



Metropolitan Development Commission Plat Committee (May 10, 2023) 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, May 10, 2023

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. 2023-PLT-023 | 7633 Southeastern Avenue

Franklin Township, CD #18

Approval of a Subdivision Plat to be known as Anderson / Richardson Southeastern Avenue Minor Subdivision, dividing 1.79 acres into two lots.

**** Petitioner requesting a continuance to June 14, 2023, due to legal notice issues**

2. 2023-PLT-026 | 5755 and 5845 Sunnyside Road

City of Lawrence, Lawrence Township, CD #5

Approval of a Subdivision Plat to be known as Sunnyside Shoppes, dividing 1.42 acres into two common area lots.

**** Continuance for cause requested by the petitioner to June 14, 2023**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. 2023-PLT-013 | 5720 West 86th Street

Pike Township, CD #1

Approval of a Subdivision Plat to be known as Re-Plat of Lot 2 - Traders Point, dividing 2.09 acres into two lots.

4. 2023-PLT-015 | 261 North Shadeland Avenue

Warren Township, CD #19

Approval of a Subdivision Plat to be known as Daduwal Village Lots on Shadeland, dividing 3.56 acres into two lots.

5. 2023-PLT-021 | 9274 Epler Road

Decatur Township, CD #20

Approval of a Subdivision Plat to be known as Ameriplex 35, subdividing 15.93 acres into two lots.

6. 2023-PLT-022 | 19 Jefferson Avenue

Center Township, CD #17

Approval of a Subdivision Plat to be known as Carter's Jefferson Avenue Addition, dividing 0.13-acre into two single-family attached lots.

7. 2023-PLT-024 | 4355 Senour Road

Franklin Township, CD #25

Approval of a Subdivision Plat to be known as Montgomery Woods – Section One, dividing 32.9 acres into 73 lots.

8. 2023-PLT-025 | 7935 South Emerson Avenue and 5124 East Stop 11 Road

Franklin Township, CD #25

Approval of a Subdivision Plat to be known as St. Francis Shoppes, dividing 2.785 acres into two lots.

9. 2023-PLT-027 | 700 Gardner Lane

Center Township, CD #11

Approval of a Subdivision Plat to be known as Gardner Lane Subdivision, dividing 6.4 acres into two lots.

10. 2023-PLT-028 | 1450 East 16th Street and 1607 North Arsenal Avenue

Center Township, CD #17

Approval of a Subdivision Plat to be known as Cliff Phelps Subdivision, dividing 0.305-acre into eight single-family attached lots.

11. 2023-PLT-029 | 2510 Founders Square Drive

Town of Speedway, Wayne Township, CD #9

Approval of a Subdivision Plat to be known as Replat of Block A in Founders Square Subdivision, dividing 8.266 acres into two lots and one block.

12. 2023-PLT-030 | 6920 Gatwick Drive

Decatur Township, CD #20

Approval of a Subdivision Plat to be known as 6920 Gatwick Drive Subdivision, dividing 5.86 acres into two lots.

13. 2023-PLT-031 | 6901 Michigan Road

Pike Township, CD #7

Approval of a Subdivision Plat to be known as Sand-West Subdivision, dividing 18.37 acres into four lots.

14. 2023-PLT-009 | 3734 Bluff Road

Perry Township, CD #16

Approval of a Subdivision plat to be known as Singh Bluff Road Estates, dividing 7.27 acres into three lots.

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

******The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at 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.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE**May 10, 2023**

Case Number: 2023-PLT-023
Property Address: 7633 Southeastern Avenue (Approximate Address)
Location: Franklin Township, Council District #18
Petitioner: Install Subs, LLC, / BMB Operations, by Lori Brines
Zoning: C-3 / C-7
Request: Approval of a Subdivision Plat to be known as Anderson / Richardson Southeastern Avenue Minor Subdivision, dividing 1.79 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial Integrated Center
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

The petitioner has requested a continuance for cause from the May 10, 2023 hearing to the June 14, 2023 hearing to allow more time to meet the requirements for legal notice. Staff is not opposed to the continuance request.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-026

Property Address: 5755 and 5845 Sunnyside Road (*Approximate Address*)

Location: City of Lawrence, Lawrence Township, Council District # 5

Petitioner: Mann Realty Company and Sunnyside Shoppes Owners Association, Inc., by Brady Kuhn

Zoning: C-4

Request: Approval of a Subdivision Plat, to be known as Sunnyside Shoppes, dividing 1.42 acres into two common area lots.

Waiver Requested: None

Current Land Use: Commercial / Undeveloped

Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

The petitioner has requested a continuance for cause from the May 10, 2023 hearing to the June 14, 2023 hearing for an amendment to include a waiver of sidewalks as part of this request. The amendment will require new legal notice. This is the first hearing and the first continuance request. Staff is not opposed to the continuance request.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-013 (Re-hearing)
 Property Address: 5720 West 86th Street (Approximate Address)
 Location: Pike Township, Council District #1
 Petitioner: Dos Primo Capital Group LLC, by Michael J. Smith
 Zoning: C-S
 Request: Approval of a Subdivision Plat to be known as Re-Plat of Lot 2 – Traders Point, dividing 2.09 acres into two lots.
 Waiver Requested: None
 Current Land Use: Undeveloped
 Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the second hearing for this petition. This petition initially requested a plat of 1.09 acres by mistake. The actual acreage as shown on the survey is 2.09 acres. This petition was docketed for re-hearing May 10, 2023 and required new public notice with the correct request. No changes were made to the preliminary plat survey.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 2, 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.



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-S and is undeveloped. The site was previously developed with a commercial building that was demolished. This site is part of a commercial integrated center. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lots 2A and 2B would front on 86th Street, and have access via the shared drives. No new streets are proposed as part of this petition.

