



Metropolitan Development Commission Plat Committee (June 12, 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, June 12, 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-028 | 2415 and 2427 North Rural Street

Center Township, CD #8, Zoned D-5

Martindale Brightwood Community Development Corporation, by Patrick M. Rooney

Approval of a Subdivision Plat to be known as Rural Street Villas, Section Two, subdividing 0.19-acre into four single-family attached lots.

**** Staff requests a continuance to July 10, 2024**

2. 2024-PLT-032 | 4150 North Keystone Avenue

Washington Township, CD #8, Zoned C-4 (FF)

LandWorx Engineering LLC, by Leslie Steinert

Approval of a Subdivision Plat to be known as Mainscape Plaza Subdivision, subdividing 12.253 acres into two lots.

**** Petitioner requests a continuance to July 10, 2024**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. 2024-PLT-013 | 3502 Watson Road

Center Township, CD #8; Zoned D-3

William R. Moldenhauer

Approval of a Subdivision Plat to be known as Watson Hill, subdividing 1.13 acres into two lots.

4. 2024-PLT-027 | 913 North LaSalle Street

Center Twp., CD #13; Zoned D-5
Edmundson Estates LLC, by John Cross

Approval of a Subdivision Plat to be known as Edmundson's Replat of Lot 4, Block 11 in George F. Adams Subdivision, subdividing 0.155-acre into two single-family attached lots.

5. 2024-PLT-030 | 2224 Bellefontaine Street

Center Township, CD #8, Zoned D-8
Indy Opportunity Fund LLC, by Dale W. Pfeifer

Approval of a Subdivision Plat to be known as Replat of Lot 37 in Bruce Place East End Subdivision, subdividing 0.138-acre into two single-family attached lots.

6. 2024-PLT-033 | 2601 East New York Street

Center Township, CD #13, Zoned D-8
Englewood Community Corporation, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Temple Avenue Townhomes, subdividing 0.397-acre into seven lots and one block.

7. 2024-PLT-035 | 849 North Rural Street

Center Township, CD #13, Zoned D-5
RCA Properties LLC, by Paul J. Lambie

Approval of a Subdivision Plat to be known as Roberts Rural Street Addition, subdividing 0.13-acre into two single-family attached lots.

8. 2024-VAC-001 | 412 West McCarty Street, 717 and 721 Chadwick Street

Center Township, CD #18
TWG Development, LLC, by Joseph D. Calderon

Vacation of the first north-south alley south of Norwood Street, being 12 feet in width, beginning at the west right-of-way line of Missouri Street, west 234.32 feet, to the east right-of-way line of Chadwick Street, and a vacation of the first north-south alley east of Missouri Street, ranging in width from 14 feet to 54.29 (irregular-shaped), from the north right-of-way of McCarty Street, north 274.97 feet to the south right-of-way of Norwood Street, with a waiver of the Assessment of Benefits.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

9. 2024-PLT-031 | 7125 Wellingshire Boulevard

Perry Township, CD #22, Zoned D-P (FF)
Wellingshire Partners LLC, by Brady Kuhn

Approval of a Subdivision Plat to be known as Southern Dunes Commons at Wellingshire, subdividing 18.73 acres into two lots and three blocks, with a waiver of sidewalk requirements along Southport Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

10. 2024-PLT-034 | 4620 West 84th Street, 4553 and 4625 West 86th Street, 8431 and 8435 Georgetown Road and 8460 Bearing Drive

Pike Township, CD #1, Zoned I-2 (FF)
G&I X Industrial IN, LLC, by Andi M. Metzel

Approval of a Subdivision Plat to be known as Northwest Business Center, subdividing 46.906 acres into six lots, with a waiver of sidewalk requirements along 84th Street, 86th Street, and Bearing Drive, per Chapter 741, Article III, Section 6 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 **June 12, 2024**

Case Number: 2024-PLT-028

Property Address: 2415 and 2427 North Rural Street (*Approximate Address*)

Location: Center Township, Council District # 8

Petitioner: Martindale Brightwood Community Development Corporation, by Patrick M. Rooney

Zoning: D-5

Request: Approval of a Subdivision Plat to be known as Rural Street Villas, Section Two, subdividing 0.19-acre into four single-family attached lots.

Current Land Use: Two-Family Residential

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

After the application for this plat petition was made, it was noticed that the variance previously allowing construction of duplexes at these sites would only allow for lot widths of 30 feet, and approval of this plat would establish widths of 22 feet and 8 feet. This plat could not be approved without a new variance in place and will need to be continued until the July 10, 2024 hearing at minimum. A full staff report will be available in advance of that hearing date.



PLAT COMMITTEE **June 12, 2024**

Case Number: 2024-PLT-032
Property Address: 4150 North Keystone Avenue (*Approximate Address*)
Location: Washington Township, Council District #8
Petitioner: Landworx Engineering LLC, by Leslie Steinert
Zoning: C-4 (FF)
Request: Approval of a Subdivision Plat to be known as Mainscape Plaza Subdivision, subdividing 12.253 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

The petitioner is requesting a continuance of this petition, without additional notice, to the July 10, 2024 Plat Committee hearing to review the submitted proposal.



PLAT COMMITTEE **June 12, 2024**

Case Number: 2024-PLT-013

Property Address: 3502 Watson Road (*Approximate Address*)

Location: Perry Township, Council District #8

Petitioner: William R. Moldenhauer

Zoning: D-3

Request: Approval of a Subdivision Plat, to be known as Watson Hill, subdividing 1.13 acres into two lots.

Waiver Requested: None

Current Land Use: Single-Family Dwelling

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 May 15, 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 and / or variance commitments, be submitted prior to recording the final plat.
- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
- 11. That the name of the plat be identified as Watson Hill on the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This request would replat Lot 88 in Watson Park Subdivision. The subject site is zoned D-3 and is developed with a single-family dwelling on proposed Lot 88B. This proposed plat would divide this property into two lots—Lots 88A and 88B, with Lot 88A being 0.41-acre and Lot 88B being 0.72-acre.

The proposed plat generally meets the standards of the D-3 zoning classification for two lots.

The petition indicates that the name of the plat would be Watson Hill, however, the plat identifies the plat name as Replat of Lot 88 and Watson Park. A condition has been added to the typical minor plat list of conditions that requests the name to match the name of the plat on the petition.

STREETS

Lot 88A would front Fairfield Avenue and Watson Road, Lot 88B would front Watson Road. An access easement would provide access to both lots via along an existing driveway from Watson Road. No new streets are proposed.

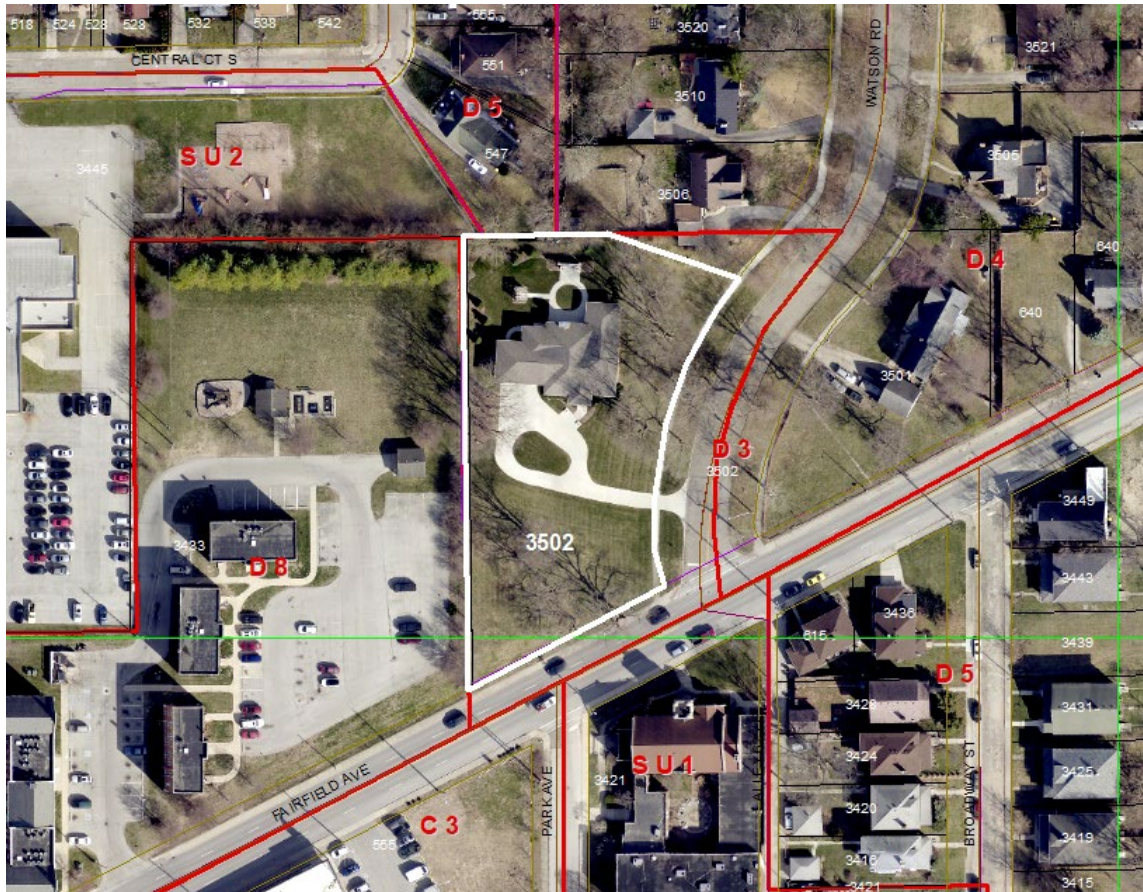
SIDEWALKS

Sidewalks are existing in the rights-of-way of Fairfield Avenue and Watson Road.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Special Use	
Surrounding Context	Zoning	Land Use
North:	D-3	Single-family residential
South:	SU-1	Religious use
East:	D-8	Multi-family residential
West:	D-3	Single-family residential
Thoroughfare Plan		
Watson Road	Local Street	48 feet existing and proposed
Fairfield Avenue	Primary Collector	78 feet existing and proposed
Petition Submittal Date	February 29, 2024	

EXHIBITS



PHOTOS



Subject site from intersection of Fairfield Avenue and Watson Road



Subject site from Watson Road



PLAT COMMITTEE **June 12, 2024**

Case Number: 2024-PLT-027

Property Address: 913 North LaSalle Street (*Approximate Address*)

Location: Center Township, Council District #13

Petitioner: Edmundson Estates LLC, by John Cross

Zoning: D-5

Request: Approval of a Subdivision Plat to be known as Edmundson’s Replat of Lot 4, Block 11 in George F. Adams Subdivision, subdividing 0.155-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 April 11, 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.
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 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. The two lots 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

