



Metropolitan Development Commission Plat Committee (March 13, 2024) Meeting Agenda

Meeting Details

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

Date: Wednesday, March 13, 2024 **Time:** 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2024-PLT-005 | 402 Kentucky Avenue**
Center Township, CD #18, Zoned CBD-2 (RC)
402 Kentucky Avenue, LLC, by Kylie Bright-Schuler

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

*** Petitioner requests continuance to April 10, 2024

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 2. 2024-PLT-003 | 2060 Yandes Street**
Center Township, CD #13, Zoned D-P
Donna S. Cunningham, Trustee of the Donna S. Cunningham Living Trust, by Leslie Steinert

Approval of a Subdivision Plat to be known as Monon 21, subdividing 3.44 acres into 54 lots and four blocks.

- 3. 2024-PLT-007 | 1214 North Meridian Street**
Center Township, CD #12, Zoned C-4 (RC)
Indiana University Health, Inc., by Tracy L McGill

Approval of a Subdivision Plat to be known as 1214 Meridian Minor Subdivision, dividing 2.9 acres into two lots.

- 4. 2024-PLT-008 | 3842 and 3846 North Audubon Road**
Lawrence Township, CD #9, Zoned D-5
Indianapolis Neighborhood Partnership, by Jeff Hasser

Approval of a Subdivision Plat, to be known as Audubon Commons, dividing 0.598-acre into three single-family detached lots.

- 5. 2024-PLT-010 | 2955 North Meridian Street**
Center Township, CD #12, Zoned C-1 (RC)
2955 Indy IN LLC, by Misha Rabinowitch

Approval of a Subdivision Plat to be known as 29th & Meridian Subdivision, dividing 9.035 acres into two lots and two blocks.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 6. 2024-PLT-004 | 5201 East Thompson Road**
Franklin Township, CD #24, Zoned C-4
5201 East Thompson, LLC, by Joshua Werner

Approval of a Subdivision Plat to be known as Emerson Plaza II, dividing 10.45 acres into one lot and one block, with a waiver of the sidewalk requirement.

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 7. 2024-PLT-009 | 5101 East Thompson Road**
Franklin Township, CD #24, Zoned C-4
BT Indianapolis, by Matthew Maple

Approval of a Subdivision plat to be known as BT Indianapolis, dividing 7.527 acres into four lots, with a waiver of the sidewalk requirement.

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 dmdpubliccomments@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.



PLAT COMMITTEE **March 13, 2024**

Case Number: 2024-PLT-005

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

Location: Center Township, Council District #18

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

Zoning: CBD-2 (RC)

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

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This petition was continued from the February 14, 2024, hearing to the March 13, 2024, by a request from the petitioner. The petitioner has submitted a written request to **continue** this petition to the **April 10, 2024**, Plat Committee.

STAFF RECOMMENDATION

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

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

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

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

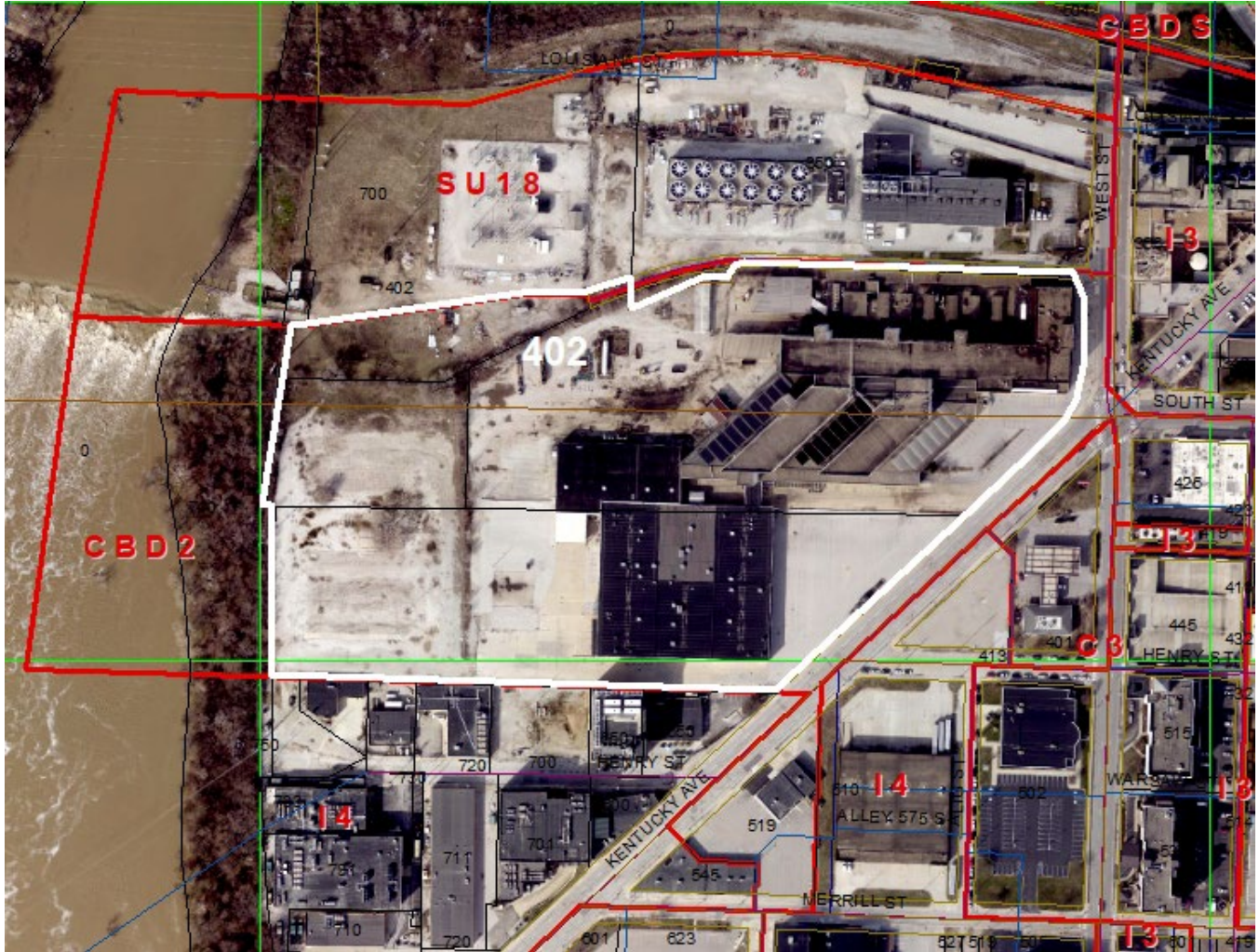
This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