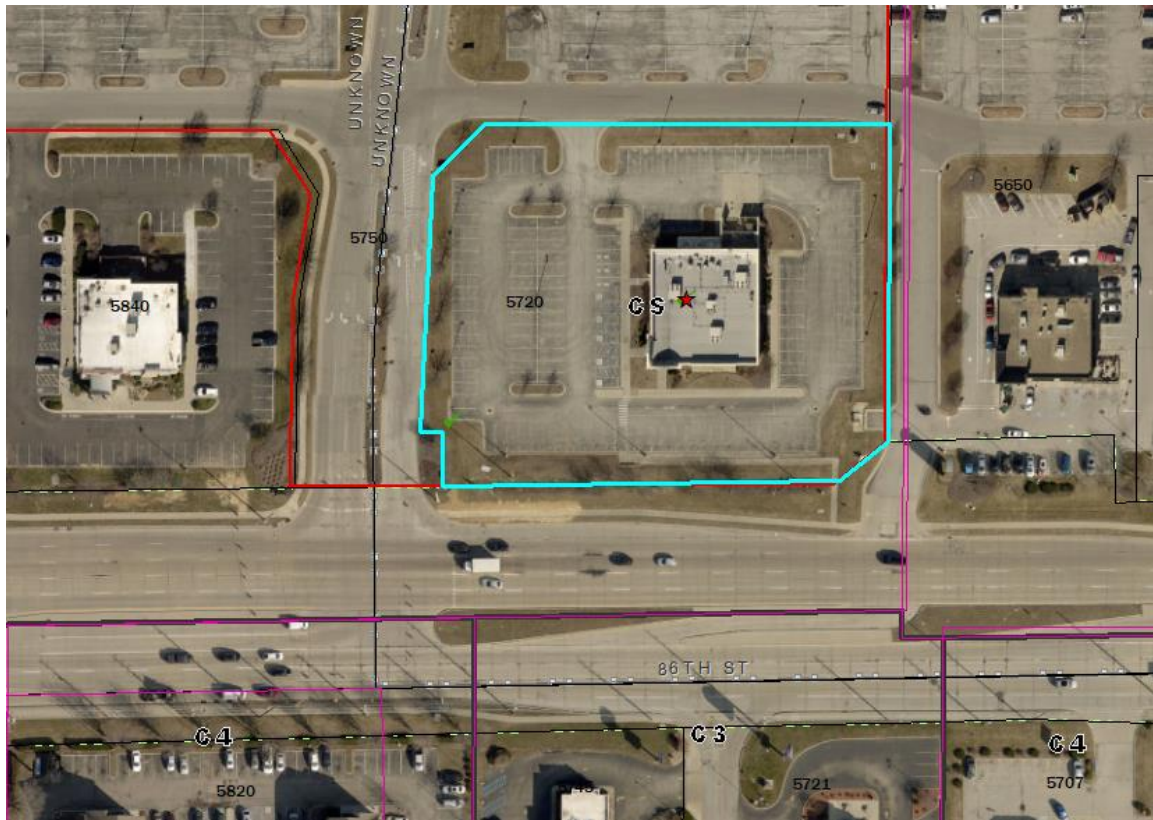
SIDEWALKS

Sidewalks are existing along 86th Street.

GENERAL INFORMATION

| | | |
|--------------------------------|--------------------------|--------------------------------|
| Existing Zoning | C-S | |
| Existing Land Use | Undeveloped / Commercial | |
| Comprehensive Plan | Regional Commercial | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | C-S | Commercial |
| South: | C-3 / C-4 | Commercial |
| East: | C-S | Commercial |
| West: | C-S | Commercial |
| Thoroughfare Plan | | |
| 86 th Street | Primary Arterial | 184-foot existing and proposed |
| Petition Submittal Date | March 2, 2023 | |

EXHIBITS



PHOTOS



Subject site viewed from access drives, looking southwest



Subject site and north of site, looking west



Subject site 86th Street frontage, looking west



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-015 (Re-hearing)
 Property Address: 261 North Shadeland Avenue (Approximate Address)
 Location: Warren Township, Council District #19
 Petitioner: Daduwal Village Realty by Jaswinder K. Samra
 Zoning: C-4
 Request: Approval of a Subdivision Plat to be known as Daduwal Village Lots on Shadeland, dividing 3.56 acres into two lots
 Waiver Requested: None
 Current Land Use: Commercial / Undeveloped
 Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the second hearing for this petition. This petition initially requested a plat of 2.46 acres by mistake. The actual acreage as shown on the survey is 3.56 acres. This petition was docketed for re-hearing May 10, 2023 and required new public notice with the correct request. No changes were made to the preliminary plat survey.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 3, 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; or provides documentation that sidewalks are not permitted on this portion of Shadeland Avenue.
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.
12. That an access easement on the internal access drives be shown on the final plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4 and developed with a commercial building, related parking, and a billboard sign. The proposed plat would subdivide the property into two lots. Lot One would contain the existing building. Lot Two would be available for a future commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lots One and Two would front on Shadeland Avenue and be accessed by internal drives to the north and east. No new streets are proposed as part of this petition.

