



Metropolitan Development Commission Plat Committee (February 14, 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, February 14, 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-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.

****Automatic continuance by petitioner to March 13, 2024**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 2. 2023-PLT-081 (Amended) | 9995 Pendleton Pike**
City of Lawrence, Lawrence Township, CD #10, Zoned D-3
Cohron's Investments, LLC, by Russell L. Brown

Approval of a Subdivision Plat, to be known as Greenbriar Commercial Subdivision, dividing 40.805 acres into two lots and one block, with a waiver of the sidewalk requirement.

- 3. 2023-PLT-082 (Amended) | 10136 Hickory Leaf Road**
City of Lawrence, Lawrence Township, CD #10, Zoned D-11
Cohron's Investments, LLC, by Russell Brown

Approval of a Subdivision Plat to be known as Quail Creek Commercial Subdivision, subdividing 60.793 acres into two lots and one block, with a waiver of the sidewalk requirement.

- 4. 2023-PLT-088 | 2411 North Rural Street**
Center Township, CD #8, Zoned D-5
Martindale Brightwood Community Development, by Pat Rooney

Approval of a Subdivision Plat to be known as Rural Street Villas, Section One, dividing 0.094-acre into two lots.

- 5. 2023-PLT-099 | 2434 and 2444 Winthrop Avenue**
Center Township, CD #8, Zoned D-8
Indianapolis Neighborhood Housing Project, by Leslie Steinert

Approval of Subdivision Plat to be known as Secondary Plat of Arnold's Place, dividing 1.35 acres into 33 townhome lots.

- 6. 2023-PLT-104 | 4105 and 4151 East 96th Street**
Washington Township, CD #4, Zoned C-S (FF) (FW)
96th Street Developers, by Kylie Bright-Shuler

Approval of a Subdivision Plat to be known as East 96th Street Development, dividing 28.569 acres into three lots.

- 7. 2024-PLT-001 | 8300 Camby Road**
Decatur Township, CD #21, Zoned C-3
Indiana Members Credit Union, by Michael Rabinowitch

Approval of a Subdivision Plat to be known as Camby DG Preliminary Primary Plat, subdividing 2.62 acres into two lots.

- 8. 2024-PLT-002 | 209, 217 and 223 North Temple Avenue**
Center Township, CD #13, Zoned D-5
Englewood Community Development Corporation, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Replat of Lots 260, 262, and 263 of A. M. Ogle et. al. East Park Addition, dividing 0.344-acre into six single-family attached lots.

- 9. 2024-PLT-005 | 402 Kentucky Avenue**
Center Township, CD #18, Zoned CBD-2 (RC)
402 Kentucky Avenue, LLC, by Kylie Bright-Shuler

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

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 10. 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.

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 **February 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

Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the first hearing for this petition.

The Petitioner has filed a timely automatic continuance, continuing this petition from the February 14, 2024 hearing to the March 13, 2024 hearing. This will require the acknowledgement by the Committee.



PLAT COMMITTEE **February 14, 2024**

Case Number: 2023-PLT-081 (Amended)

Property Address: 9995 Pendleton Pike (approximate address)

Location: City of Lawrence, Lawrence Township, Council District #10

Petitioner: Cohron’s Investments, LLC, by Russell L. Brown

Zoning: D-3

Request: Approval of a Subdivision Plat, to be known as Greenbriar Commercial Subdivision, dividing 40.805 acres into two lots and one block, with a waiver of the sidewalk requirement.

Current Land Use: Residential

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued from January 10, 2024 at the request of staff to allow time for new notice to be sent indicating the requested waiver of sidewalk installation.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 15, 2023, 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 the Lawrence City Sanitation Department.
3. Subject to the Standards and Specifications of the Lawrence City Public Works Department related to drainage.
4. Subject to the Standards and Specifications of the Lawrence City Public Works Department related to transportation.
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
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- 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 installation requirements listed in Section 741-306 of the Consolidated Zoning and Subdivision Ordinance be waived, except for approximately 800' of sidewalk to be placed on the east side of Mitthoefer Road from Weeping Willow Drive to existing sidewalk along Pendleton Pike (approximately 800 feet in length).

PETITION OVERVIEW

SITE PLAN AND DESIGN

The site is zoned D-3 and is developed with an existing mobile home park. The proposed plat would subdivide the property into three lots to allow for commercial development on two new parcels with square footages of 56,454 and 56,410 in size. The third parcel would contain the existing mobile home park.

STREETS

Lot 1 would front on Pendleton Pike to the northwest and Mitthoefer Road to the east. Lot 2 would front on Pendleton Pike to the northwest. Lot 3 would front Pendleton Pike to the northwest, Mitthoefer Road to the east, and 52nd Street to the south. One new block is proposed as part of this petition.

SIDEWALKS

Sidewalks currently exist along Pendleton Pike and would be required along Mitthoefer Road to the west and 52nd Street to the south. There is not currently internal pedestrian connectivity within the residential properties, and there do not appear to be any nearby bus stops along Pendleton Pike. Although the close setbacks of existing residential properties along the western side of Mitthoefer and along 52nd would make compliance difficult, staff feels that it would be feasible to install sidewalks along a portion of Mitthoefer Road to the east where no close properties exist.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Residential	
Comprehensive Plan	Community Commercial / Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-1 / C-4	Commercial
South:	D-11	Commercial
East:	C-3 / D-11	Commercial
West:	C-7	Commercial
Thoroughfare Plan		



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Pendleton Pike	Primary Arterial	Existing ROW: 125' Prop ROW: 102'
Mitthoefer Road	Secondary Arterial	Existing ROW: 40' Prop ROW: 80'
52 nd Street	Primary Collector	Existing ROW: 65' Prop ROW: 80'
Petition Submittal Date	09/18/2023	

EXHIBITS

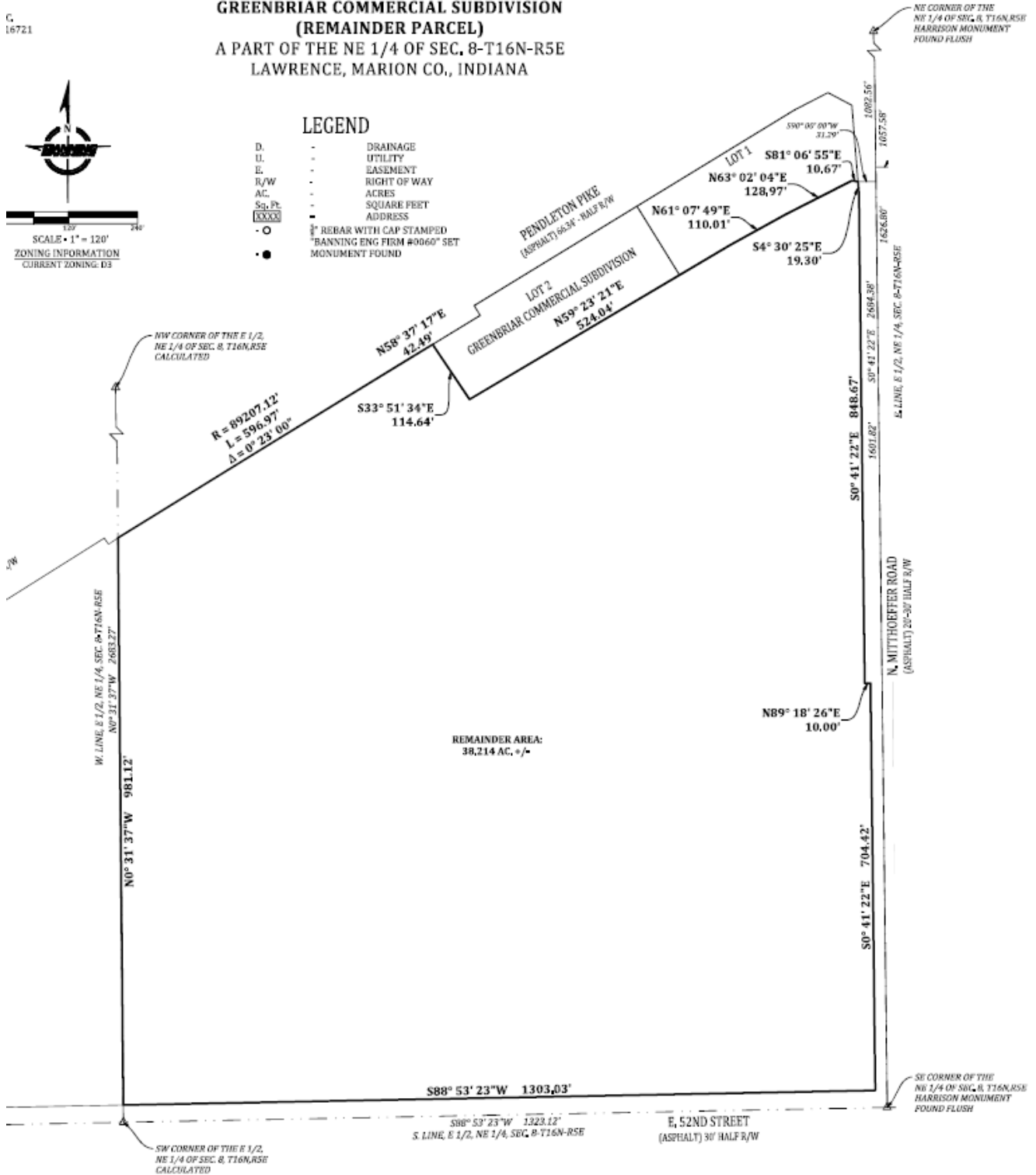
2023PLT081 ; Aerial Map





Department of Metropolitan Development
 Division of Planning
 Current Planning

2023PLT081 ; Preliminary Plat





2023PLT081 ; 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:

The largest portion of the property is already improved with a mobile home park, which has streets wide enough for internal pedestrian connectivity. The newly platted lots have sidewalks already installed on Pendleton Pike. The request to waive sidewalk requirements will not negatively impact residents already living on the property. The proposed external sidewalk to be installed provides external connectivity serving both the current development and adjacent development.

