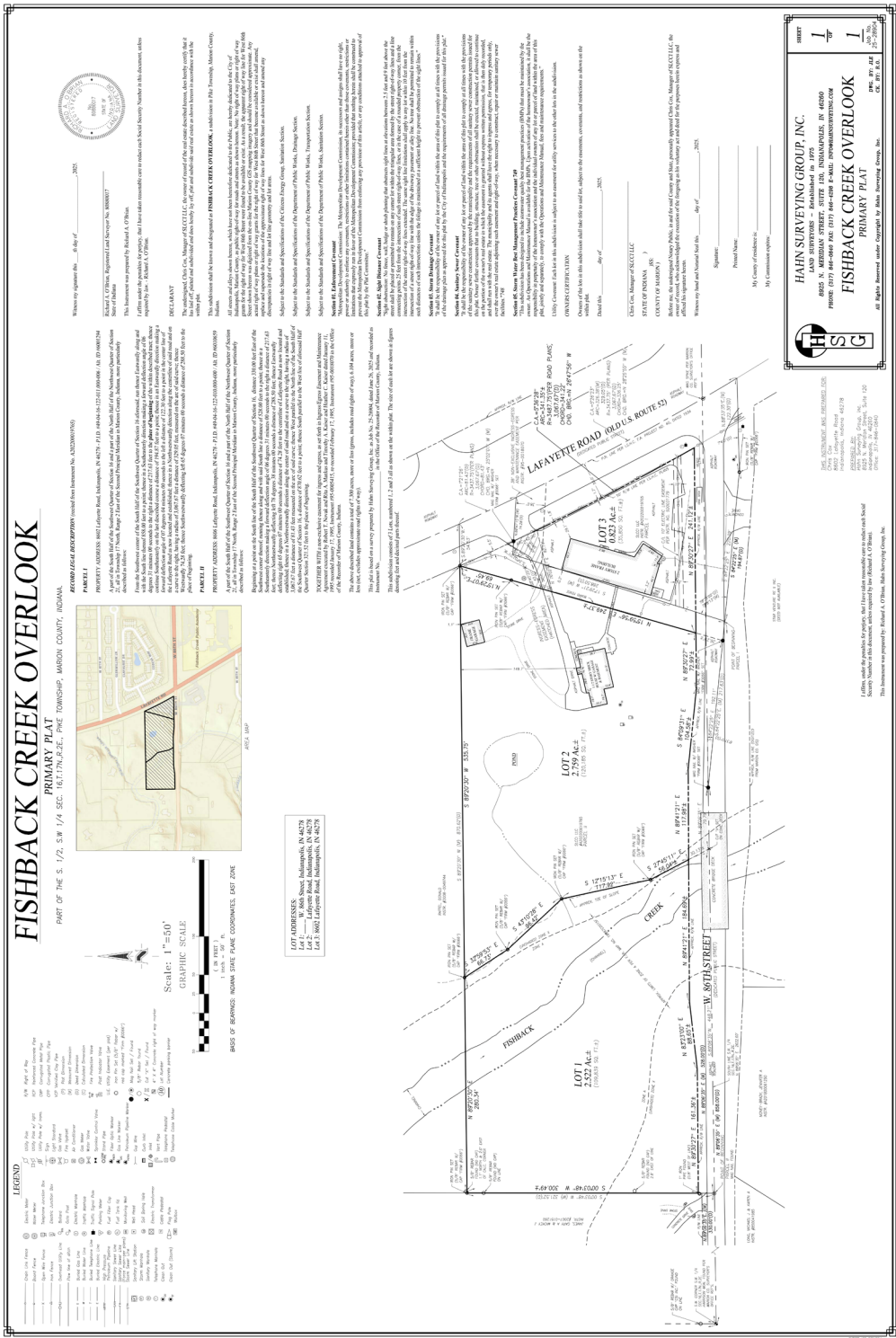
Thoroughfare Plan

| | | |
|--------------------------------|--------------------|---|
| Lafayette Road | Secondary Arterial | 164-foot ROW existing and 102-foot proposed |
| West 86 th Street | Primary Collector | 60-75 -foot ROW existing and 80-foot proposed |
| <hr/> | | |
| Petition Submittal Date | July 3, 2025 | |

EXHIBITS



Aerial Photo



Preliminary Plat, file-dated July 11, 2025

PHOTOS









PLAT COMMITTEE

September 10, 2025

Case Number: 2025-PLT-052
Property Address: 5000 West 86th Street (*Approximate Address*)
Location: Pike Township, Council District #1
Petitioner: Marathon Petroleum Company, LP, by Andrew Dotson
Zoning: I-4
Request: Approval of Subdivision Plat to be known as Replat of Lot 6D of Asphalt Materials Minor Subdivision, dividing 81.68 acres into two lots, with a waiver of sidewalks along 86th Street.
Waiver Requested: Sidewalks
Current Land Use: Industrial
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 14, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the requested waiver of the sidewalk requirement along 86th Street be denied, and that required sidewalks be affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-4 and developed with an asphalt plant. The site was previously subdivided by the petitions 2023-PLT-017 to create six (6) lots and 2023-PLT-096 to further subdivide Lot 6 from the earlier 2023 plat. The former petition received a waiver of the sidewalk requirements along 86th Street. The proposed plat would subdivide the former Lot 6D into two lots (6D and 6E) per the below plat. The proposed plat would meet the standards of the I-4 zoning classification and the subdivision regulations.

STREETS

All lots would have access via easement to 86th Street as shown on the plat. No new streets are proposed.

SIDEWALKS

Sidewalks would be required along 86th Street, and the applicant is seeking a waiver of the requirement along the 166 linear feet of frontage. Although this portion of the frontage was included within the previous granted waiver from 2023-PLT-017, the further subdivision would require another waiver to be granted. Findings of Fact submitted by the applicant are included within the Exhibits below.