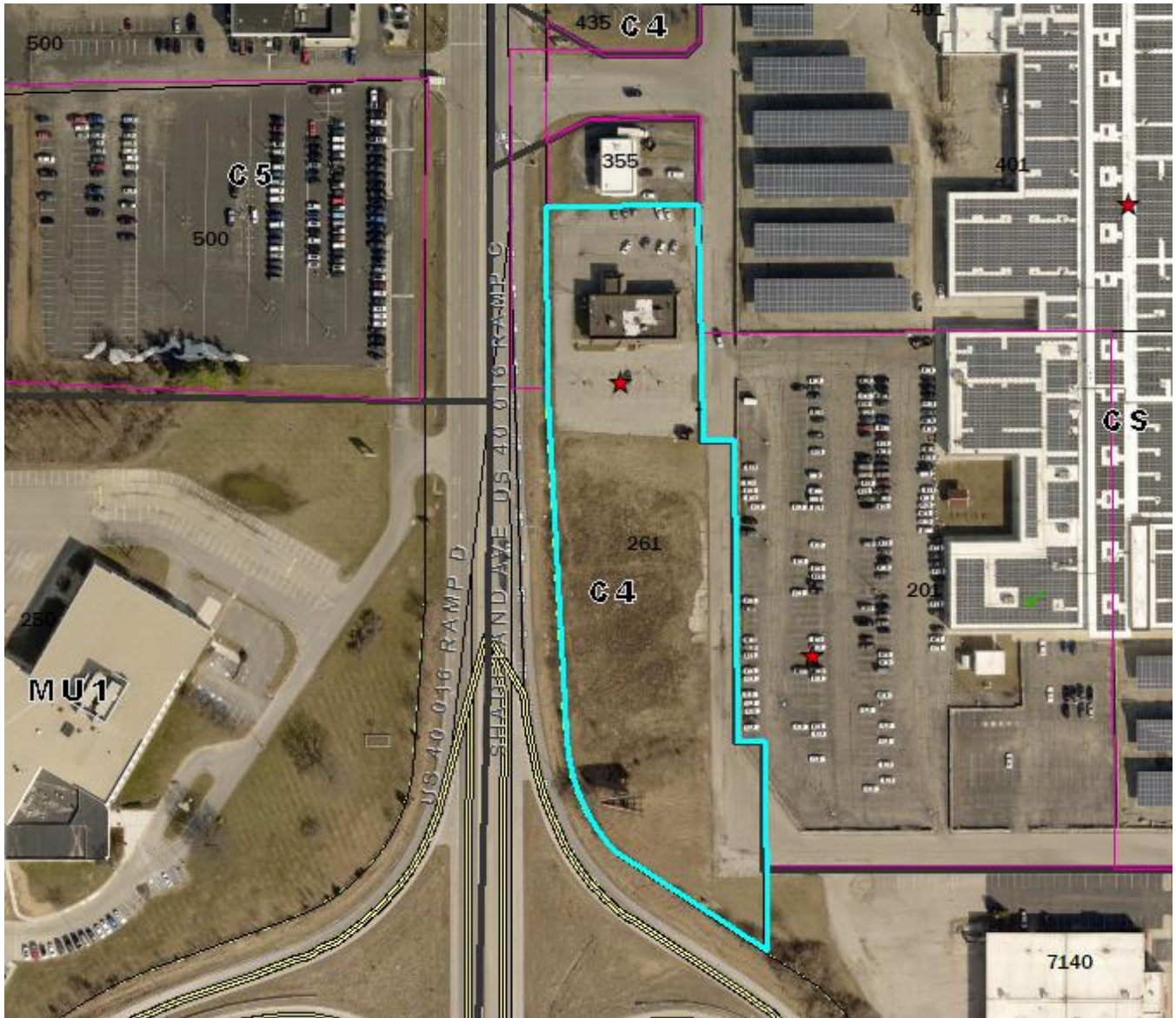
SIDEWALKS

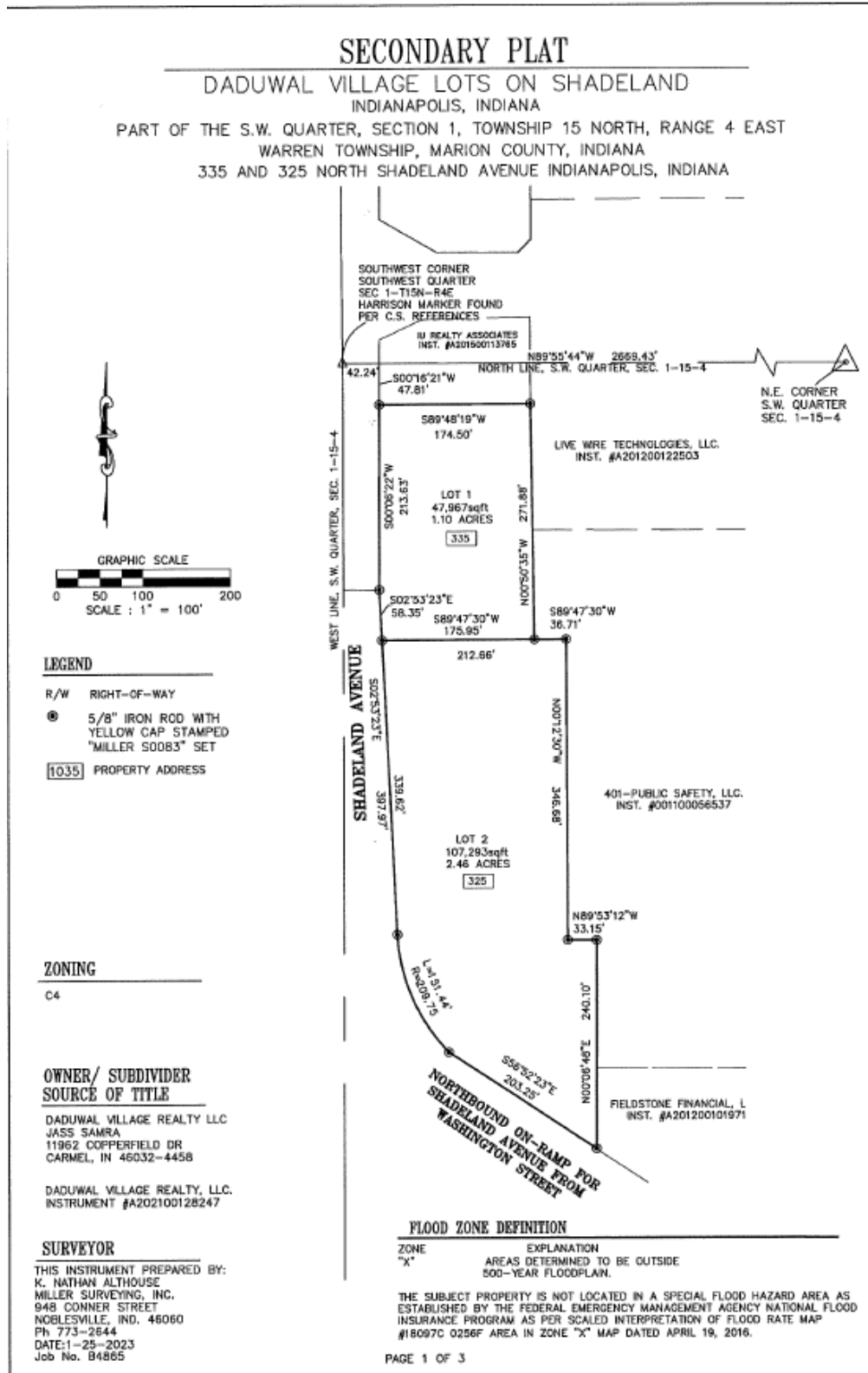
Sidewalks are required along Shadeland Avenue, unless prohibited by the Department of Transportation.