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 existing mobile home park was developed decades ago without the requirement to dedicate ROW for anticipated external sidewalks. A requirement to dedicate more ROW south of the area proposed to be improved to allow for sidewalk installation would require the removal of existing lots or would provide for an unsafe proximity of sidewalks to existing lanes of travel.

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 existing mobile home park has limited setbacks from existing ROW along portions of Mitthoeffer and all of 52nd Street. Existing ROW is not adequate to house existing drainage ditches and the installation of new sidewalks. A requirement to dedicate increased ROW in those area would cause significant economic harm to the petitioner.

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 subdivision is intended to allow for development (and potential conveyance) of new lots for undeveloped property. The new lots are served by existing sidewalks, thus new development will be served appropriately by pedestrian connectivity. The proposed installation on a portion of the subdivision would provide connectivity to the existing Pendleton Pike sidewalks which does not currently exist.

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:

Other internal connectivity requirements will be met. The existing development is served by internal connectivity infrastructure. The proposed new development will likely be commercially focused and the addition of a portion of the required external sidewalks will expand pedestrian access and will expand pedestrian connectivity in a way which does not create an undue hardship on the petitioner.

2023PLT081 ; Pictures



Photo 1: Facing North Towards Pendleton Pike



Photo 2: Facing East Toward Mitthoefer Road

2023PLT081 ; Pictures (continued)



Photo 3: Facing South Toward Existing Trailer Park



Photo 4: Southern Portion Of Existing Trailer Park Along 52nd Street



PLAT COMMITTEE **February 14, 2024**

Case Number: 2023-PLT-082 (Amended)

Property Address: 10136 Hickory Leaf (approximate address)

Location: City of Lawrence, Lawrence Township, Council District #10

Petitioner: Cohron’s Investments, LLC, by Russell L. Brown

Zoning: D-11

Request: Approval of a Subdivision Plat to be known as Quail Creek Commercial Subdivision, subdividing 60.793 acres into two lots and one block, with a waiver of sidewalk requirements.

Current Land Use: Residential

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued from January 10, 2024 at the request of staff to allow time for new notice to be sent indicating the requested waiver of sidewalk installation.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 15, 2023, 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 the Lawrence City Sanitation Department.
3. Subject to the Standards and Specifications of the Lawrence City Public Works Department related to drainage.
4. Subject to the Standards and Specifications of the Lawrence City Public Works Department related to transportation.
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.



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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 installation requirements listed in Section 741-306 of the Consolidated Zoning and Subdivision Ordinance be waived, with the exception of approximately 800' of sidewalk to be placed on the east side of Mitthoefer Road from Weeping Willow Drive to existing sidewalk along Pendleton Pike (approximately 800 feet in length).

PETITION OVERVIEW

SITE PLAN AND DESIGN

The site is zoned D-11 and is developed with an existing mobile home park. The proposed plat would subdivide the property into three lots to allow for commercial development on two new parcels with square footages of 54,886 and 55,191 in size. The third parcel would contain the existing mobile home park.

STREETS

Lot 1 would front on Pendleton Pike to the northwest. Lot 2 would front on Pendleton Pike to the northwest and Deer Walk Drive to the northeast. Lot 3 would front Pendleton Pike to the northwest, Mitthoefer Road to the east, and 52nd Street to the south. One new block is proposed as part of this petition.

SIDEWALKS

Sidewalks currently exist along Pendleton Pike and would be required along Mitthoefer Road to the east and 52nd Street to the south. There is not currently internal pedestrian connectivity within the residential properties, and there do not appear to be any nearby bus stops along Pendleton Pike. Although the close setbacks of existing residential properties along the western side of Mitthoefer and along 52nd would make compliance difficult, staff feels that it would be feasible to install sidewalks along a portion of Mitthoefer Road to the east where no close properties exist.

GENERAL INFORMATION

Existing Zoning	D-11	
Existing Land Use	Residential	
Comprehensive Plan	Community Commercial / Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3 / C-4 / I-4	Commercial
South:	D-A	Commercial
East:	D-5II / I-1 / C-S	Residential / Commercial
West:	D-3 / C-3	Commercial
Thoroughfare Plan		

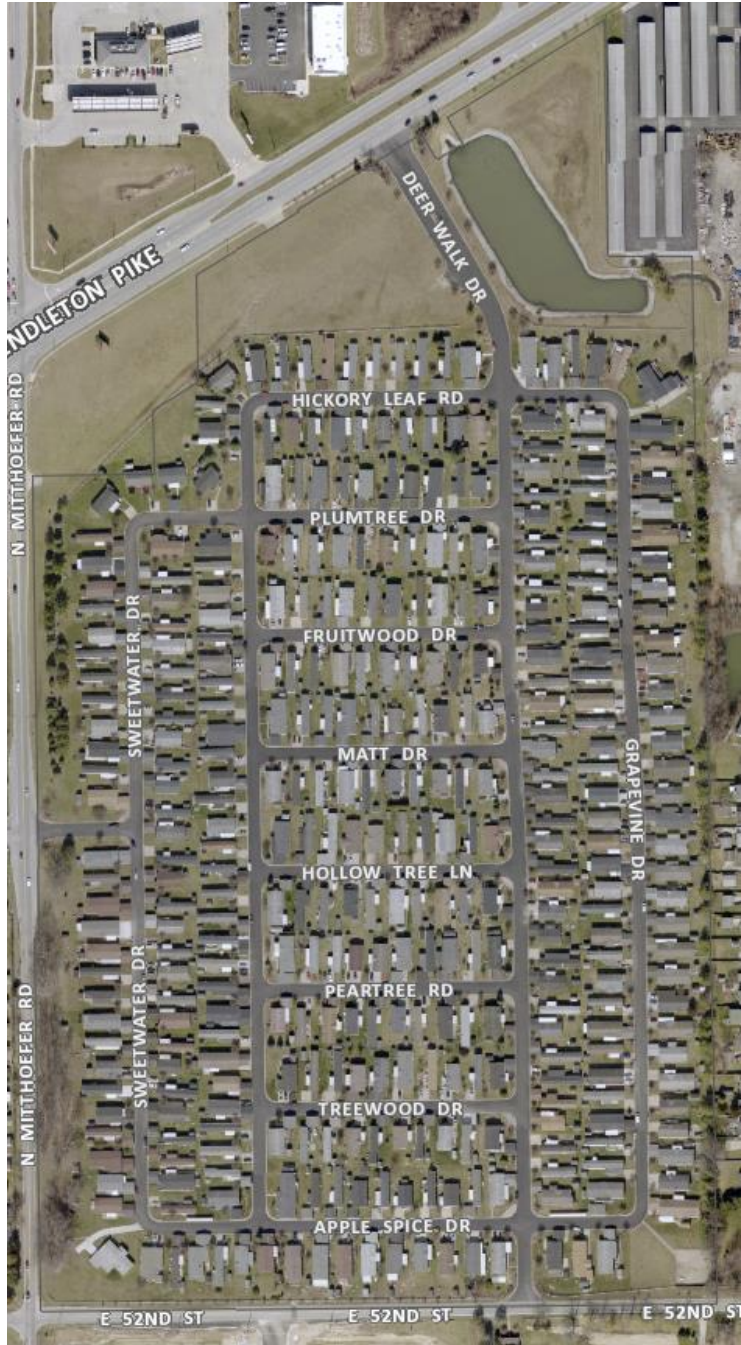


Department of Metropolitan Development
Division of Planning
Current Planning

Pendleton Pike	Primary Arterial	Existing ROW: 125' Prop ROW: 102'
Mitthoefer Road	Secondary Arterial	Existing ROW: 40' Prop ROW: 80'
52 nd Street	Primary Collector	Existing ROW: 65' Prop ROW: 80'
Petition Submittal Date	09/18/2023	