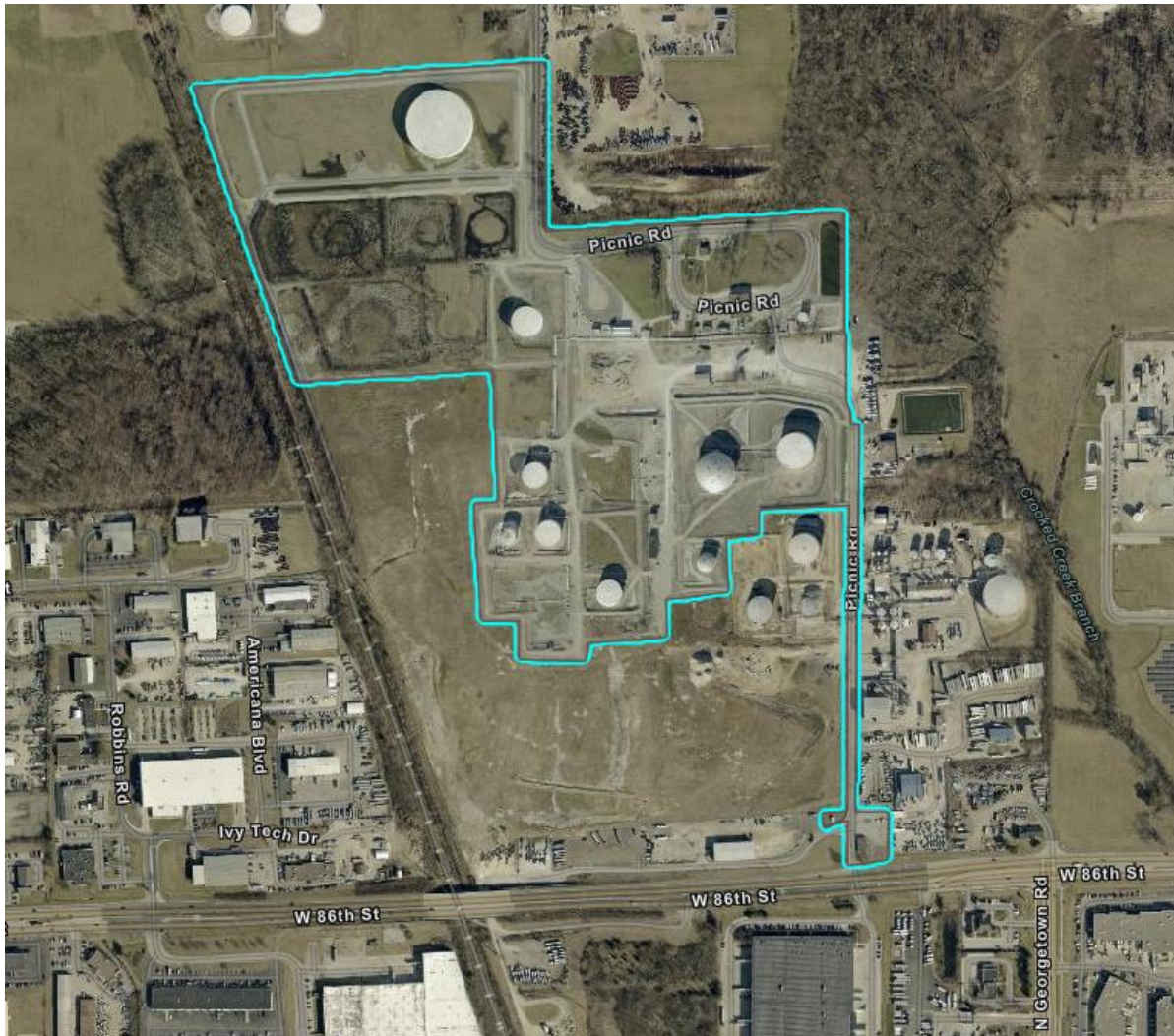
When visiting the site, staff did note any physical limitations of the land that would prevent the installation of sidewalks along the frontage (see Photos 5-6). The Ordinance indicates that waivers may be contemplated in instances of *extreme* difficulty caused by topography or grade change, which does not appear to be the case for this property (744-301.G). Additionally, installation of an expansive and interconnected sidewalk network (even in industrial areas) is a core component of the City's Vision Zero initiative to reduce traffic fatalities and promote walkable communities.

Staff also notes that this stretch of 86th Street is identified by the Greenways Plan for potential future placement of the 86th-82nd Street Connector. The specific design, placement, and alignment of the connecting greenway is still in the early stages of development, but the Plan identifies this as an area where increased walkability would serve as a valuable connection between where people live and work and would further City goals of transportation connectivity, economic development, and potential connections to trails in Hamilton County (such as the Big 4 Trail). For these reasons, staff recommends denial of the waiver request.