Lot 4 fronts on North LaSalle 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

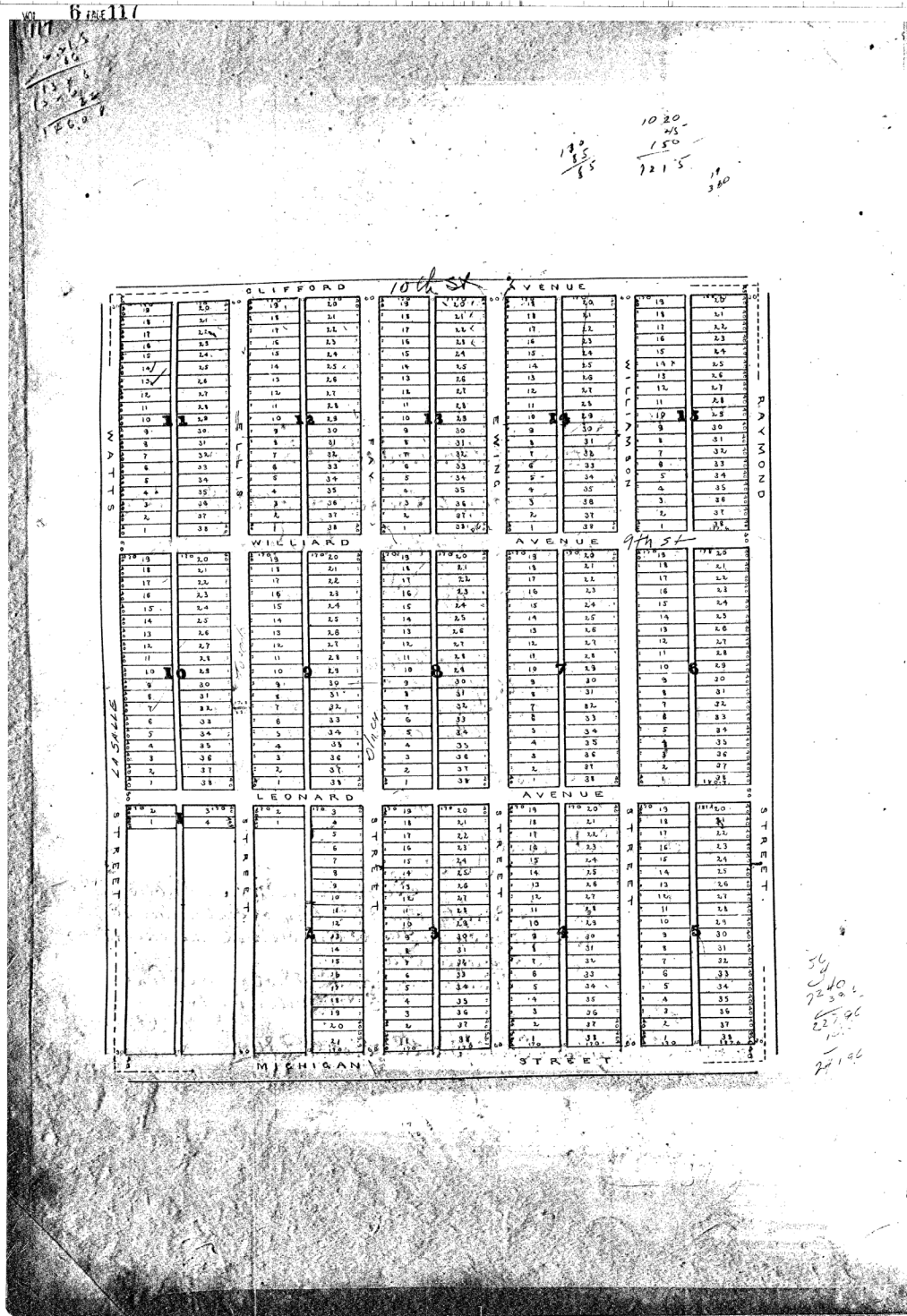
Existing Zoning	D-5	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
North LaSalle Street	Local Street	55-foot existing and 48-foot proposed
Petition Submittal Date	April 10, 2024	



Department of Metropolitan Development
 Division of Planning
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EXHIBITS

Original Plat

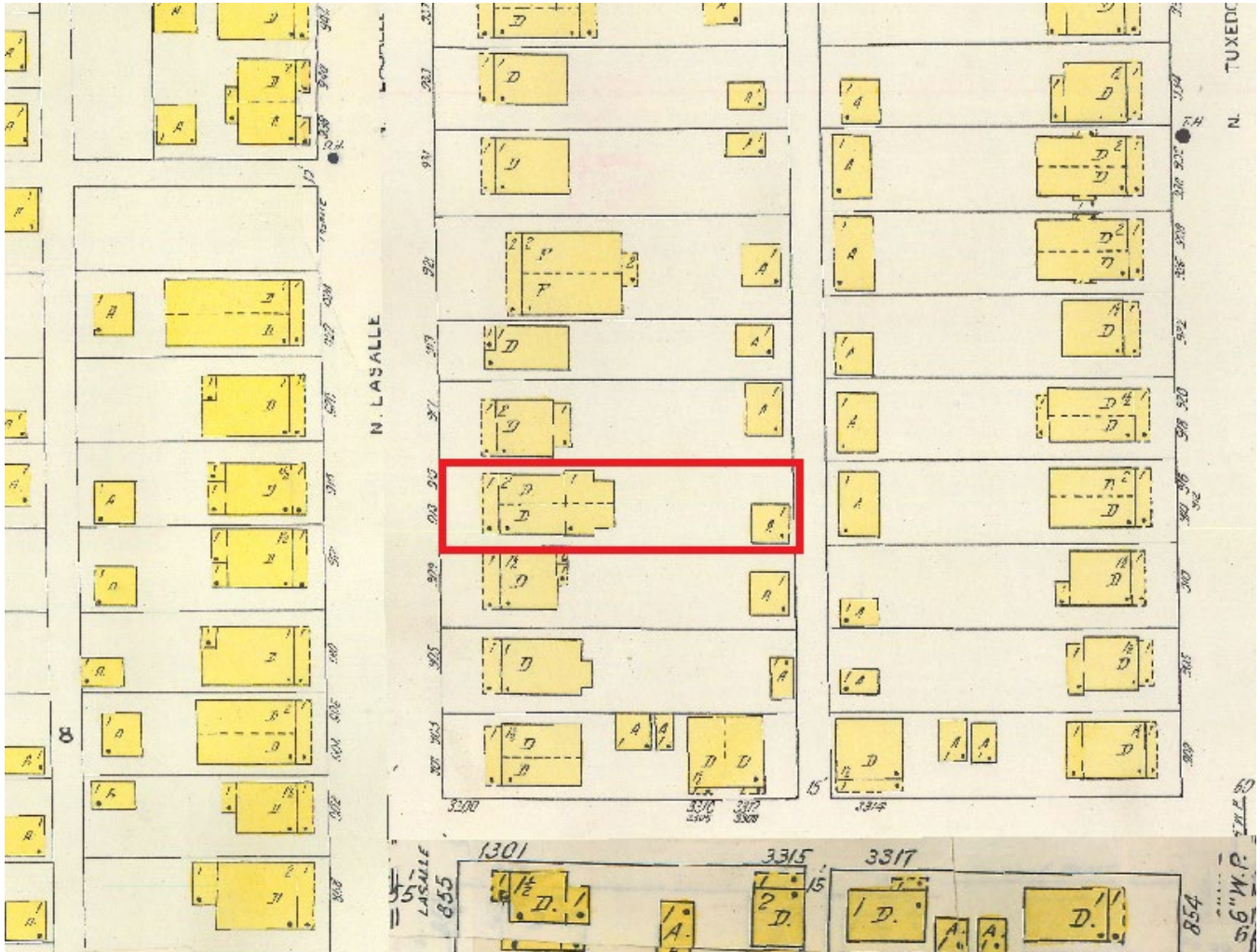


Present-day Aerial

Area Map
913 N LaSalle St



1915 Sanborn Map



PHOTOS





PLAT COMMITTEE **June 12, 2024**

Case Number: 2024-PLT-030

Property Address: 2224 Bellefontaine Street (*Approximate Address*)

Location: Center Township, Council District #8

Petitioner: Indy Opportunity Fund LLC, by Dale W. Pfeifer

Zoning: D-8

Request: Approval of a Subdivision Plat to be known as Replat of Lot 37 in Bruce Place East End Subdivision, subdividing 0.138-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 April 30, 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.
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 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. The lots 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

Lot 37 fronts on Bellefontaine 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