EXHIBITS

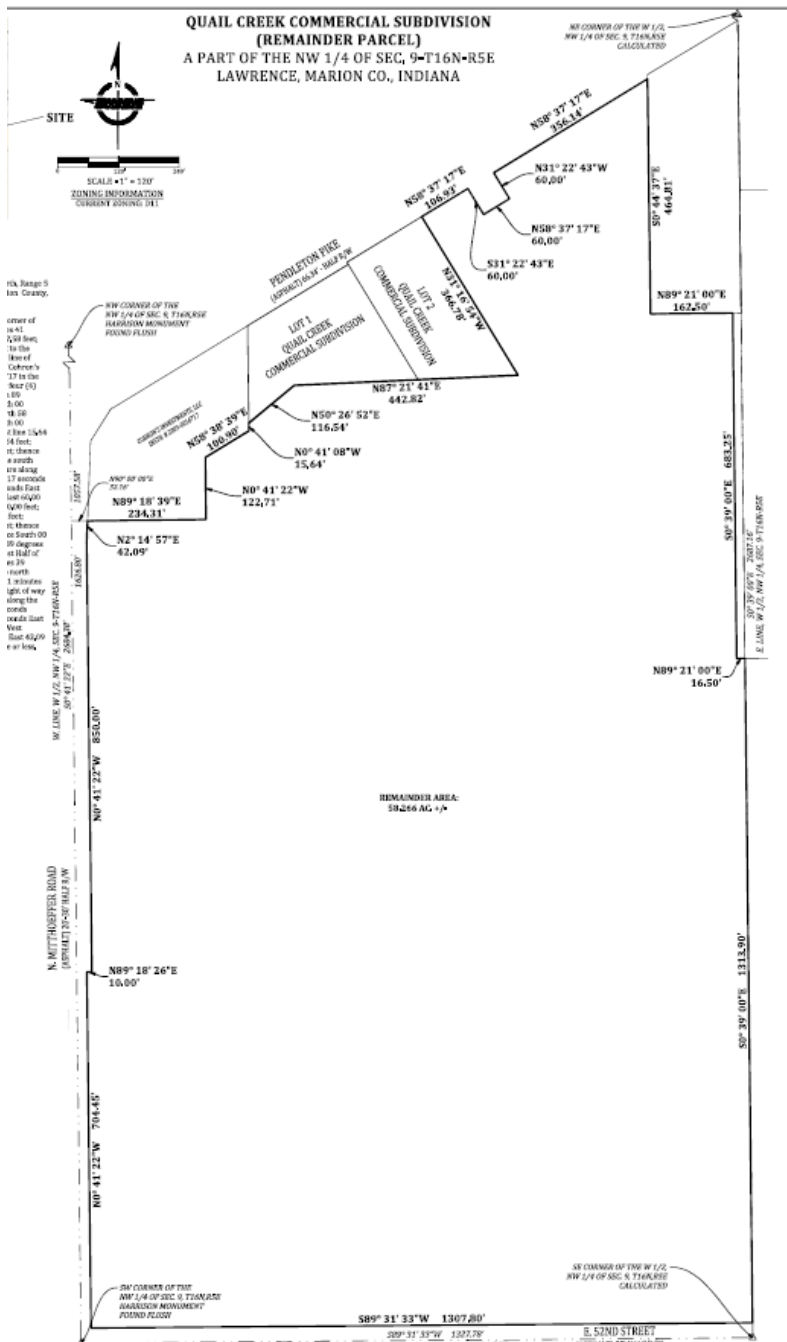
2023PLT082 ; Aerial Map





Department of Metropolitan Development
 Division of Planning
 Current Planning

2023PLT082 ; Preliminary Plat





2023PLT082 ; 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:

The largest portion of the property is already improved with a mobile home park, which has streets wide enough for internal pedestrian connectivity. The newly platted lots have sidewalks already installed on Pendleton Pike. The request to waive sidewalk requirements will not negatively impact residents already living on the property.

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 existing mobile home park was developed decades ago without the requirement to dedicate ROW for anticipated external sidewalks. A requirement to dedicate more ROW to allow for sidewalk installation would require the removal of existing lots or would provide for an unsafe proximity of sidewalks to existing lanes of travel.

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 existing mobile home park has limited setbacks from existing ROW. Existing ROW is not adequate to house existing drainage ditches and the installation of new sidewalks. A requirement to dedicate increased ROW would cause significant economic harm to the petitioner.

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 subdivision is intended to allow for development (and potential conveyance) of new lots for undeveloped property. The new lots are served by existing sidewalks, thus new development will be served appropriately by 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:

Other internal connectivity requirements will be met. The existing development is served by internal connectivity infrastructure. The proposed new development will likely be commercially focused and will have appropriate access from existing external sidewalks.

2023PLT082 ; Pictures



Photo 1: Facing North Toward Pendleton Pike



Photo 2: Facing West Toward Mitthoefer Road

2023PLT082 ; Pictures (continued)



Photo 3: Facing South Toward Existing Trailer Park



Photo 4: Southern Portion Of Existing Trailer Park Along 52nd Street



PLAT COMMITTEE **February 14, 2024**

Case Number: 2023-PLT-088

Property Address: 2411 North Rural Street (*Approximate Address*)

Location: Center Township, Council District #8

Petitioner: Martindale-Brightwood Community Development, by Pat Rooney

Zoning: D-5

Request: Approval of a Subdivision Plat to be known as Rural Street Villas, Section One, dividing 0.094-acre into two lots.

Waiver Requested: None

Current Land Use: Two-Family Dwelling

Staff Reviewer: Noah Stern, Associate 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 12, 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.



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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. Lots 17A and 17B would each contain one unit 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 2022. 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

Both Lot 17A and 17B would front on Rural Street with Lot 17B containing most of the frontage, with Lot 17A sitting primarily behind Lot 17B. No new streets are proposed.

SIDEWALKS

Sidewalks are existing along Rural Street.

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.

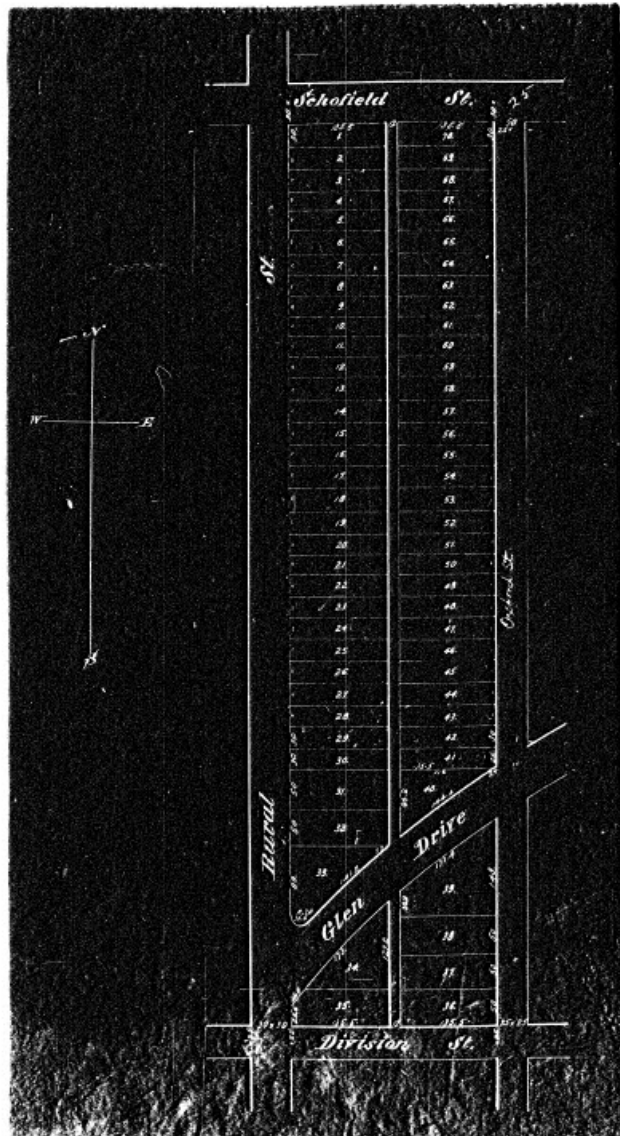
GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Two-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
Rural Street	Local Street	60-foot existing and 48-foot proposed
Petition Submittal Date	October 18, 2023	

EXHIBITS

Original Plat

4 PAGE 168 H





Department of Metropolitan Development
 Division of Planning
 Current Planning

BOOK 4 PAGE 108B

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Parker, Hanway and Hanna's redivision of Block Number One (1) in their Second Oak Hill addition to the City of Indianapolis.
 The size of the Lots, width of the Streets and alleys are marked on the Plat in feet and tenths of a foot,

Samuel Hanway (seal)
 George W Parker (seal)
 John L Hanna (seal)

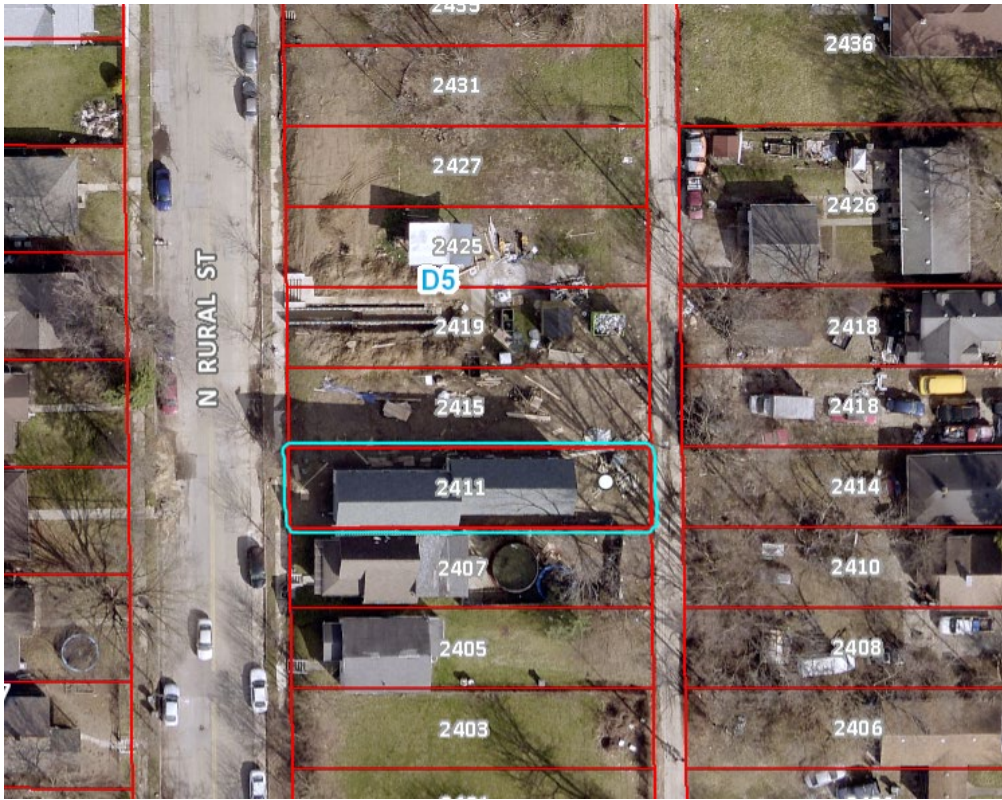
State of Indiana }
 Marion County } 33 Before me William O. Smook a Notary Public in and for said County this 6th day of November 1872, George W. Parker, Samuel Hanway and John L. Hanna acknowledged the execution of the annexed Plat,