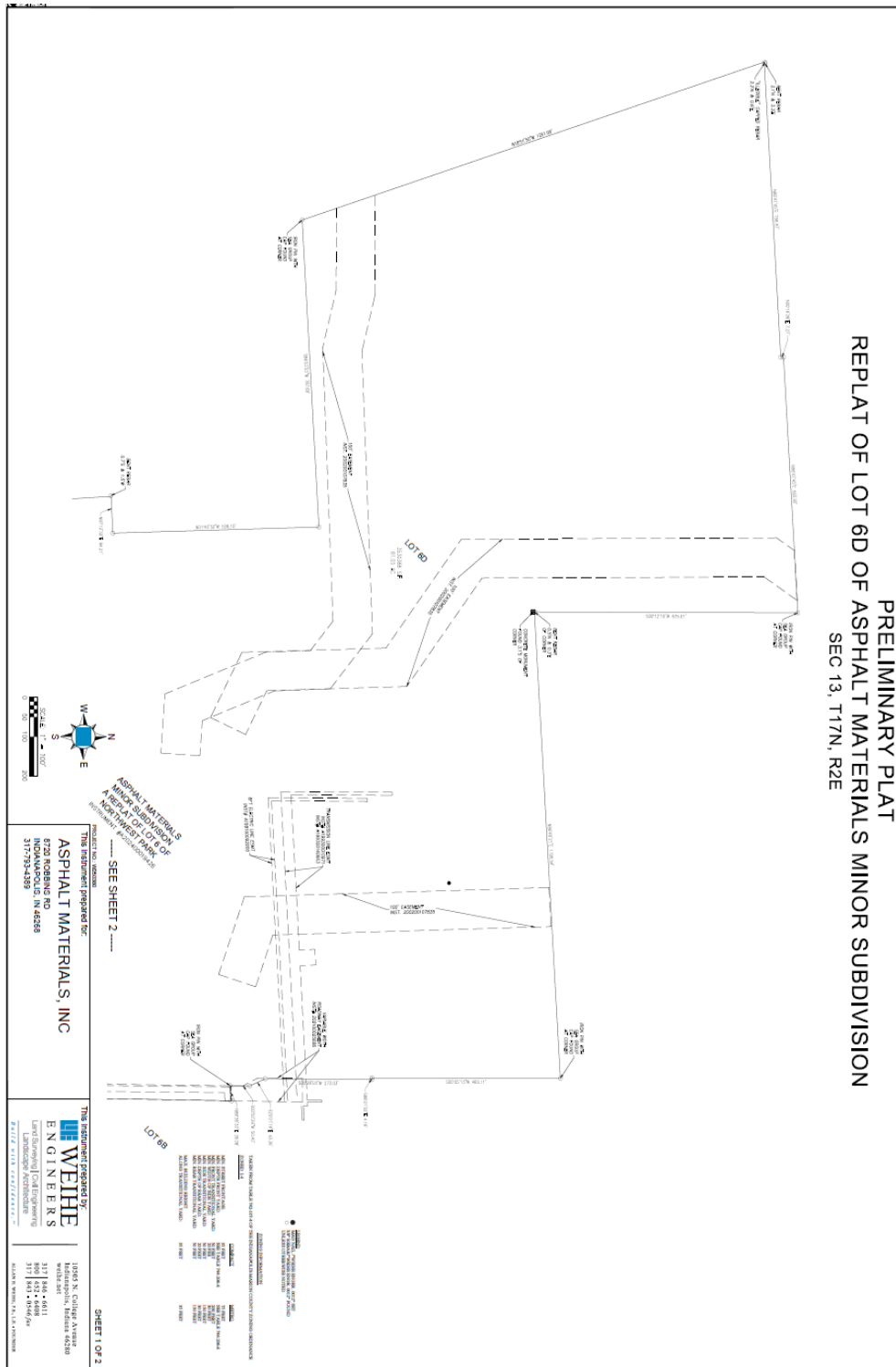
GENERAL INFORMATION

| | | |
|--------------------------------|----------------------|---|
| Existing Zoning | I-4 | |
| Existing Land Use | Industrial | |
| Comprehensive Plan | Heavy Industrial | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | I-4 | Industrial |
| South: | I-2 | Industrial |
| East: | I-4 | Industrial |
| West: | I-3 / I-4 | Industrial |
| Thoroughfare Plan | | |
| 86 th Street | Primary Arterial | 160-foot existing and 134-foot proposed |
| Petition Submittal Date | July 14, 2025 | |

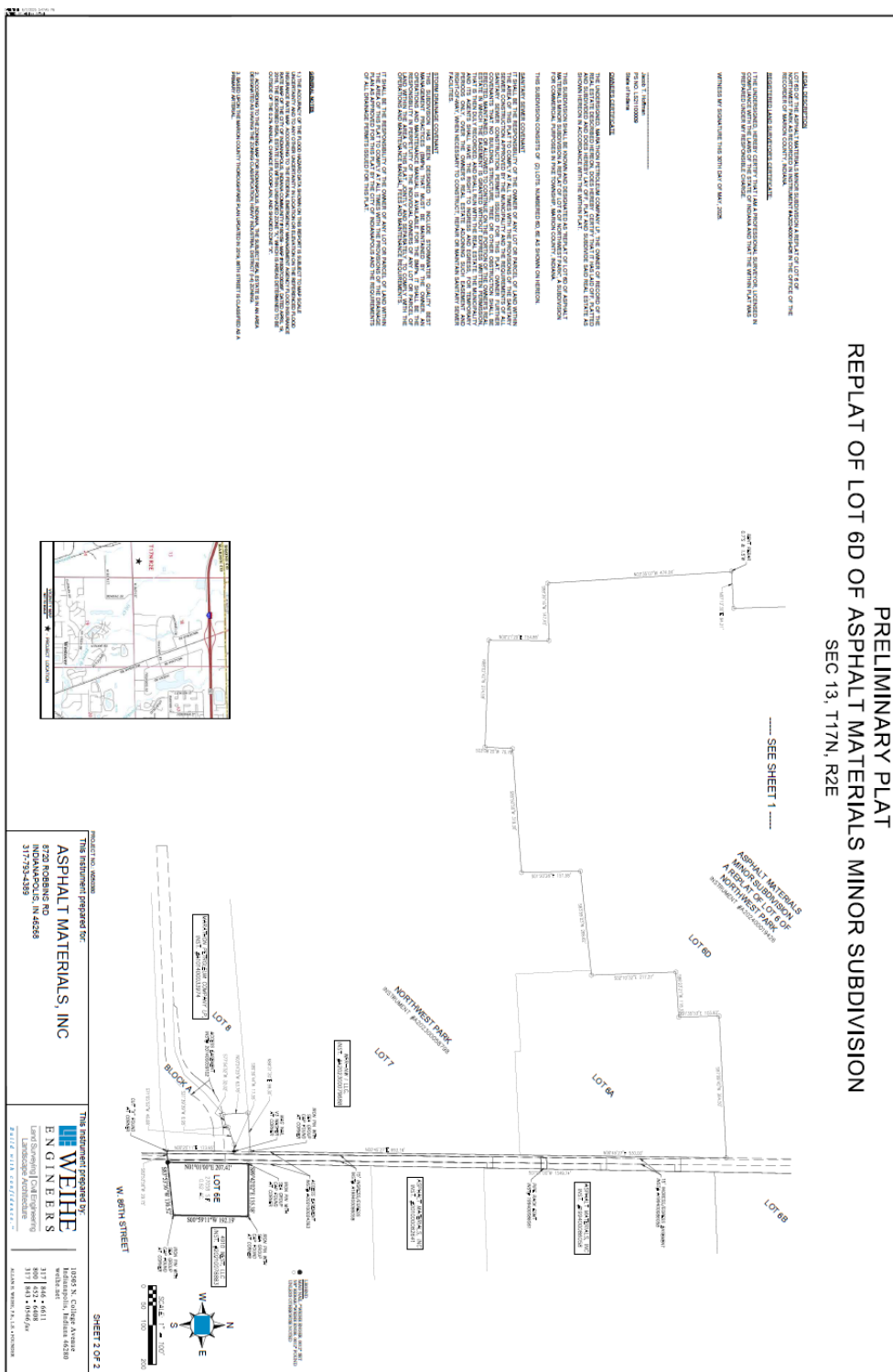
EXHIBITS







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



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:

Not having a sidewalk along 86th Street will not be detrimental to the public health, safety, or welfare or injurious to other property as this is an heavy industrial use area and the sidewalk would lead to nowhere as there are no other sidewalks in 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 site is heavy industrial use and no other sidewalks are installed in the area

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

The site is industrial and would lead to sites where sidewalks would lead to other industrial sites.

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:

It allows the site to be economically viable to be split into two separate lots without the additional expense of a sidewalk that would not be beneficial to the public.

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

The only waiver that we are asking for is the sidewalk waiver, the subdivision will otherwise be in compliance with the ordinance.

PHOTOS



Photo 1: Proposed Lot 6E from the West



Photo 2: Existing Access Road Viewed from South



Photo 3: Adjacent Property to the Northeast



Photo 4: Adjacent Property to the Northwest



Photo 5: 86th Street Looking East



Photo 6: 86th Street Looking West



Photo 7: Adjacent Property to West



Photo 8: Adjacent Property to South

PLAT COMMITTEE

September 10, 2025

Case Number: 2025-PLT-058

Property Address: 7500 South Sherman Drive (*Approximate Address*)

Location: Perry Township, Council District #24

Petitioner: Davis Homes, by Kempis Wilkerson

Zoning: D-3 (Cluster)

Request: Approval of a Subdivision Plat to be known as The Trees at Southport Crossing Section 1, dividing 61.55 acres into 55 single-family detached lots.

Waiver Requested: Maximum number of two local streets used by emergency vehicle requirements, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance.

Current Land Use: Undeveloped

Staff Reviewer: Jeffrey York, Manager

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 August 19, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the requested waiver of maximum number of local streets used by emergency vehicles requirement, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance, be approved.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-3 (cluster) and is currently unimproved. Large electrical transmission towers bisect the site to the southeast. The rezoning petition 2014-ZON-144 was approved in May 2025 to allow for residential development with a variety of commitments, including a commitment to utilize the 'cluster' option', as provided in the Ordinance. A cluster subdivision plan was approved to allow for development of 132 single-family detached lots. The cluster plan provides for preservation of existing wetlands and numerous trees. The proposed plat meets the standards of the D-3 zoning district, the subdivision regulations, and the commitments.

STREETS

New streets would be developed to access all lots via public rights-of-way. There would be two points access from existing stub streets to the north and east, into Section 1. The proposed street names include Sprig Way, Featherbark Drive, Sunrift Court, Saffron Drive (extension of existing Saffron Drive), and Driftleaf Court.

The Ordinance specifies that emergency vehicles must not have to use more than two different local streets to reach any destination lot. The site is accessed via a number of local streets within existing development in all directions. Stop 10 Road directly accesses Sherman Drive to the west. Sherman Drive is a primary collector street. Saffron Drive has relatively short distance to access McFarland Boulevard to the east and north. Therefore, this would be a minor deviation from Ordinance requirements. Staff recommends approval of the waiver request.

SIDEWALKS

Sidewalks are required and proposed along all internal streets.

GENERAL INFORMATION

| | | |
|--------------------------------|---|--|
| Existing Zoning | D-3 (Cluster) | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | Suburban Neighborhood / Environmentally Sensitive | |
| Surrounding Context | Zoning | Land Use |
| North: | D-3 | Single-family detached dwellings |
| South: | D-P / D-5II | Single-family attached and detached dwellings |
| East: | D-3 | Single-family detached dwellings / recreational area |
| West: | D-3 | Single-family detached dwellings |
| Thoroughfare Plan | | |
| Saffron Drive | Local Street | 50-foot existing and proposed |
| Stop 10 Road | Local Street | 50-foot existing and proposed |
| Petition Submittal Date | August 1, 2025 | |

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

| | |
|--|-----------|
| <p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> 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 |
| <p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> 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 |
| <p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> 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 |