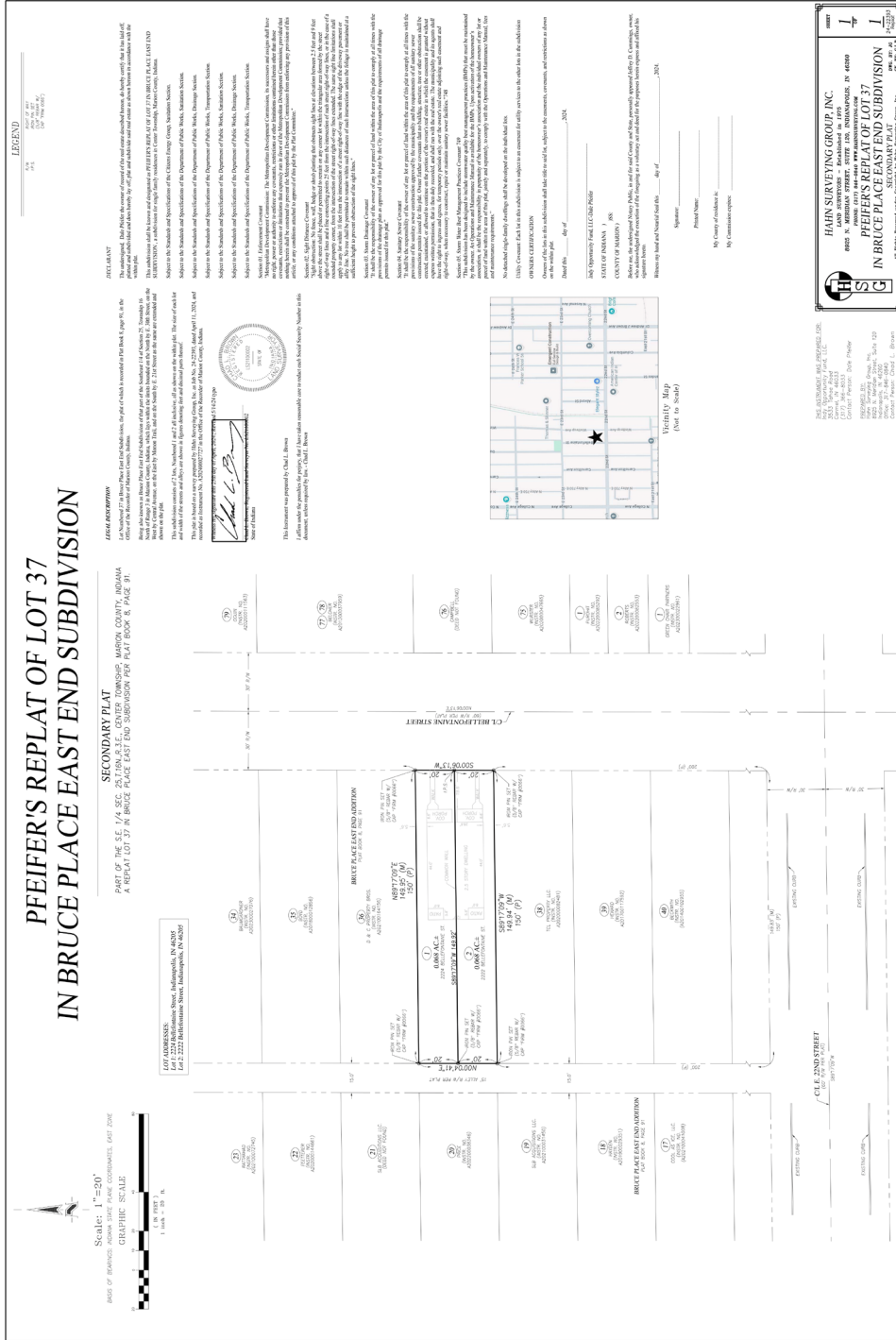
Existing Zoning	D-8	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family residential
South:	D-8	Two-Family residential
East:	D-8	Single-Family residential
West:	D-8	Single-Family residential
Thoroughfare Plan		
Bellefontaine Street	Local Street	60-foot existing and 48-foot proposed
Petition Submittal Date	June 12, 2024	



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EXHIBITS

Preliminary Plat



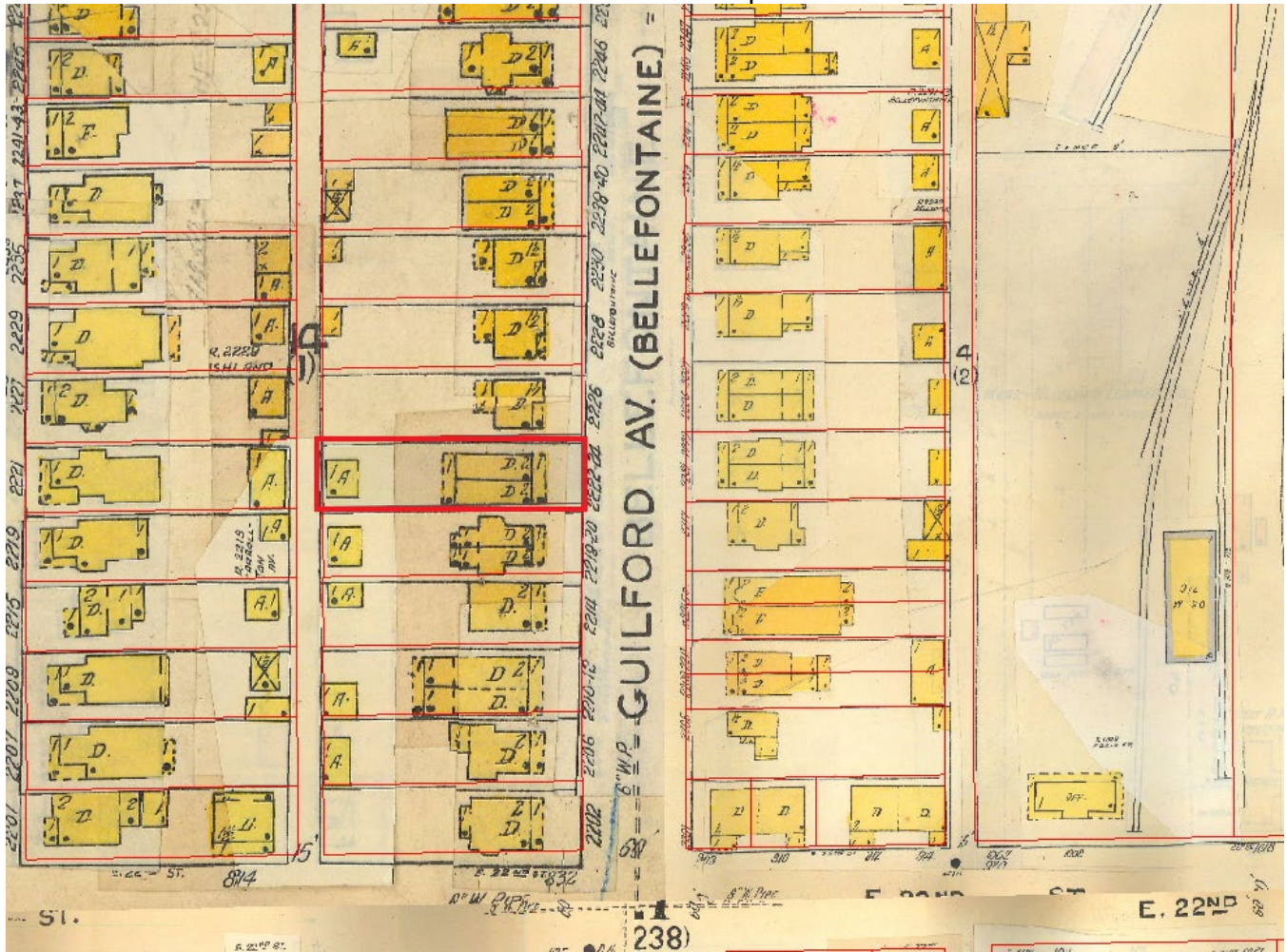
Title block containing HAIN SURVEYING GROUP, INC. information, project name 'PFEIFER'S REPLAT OF LOT 37 IN BRUCE PLACE EAST END SUBDIVISION', and a 'SECONDARY PLAT' label.

Map of Marion County, Indiana, with a star indicating the location of the subject property within the county boundaries.

Present day aerial



1915 Sanborn Map



PHOTOS







PLAT COMMITTEE **June 12, 2024**

Case Number: 2024-PLT-033

Property Address: 2601 East New York Street (*Approximate Address*)

Location: Center Township, Council District # 13

Petitioner: Englewood Community Corporation, by Joseph D. Calderon

Zoning: D-8

Request: Approval of a Subdivision Plat to be known as Temple Avenue Townhomes, subdividing 0.397-acre into seven lots and one block.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, 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 May 2, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and is currently undeveloped. This proposed plat would divide this property into seven lots, one block, and one common area. Five of the seven lots would contain single-family attached lots oriented to New York Street, and the other two would be oriented to Temple Avenue. The proposed plat appears to meet the standards of the D-8 zoning classification for row house-small lot except for lot widths of 16 feet (allowed by the variance petition 2023CVR842).

STREETS

All lots would front on either New York Street or Temple Avenue. No new streets are proposed.

SIDEWALKS

Sidewalks are existing along the eastern side of Temple Avenue and the southern portion of New York Street contains both a protected bike lane and the required sidewalk.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Undeveloped	
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-5 / D-8	Single-Family residential
West:	MU-1	Undeveloped
Thoroughfare Plan		
New York Street	Primary Arterial	60-feet existing and 78-feet proposed
Temple Avenue	Local Street	60-feet existing and 48-feet proposed
Petition Submittal Date	May 2, 2024	

EXHIBITS

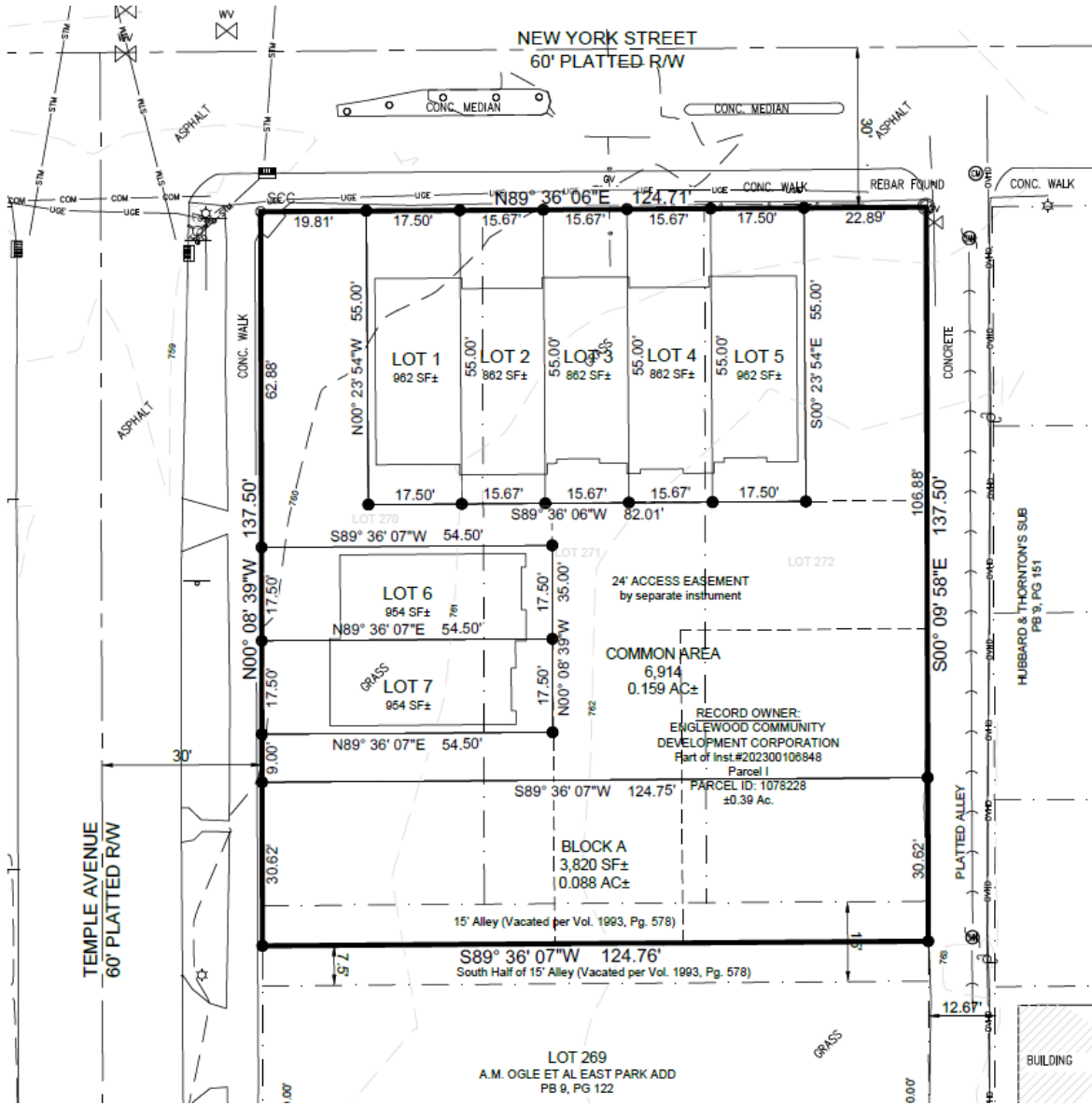
2024PLT033 ; Aerial Map





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2024PLT033 ; Proposed Plat



PHOTOS



Photo 1: Subject Site from West



Photo 2: Subject Site from North

PHOTOS



Photo 3: Existing Sidewalk & Bike Lane along New York Street



Photo 4: Adjacent Property to Northwest of Site



PLAT COMMITTEE **June 12, 2024**

Case Number: 2024-PLT-035

Property Address: 849 North Rural Street (*Approximate Address*)