STREETS

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

GENERAL INFORMATION

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



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

Photos



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



Photo of subject site from Gardner Lane looking southwest



Photo of subject site along Gardner Lane looking west



Photos of subject site from Gardner Lane looking south



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



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



PLAT COMMITTEE **March 14, 2024**

Case Number: 2024-PLT-003

Property Address: 2060 Yandes Street (Approximate Address)

Location: Center Township, Council District #13

Petitioner: Donna S. Cunningham, Trustee of the Donna S. Cunningham Living Trust, by Leslie Steinert

Zoning: D-P

Request: Approval of a Subdivision Plat to be known as Monon 21, subdividing 3.44 acres into 54 lots and four blocks.

Waiver Requested: None

Current Land Use: Vacant industrial

Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This petition was automatically continued from the February 14, 2024, hearing to the March 13, 2024, hearing by a request from the petitioner. As of this writing, no new information has been submitted to the file.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 22, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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 Topographic Map and a Traffic Control Plan, be submitted prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-P and is improved with an industrial building. The site was rezoned to D-P in 2021, via 2021-ZON-104. The approved D-P development statement indicates that the proposed development would consist of 54 dwelling units, with four, single-family detached dwellings located on the southern portion of the site, and 50 single-family attached units developed on the remainder of the 3.44-acre site.

The proposed plat meets the standards of the approved D-P development statement, per 2021-ZON-104, and the subdivision regulations.

STREETS

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

SIDEWALKS

Sidewalks are required, per the D-P statement, throughout the development with connections to Alvord Street, Yandes Street and a potential sidewalk connection to the Monon Trail, which would require the approval of IndyParks.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Vacant Industrial	
Comprehensive Plan	Village mixed-use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	I-3 Undeveloped
	South:	D-8 Single-family dwellings
	East:	I-3 / D-8 Undeveloped / single-family dwelling
	West:	I-3 Monon Trail
Thoroughfare Plan		
Yandes Street	Local Street	60-foot existing and 48-foot proposed
Petition Submittal Date	January 5, 2024	



SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
741-203.A-C – Primary Plat Requirements:	<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 - except for Topographic Map
741-203.D – Traffic Control Plan	<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. 	Required
741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)	<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
741-205 – Waivers	<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. 	None Requested
741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION



Department of Metropolitan Development
 Division of Planning
 Current Planning

<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>Need Topographic Map</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>



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. 	<p>Satisfied</p>
	<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. 	<p>Within Compact Context Area</p>
	<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. 	<p>None proposed</p>
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> • <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> 	<p>Required</p>



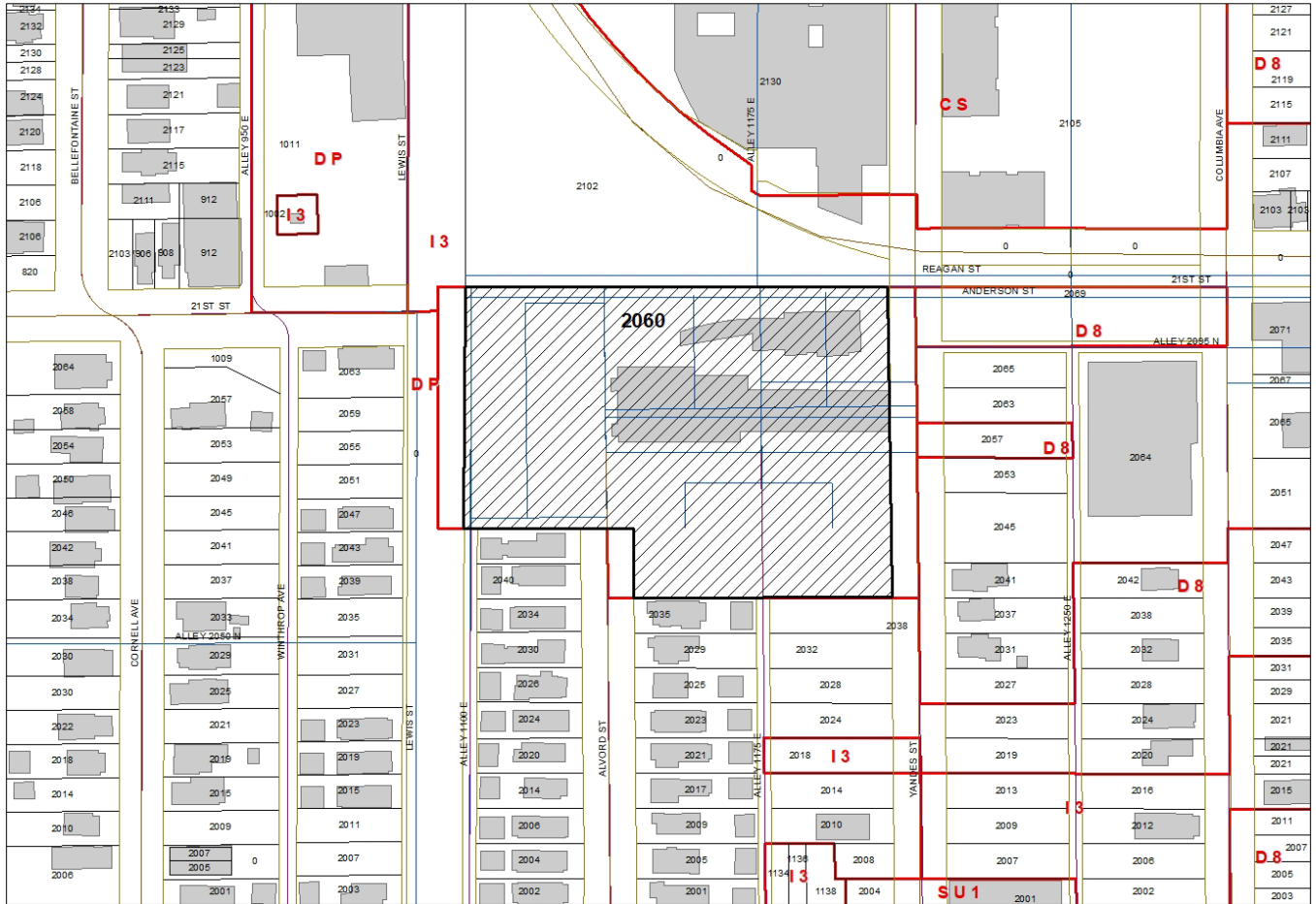
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 Division of Planning
 Current Planning