Witness my hand and Notarial Seal.

William O. Smook (L S)
 Notary Public

Recorded November 7 1872 at 5 O'clock P.M.

Present Day Aerial



PHOTOS







PLAT COMMITTEE **February 14, 2024**

Case Number: 2023-PLT-099

Property Address: 2434 and 2444 Winthrop Avenue (Approximate Address)

Location: Center Township, Council District #8

Petitioner: Indianapolis Neighborhood Housing Project, by Leslie Steinert

Zoning: D-8

Request: Approval of Subdivision Plat to be known as Secondary Plat of Arnold's Place, dividing 1.35 acres into 33 townhome lots.

Waiver Requested: None

Current Land Use: Vacant

Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the second hearing for this petition.

This petition was continued from January 10, 2024 to February 14, 2024 to allow time for the petitioner to make changes to the plat.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 5, 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.



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

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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-8 and is vacant. The site was rezoned in 2023 (2023-ZON-015) to allow for the development of townhomes. The site also received a variance (2023-DV3-038) to provide for a six-foot rear setback. The proposed plat would divide the 1.35 acres into 33 lots to provide for the townhomes permitted by the D-8 rezoning. The proposed plat meets the standards of the D-8 zoning classification and the subdivision regulations.

STREETS

All lots would front on Winthrop Avenue, 24th Street, or an interior access drive (Peoples Drive). An access easement has been provided over proposed Peoples Drive. No new public streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along both street frontages.

GENERAL INFORMATION

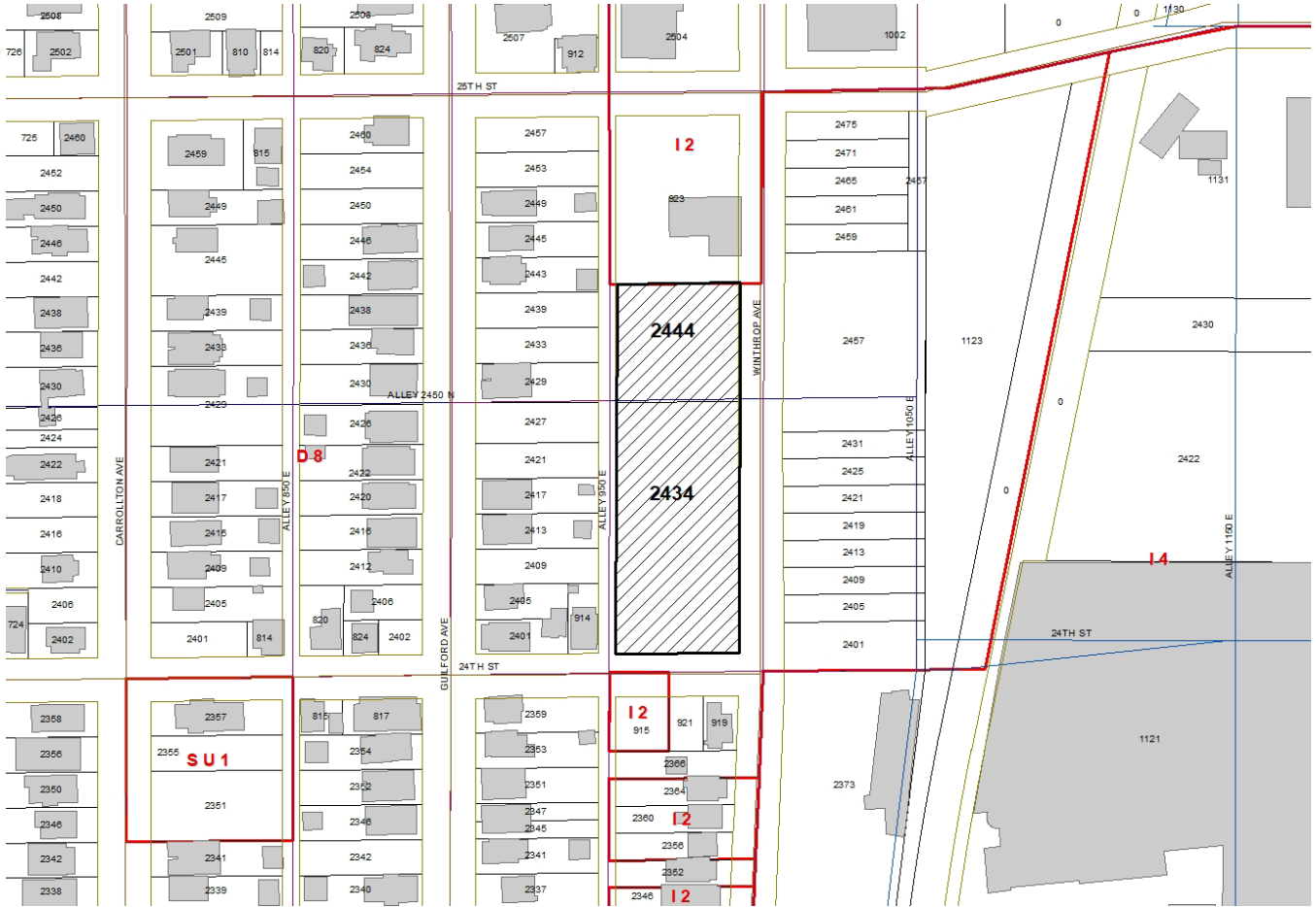
Existing Zoning	D-8	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
	North:	I-2 Industrial
	South:	I-2 / D-8 Residential / Undeveloped
	East:	D-8 Undeveloped
	West:	D-8 Residential
Thoroughfare Plan		
Winthrop Avenue	Local Street	50 feet existing and 48 feet proposed
24 th Street	Local Street	50 feet existing and 48 feet proposed
Petition Submittal Date	November 29, 2023	