GENERAL INFORMATION

| | | |
|--------------------------------|-----------------------------|--------------------------------|
| Existing Zoning | C-4 | |
| Existing Land Use | Commercial / Undeveloped | |
| Comprehensive Plan | Office/Industrial Mixed-Use | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| | North: C-4 | Commercial |
| | South: C-4 | Commercial |
| | East: C-S | Commercial / Industrial |
| | West: C-5 / MU-1 | Commercial |
| Thoroughfare Plan | | |
| Shadeland Avenue | Primary Arterial | 145-foot existing and proposed |
| Petition Submittal Date | March 3, 2023 | |

EXHIBITS





PHOTOS



Proposed Lot One, Shadeland Avenue frontage, looking north



Proposed Lot One, looking east



Proposed Lot Two Shadeland Avenue frontage, looking south



Proposed Lot Two, looking southeast



Proposed Lot Two, looking west



Proposed Lots Two and One, looking north



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-021
 Property Address: 9274 Epler Road (Approximate Address)
 Location: Decatur Township, Council District #20
 Petitioner: Midwest Logistics Partners by Jeremy Keiser
 Zoning: C-S
 Request: Approval of a Subdivision Plat to be known as Ameriplex 35, subdividing 15.93 acres into two lots.
 Waiver Requested: None
 Current Land Use: Undeveloped / Industrial Park
 Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 21, 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 Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-S and is part of the Ameriplex Industrial Park. This site is undeveloped. The proposed plat would subdivide the property into two lots along the existing stream: South Branch North Creek. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One and Two would front on Stanley Road to the east. Lot Two would be a corner lot with frontage on Epler Road to the south. No new streets are proposed as part of this petition.

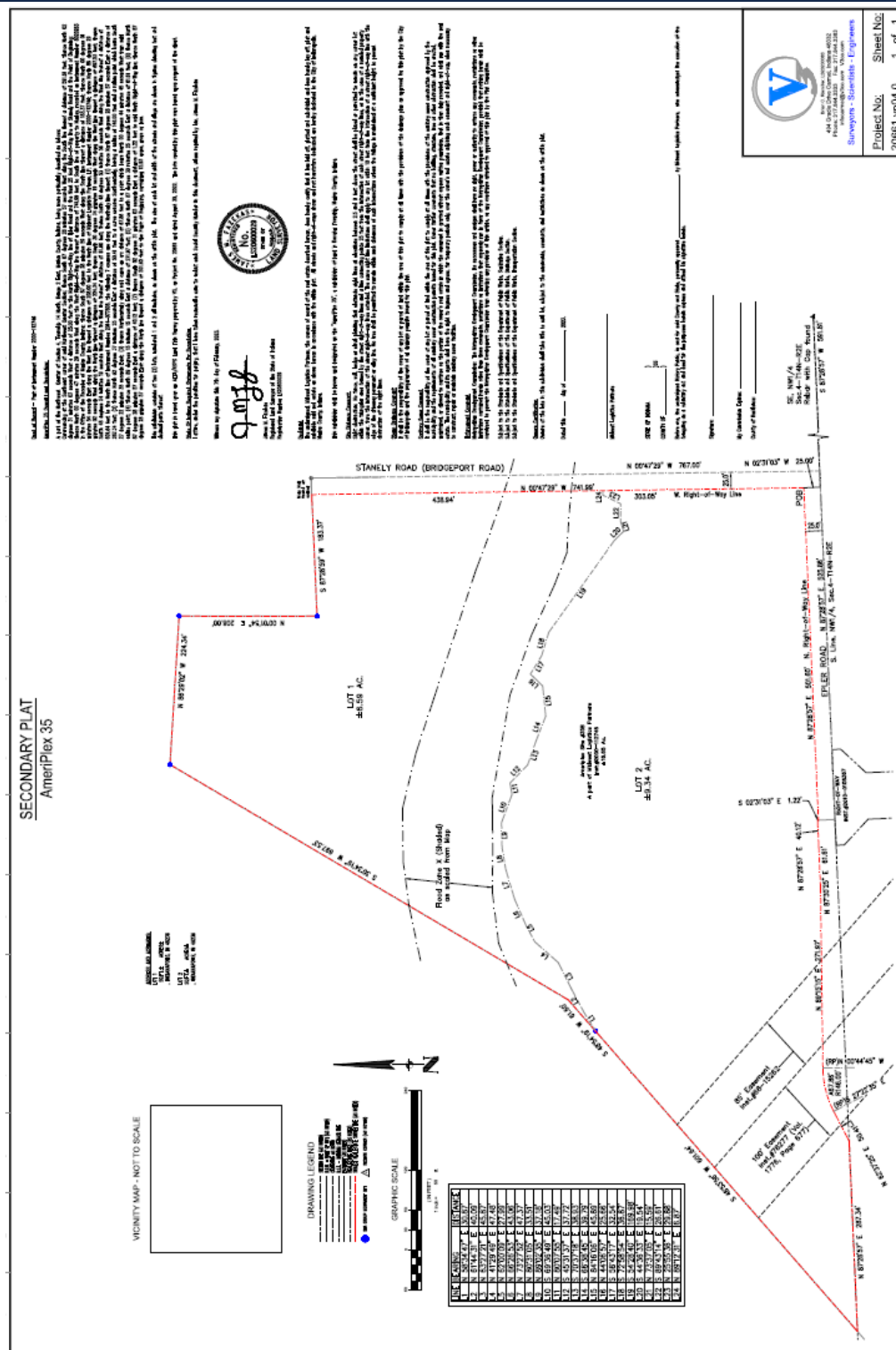
SIDEWALKS

Sidewalks are required along Epler Road and Stanley Avenue.