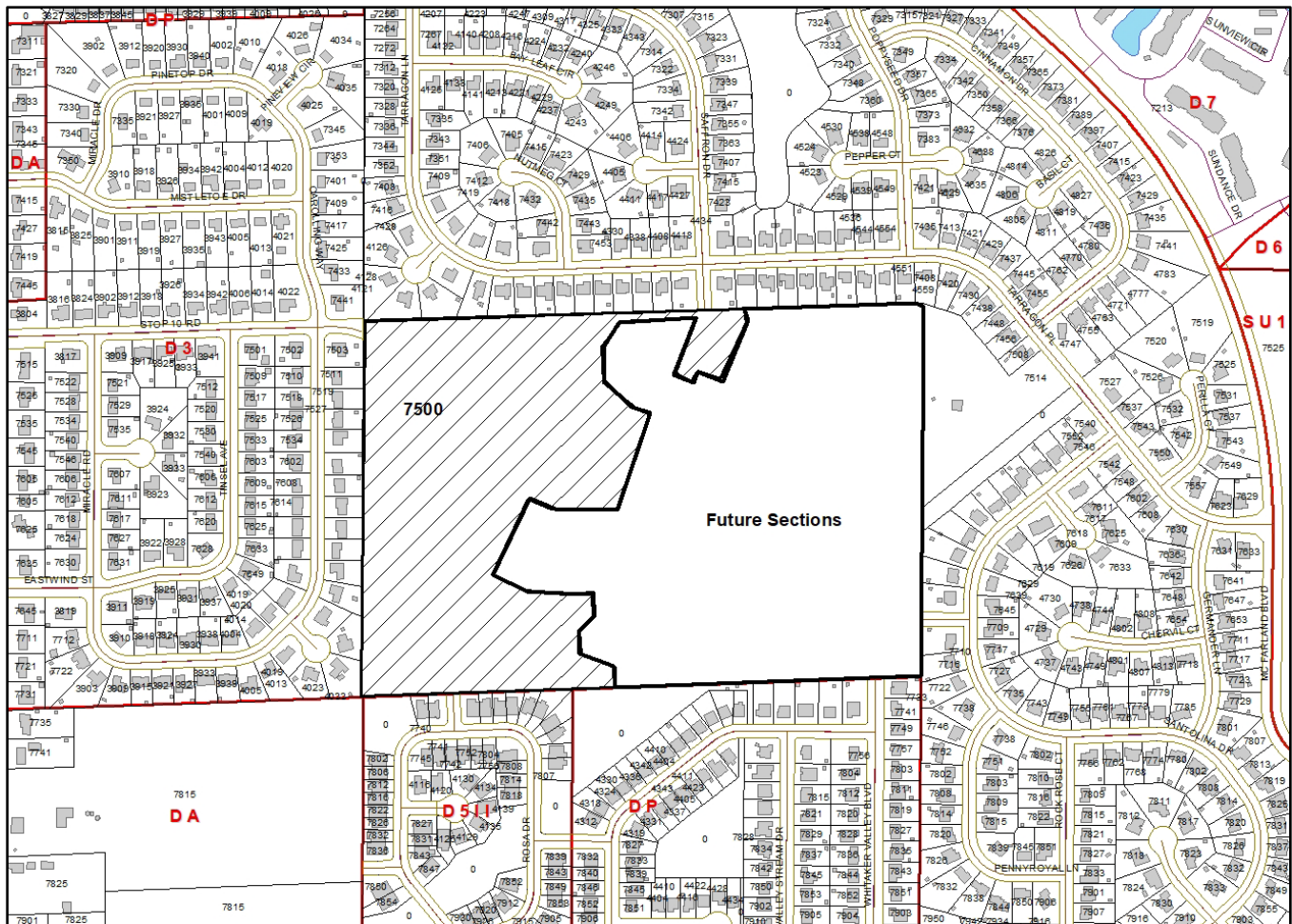
**Department of Metropolitan Development
Division of Planning
Current Planning**

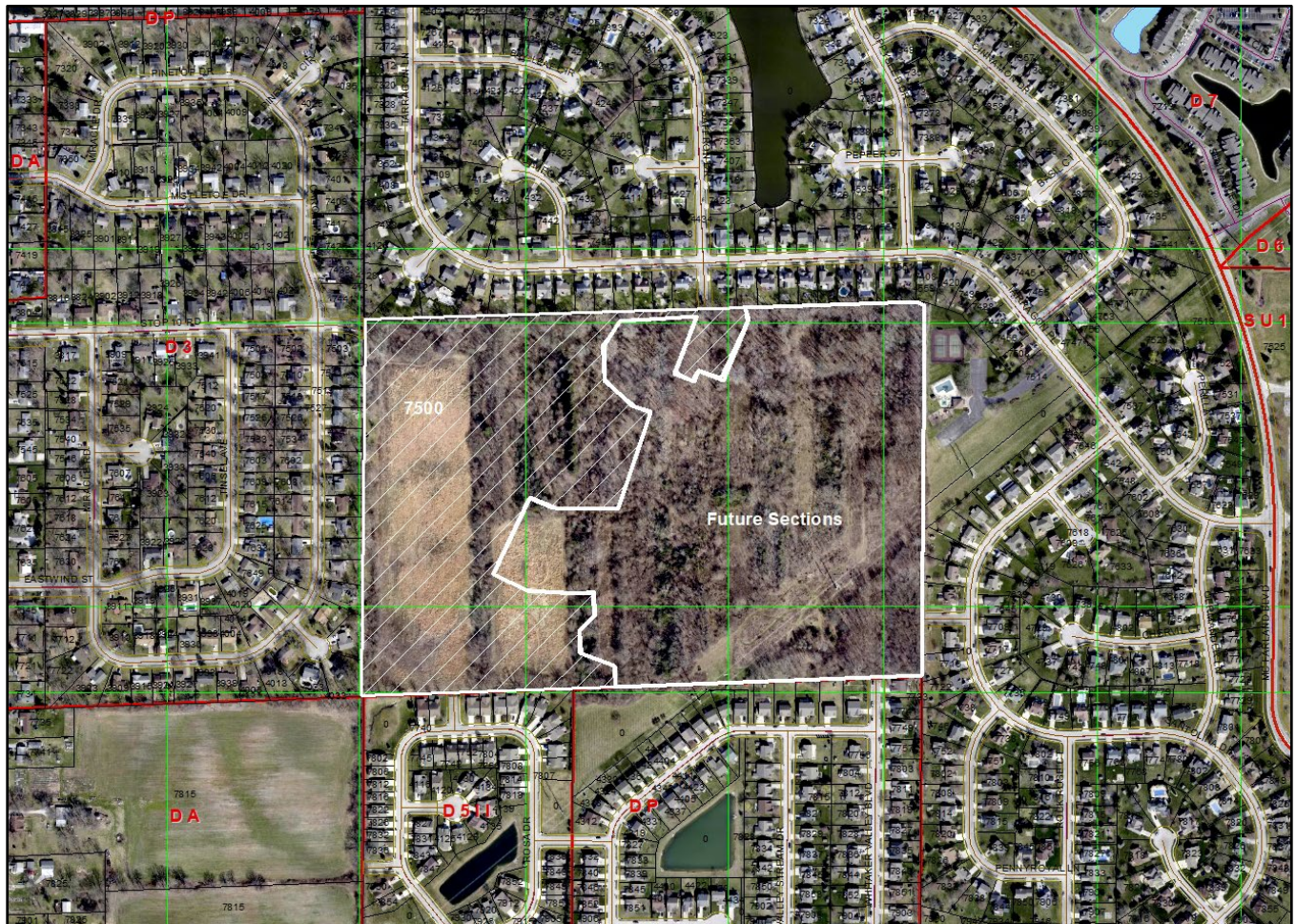
| | | |
|---|---|-------------------------------------|
| | <p>741-205 – Waivers</p> <ul style="list-style-type: none"> <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i> <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i> <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i> <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i> <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i> | <p>See condition #12</p> |
| <p>741-300 Design and Installation Standards</p> | <p><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></p> | <p>EVALUATION</p> |
| | <p>741-302.A – Lots:</p> <ul style="list-style-type: none"> <i>Comply with zoning district and any cluster approval or variance grant.</i> <i>Lots must have positive drainage away from buildings.</i> <i>No more than 25% of lot area may be under water.</i> <i>Side lots lines at right angles to streets or radial to curving street line.</i> <i>Layout of lots with numbering and dimensions.</i> <i>Floodway/Floodplain Delineation.</i> <i>Topographic Map.</i> | <p>Satisfied</p> |
| | <p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> <i>Triple frontage lots are prohibited.</i> <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> <i>Lots shall not have direct access to arterial streets.</i> <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i> | <p>Satisfied</p> |
| | <p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <i>Shall not exceed maximum block lengths per Table 741-302.1</i> <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> <i>There are improved pedestrian easements at intervals of 400 feet or less.</i> <i>Adequate traffic calming provisions are made.</i> <i>The block length must be exceeded because of physical conditions of the land.</i> | <p>Satisfied</p> |