EXHIBITS



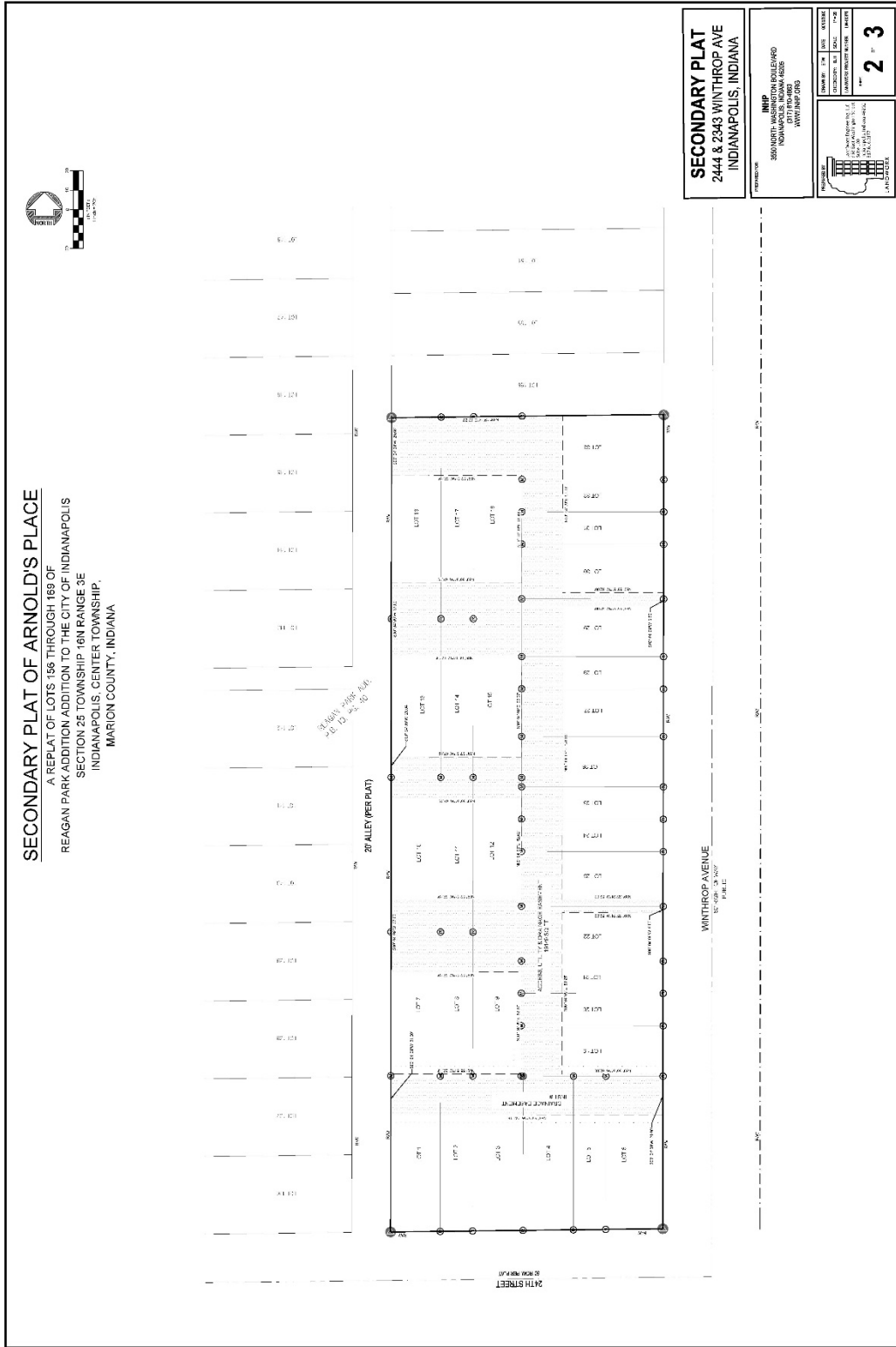


Department of Metropolitan Development Division of Planning Current Planning





Department of Metropolitan Development
Division of Planning
Current Planning



PHOTOS





December 22, 2023 12:56 PM



December 22, 2023 12:57 PM



PLAT COMMITTEE **February 14, 2024**

Case Number: 2023-PLT-104

Property Address: 4105 and 4151 East 96th Street (Approximate Address)

Location: Washington Township, Council District #4

Petitioner: 96th Street Developers, by Kylie Bright-Schuler

Zoning: C-S (FF) (FW)

Request: Approval of a Subdivision Plat to be known as East 96th Street Development, dividing 28.569 acres into three lots.

Waiver Requested: None

Current Land Use: Vacant Commercial/Industrial

Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 11, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**Department of Metropolitan Development
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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. That an access easement over Lot One shall be provided to allow ingress/egress for Lots Two and Three to the curb cut to 96th Street, prior to plat recording.
12. That the dedicatory statement on Page 2, be changed to reference the City of Carmel instead of the City of Indianapolis, prior to plat recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-S and is improved with several vacant commercial buildings. The site has a pending rezoning petition to add the following uses to the approved C-S zoning: Commercial and Building Contractor, Offices, Light Manufacturing, Artisan Manufacturing, Recycling Station, Research and Development, Warehousing, Wholesaling and Distribution (including showroom with retail), Consumer Services, repair of Consumer Goods, Medical or Dental Office, Center or Clinic, Hair and Body Care Salon or Service, Financial and Insurance Services, Eating Establishment or Food Preparation, including brewery, distillery or tap room, Indoor Recreation/Entertainment, Retail, Light and Heavy General, Automobile Fueling Station, Automobile, Motorcycle, and Light Vehicle Service, Sales or Repair, Automobile and Light Vehicle Wash, Hotel or Motel, Food Trucks, Vocational, Technical or Industrial School or Training Facility, Day Care Center or Nursery School and other Accessory Uses.

The subject site is currently two tax parcels. As proposed, the plat would divide the site into three lots. The overall site would continue to function as an integrated center.

Each lot would be available for development under the C-S district, subject to final approval of the rezoning petition. The proposed plat meets the standards of the C-S zoning classification and the subdivision regulations.

STREETS

All lots would front on 96th Street, but Lots 2 & 3 would gain access through Lot One. An access easement should be provided (See Condition #11). No new streets are proposed as part of this petition.

SIDEWALKS

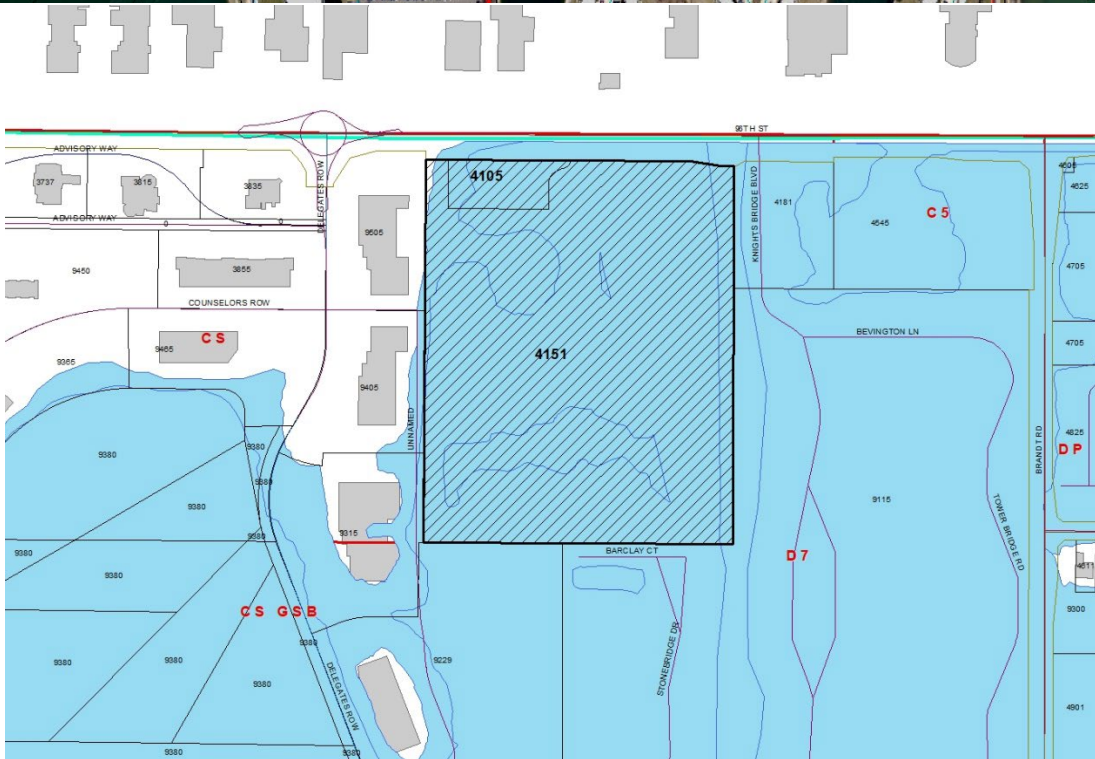
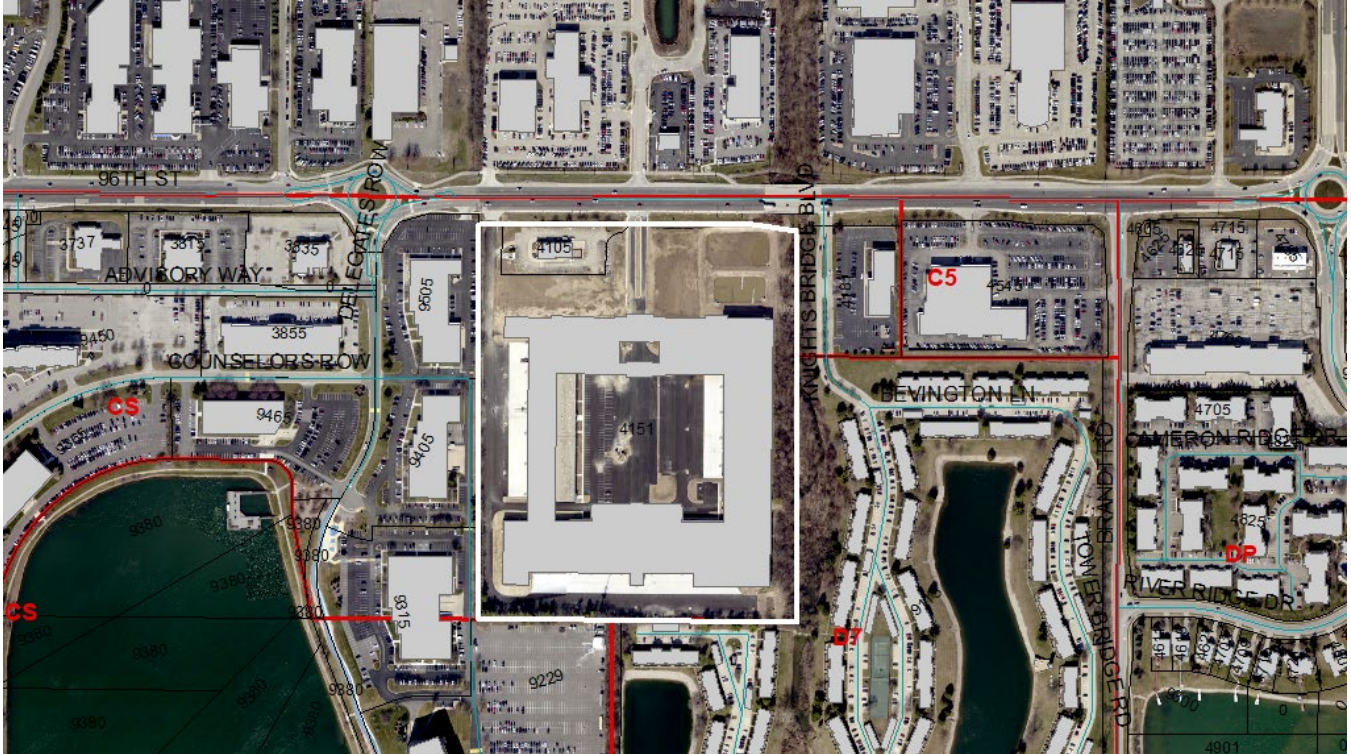
Sidewalks are existing along 96th Street.