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



Department of Metropolitan Development
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Current Planning

EXHIBITS



MONON 21 SUBDIVISION
A REPLAT OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 18 AND LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 IN BLOCK 19 IN SA FLETCHERS JR.'S, NORTHEAST ADDITION TO THE CITY OF INDIANAPOLIS.

LAND DESCRIPTION:
THE PART HEREIN DESCRIBED IS A PLAT OF MONON 21 SUBDIVISION, INDIANAPOLIS, INDIANA, BEING THE SOUTHWEST CORNER OF LOT 28 IN SA FLETCHER, JR. NORTH ADDITION TO THE CITY OF INDIANAPOLIS, INDIANA AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA. MONON 21 SUBDIVISION, BEING THE SOUTHWEST CORNER OF LOT 28 IN SA FLETCHER, JR. NORTH ADDITION TO THE CITY OF INDIANAPOLIS, INDIANA, AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA. ALSO BEING A PART OF THE LANDS NOW OWNED BY THE COMPANY, CENTRAL STATES CONSULTING, LLC, AS RECORDED IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA.

BEING THE SOUTHWEST CORNER OF LOT 28 IN SA FLETCHER, JR. NORTH ADDITION TO THE CITY OF INDIANAPOLIS, INDIANA, AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA. ALSO BEING A PART OF THE LANDS NOW OWNED BY THE COMPANY, CENTRAL STATES CONSULTING, LLC, AS RECORDED IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA.

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AMBIGUOUS REFERENCE:
THIS PLAT IS BASED ON AN ALTA SURVEY/CONVEYANCE/PLAT TITLE SURVEY AS COMPLETED BY FOREFRONT, INC. ON 01/21/2008, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA.

THIS SUBDIVISION CONSISTS OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 18 AND LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 IN BLOCK 19 IN SA FLETCHERS JR.'S, NORTHEAST ADDITION TO THE CITY OF INDIANAPOLIS, INDIANA, AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA. ALSO BEING A PART OF THE LANDS NOW OWNED BY THE COMPANY, CENTRAL STATES CONSULTING, LLC, AS RECORDED IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA.

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OWNER CERTIFICATION:
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE MANAGER AND DECLARANT OF MONON 21, LLC, A LIMITED LIABILITY COMPANY, AND THAT I AM THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREIN AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA. I HAVE BEEN ADVISED BY THE CLERK OF THE COUNTY OF MONON COUNTY, INDIANA, THAT THE INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA, IS A VALID INSTRUMENT AND THAT THE LANDS SHOWN AND DESCRIBED HEREIN ARE THE SAME LANDS SHOWN AND DESCRIBED IN SA INSTRUMENT.

BEING THE SOUTHWEST CORNER OF LOT 28 IN SA FLETCHER, JR. NORTH ADDITION TO THE CITY OF INDIANAPOLIS, INDIANA, AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA. ALSO BEING A PART OF THE LANDS NOW OWNED BY THE COMPANY, CENTRAL STATES CONSULTING, LLC, AS RECORDED IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA.

WITNESSES:
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE MANAGER AND DECLARANT OF MONON 21, LLC, A LIMITED LIABILITY COMPANY, AND THAT I AM THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREIN AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONON COUNTY, INDIANA, UNDER INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA. I HAVE BEEN ADVISED BY THE CLERK OF THE COUNTY OF MONON COUNTY, INDIANA, THAT THE INSTRUMENT NUMBER 2008000077 IN THE OFFICE OF THE RECORDER OF MONON COUNTY, INDIANA, IS A VALID INSTRUMENT AND THAT THE LANDS SHOWN AND DESCRIBED HEREIN ARE THE SAME LANDS SHOWN AND DESCRIBED IN SA INSTRUMENT.

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PREPARED FOR:
MONON 21, LLC
1838 CENTRAL AVE.
INDIANAPOLIS, INDIANA 46202

PREPARED BY:
CENTRAL STATES CONSULTING, LLC
1838 CENTRAL AVE.
INDIANAPOLIS, INDIANA 46202

DATE: 01/21/2008

SCALE: AS SHOWN

LEGEND:
MONON 21, LLC
1838 CENTRAL AVE.
INDIANAPOLIS, INDIANA 46202



Department of Metropolitan Development
Division of Planning
Current Planning

MONON 21 SUBDIVISION
 A REPEAT OF LOTS 13, 14, 15, 16 AND 17 IN BLOCK 16 AND LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 IN BLOCK 16 IN S.A. FLETCHERS JR.'S NORTH-EAST ADDITION TO THE CITY OF INDIANAPOLIS.