Location: Center Township, Council District #13

Petitioner: RCA Properties LLC, by Paul J. Lambie

Zoning: D-5

Request: Approval of a Subdivision Plat, to be known as Roberts Rural Street Addition, subdividing 0.13-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 May 02, 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
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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.



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- 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 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. The lots 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

The lots front on North Rural 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-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Single-Family residential
South:	D-5	Two-Family residential
East:	D-5	Two-Family residential
West:	D-5	Two-Family residential
Thoroughfare Plan		
North Rural Street	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	May 02, 2024	

EXHIBITS

Preliminary Plat

STANDARD RESTRICTIVE COVENANTS

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

EASEMENT NOTE

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

DEED DEDICATION

THE UNDERSIGNED, MEMBER OF THE BOARD OF SUPERVISORS, COUNTY OF MADISON, WISCONSIN, DO HEREBY DEDICATE TO THE PUBLIC THE ROAD AND DRIVE, HEREINAFTER REFERRED TO AS "RURAL STREET", WHICH IS SHOWN ON THE ATTACHED MAP, AND THE ROAD AND DRIVE ARE HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC ROAD-OF-WAY.

SURVEYOR'S CERTIFICATE

I, TERRY M. STRUG, REGISTERED SURVEYOR, No. 00400014, State of Indiana, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and control and that I am a duly licensed and qualified surveyor under the laws of the State of Indiana.

The subdivision is shown on the attached plat and is subject to the following conditions:

1. The subdivision is shown on the attached plat and is subject to the following conditions:

2. The subdivision is shown on the attached plat and is subject to the following conditions:

3. The subdivision is shown on the attached plat and is subject to the following conditions:

4. The subdivision is shown on the attached plat and is subject to the following conditions:

5. The subdivision is shown on the attached plat and is subject to the following conditions:

6. The subdivision is shown on the attached plat and is subject to the following conditions:

7. The subdivision is shown on the attached plat and is subject to the following conditions:

8. The subdivision is shown on the attached plat and is subject to the following conditions:

9. The subdivision is shown on the attached plat and is subject to the following conditions:

10. The subdivision is shown on the attached plat and is subject to the following conditions:

LEGAL DESCRIPTION

Robert's Rural Street Addition
(a Replat of Lot 36 in Julian Trustees Addition)

LOT 1 (EASE SHOWN HEREIN)
LOT 2 (EASE SHOWN HEREIN)

LOT 34
LOT 36

CONCRETE ALLEY
RURAL STREET
NORTH STREET

REDACTION STATEMENT

THE UNDERSIGNED HAS REVIEWED THE ABOVE AND FOREGOING PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THAT THE PLAT IS CORRECT AND COMPLETE.

TERRY M. STRUG
REGISTERED SURVEYOR
No. 00400014
STATE OF INDIANA

PROJECT LOCATED IN:

NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 15 NORTH
RANGE 4 EAST
CENTER TOWNSHIP
MARION COUNTY

PREPARED FOR:

RCA Properties, LLC

PROJECT NUMBER:

1-24881P

SHEET:

1 OF 1

DRAWN BY:

R. STOHLER

CHECKED BY:

T. STRUG

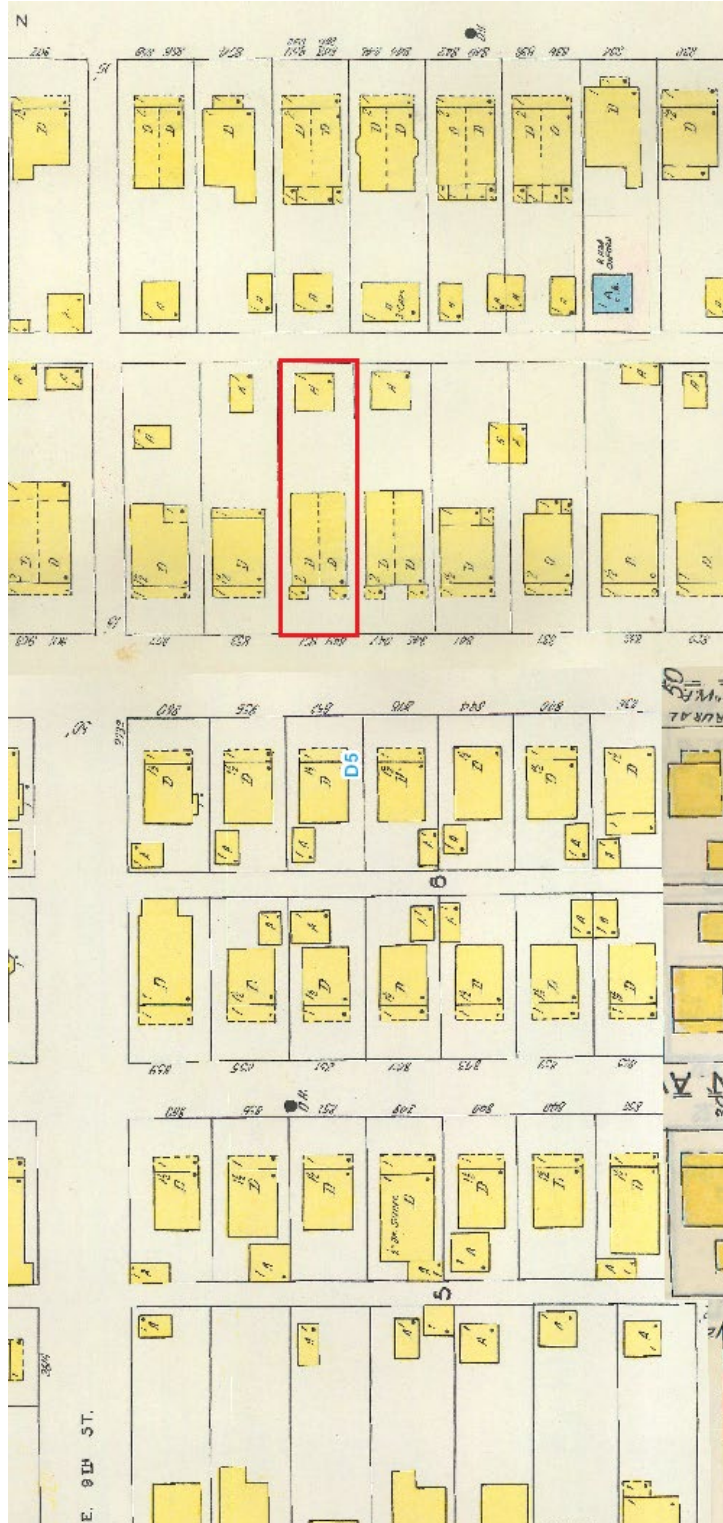
ISSUE DATE:

04-24-2024

Area Map



1915 Sanborn Map



PHOTOS









PLAT COMMITTEE **June 12, 2024**

Case Number: 2024-VAC-001

Property Address: 412 West McCarty Street, 717 and 727 Chadwick Street (*Approximate Addresses*)

Location: Center Township, Council District #18

Petitioner: TWG Development, LLC, by Joseph D. Calderon

Zoning: I-3 (RC); CBD-2 (RC) Pending

Request: Vacation of the first north-south alley south of Norwood Street, being 12 feet in width, beginning at the west right-of-way line of Missouri Street, west 234.32 feet, to the east right-of-way line of Chadwick Street, and a vacation of the first north-south alley east of Missouri Street, ranging in width from 14 feet to 54.29 (irregular-shaped), from the north right-of-way of McCarty Street, north 274.97 feet to the south right-of-way of Norwood Street

Waiver Requested: Assessment of benefits (to be withdrawn)

Current Land Use: Partially improved right-of-way

Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this vacation petition.

STAFF RECOMMENDATION

The petitioner will withdraw the waiver of the assessment of benefits request. Staff has received an appraisal of the subject site. Staff has reviewed the findings of the appraisal and agrees with its findings.

ASSESSMENT OF BENEFITS

Appraiser Used: Paul K. Schuster
 Appraiser's Benefits: \$2,100.00
 Appraiser's Fee: \$1,200.00

RECOMMENDED MOTION (approval): That the Plat Committee find that the proposed vacation is in the public interest; that Plat Committee sustain, confirm, approve and adopt the Final Assessment Roll in 2024-VAC-001, assessing benefits in accordance therewith, in the amount of \$2,100.00 and that the petitioner pay the Appraiser's Fee of \$1,200.00; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2024-VAC-001; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.



PETITION OVERVIEW

SUMMARY

The subject site is located in the block northwest of the McCarty Street and Missouri Street intersection. An east-west alley, along with the remainder of a north-south alley, would be vacated, if this petition would be approved.

The east-west alley connects Missouri Street to Chadwick Street, to the west. The north-south alley begins at the mid-point of the north-south alley and runs south to a dead-end. There is a small right-of-way to provide for a turnaround for vehicles at the south end of this north-south alley.

The purpose of the vacation would be to provide for a proposed mixed-use development, which would comply with the Comprehensive Plan recommendation of urban mixed-use development. Additionally, a rezoning petition was granted preliminary approval to CBD-2 (RC) to facilitate the zoning that would permit the development. The rezoning petition is in its final stages and should receive final approval in June 2024.

The request to vacate these rights-of-way would be in the public interest as the entire site is under single ownership.