GENERAL INFORMATION

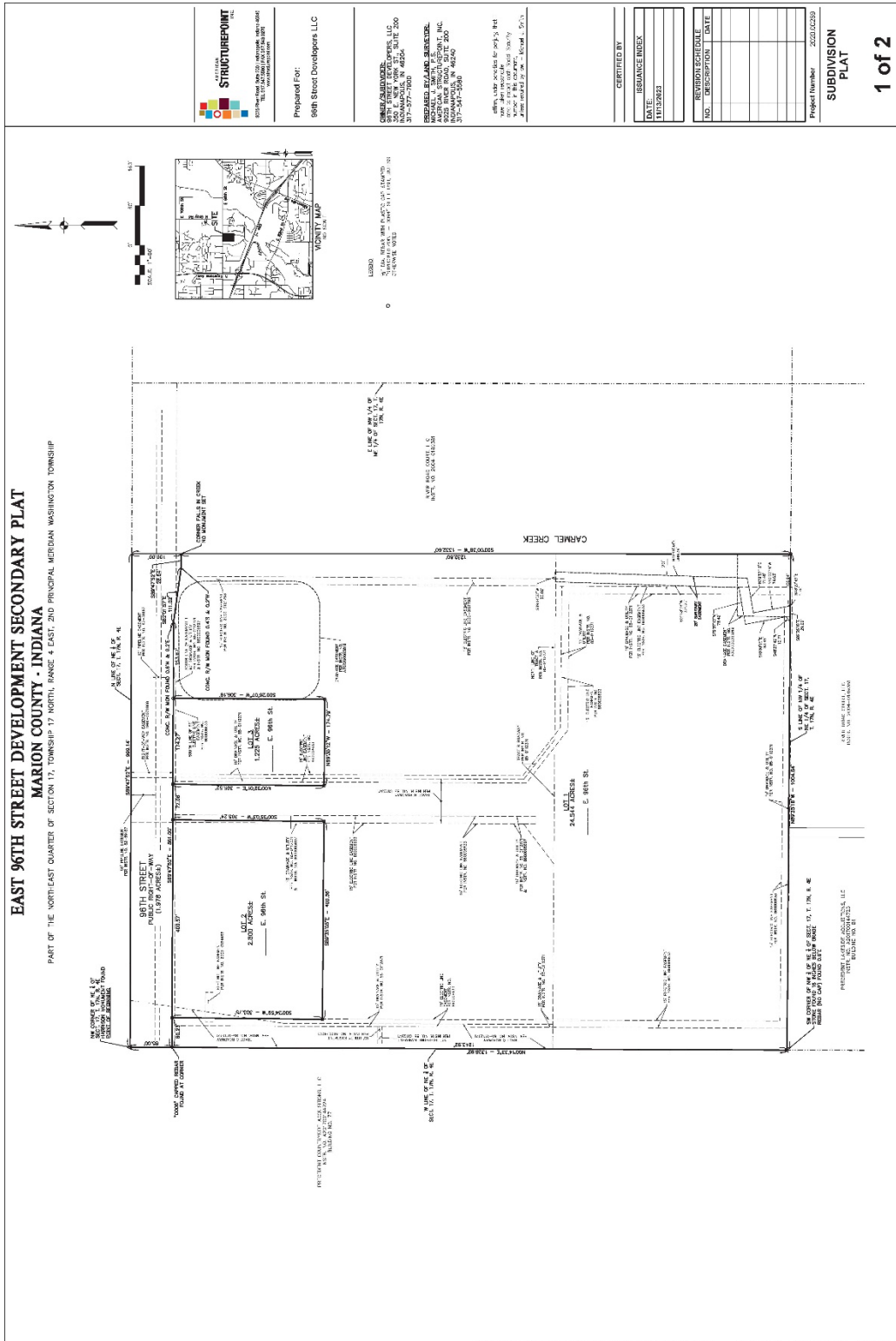
Existing Zoning	C-S	
Existing Land Use	Vacant Commercial/Industrial	
Comprehensive Plan	Office Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: City of Carmel	Commercial
	South: C-S / D-7	Commercial / Residential
	East: C-S / D-7	Commercial / Residential
	West: C-S	Commercial
Thoroughfare Plan		
Washington Street	96 th Street	175 feet existing and 102 feet proposed
Petition Submittal Date	December 11, 2023	

EXHIBITS





Department of Metropolitan Development
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 Current Planning





Department of Metropolitan Development
Division of Planning
Current Planning

PHOTOS



PLAT COMMITTEE **February 14, 2024**

Case Number: 2024-PLT-001

Property Address: 8300 Camby Road (*Approximate Address*)

Location: Decatur Township, Council District #21

Petitioner: Indiana Members Credit Union, by Michael Rabinowitch

Zoning: C-3

Request: Approval of a Subdivision Plat to be known as Camby DG Preliminary Primary Plat, subdividing 2.62 acres into two lots.

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 January 16, 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.



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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

This site is zoned C-3 and is currently undeveloped. The proposed plat would subdivide the property into two lots to allow for future commercial development. The proposed plat meets the standards of the C-3 zoning classification.

STREETS

Lot One would front on Camby Road and Camby Crossing Drive. Lot Two would front on Camby Road. No new streets are proposed as part of this petition.

SIDEWALKS

There are currently no sidewalks on the subject site. The petitioner has indicated that required sidewalks will be added along rights-of-way to the north and west.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	C-5	Commercial
South:	D-A	Residential
East:	D-A	Residential
West:	C-5	Commercial
Thoroughfare Plan		
Camby Road	Primary Arterial	Existing ROW: 88' Prop ROW: 80'
Petition Submittal Date	12/29/2023	

EXHIBITS

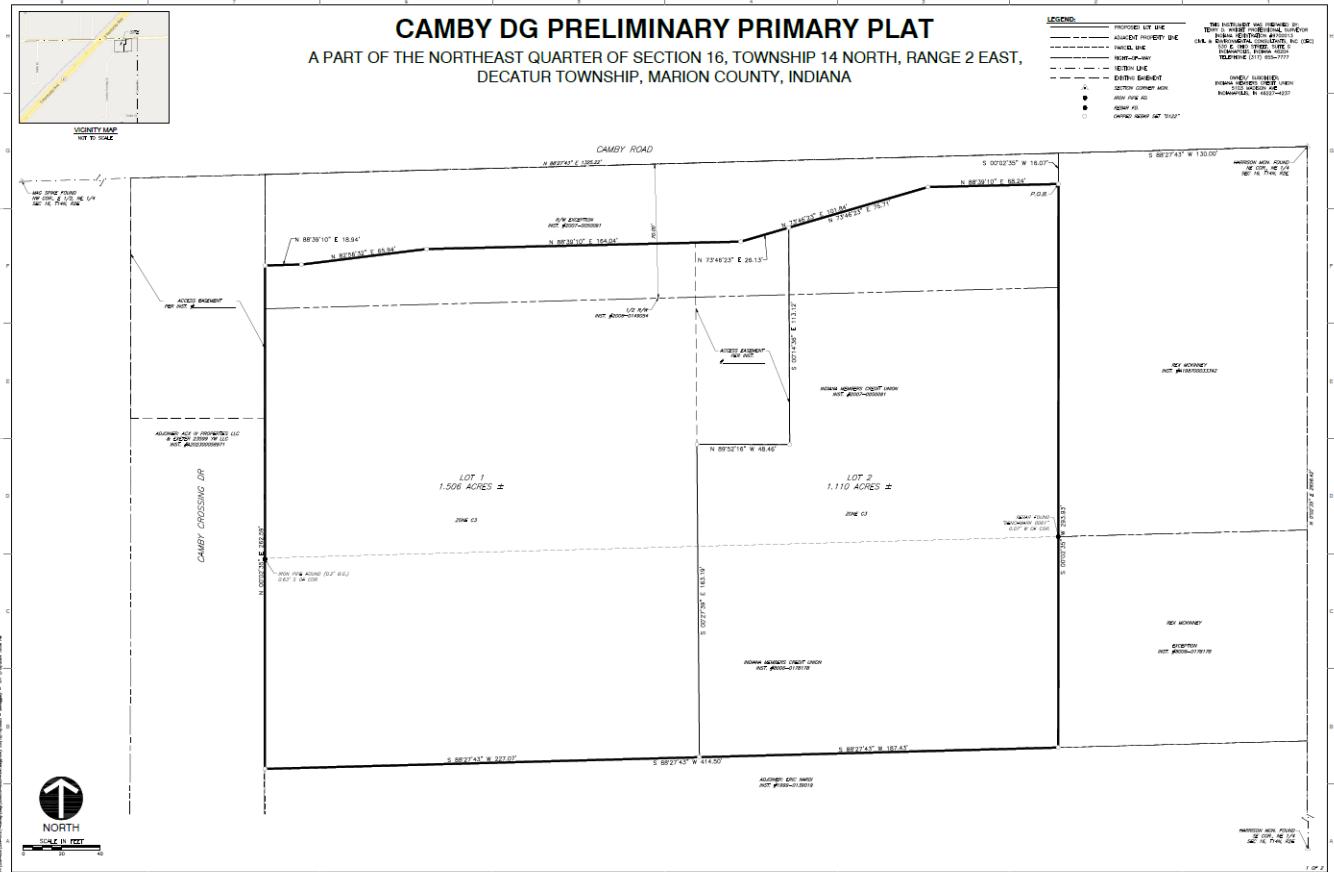
2024PLT001 ; Aerial Map





Department of Metropolitan Development
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Current Planning