UNINCORPORATED COMMUNITY DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT OF APPROVAL TO ENFORCE ANY COVENANTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED HEREIN THAT WOULD BE IN VIOLATION OF THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISION OF THIS ARTICLE, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAN BY THE PLAT COMMISSION.

RIGHT-OF-WAY EASEMENT
 SMALL WOODS OR OTHER PLANTING THAT OBSTRUCTS RIGHT-OF-WAY LINES AT ELEVATIONS BETWEEN 2.5 AND 3 FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE IRREGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY AREA AND A STREET FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDING THE SAME RIGHT-OF-WAY LINES SHALY TO ANY LOT ADJACENT TO THE STREET FROM WITHIN EACH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE IS MAINTAINED AT A SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE RIGHT-OF-WAY.

STORM DRAINAGE COVENANT
 THE PLAT 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 STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS, TRANSPORTATION SECTION FOR THIS PLAT.

SEWERAGE COVENANT
 THE PLAT 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 STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS, TRANSPORTATION SECTION FOR THIS PLAT.

OWNER CERTIFICATION
 THE UNDERSIGNED, MONON 21, LLC, AN INDIANA LIMITED LIABILITY COMPANY, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN AND RECORDED IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA AS INSTRUMENT NUMBER _____ HEREBY CERTIFY THAT THIS PLAT AND LOT PLAT IN SUBDIVISION AND SHOWN ON THE WITHIN PLAT, ALL COMMON AREAS SHOWN OR DESCRIBED ON THE PLAT ARE PRIVATE AREAS, THE TERMS OF WHICH SHALL BE SUBJECT TO THE PUBLIC UTILITY ADJUSTMENTS. ALL ADDITIONAL PORTION(S) NOT PREVIOUSLY DEDICATED TO THE PUBLIC ARE HEREBY DEDICATED TO THE PUBLIC.

IN TESTIMONY WHEREOF, I, THE UNDERSIGNED, MONON 21, LLC, ITS MANAGER AND DECLARANT THIS _____ DAY OF _____, 2004,
 STATE OF INDIANA _____ TITLE _____
 COUNTY OF MARION _____ SE _____
 COUNTY OF MARION _____ SE _____
 Before me the undersigned Notary Public, to and for the County and State, personally appeared _____ and acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes herein expressed.
 Witness my hand and official seal this _____ day of _____, 2004.
 (Notary Public)
 My Commission Expires _____
 I am a resident of _____ County, State of _____

PREPARED FOR:
 MONON 21, LLC
 1831 CENTRAL AVE
 INDIANAPOLIS, INDIANA 46202

PREPARED BY:
 CENTRAL STATES CONSULTING, LLC
 PUBLIC UTILITIES SECTION
 200 NORTH ALVORD STREET
 INDIANAPOLIS, INDIANA 46202

MONON 21 SUBDIVISION
 1831 CENTRAL AVE
 INDIANAPOLIS, INDIANA 46202

CENTRAL STATES CONSULTING, LLC
 200 NORTH ALVORD STREET
 INDIANAPOLIS, INDIANA 46202

LANDOWNER PROJECT NUMBER: 00229

PHOTOS



View of southern boundary of the site, from Yandes Street, looking west



View of eastern boundary along Yandes Street, looking north



View of an existing industrial building along the northern portion of the site, from Yandes Street



View of southeastern boundary of the site looking west



View of existing terminus of an alley looking north into the site (a new alley will extend from this point north)



View of a large portion of the subject site



View of Monon Trail – west boundary of site



View of Monon Trail, and subject site beyond, from 21st Street, looking east



PLAT COMMITTEE **March 13, 2024**

Case Number: 2024-PLT-007

Property Address: 1214 North Meridian Street (*Approximate Address*)

Location: Center Township, Council District #12

Petitioner: Indiana University Health, Inc., by Tracy L. McGill

Zoning: C-4 (RC)

Request: Approval of a Subdivision Plat, to be known as 1214 Meridian Minor Subdivision, dividing 2.9 acres into two lots.

Waiver Requested: None

Current Land Use: Four-story commercial structure and surface parking lot

Staff Reviewer: Jeffrey York, Principal 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 January 31, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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 C-4 (RC) and is located directly north of Interstate 65, along Meridian Street. A four-story commercial building is located on the southeastern part of the site, with frontage along Meridian Street and 12th Street.

The proposed plat would create two lots, with Lot One being 1.525 acres and Lot Two being 1.353 acres. The existing building would be located on Lot Two.

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

STREETS

The site is surrounded by four streets: Meridian Street to the east, 13th Street to the north, Illinois Street to the west and 12th Street to the south. No new streets would be created. In addition, sidewalks surround the site along all four rights-of-way that abut the site.

GENERAL INFORMATION

Existing Zoning	C-4 (RC)	
Existing Land Use	Four-story commercial structure and surface parking	
Comprehensive Plan	Core mixed-use development	
Surrounding Context	Zoning	Land Use
North:	C-4 (RC)	Commercial building / surface parking
South:	CBD-2 (RC)	Surface parking / Interstate 65
East:	C-4 (RC)	Automotive wash / surface parking
West:	D-10 / C-5 (RC)	Multi-family dwellings / automotive repair / consumer services
Thoroughfare Plan		
Meridian Street	Primary Arterial	78-foot existing and proposed
12 th Street	Secondary Arterial	78-foot existing and proposed
13 th Street	Local Street	48-foot existing and proposed
Illinois Street	Primary Arterial	78-foot existing and proposed
Petition Submittal Date	January 31, 2024	

Photos



View of site along 13th Street, from Illinois Street, looking east



View of site (to the left) and Illinois Street looking south



View of site from the intersection of 12th Street and Illinois Street



View of site along 12th Street looking west



View along Meridian Street looking north



View of site from intersection of 13th Street and Meridian Street



View of site and sidewalk along 13th Street looking west



PLAT COMMITTEE **March 13, 2024**

Case Number: 2024-PLT-008

Property Address: 3842 and 3846 North Audubon Road (Approximate Addresses)

Location: Lawrence Township, Council District #9

Petitioner: Indianapolis Neighborhood Partnership, by Jeff Hasser

Zoning: D-5

Request: Approval of a Subdivision Plat, to be known as Audubon Commons, dividing 0.598-acre into three single-family detached lots.