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

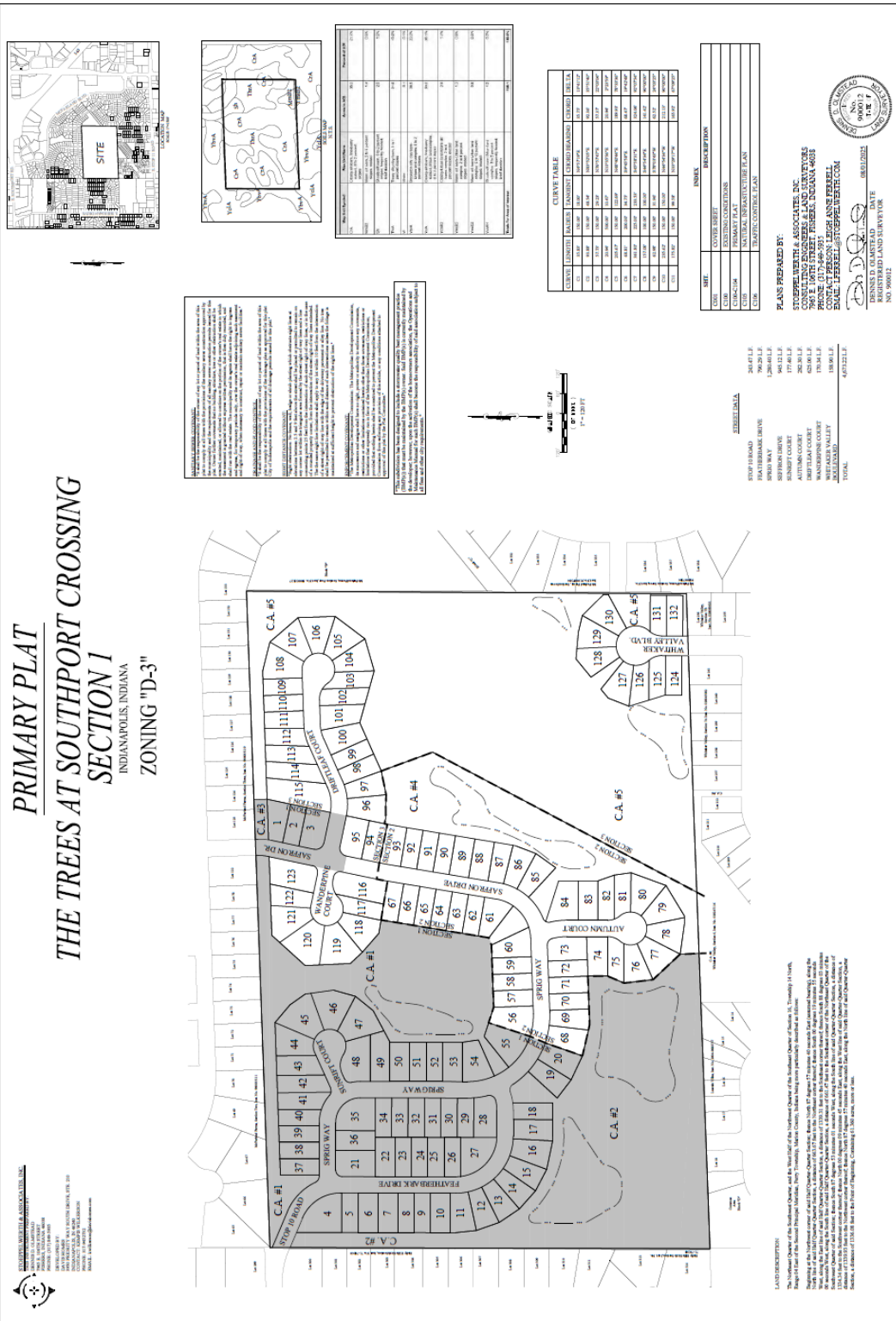
| | | |
|---|---|-------------------|
| 741.305 – Numbering and naming: | <ul style="list-style-type: none"> Street numbering per adopted addressing guidelines. Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. | See Commitment #5 |
| 741.306 – Sidewalks: | <ul style="list-style-type: none"> Sidewalks shall be provided along all internal and external streets. | Satisfied |
| 741.307-309 – Easements, Utilities, Stream Protection Corridors: | <ul style="list-style-type: none"> Utility easements shall be located along lot lines and shall be a minimum of 10 feet. All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. All utilities shall be located underground. All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205. | Satisfied |
| 741.310 – Common Areas, Open Space and Public Sites (Compact Context Area): | <ul style="list-style-type: none"> Required for subdivisions with more than 20 dwelling units. Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet. Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall. Reservation of land for public/semi-public purpose. | Satisfied |
| 741.312 – Monuments | <ul style="list-style-type: none"> Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1. | Satisfied |
| 741.313 – Flood Control: | <ul style="list-style-type: none"> All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District). Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded. For Zone AE areas, the plat must show the BFE topographic line. For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps. | Satisfied |
| 741.316 – Street Lighting: | <ul style="list-style-type: none"> All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting). | Satisfied |