2024PLT001 ; Preliminary Plat



PHOTOS

2024PLT001; Pictures



Photo 1: View from North along Camby



Photo 2: Adjacent Property to West

2024PLT001; Pictures (continued)



Photo 3: Adjacent Property to the East



Photo 4: Adjacent Property to the Northwest



PLAT COMMITTEE **February 14, 2024**

Case Number: 2024-PLT-002

Property Address: 209, 217 and 223 North Temple Avenue (*Approximate Addresses*)

Location: Center Township, Council District # 13

Petitioner: Englewood Community Development Corporation, by Joseph D. Calderon

Zoning: D-5 (TOD)

Request: Approval of a Subdivision Plat, to be known as Replat of Lots 260, 262, and 263 of A. M. Ogle et. al East Park Addition, subdividing 0.344-acre into six single-family attached lots.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Jeffrey York, Principal Planner I

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 5, 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 subject site is zoned D-5. In 2023, a variance petition, per 2023-DV1-039, was granted for the proposed construction of a duplex on each of the existing three lots, with development standards variances for 4.5-foot side yard setbacks, an open space of 52.5%, 40-foot lot widths and a lot area of 5,000 square feet. This proposed plat would divide the subject property into six, single-family attached lots.

Each lot would contain approximately 2,500 square feet, with 20-foot lot widths. The proposed plat meets the standards of the D-5 zoning classification and the variance grant of 2023-DV1-039.

STREETS

All lots would front on Temple Avenue. All lots are accessible from an improved alley to the east. No new streets are proposed.

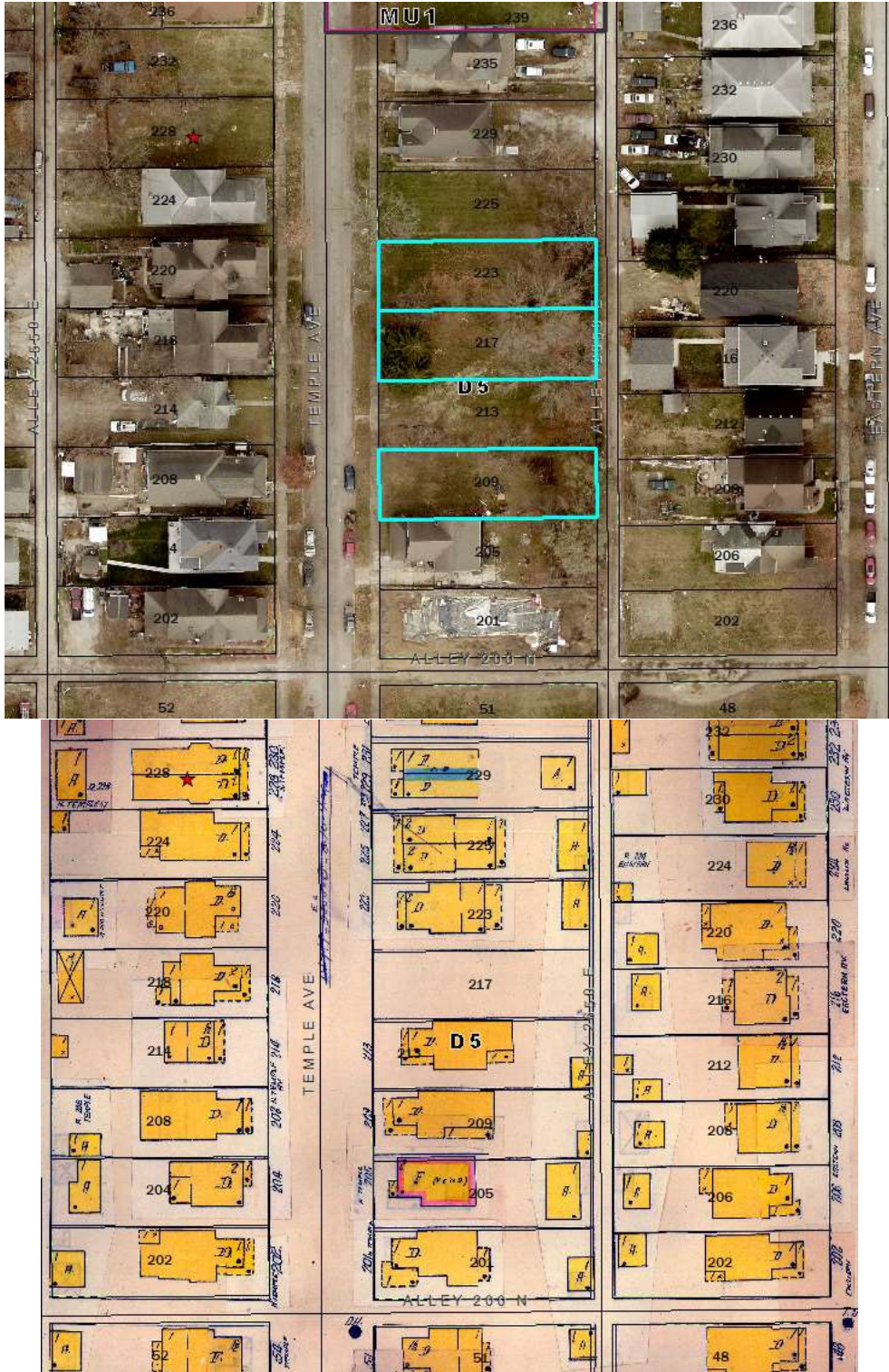
SIDEWALKS

Sidewalks are existing in the right-of-way on Temple Avenue.

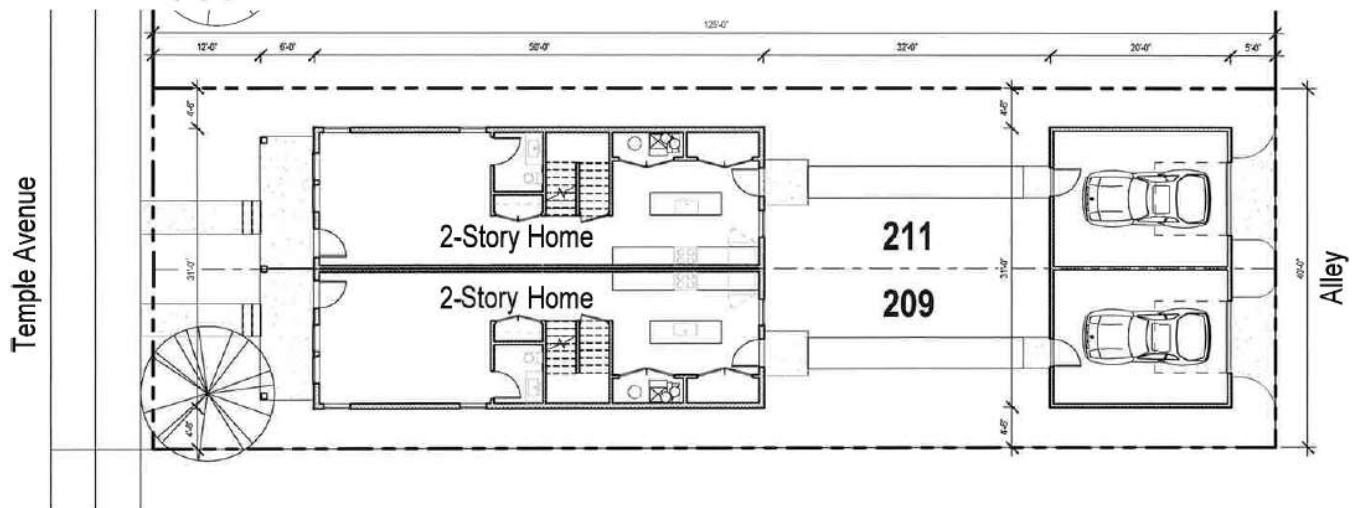
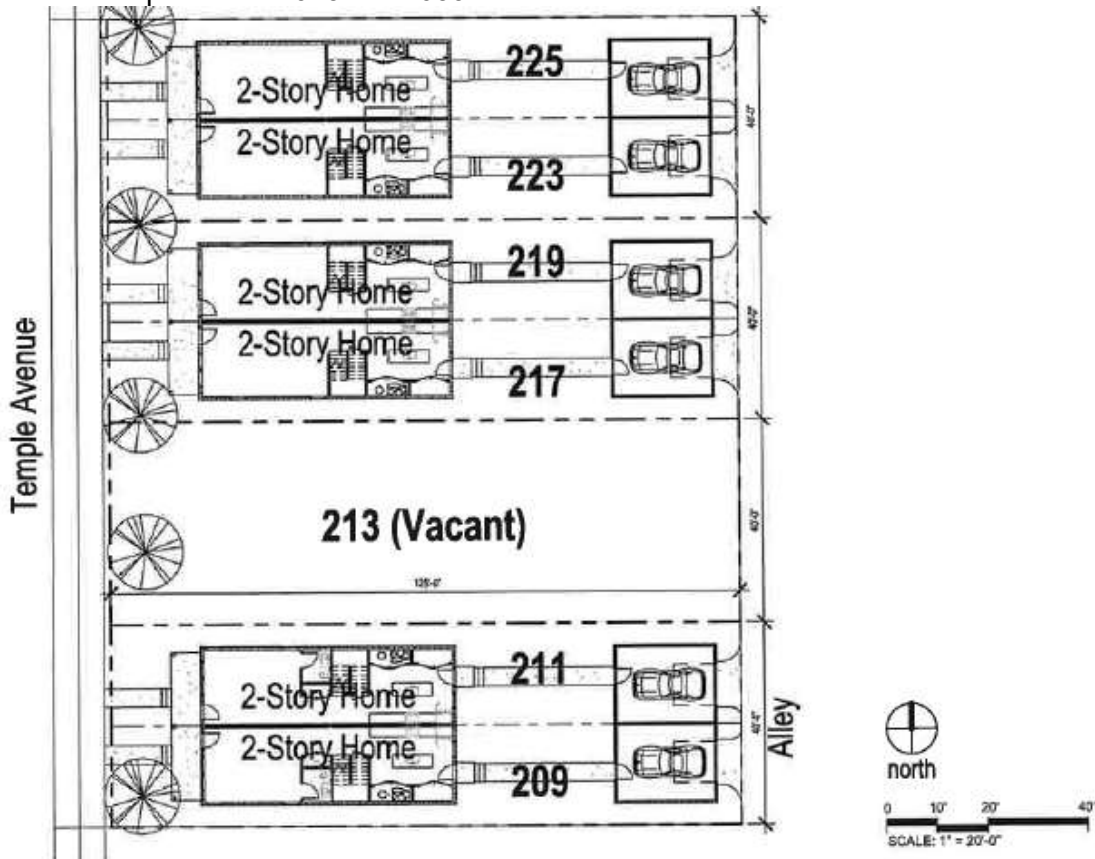
GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
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		
Temple Avenue	Local Street	60-feet existing and proposed
Petition Submittal Date	January 5, 2024	