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 landowner 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

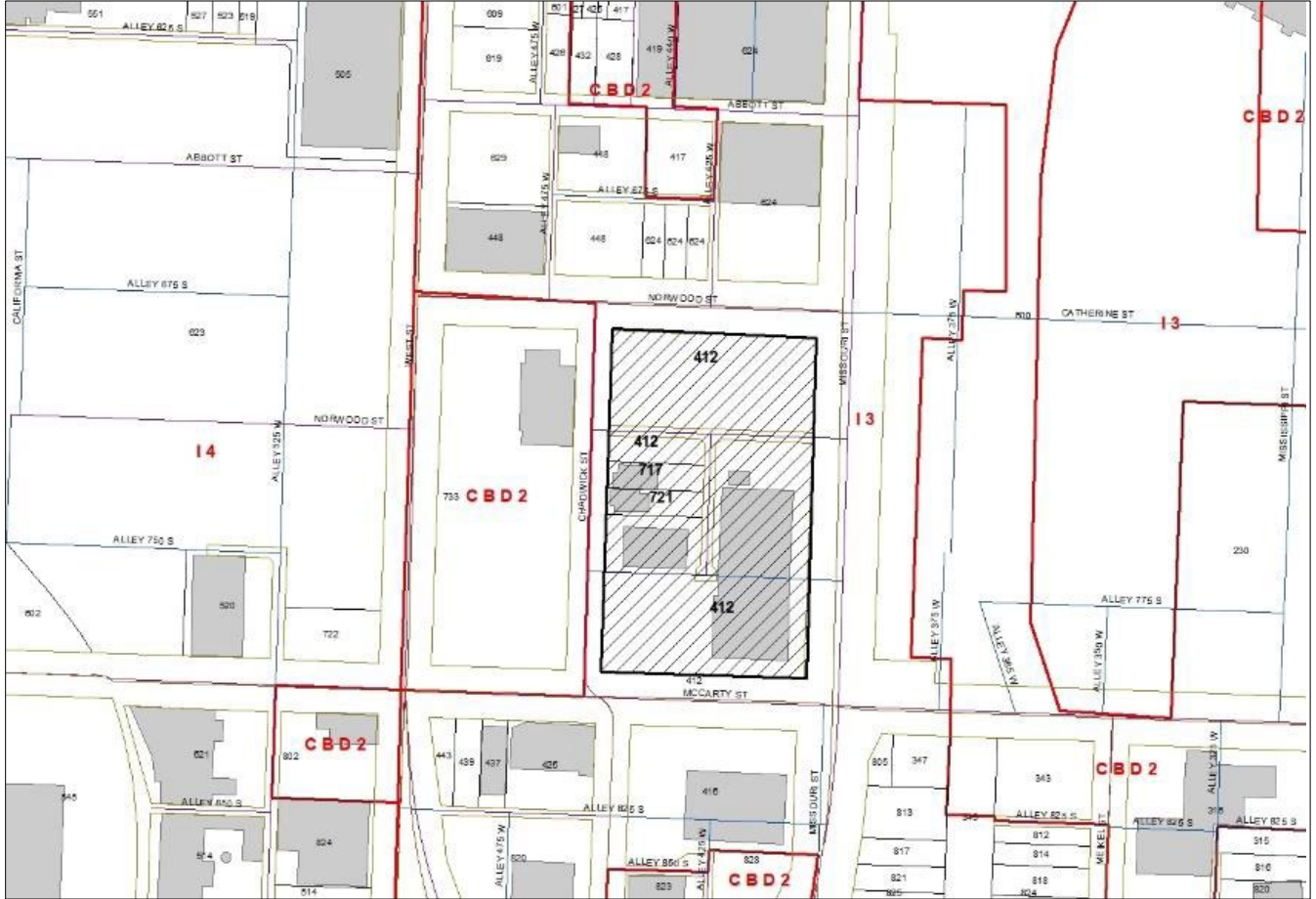
The proposed vacated area is partially improved. The petitioner has indicated that they will withdraw the request for the waiver of the assessment of benefits. An Appraisal of the land is expected prior to the hearing.