Waiver Requested: None

Current Land Use: Vacant

Staff Reviewer: Marleny Iraheta, 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 February 1, 2024 complies with the standards of the Subdivision regulations, subject to the following conditions:

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



- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The 0.598-acre subject site is zoned D-5 and is developed as parking lot that was once used by the church to the south. This proposed plat would divide the existing parcels into three single-family detached lots.

STREETS

The three lots would front on Audubon Road. No new streets are proposed.

SIDEWALKS

Sidewalks do not exist along Audubon Road.

Section 744-303.B notes “When a single-family detached dwelling, single-family attached dwelling, two-family dwelling, triplex or fourplex is constructed on a freestanding lot, a sidewalk must be provided only if either one of the adjacent lots has a sidewalk installed. A sidewalk along each frontage shall be provided and connect with each existing sidewalk on an adjacent property.”

This section of the Ordinance exempts the installation of sidewalks for this minor subdivision plat.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Vacant	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	SU-1	Residential (Single-family dwelling)
South:	SU-1	Parking lot
East:	D-5	Residential (Single-family dwellings)
West:	D-10	Residential (Multifamily dwellings)
Thoroughfare Plan		
38 th Street	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	February 1, 2024	

EXHIBITS





Department of Metropolitan Development
Division of Planning
Current Planning

Preliminary Plat

PRIMARY PLAT AUDUBON COMMONS
BEING A REPLAT OF LOT 247, 248 AND PART OF 249 IN PURITAN REALTY COMPANY'S ADDITION TO CITY OF INDIANAPOLIS
SECTION 15, TOWNSHIP 16 NORTH, RANGE 4 EAST LAWRENCE TOWNSHIP, MARION COUNTY, INDIANA
PLAT NO:
[Map showing lot divisions and street layouts]
[Legal descriptions and survey data]
[Signatures and stamps]
[Legend and property facts]
[Official seals and stamps]

PHOTOS



Photo of the subject site looking west.



Photo of the subject site looking southwest from Autudbon Road.



PLAT COMMITTEE **March 13, 2024**

Case Number: 2024-PLT-010

Property Address: 2955 North Meridian Street (*Approximate Address*)

Location: Center Township, Council District #12

Petitioner: 2955 Indy IN LLC, by Misha Rabinowitch

Zoning: C-1 (RC)

Request: Approval of a Subdivision Plat, to be known as 29th & Meridian Subdivision, dividing 9.035 acres into two lots and two blocks.

Waiver Requested: None

Current Land Use: Three-story commercial office structure and surface parking lot

Staff Reviewer: Jeffrey York, Principal 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 February 1, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned C-1 (RC) and is located at the southeast corner of 30th Street and Meridian Street. A three-story commercial office building is located on the western part of the site, with frontage along Meridian Street and 30th Street.

The proposed plat would create two lots and two blocks, with Lot One being 5.141 acres and Lot Two being 1.110 acres. The existing building would be located on Lot One. Block A would be 0.873-acre and Block B would be 1.911 acres. From these two blocks, lots would be created by a future plat petition before development would occur.

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

STREETS

The site is surrounded by four streets: Meridian Street to the west, 30th Street to the north, Talbott Street to the east and 29th Street to the south. No new streets would be created. In addition, sidewalks surround the site along all four rights-of-way that abut the site.

GENERAL INFORMATION

Existing Zoning	C-1 (RC)		
Existing Land Use	Three-story commercial office structure and surface parking		
Comprehensive Plan	Office commercial uses development		
Surrounding Context	Zoning	Land Use	
	North:	C-3 / C-4 / D-8	Utility structure / surface parking / multi-family dwellings
	South:	C-1 / PK-1 (RC)	Offices / Al E. Polin park
	East:	D-5	Residential
	West:	C-S (RC)	Offices
Thoroughfare Plan			
Meridian Street	Primary Arterial	78-foot existing and proposed	
29 th Street	Primary Arterial	78-foot existing and proposed	
30 th Street	Primary Arterial	78-foot existing and proposed	
Talbott Street	Primary Arterial	56-foot existing and proposed	
Petition Submittal Date	February 1, 2024		

Photos



View of the site from the intersection of 29th Street and Talbott Street



View of site along Talbott Street looking north



View of site along Talbott Street looking north



View of sidewalk and site from the intersection of 30th Street and Talbott Street looking west



View of sidewalk and site along 30th Street



View of private entrance to surface parking lot along 30th Street



View of site along Meridian Street



View of site along Meridian Street



View of site along 29th Street from Meridian Street intersection



View of private entrance to surface parking lot along 29th Street



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

March 13, 2024

Case Number:	2024-PLT-004
Property Address:	5201 E Thompson Road (<i>Approximate Address</i>)
Location:	Franklin Township, Council District #24
Petitioner:	5201 East Thompson, LLC, by Joshua Werner
Zoning:	C-4
Request:	Approval of a Subdivision Plat to be known as Emerson Plaza II, dividing 10.45 acres into one lot and one block, with a waiver of the sidewalk requirement.
Waiver Requested:	Waiver of sidewalks
Current Land Use:	Commercial
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued from the February 14, 2024 hearing to the March 13, 2024 hearing, by request of staff, to allow time to conduct research on payments to the sidewalk fund already made at the site.