GENERAL INFORMATION

| | | |
|--------------------------------|-------------------------------|-------------------------------|
| Existing Zoning | C-S | |
| Existing Land Use | Undeveloped / Industrial Park | |
| Comprehensive Plan | Light Industrial | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | C-S | Undeveloped / Interstate |
| South: | C-S | Industrial |
| East: | C-S | Industrial |
| West: | C-S | Undeveloped / Interstate |
| Thoroughfare Plan | | |
| Epler Road | Local Street | 50-foot existing and proposed |
| Stanley Road | Local Street | 50-foot existing and proposed |
| Petition Submittal Date | March 15, 2023 | |

EXHIBITS



PHOTOS



Subject site, looking north



Subject site, looking west



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-022
Property Address: 19 Jefferson Avenue (*Approximate Address*)
Location: Center Township, Council District #17
Petitioner: Carter Management Holdings, LLC, by Jynell D. Berkshire
Zoning: D-5
Request: Approval of a Subdivision Plat, to be known as Carter's Jefferson Avenue Addition, dividing 0.13-acre into two single-family attached lots.
Waiver Requested: None
Current Land Use: Two-Family Dwelling
Staff Reviewer: Allison Richardson, 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 13, 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
Division of Planning
Current Planning**

10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots One and Two 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 as shown on the historic Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots One and Two would front on Jefferson Avenue, with alley access on the rear. 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-... Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

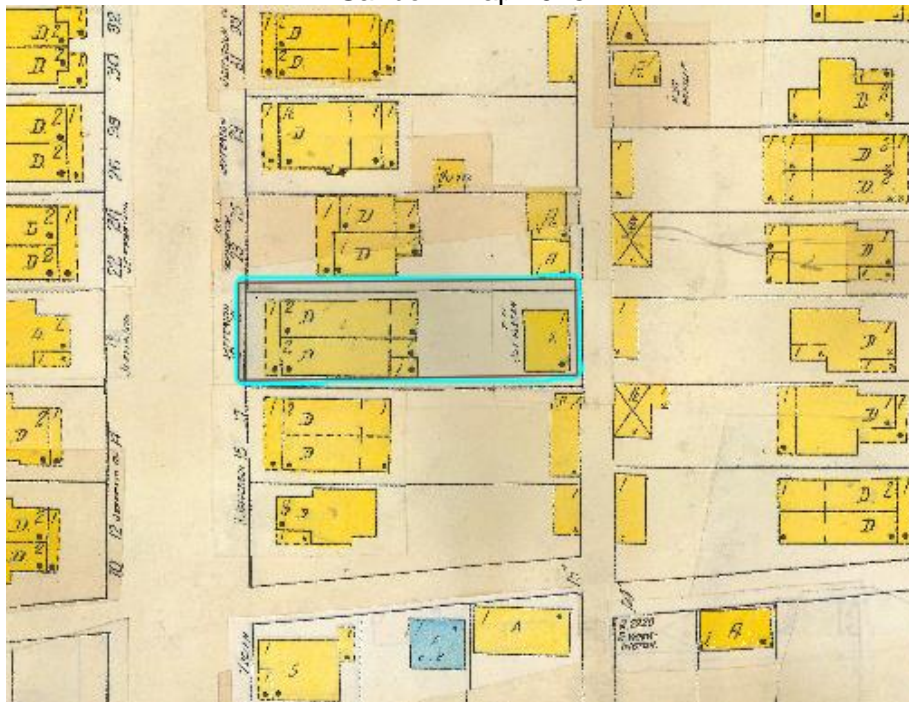
GENERAL INFORMATION

| | | |
|--------------------------------|--------------------------|-------------------------------|
| Existing Zoning | D-5 | |
| Existing Land Use | Two-family dwelling | |
| Comprehensive Plan | Traditional Neighborhood | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | D-5 | Single-Family residential |
| South: | D-5 | Undeveloped |
| East: | D-5 | Single-Family residential |
| West: | D-5 | Single-Family residential |
| Thoroughfare Plan | | |
| Jefferson Avenue | Local Street | 60-foot existing and proposed |
| Petition Submittal Date | March 28, 2023 | |

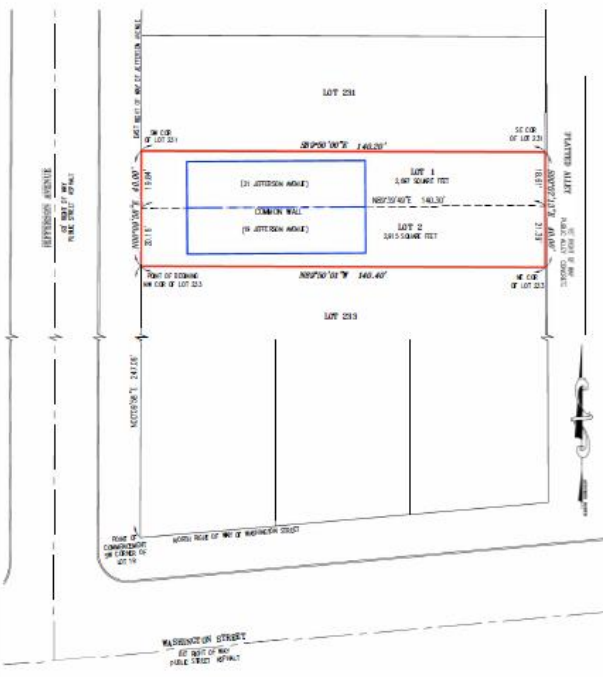
EXHIBITS



Sanborn Map 1915



CARTER'S JEFFERSON AVENUE ADDITION
(a Replat of Lot 232 in Johnson & Hogshire's East Washington Street Addition)



Lot Numbered 252 in Lot 252 in Johnson & Neff's East Washington Street Addition, a subdivision in Madison County, Indiana, as per plat thereof, recorded in Plat Book 4, Page 173, in the Office of the Recorder of Madison County, Indiana.

[illegible]

The author has a representation of the facts accurate and related under my direct supervision and control and that I am not aware of to the best of my knowledge and belief.