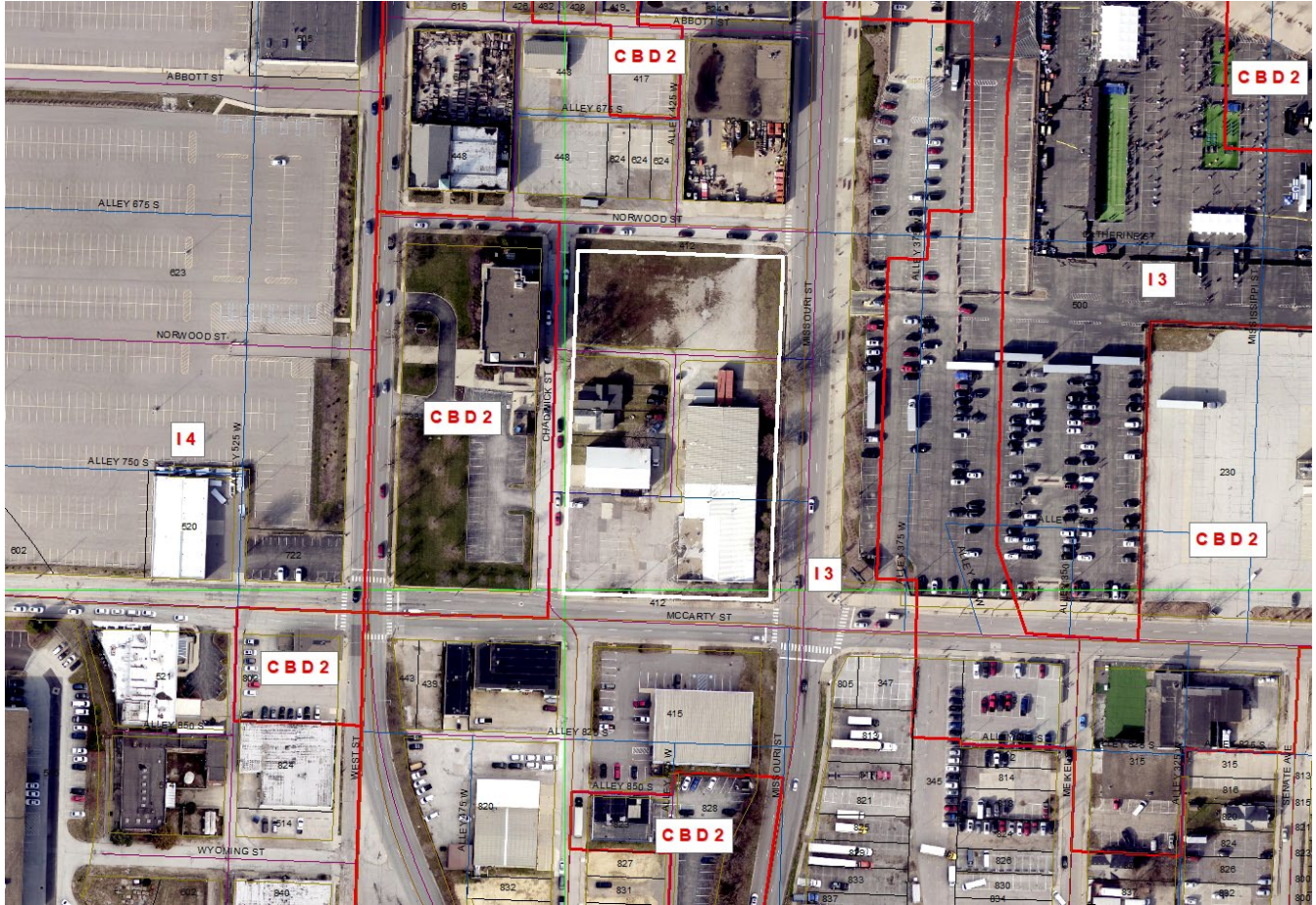


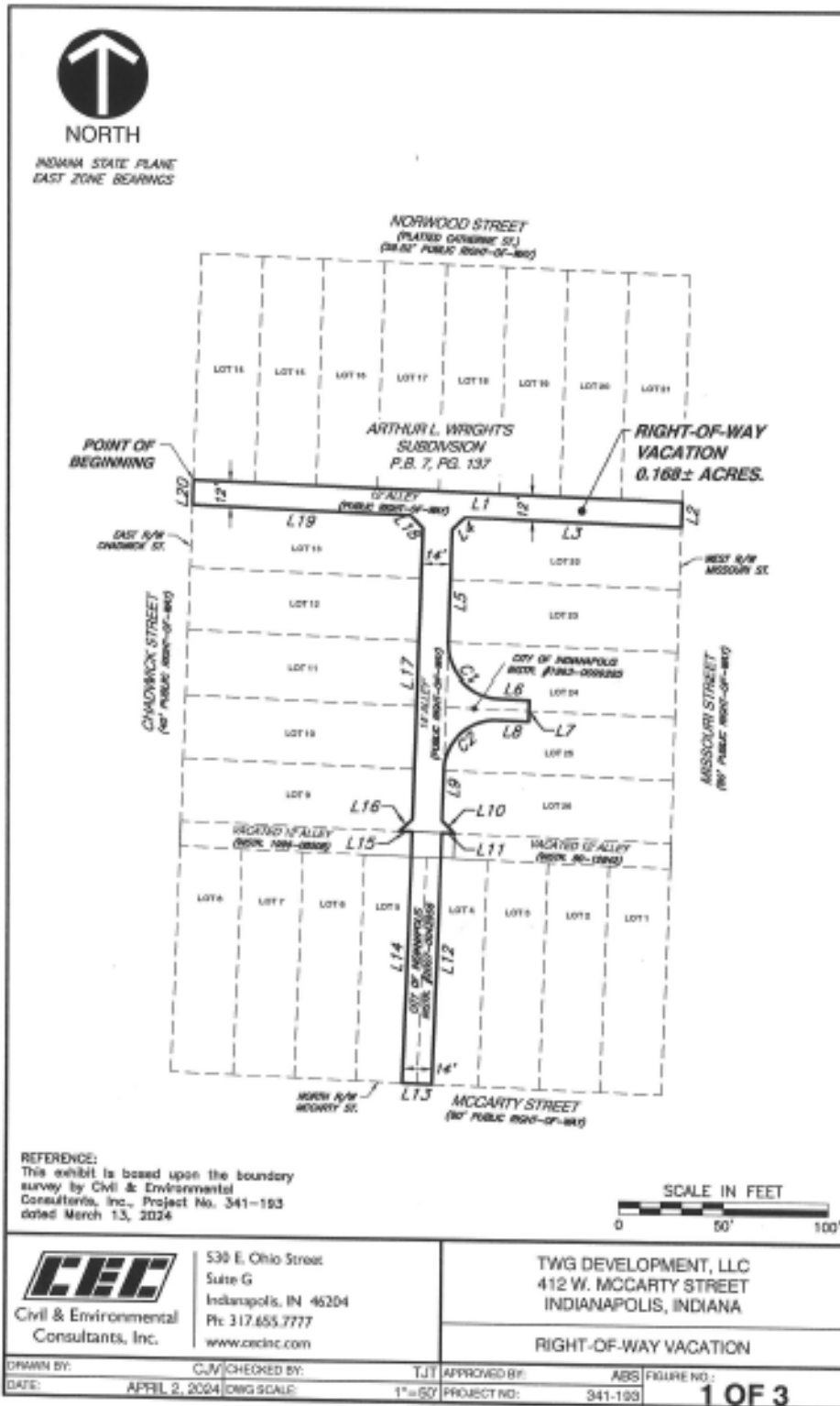
GENERAL INFORMATION

Existing Zoning	I-3 (RC); CBD-2 (RC) pending	
Existing Land Use	Partially improved public rights-of-way	
Comprehensive Plan	Urban mixed-use development	
Surrounding Context	Zoning	Land Use
North:	I-3 (RC)	Industrial
South:	I-3 (RC)	Commercial
East:	I-3 (RC) / CBD-2 (RC)	Lucas Oil Stadium
West:	CBD-2 (RC)	Office building
Thoroughfare Plan		
Missouri Street	Primary arterial	78-foot existing and proposed right-of-way
McCarty Street	Primary arterial	88-foot existing and proposed right-of-way
Petition Submittal Date	April 25, 2024	

EXHIBITS









Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
PLAT COMMITTEE
HEARING EXAMINER
OF MARION COUNTY, INDIANA

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

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:
the alleys do not serve any other properties other than those in the block bounded by McCarty, Norwood, Chadwick and
Masson Streets and following the vacation, the entire block will be redeveloped with a mixed use project.

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this _____ day of _____, 20 ____

Photos



East-west alley from Missouri Street (top); and from Chadwick Street



North end of north-south alley from Norwood Street looking south



South end of north-south alley from McCarty Street looking north



PLAT COMMITTEE **June 12, 2024**

Case Number: 2024-PLT-031

Property Address: 7125 Wellingshire Boulevard (*Approximate Address*)

Location: Perry Township, Council District #22

Petitioner: Wellingshire Partners LLC, by Brady Kuhn

Zoning: D-P (FF)

Request: Approval of a Subdivision Plat to be known as Southern Dunes Commons at Wellingshire, subdividing 18.73 acres into two lots and three blocks, with a waiver of sidewalk requirements along Southport Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

Waivers Requested: Sidewalk Waiver (partial, along Southport Road)

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 May 2, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provide 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 be denied.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P to allow for a residential and golf course community primarily within Marion County and primarily on the western side of State Road 37. The rezone petition 2024-ZON-014 is currently in review and would have an impact on allowable uses (but not base zoning) at the site if approved. Approval of this plat would establish two lots in the northwestern portion of the current property as well as a common area and three blocks to the east and south (blocks B and C would be on the other side of the proposed access drive).

STREETS

Lot 1 would front onto both Wellingshire Boulevard and Southport Road, while Lot 2 would only front onto Southport Road. Approval of this plat would allow for a new interior access road to which the three proposed blocks would front. Block A would also border Southport Road, and both Block A and Block C would border I-69 to the east in addition to the proposed access road.

SIDEWALKS

Sidewalk is either existing or proposed along Wellingshire Boulevard and would not be required along the eastern portion of the site near the interstate. The petitioner has requested a waiver of sidewalk requirements for the portion of the plat bordering Southport Road to the north (approximately 885' in length) due to what they identify as uneven grading, separation from Southport Road, and a lack of need due to interstate proximity and the placement of sidewalks along the proposed access road.

Both sides of Southport Road to the west of the subject site have sidewalks installed, as well as both sides of Wellingshire Boulevard (upon approval of the plat) and one side of Belmont Avenue to the northwest. No dramatic change in grade was noticed along the potential sidewalk area, and staff believes that increased pedestrian access to future businesses at the site would benefit both property owners and nearby residents. Sufficient evidence was not provided to justify the waiver, and staff recommends denial of the 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	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-4	Community commercial
South:	D-P	Multi-Family residential
East:	D-P	Multi-Family residential
West:	D-P	Multi-Family residential
Thoroughfare Plan		
Wellingshire Boulevard	Local Street	123-feet existing and 50-feet proposed
Southport Road	Primary Arterial	119-feet existing and 400-feet proposed
Petition Submittal Date	May 2, 2024	

EXHIBITS

2024PLT031 ; Aerial Map





Department of Metropolitan Development
Division of Planning
Current Planning

2024PLT031 ; Proposed Plat

DATE: 08/26/2024
TIME: 10:51:54 AM

REQUIREMENTS FOR THE PLAT

THE APPLICANT SHALL SUBMIT TO THE BOARD OF PLANNING AND ZONING COMMISSIONS FOR REVIEW AND APPROVAL A PLAT OF THE PROPOSED PLAT OF THE LAND TO BE DIVIDED INTO LOTS, BLOCKS, AND SUBDIVISIONS. THE PLAT SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THIS ORDINANCE AND THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF NORTH CAROLINA.

THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF NORTH CAROLINA.

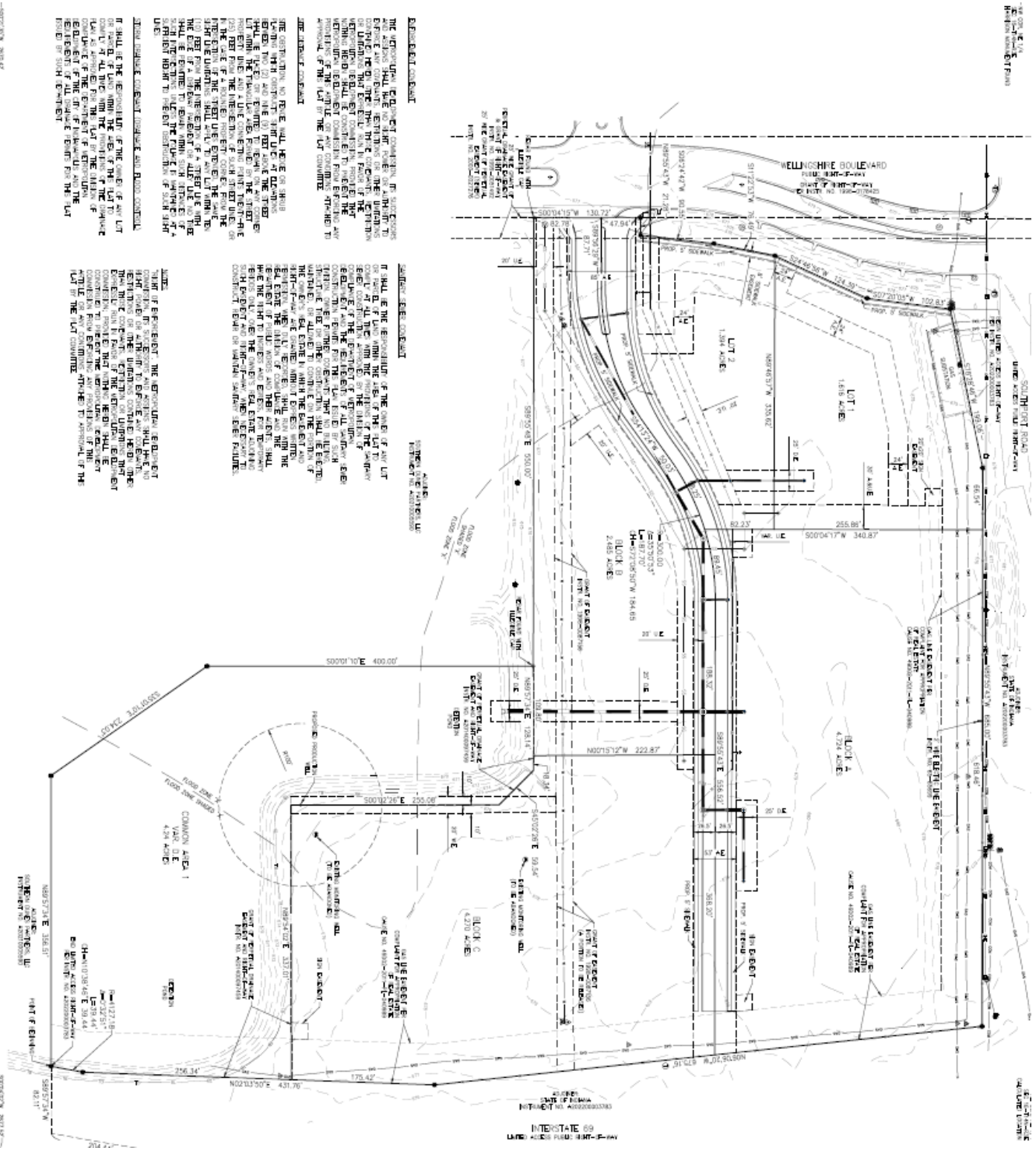
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REQUIREMENTS FOR THE PLAT