ADDENDUM (March 13, 2024)

The graphic added to Exhibits provides additional information on (a) 'in lieu of' fees already paid and (b) payments that would be due at the time of platting and of permitting if the sidewalk waiver were to be approved over staff's recommendation.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 18, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



Department of Metropolitan Development
Division of Planning
Current Planning

- 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 sidewalk waiver request be denied.

PETITION OVERVIEW

SITE PLAN AND DESIGN

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

STREETS

Lot One and Block "A" would front on Thompson Road. No new streets are proposed.

SIDEWALKS

Sidewalks would be required along the portions of Thompson Road that are associated with the plat petition (approximately 660' in length). There is not currently existing pedestrian connectivity servicing the existing multitenant commercial center along the either side of Thompson Road, and the applicant claims the current topography and drainage at the site would make installation of required sidewalks unfeasible. The site is approximately 500 feet from existing bus stops for Lines 16 and 56 with attendant sidewalks running along Emerson Avenue, and there is also limited sidewalk placement to the northeast on the other side of Thompson Road with a similar drainage ditch near the installed sidewalk. Evidence has not been provided to substantiate the claim that any added costs of sidewalk installation near a drainage ditch would outweigh the positive benefits of pedestrian connectivity recommended by comprehensive plans and required by ordinance. Staff would recommend denial of the waiver request. If the plat committee approves the waiver against staff's recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Regional Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3	Commercial
South:	D-4	Residential



Department of Metropolitan Development
Division of Planning
Current Planning

	East:	C-4	Commercial
	West:	C-4	Commercial
Thoroughfare Plan			
	Thompson Road	Primary Arterial	Existing ROW: 110' Prop ROW: 119'
Petition Submittal Date		11/07/2023	

EXHIBITS

2024PLT004 ; Aerial Map





Department of Metropolitan Development Division of Planning Current Planning

2024PLT004 ; Preliminary Plat

EMERSON PLAZA II MINOR PLAT

LEGAL DESCRIPTION
 EAST OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND RANGE MERIDIAN LOCATED IN MARION COUNTY, INDIANA, BEING THAT PORTION OF LAND SHOWN ON A PLAT OF SURVEY BY JOSHUA DAVID WEMER, ITS RECORDING DATED JANUARY 10, 2024, UNDER MERIDIAN NUMBER, 100, PROJECT NUMBER, 100000 AND MORE.

OWNERS CERTIFICATE
 THE UNDERSIGNED, JOSHUA DAVID WEMER, THE OWNER OF RECORD OF THE REAL ESTATE DESCRIBED HEREIN, HEREBY CERTIFY THAT I HAVE BEEN ADVISED BY THE PUBLIC AND HAVE HEREBY RELEASED TO THE CITY OF INDIANAPOLIS, MARION COUNTY, IN PUBLIC RECORD FOR RECORD AND RECORDS AS SHOWN HEREON.

RESTRICTIONS, EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS
 THE UNDERSIGNED HEREBY CERTIFY THAT THE REAL ESTATE DESCRIBED HEREON IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR OTHER MATTERS OF RECORD OR OF ANY NATURE THAT WOULD AFFECT THE REAL ESTATE DESCRIBED HEREON IN ANY MANNER.

ADDITIONAL INFORMATION
 THE UNDERSIGNED HEREBY CERTIFY THAT THE REAL ESTATE DESCRIBED HEREON IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR OTHER MATTERS OF RECORD OR OF ANY NATURE THAT WOULD AFFECT THE REAL ESTATE DESCRIBED HEREON IN ANY MANNER.

WITNESSED BY SIGNATURE THIS _____ **DATE OF** _____

JOSHUA DAVID WEMER
 INDIANA PLS NO. LDC100000

NEIGHBORHOOD MAP
 A vicinity map showing the project location within the local area, including streets and landmarks.

ZONING INFORMATION
 THE INDIANAPOLIS MARION COUNTY ZONING ORDINANCE, ZONED OR DISTRICT: _____
 PRECINCT: _____
 SIZE: _____
 HEIGHT: _____

LEGEND
 - RIGHT OF WAY LINE
 - BOUNDARY LINE
 - SECTION CORNER
 - SECTION CORNER
 - SECTION CORNER

GENERAL NOTES
 1. THE ACCURACY OF THE FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO THE SCALE, LOCATION AND DATA CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 2. THE ACCURACY OF THE FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO THE SCALE, LOCATION AND DATA CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 3. THE ACCURACY OF THE FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO THE SCALE, LOCATION AND DATA CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

THIS INSTRUMENT PREPARED BY:
CUSHMAN & WAKEFIELD
 SHANE THOMPSON
 ONE AMERICAN SQUARE, SUITE 1800
 INDIANAPOLIS, IN 46202
 PHONE: (317) 616-4013

THIS INSTRUMENT PREPARED BY:
WEIHE ENGINEERS
 LAND SURVEYING | CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 18545 N. College Avenue
 Indianapolis, Indiana 46240
 317.844.6611
 800.845.4688
 317.843.0544 fax
 www.weihe-engineers.com

SHEET 1 OF 1
 PROJECT NO. 100000



2024PLT004 ; Findings of Fact

**WAIVER OF THE SUBDIVISION REGULATIONS
FINDINGS OF FACT**

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

There are currently no sidewalks that connect the subject property to/from the adjacent properties.

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:

There are currently no sidewalks that connect the subject property to/from the adjacent properties. Additionally, current topography and drainage along Thompson Road would not make installation of a sidewalk feasible.

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:

Current topography and drainage along Thompson Road would not make installation of a sidewalk feasible.