This submission consists of 2 sets, Worksheet 1 and 2 and shall be income and designated as 1041-00000000000000000000 with public rights of way easements and easements on schedule as in the exhibit (A).

The use of the lake and within a of the street and easements on schedule in figure showing best and clearest parts from the boundary line for the plot are based on the Survey recorded _____ as indicated by.

This is the Office of the Nelson County Recorder.

I, THE UNDERSIGNED, HEREBY CERTIFY, UNDER THE PENALTIES OF PERJURY, THAT I HAVE READ PERSONALLY CAREFULLY EACH PAGE, RECOUNTED THE CONTENTS OF THIS DOCUMENT, UNDER OATH OF LAW, AND THE SIGNATURE PREPARED BY:

James A. Sullivan
 JAMES A. SULLIVAN

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

THE UNDERSIGNED, OWNERS OF THE HEREIN DESCRIBED REAL ESTATE, DO HEREBY CERTIFY, PLAN AND TO REVEAL THE SAME INTO LOTS AND EASEMENTS BY ACCORDANCE WITH THE APPLICABLE LAWS, ORDINANCES, COMPACTS, AGREEMENTS, AND THE PLAT SHOWN HEREON, THAT THE RIGHTS OF ANY OF THE STAKEHOLDERS SHOWN ON THIS PLAN, IF NOT MARKED FOR CONVEYANCE TO THE PUBLIC ARE HEREBY DESIGNATED AS NOT PUBLIC FOR USE AS A PUBLIC HIGHWAY OR HIGHWAY.

THE WITNES PLAT SHALL BE KNOWN AS: CHURCH AND CONGREGATION

I, WITNESS WHEREOF, HAS HERETO SIGNED SUCH NAME AS HE SUBSCRIBED THIS _____ DAY OF _____, 2003.

100%

is owned about 50% by the state and 50% by the public.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED a
 _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged the execution of this plat as his voluntary

RECEIVED BY GENERAL AND SAL NO _____ ON OF _____ 2021.

SECRET PUBLIC _____

COUNTY OF KERN: _____
BY COMMISSIONER (SIGNED): _____

CARTER'S JEFFERSON AVENUE ADDITION
(a Replat of Lot 232 in Johnson & Hoggshire's East Washington Street Addition)

19 & 21 JEFFERSON STREET
INDIANAPOLIS, INDIANA

PREPARED FOR:
 Carter Management Holdings, L

PROJECT LOCATED IN:
SOUTHEAST QUARTER
OF SECTION 8
TOWNSHIP 15 NORTH
RANGE 4 EAST
CENTER TOWNSHIP
MARION COUNTY



AXIS
SURVEYING, LLC

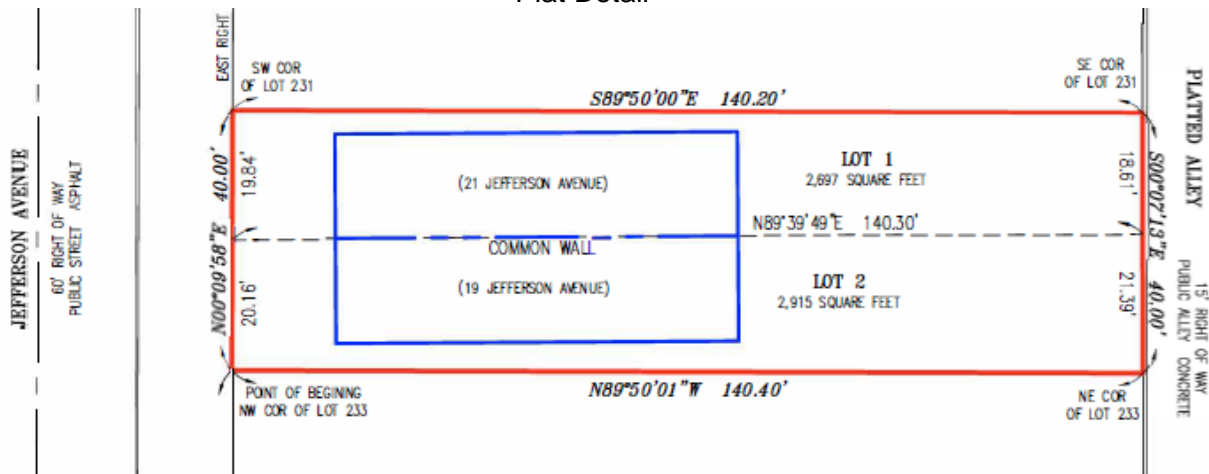
Complete Surveying Services for Commercial - Construction - Residential
 (773) 841-1506 - www.AXISindy.com P.O. BOX 502369 - Indianapolis, IN 46250