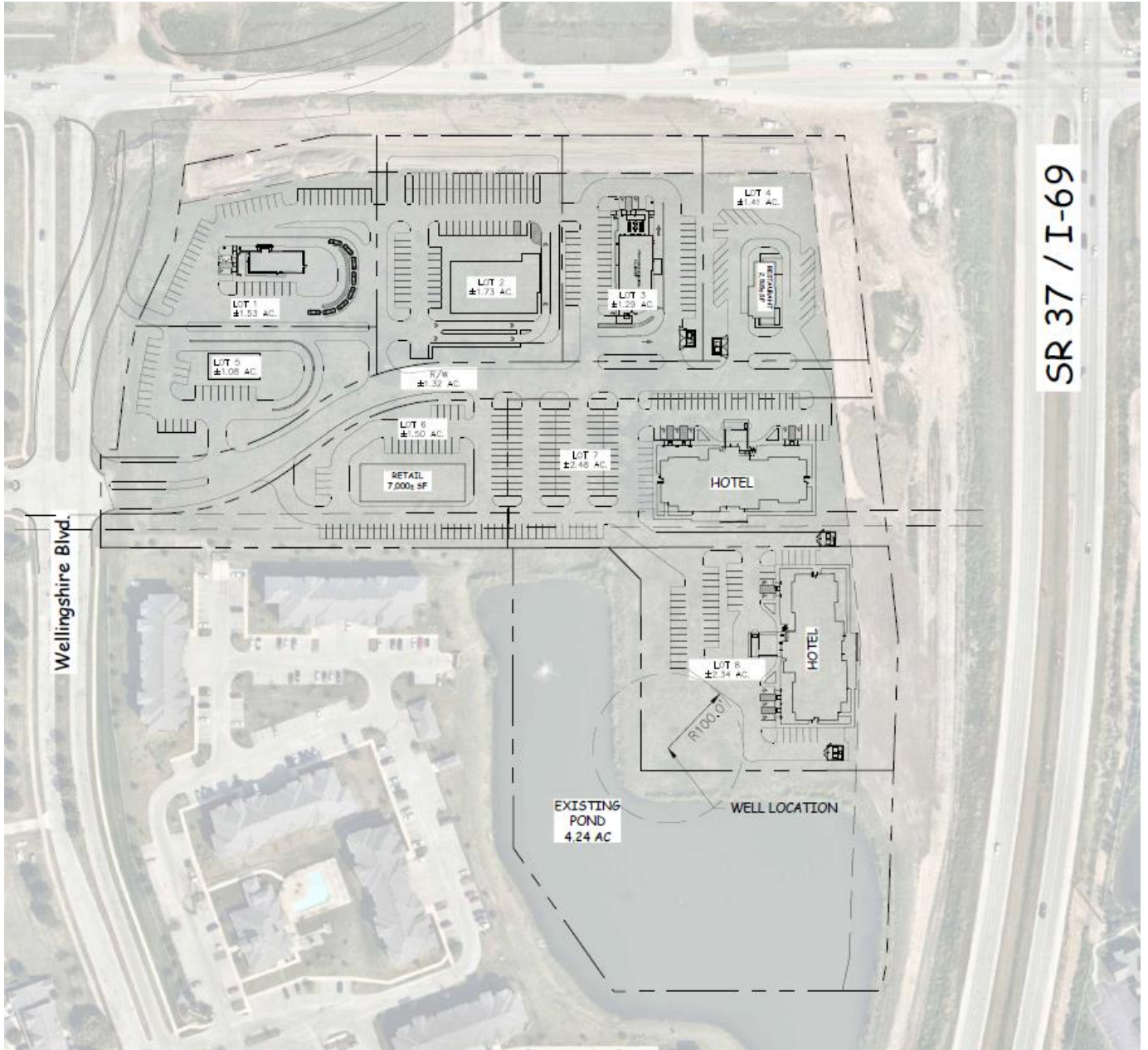
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2024PLT031 ; Conceptual Site Layout





2024PLT031 ; 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 will be sidewalk access into the property being developed within the plat, just not along the Southport Road frontage, which leads into an interstate interchange, and where pedestrian traffic should be discouraged.

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 construction of the I-69 / Southport Road interchange and subsequent changes to the subject properties frontage, including a major change in grade render the waiver request unique to the subject property.

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 interchange has changed the physical relationship between the subject property and Southport Road, which renders the north property line of the subject property significantly removed from actual Southport Road.

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:

there will be adequate pedestrian access to and through the subject property via Wellingshire Boulevard.

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:

there are geographic constraints recognized by the Zoning Ordinance which allows for a waiver of sidewalks.

PHOTOS



Photo 1: Subject Site Viewed from West (Wellingshire)



Photo 2: Subject Site + Utility Station Viewed from North (Southport)

PHOTOS



Photo 3: Subject Site Viewed from East (I-465; taken May 2023)



Photo 4: Subject Site Viewed from South (Southern Dunes Apartments)

PHOTOS



Photo 5: Adjacent Property to North/Northeast



Photo 6: Adjacent Property to West

PHOTOS



Photo 7: Southport Road Looking East Along Northern Plat Boundary



Photo 8: Existing Sidewalk along Wellingshire (Southwest of Subject Site)



PLAT COMMITTEE **June 12, 2024**

Case Number: 2024-PLT-034

Property Address: 4620 West 84th Street, 4553 and 4625 West 86th Street, 8431 and 8435 Georgetown Road and 8460 Bearing Drive (*Approximate Addresses*)

Location: Pike Township, Council District #1

Petitioner: G&I X Industrial IN, LLC, by Andi M. Metzler

Zoning: I-2 (FF)

Request: Northwest Business Center, subdividing 46.906 acres into six lots, with a waiver of the sidewalk requirements along 84th Street, 86th Street, and Bearing Drive, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

Waiver Requested: Waiver of sidewalks

Current Land Use: Industrial

Staff Reviewer: Jeffrey York, Principal 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 May 2, 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 the sidewalk waiver request be approved along 84th Street and Bearing Drive.
13. That the sidewalk waiver request be denied along 86th Street.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-2 (FF) and developed as a light industrial park. The site is bounded by public streets – 84th Street, 86th Street, Georgetown Road, and Bearing Drive. The proposed plat would subdivide the property into six lots. Five of the lots have existing buildings and one lot is undeveloped. The proposed plat meets the standards of the I-2 zoning classification.

STREETS

Lot 1 would front 86th Street, but would have access to Georgetown Road and Bearing Drive, via an internal private drive. Lot 2 would have access to Georgetown Road and Bearing Drive, via internal private drives. Lot 3 would have access to 84th Street and Bearing Drive, via an internal private drive. Lot 4 would have access to Georgetown Road and 84th Street, via internal private drives. Lot 5 would have access to Georgetown Road, via internal private drives. Lot 6 would have direct access to Bearing Drive. No new streets are proposed.

SIDEWALKS

There is currently an existing sidewalk along both sides of Georgetown Road. Sidewalks do not exist along 84th Street, 86th Street or Bearing Drive, abutting the subject site. Sidewalks would be required along these streets.

86th Street is a major primary arterial street, with access to Interstate 465. Staff noted on a site visit that a bus stop is located east of the 86th Street and Georgetown intersection along the north property line of the subject site, with no concrete or asphalt path from the existing sidewalk along Georgetown Road to the bus stop. Persons have to walk on and stand on the grass to approach the bus stop and wait for the bus.

The petitioner's findings of fact indicate that 'current topography, drainage and utilities along 86th Street will not make installation of a sidewalk feasible'. Staff disagrees that topography of along 86th Street would prevent installation of a sidewalk. If a bus stop can be located in this area so can a sidewalk. Specifics on drainage or utilities were not submitted with the petition. Therefore, staff recommends denial of the waiver request to not install sidewalks along 86th Street. If the plat committee approves the waiver



Department of Metropolitan Development
 Division of Planning
 Current Planning

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.

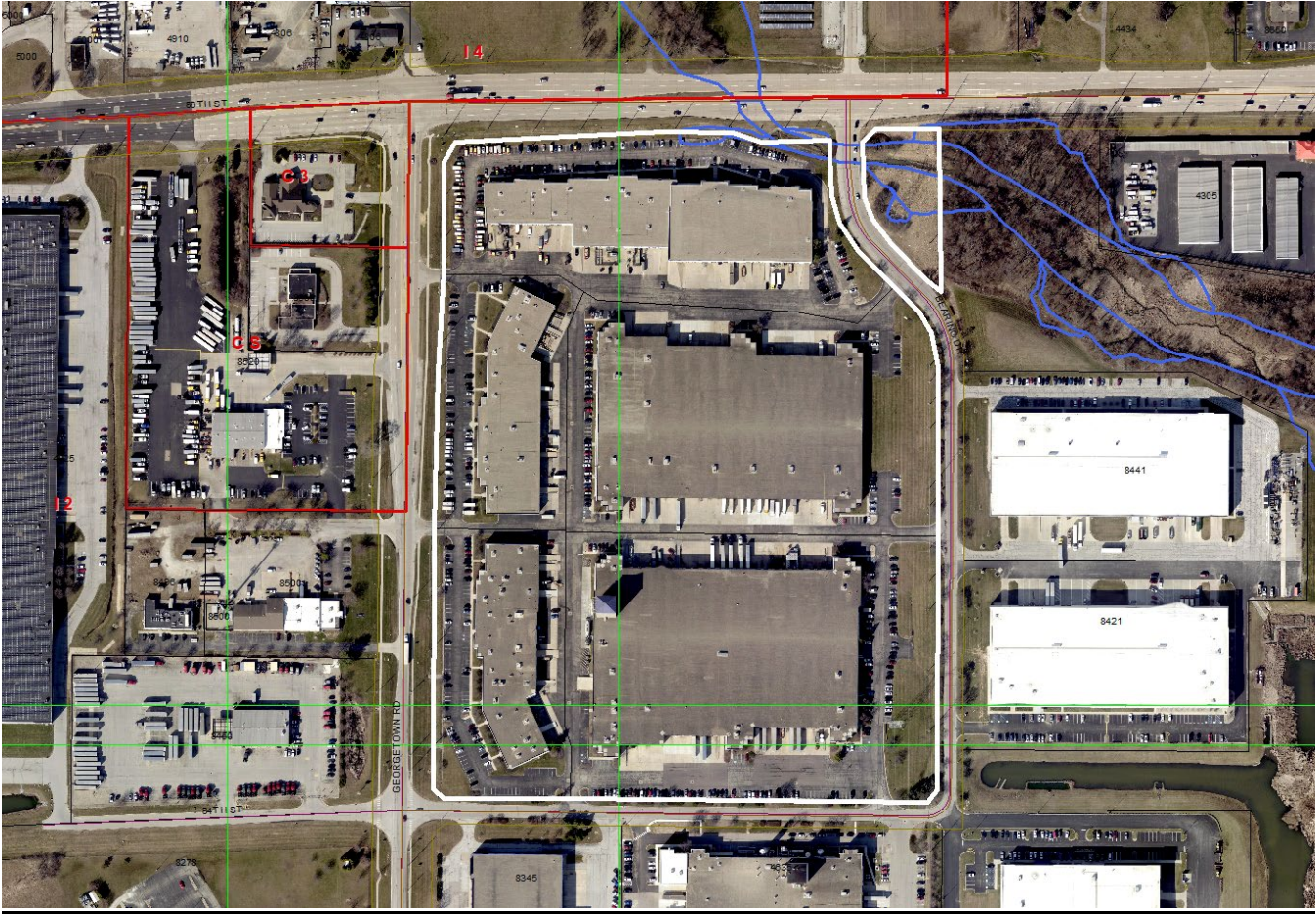
The sidewalk waiver request along 84th Street and Bearing Drive is justified in that significant landscaping has been installed along the property boundaries along these streets. It is also unlikely that pedestrians would utilize sidewalks that are internal to an industrial park. Therefore, staff recommends approval of the waiver of sidewalks along 84th Street and Bearing Drive.