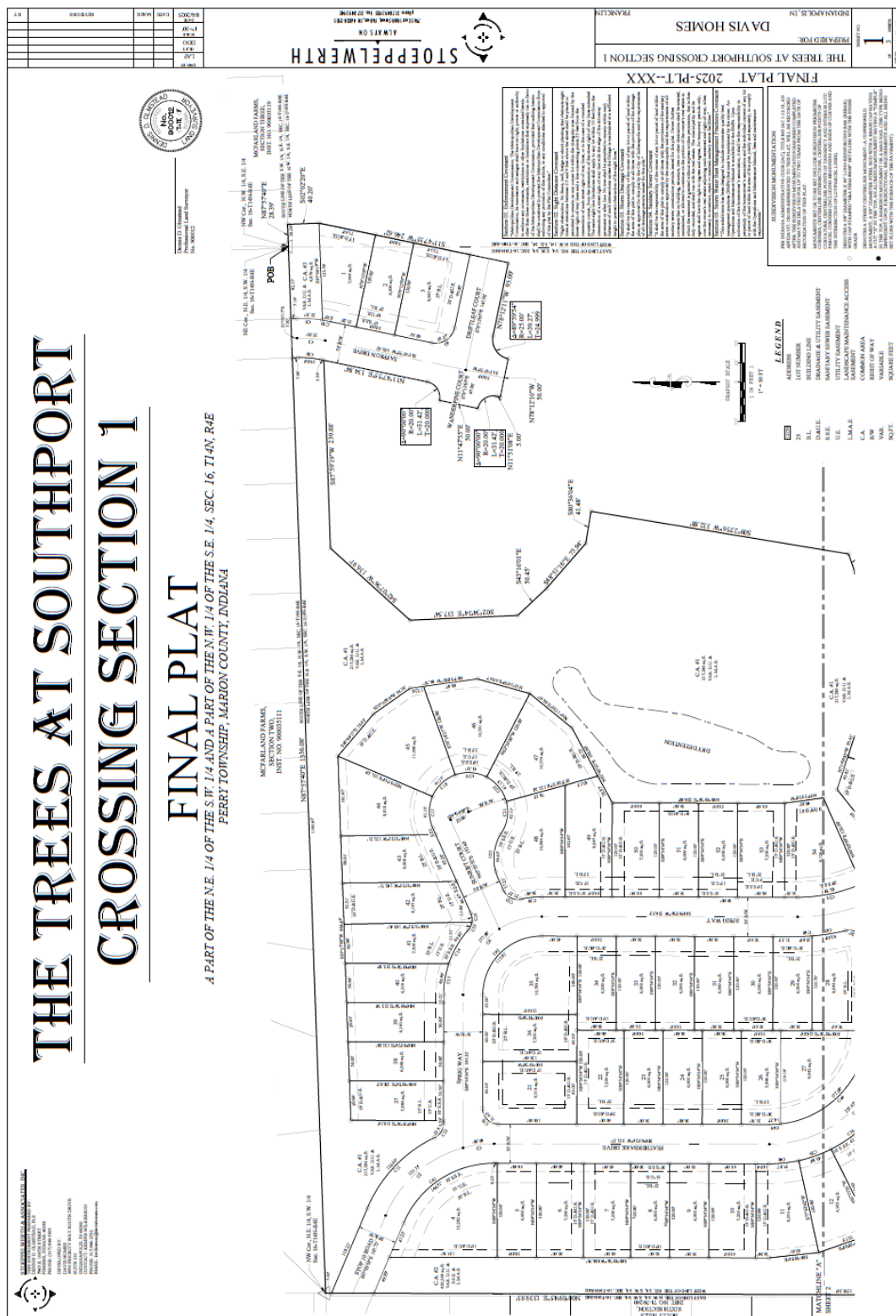
EXHIBITS

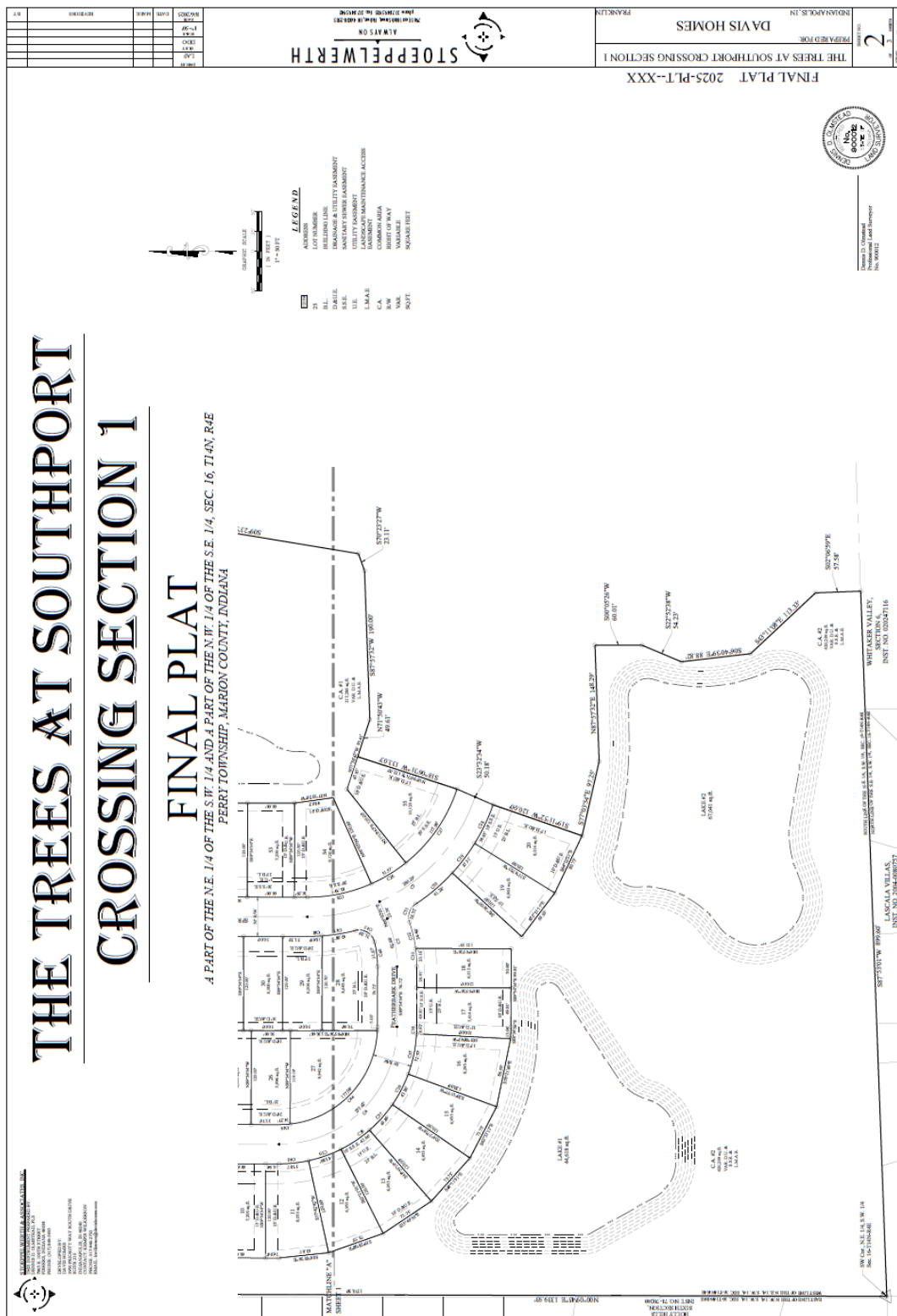


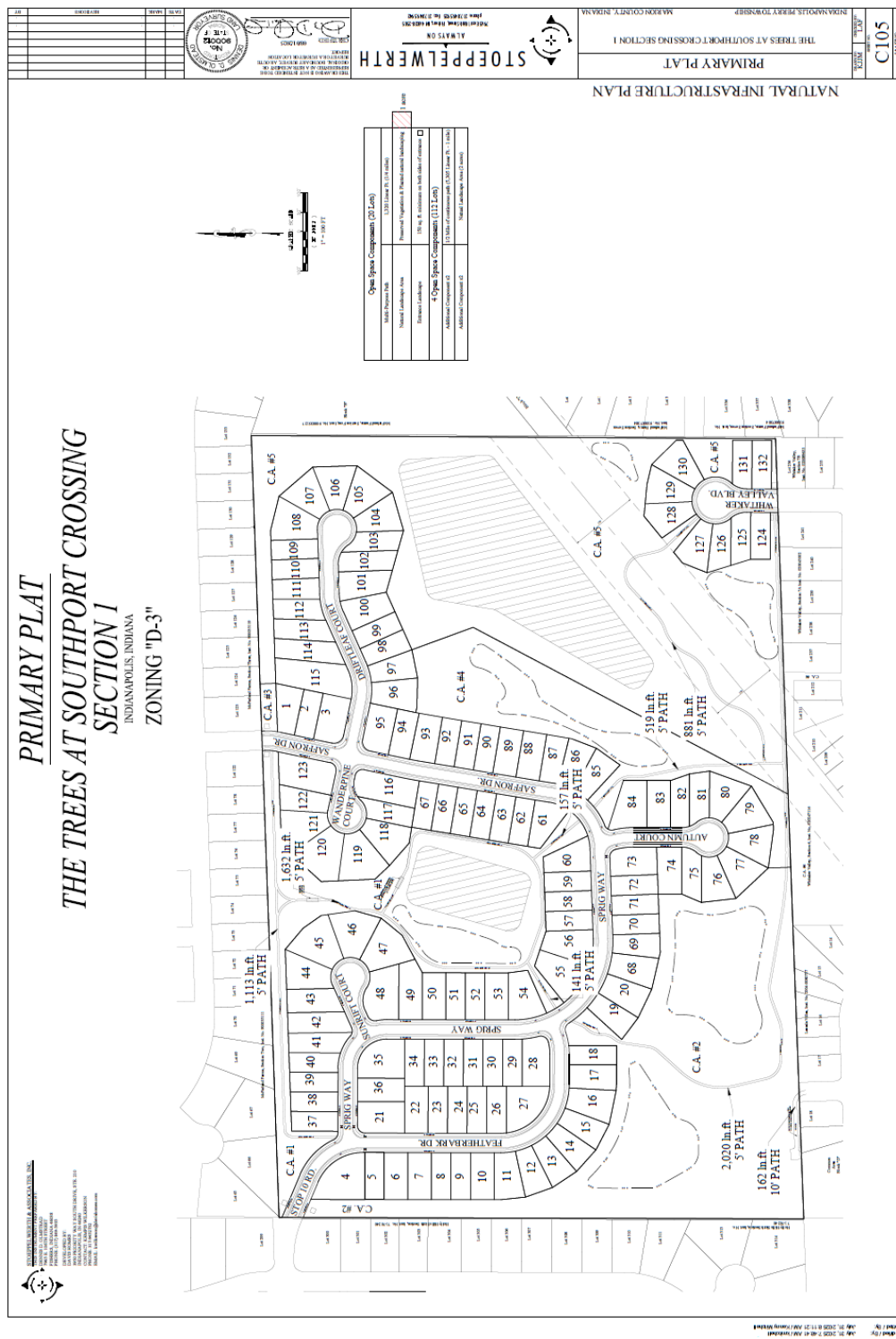














2025-PLT-056; Photographs



Photo 1: From Saffron Drive (north of the site) looking into the site.



Photo 2: Subject Site, immediately south of Saffron Drive.



Photo 3: From an existing recreational area to the east looking into the site.



Photo 4: From an existing recreational area to the east looking into the site.



Photo 5: From Whitaker Valley Boulevard (south of the site) looking into the site.



Photo 6: From Como Drive (south of the site) looking into the site.