SHEET
1 OF 1

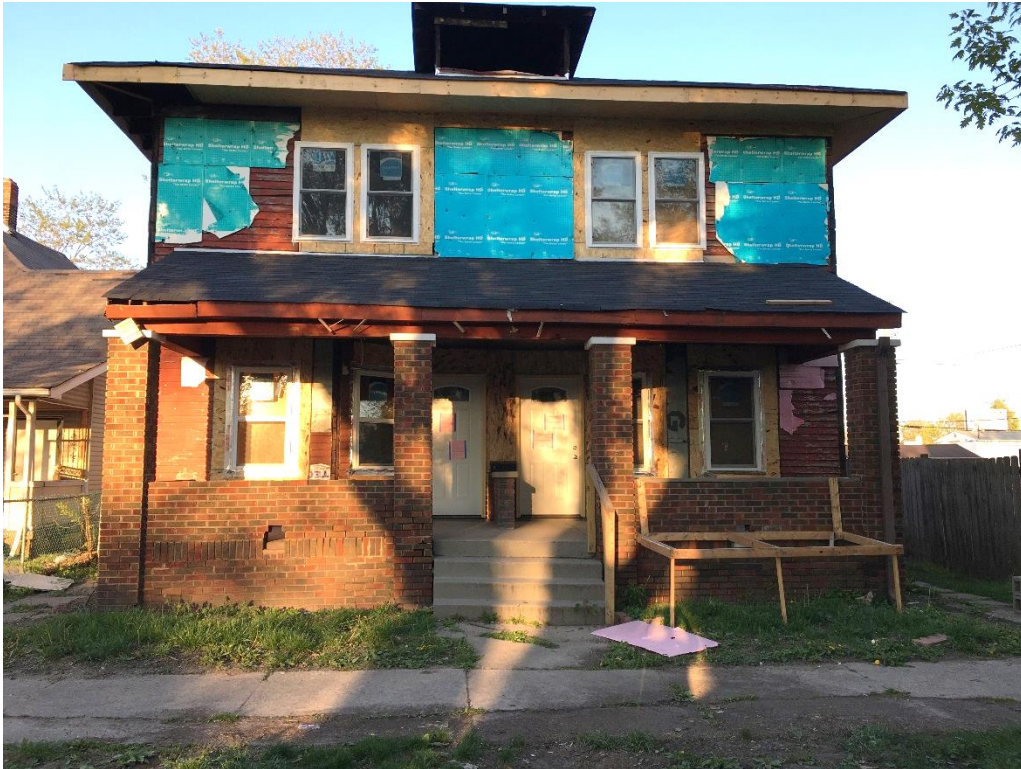
PROJECT
NUMBER
124952-B

DRAWN BY: R. STOHLER
CHECKED BY: D. SCOTTEN
ISSUE DATE: 03-20-2023

Plat Detail



PHOTOS



Subject site, Jefferson Avenue frontage



Subject site viewed from alley



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

May 10, 2023

| | |
|---------------------------|--|
| Case Number: | 2023-PLT-024 |
| Property Address: | 4161 & 4355 Senour Road (<i>Approximate Address</i>) |
| Location: | Franklin Township, Council District #25 |
| Petitioner: | Beazer Homes Indiana, LLP, by Joseph P. Heck |
| Zoning: | D-3 (Cluster) |
| Request: | Approval of a Subdivision Plat, to be known as Montgomery Woods—Section One, dividing 32.9 acres into 73 lots. |
| Waivers Requested: | None |
| Current Land Use: | Undeveloped |
| Staff Reviewer: | Allison Richardson, 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 14, 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 Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
13. That a site plan including a concrete sidewalk along the entire frontage on Senour Road and Marlin Road in compliance with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-3 and is undeveloped. It was rezoned to the D-3 classification in 2022 (2022-ZON-036) to provide for the proposed single-family residential development. The cluster subdivision plan was approved by 2023-ADM-055. The proposed plat generally meets the standards of the D-3 zoning classification and the zoning commitments.

STREETS

The plat would provide for five new streets: four local streets and one cul-de-sac. Martens Hill Road would provide access to Senour Road to the west. Mendocino Boulevard provides access to Marlin Road and the future Section Two to the north. Gates Creek Drive would also provide access to the future Section Two to the east.

SIDEWALKS

Sidewalks are required along Senour Road, Marlin Road, and all proposed interior streets.

GENERAL INFORMATION

| | | |
|--------------------------------|---------------------------|---|
| Existing Zoning | D-3 | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | Agricultural Preservation | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| | North: | D-A Single-Family Residential / Agriculture |
| | South: | D-A Single-Family Residential |
| | East: | D-A Undeveloped |
| | West: | D-A / D-P Single-Family Residential |
| Thoroughfare Plan | | |
| | Senour Road | Primary Arterial 85-foot existing and 125-feet proposed |
| | Marlin Road | Local Street 30-foot existing and 70-feet proposed |
| Petition Submittal Date | March 29, 2023 | |

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

| | | |
|--|--|-----------------------|
| | <p>741.201.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • Plat name, Legal Description, Surveyor Seal, Scale. • Boundary Lines, Existing Street Names and dimensions. • Layout of Proposed Streets – names, widths, classifications. • Layout of all easements and purpose thereof. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. • Area Map. | Satisfied |
| | <p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • Traffic control street signs and devices. • Traffic calming devices. • Bicycle facilities. • Sidewalks and pedestrian facilities. • Transit facilities, such as bus stops pads or shelter. • Street lighting. | Satisfied |
| | <p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) | Satisfied |
| | <p>741-205 – Waivers</p> <ul style="list-style-type: none"> • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. | None Requested |