EXHIBITS



Site Plan and detail plan from 2023-DV1-039



PHOTOS



Photo of sidewalk along North Temple Avenue with subject site to the right



Photos of neighborhood along Temple Avenue and proposed Lots 260A and 260B



Photo of proposed Lots 262A, 262B, 263A and 263B



PLAT COMMITTEE **February 14, 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 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 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.

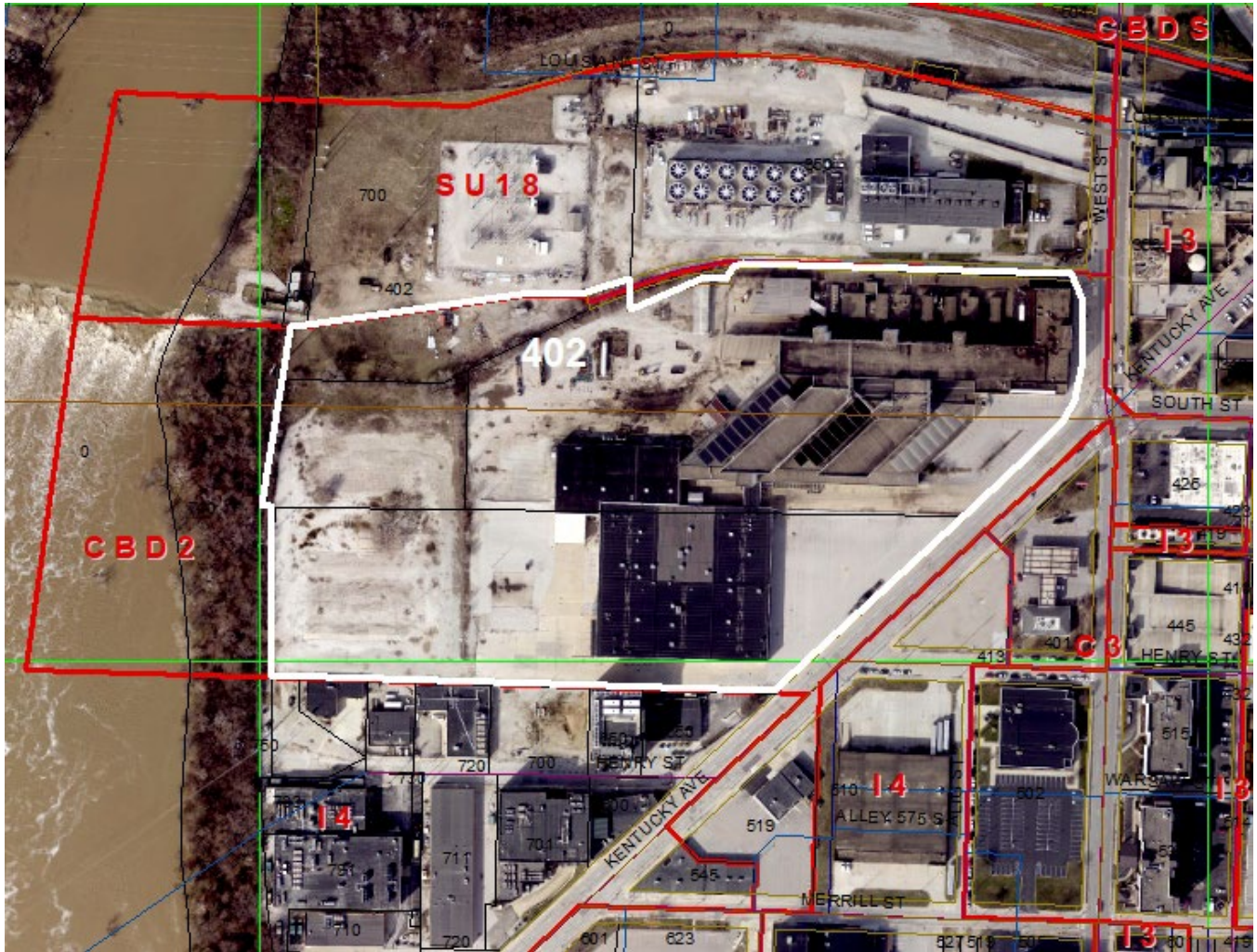
This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

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

ELEVEN PARK PRIMARY PLAT
PORT OF INDIANAPOLIS, INDIANAPOLIS, IN
SUBJECT TO THE CITY OF INDIANAPOLIS, INDIANAPOLIS, IN

KEYSTONE
4301 East Washington Street, Suite 100
Indianapolis, IN 46219
Phone: 317.434.1000
www.keystoneplanning.com

INDIANAPOLIS STRUCTUREPOINT
1000 North Meridian Street, Suite 200
Indianapolis, IN 46202
Phone: 317.633.1000
www.indianapolisstructurepoint.com

ELEVEN PARK
402 KENTUCKY AVE.
Indianapolis, Indiana

CERTIFIED BY: _____
ISSUANCE INDEX: _____
STATUS: _____
PROJECT PHASE: PRIMARY PLAT
REVISION CHECKLIST:
NO. DESCRIPTION DATE

LINE #	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH
L1	28.50'	N89°30'00"E	S45°37'00"E	57.29'
L2	44.44'	N89°30'00"E	N78°42'00"E	85.13'
L3	60.97'	N73°34'00"E	N67°22'00"E	28.28'
L4	13.82'	N73°34'00"E	N89°30'00"E	156.35'
L5	30.46'	S68°01'00"E	S79°23'00"W	65.18'
L6	77.46'	S68°01'00"E	S62°02'00"W	133.14'
L7	26.05'	S32°38'00"E	S23°22'00"W	105.23'
L8	18.42'	S89°30'00"E	N72°22'00"W	40.52'

RIGHT OF WAY TO BE VACATED

Area to be dedicated as public R/W for Henry Street as separate document.
Not a part of this plat.

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 **February 14, 2024**

Case Number: 2024-PLT-004
Property Address: 5201 E Thompson Road (*Approximate Address*)
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 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.



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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 and 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	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
	North:	C-3 Commercial
	South:	D-4 Residential
	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





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2024PLT004 ; Preliminary Plat

EMERSON PLAZA II
MINOR PLAT
LEGAL DESCRIPTION
OWNERS CERTIFICATE
RESTRICTIONS, EASEMENTS OR EMBODIERS
ZONING INFORMATION
LEGEND
GENERAL NOTES
This instrument prepared by: CUSHMAN & WAKEFIELD
SHANE THOMPSON
ONE AMERICAN SQUARE, SUITE 1800
INDIANAPOLIS, IN 46282
PHONE: (317) 618-4013
This instrument prepared by: WEIHE ENGINEERS
18545 N. College Avenue
Bloomington, Indiana 47404
317 844-6611
800 845-6688
317 843-0544
www.weihe.com



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.

PHOTOS

2024PLT004; Pictures



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