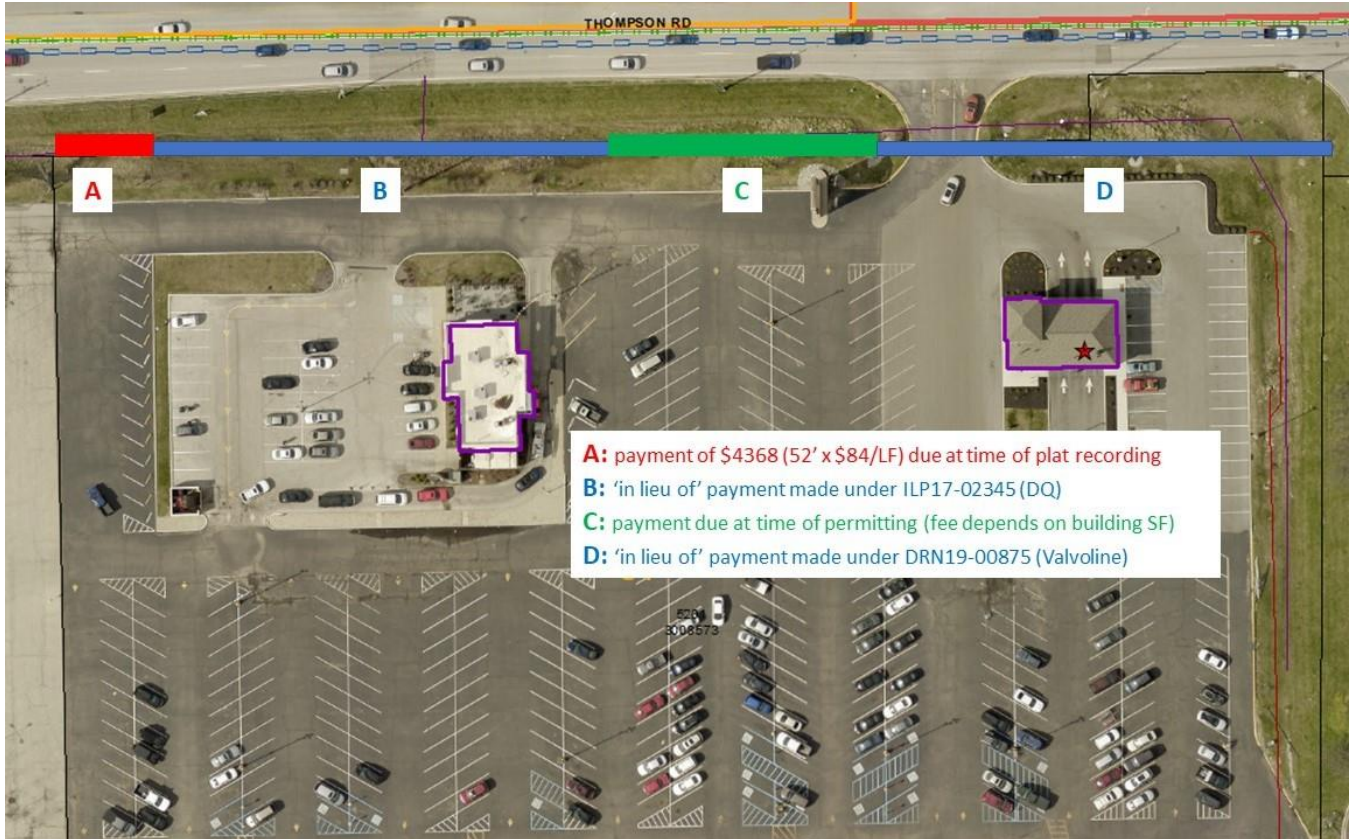
4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

The existing shopping center and adjoining shopping centers do not have pedestrian connectivity to the subject property or right-of-way.

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:

Once the property is sold, new ownership will file Improvement Location Permit and will address the "in lieu of" sidewalk fee at that time.

2024PLT004 ; 'In Lieu Of' Fee Breakdown if Waiver Approved



PHOTOS



Photo 1: View from North along Thompson



Photo 2: View of Properties on Northern Side of Thompson

2024PLT004; Pictures (continued)



Photo 3: View along Thompson ROW to West



Photo 4: View along Thompson ROW to East

2024PLT004; Pictures (continued)



Photo 5: Adjacent Property to the West



Photo 6: Adjacent Property to the East



PLAT COMMITTEE **March 13, 2024**

Case Number: 2024-PLT-009

Property Address: 5101 E Thompson Road (*Approximate Address*)

Location: Franklin Township, Council District #24

Petitioner: BT Indianapolis, by Matthew Maple

Zoning: C-4

Request: Approval of a Subdivision plat to be known as BT Indianapolis, dividing 7.527 acres into four lots, with a waiver of the sidewalk requirement.

Waiver Requested: Waiver of sidewalks

Current Land Use: Commercial

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 18, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



Department of Metropolitan Development
 Division of Planning
 Current Planning

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4 and developed as a commercial integrated center. The proposed plat would subdivide the property into four lots and one block to provide for additional commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot 1 would have access to Emerson Avenue, while Lots 3 and 4 would front on Emerson Avenue entirely. Lot 2 would front to Thompson Road. No new streets are proposed.

SIDEWALKS

There is currently existing sidewalk along both sides of Emerson Avenue. Sidewalks would be required along Thompson Road (approximately 300' in total length). There is not currently existing pedestrian connectivity servicing the existing multitenant commercial center on either side of Thompson Road, and the applicant claims that the existing drainage ditch and utility site along Thompson would not make installation of sidewalks feasible. Provided findings of fact also indicate that a pathway would be installed through the center of the property to provide internal connectivity (see layout in Exhibits).

There are existing bus stops for Lines 16 and 56 that run along Emerson Avenue. The address 5201 E Thompson Road to the east of the property is undergoing a replatting and has also requested a waiver of the sidewalk requirement for which staff is also recommending denial.