GENERAL INFORMATION

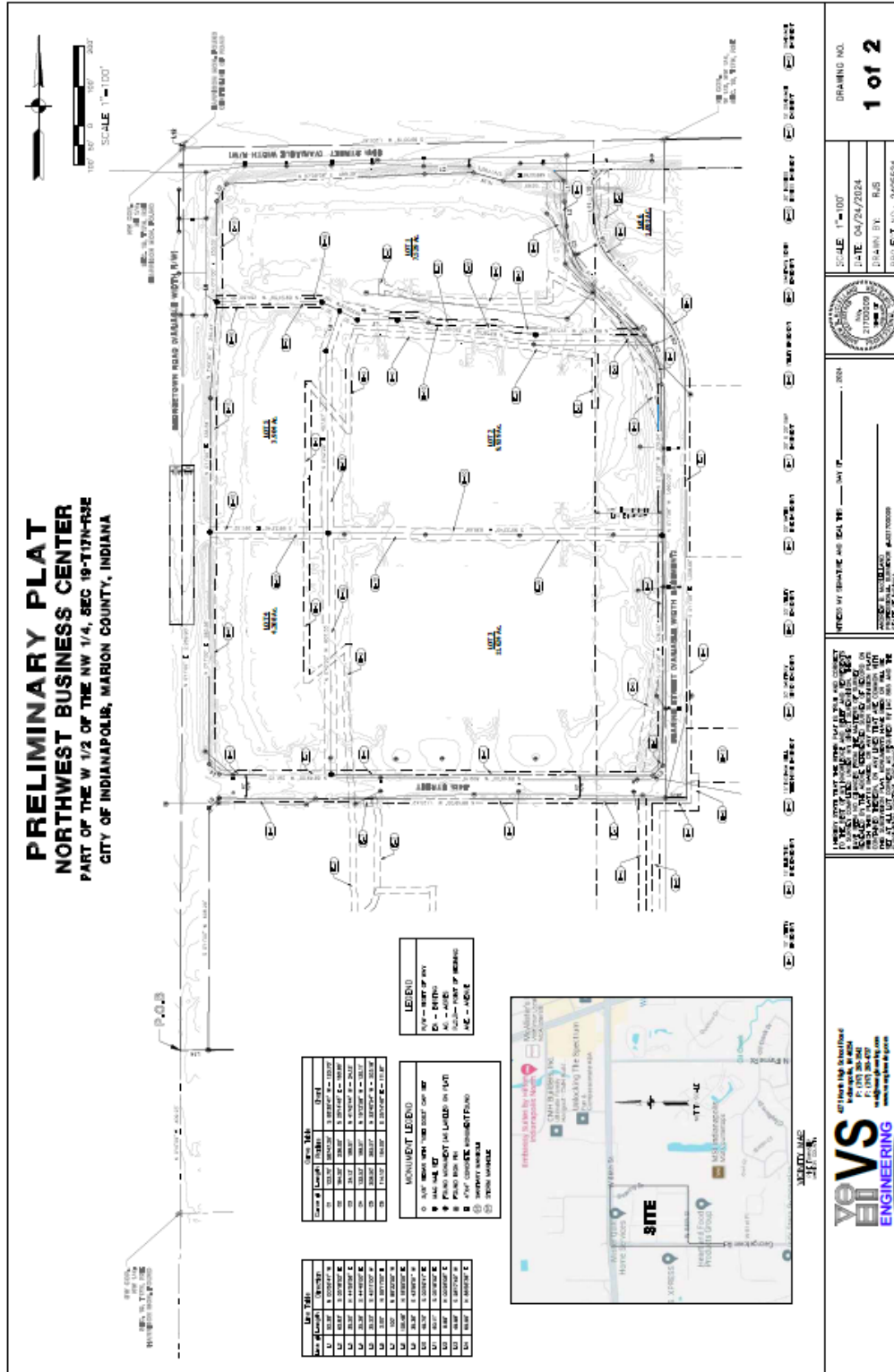
Existing Zoning	I-2 (FF)	
Existing Land Use	Light industrial park	
Comprehensive Plan	Light Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4 (FF)	Heavy industrial
South:	I-2	Light industrial
East:	I-2	Light industrial
West:	C-3 / C-S / I-2	Commercial and Industrial
Thoroughfare Plan		
84 th Street	Local Street	50-foot right-of-way existing and proposed
86 th Street	Primary Arterial	124-foot right-of-way existing and proposed
Georgetown Road	Primary Arterial	119-foot right-of-way existing and proposed
Bearing Drive	Local Street	50-foot right-of-way existing and proposed
Petition Submittal Date	May 2, 2024	

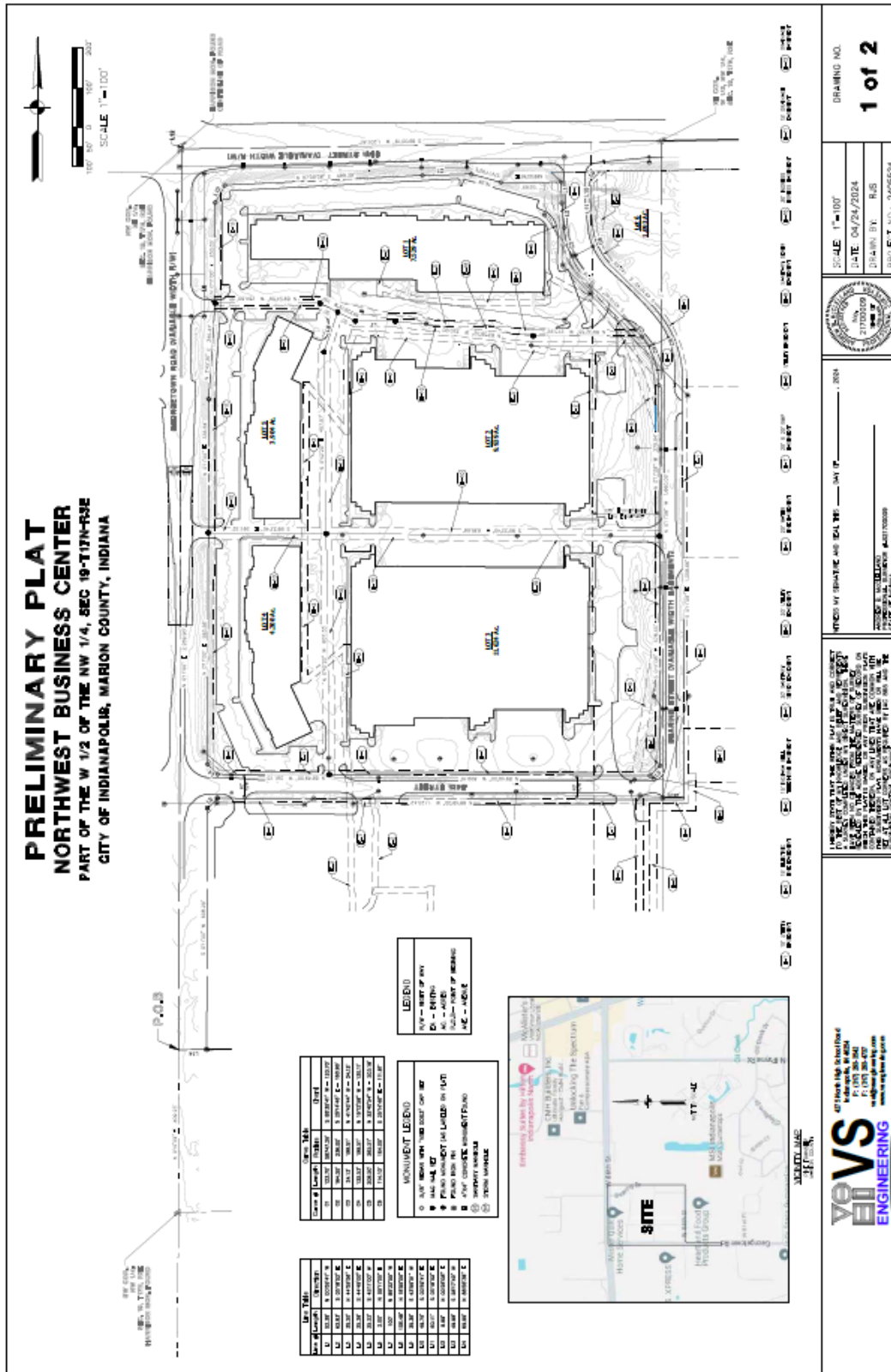
EXHIBITS

2024-PLT-034 ; Aerial Map



2024-PLT-034; Preliminary Plat







Department of Metropolitan Development
Division of Planning
Current Planning

2024-PLT-034; Findings of Fact

Petition Number _____

REQUESTED WAIVER:

METROPOLITAN DEVELOPMENT COMMISSION
PLAT COMMITTEE
HEARING EXAMINER
OF MARION COUNTY, INDIANA

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:

This industrial area was developed decades ago with sidewalks along Georgetown Road. There are currently no sidewalks along internal streets within the industrial area, namely along Bearing Dr. and 84th Street, and the area and adjoining properties along those streets have been developed without pedestrian connectivity. Current topography, drainage and utilities along 86th Street will not make installation of a sidewalk feasible.

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:

Current topography, drainage and utilities along 86th Street will not make installation of a sidewalk feasible. Mature landscaping, berms and drainage along Bearing Dr. & along W 84th St. do 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 86th Street will not make installation of a sidewalk feasible. With the exception of the existing sidewalks installed along Georgetown Road, there are currently no sidewalks that connect the subject property to/from adjacent properties.

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 industrial developed area and adjoining properties have been developed without pedestrian connectivity.

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 existing development occurred decades ago. No new development is proposed and a waiver for sidewalks shall not impact other ordinances.

DECISION

IT IS THEREFORE the decision of this body that this WAIVER of the Subdivision Regulations be granted, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this _____ day of _____, 20 ____

PHOTOS

2024-PLT-034; Pictures



Existing sidewalk at 86th Street and Georgetown Road intersection– sidewalk begins at this location and runs south



View of 86th Street and Georgetown Road intersection at the northwest portion of the site – looking west



North boundary of site along 86th Street looking east – note bus stop in grass area



North boundary of site along 86th Street looking west



View of 86th Street intersection with Bearing Drive



View of western boundary of site along Georgetown Road



View of site to the south of subject site (south of 84th Street); note the continuation of the sidewalk along Georgetown Road



View of southern boundary of site along 84th Street looking east



View of an internal drive connecting to 84th Street looking east



View of south boundary of site along 84th Street looking west



View of Bearing Drive intersection with 84th Street at the southeast corner of the site



View of Bearing Drive looking north. Subject site is to the left.



View of an internal drive connecting to Bearing Drive looking north



View of site along Bearing Drive looking northwest



View of site at Bearing Drive and 86th Street intersection