Evidence has not been provided to substantiate the claim that any added costs of sidewalk installation near a drainage ditch would outweigh the positive benefits of pedestrian connectivity recommended by comprehensive plans and required by ordinance. Staff would recommend denial of the waiver request. If the plat committee approves the waiver against staff's recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Regional Commercial	
Surrounding Context	Zoning	Land Use
North:	C-3/C-4	Commercial
South:	C-S	Commercial
East:	C-4	Commercial
West:	C-4/D-A	Commercial/Residential
Thoroughfare Plan		



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

Thompson Road	Primary Arterial	110-foot right-of-way existing and 119-foot right-of-way proposed
Emerson Avenue	Primary Arterial	145-foot right-of-way existing and 112-foot right-of-way proposed
Petition Submittal Date	02/02/2024	

EXHIBITS

2024PLT009 ; Aerial Map





2024PLT009 ; Findings of Fact

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

The site currently does not have a frontage walk along Thompson Road.

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:

This site has a large drainage swale along Thompson and there is an existing Utility blocking any path for a sidewalk. The Utility has an approved site with bollards blocking any means of access across the frontage along Thompson Road.

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 side ditch of Thompson Road along the south side is a large drainage conveyance that would be negatively impacted by the addition of a pathway.
There are obstructions along the frontage that would prohibit the path, and block its use.

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:

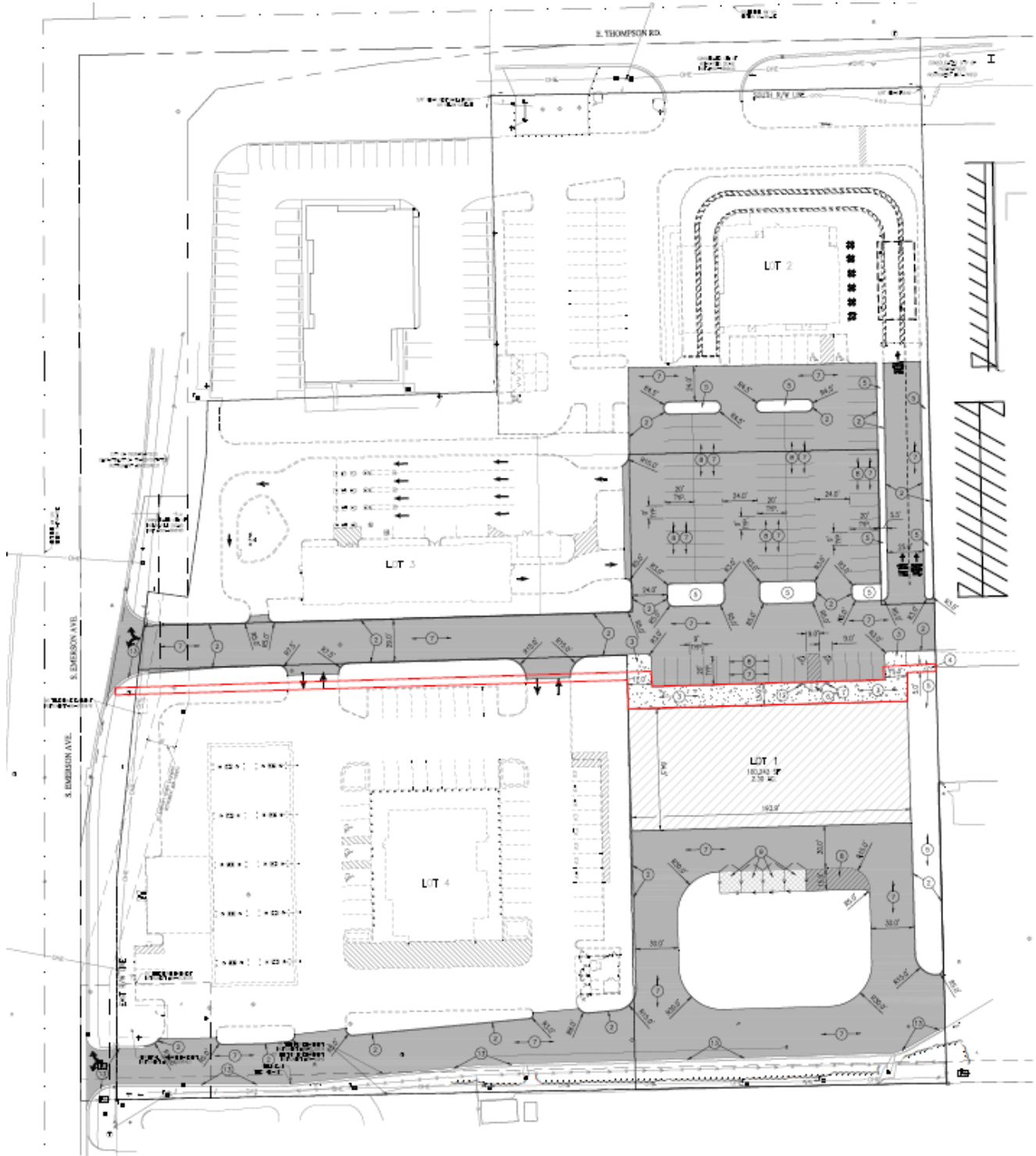
An internal pathway is planned for the BT Indianapolis development that would connect the sidewalk from Emerson all the way to the east side of the BT Indianapolis development to connect to the Emersonn Plaza 2 infrastructure.

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 waiver for sidewalks shall not impact other ordinances.



2024PLT009 ; Proposed Internal Pathway



PHOTOS

2024PLT009; Pictures



Photo 1: View of Properties on Northern Side of Thompson



Photo 2: View from North along Thompson

2024PLT009; Pictures (continued)



Photo 3: View along Thompson ROW to East



Photo 4: View along Thompson ROW to West

2024PLT009; Pictures (continued)



Photo 5: View from East along Emerson



Photo 6: View of Properties on Western side of Emerson

2024PLT009; Pictures (continued)



Photo 7: Existing Utility Site along Southern Side of Thompson



Photo 8: Sidewalk Installed to Northeast of Subject Site (Photo from May 2023)