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

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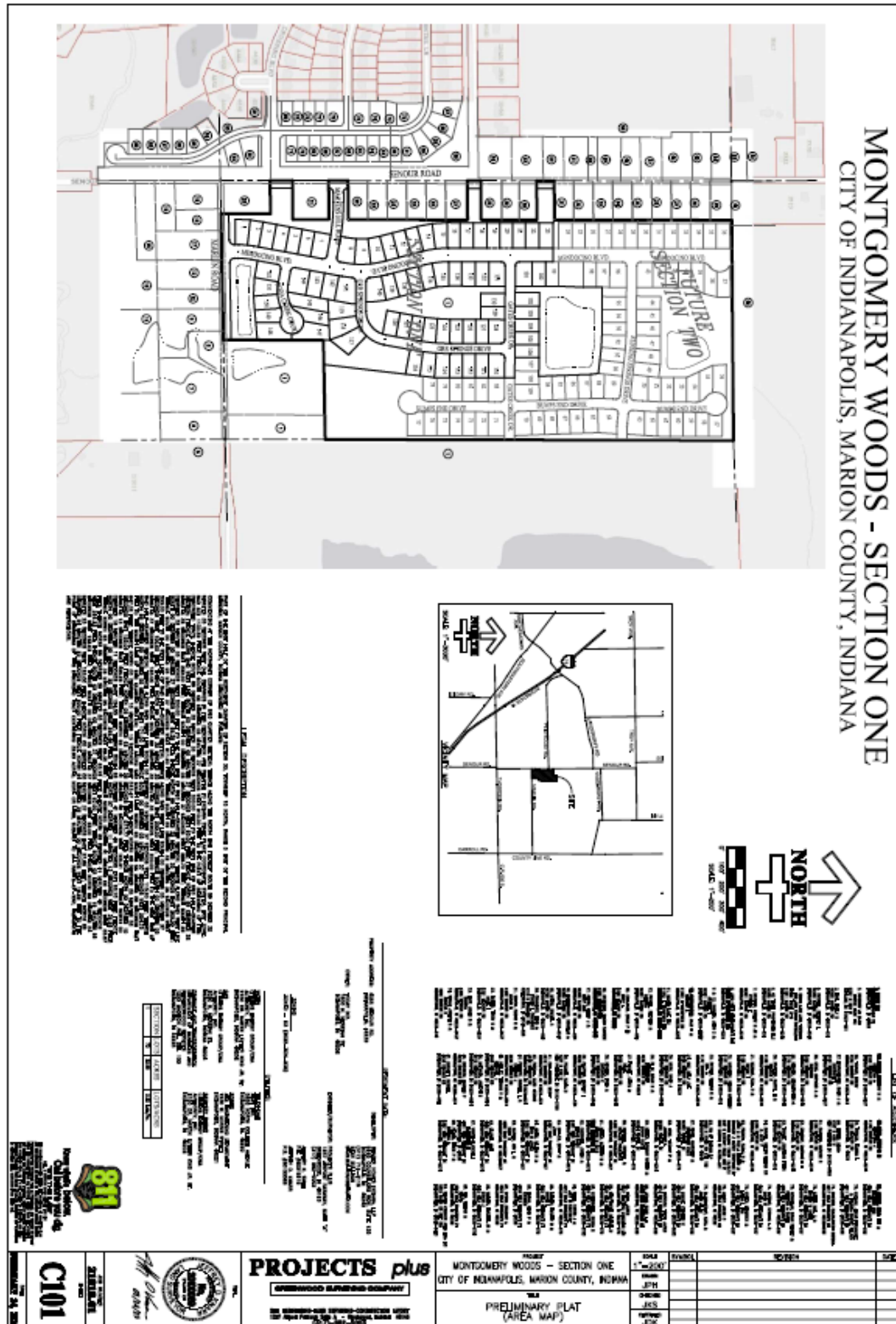
| 741-303 Streets and Connectivity | All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations. | EVALUATION |
|--|---|------------------|
| | <p><i>741-303.A – General:</i></p>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

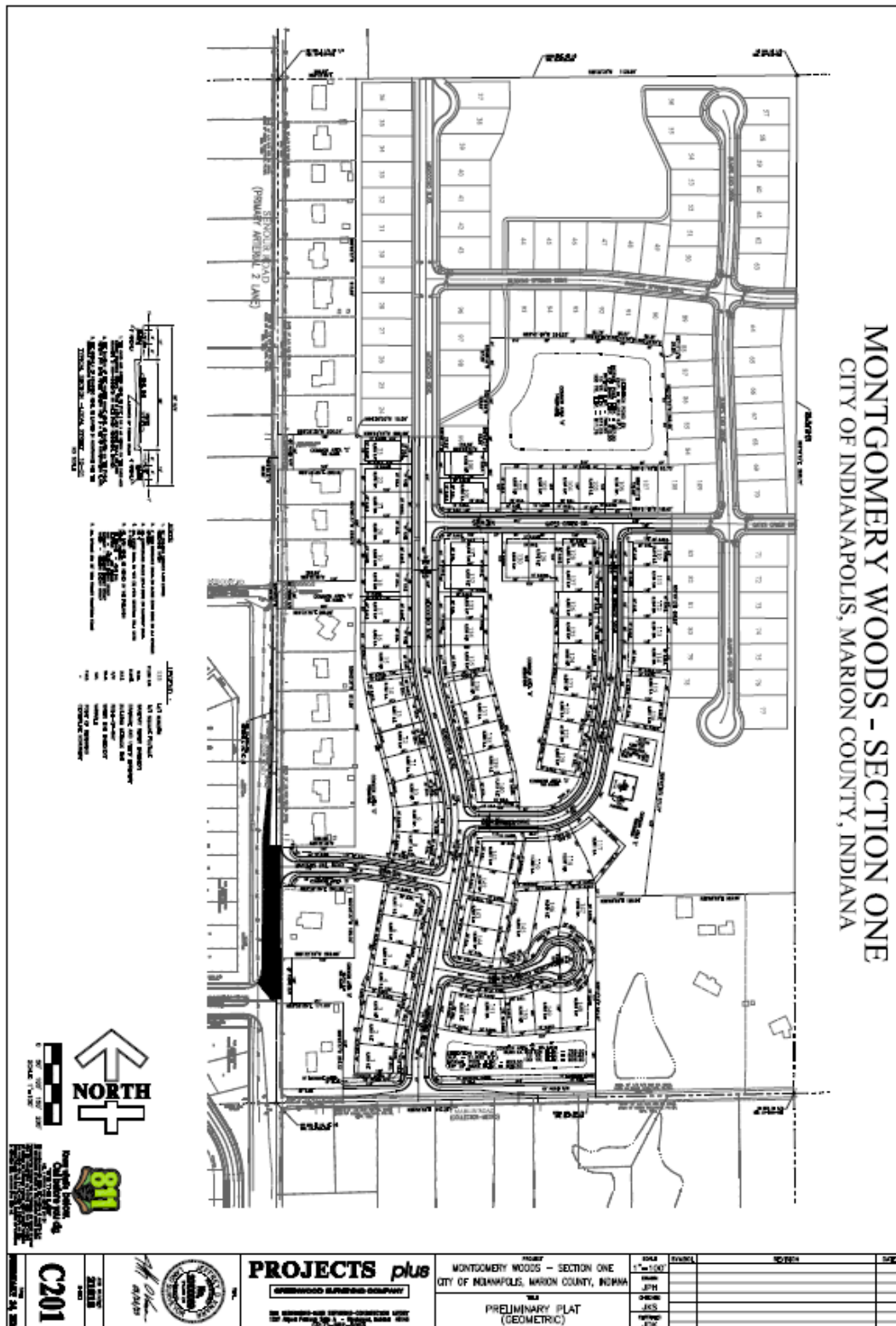
**Department of Metropolitan Development
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Current Planning**

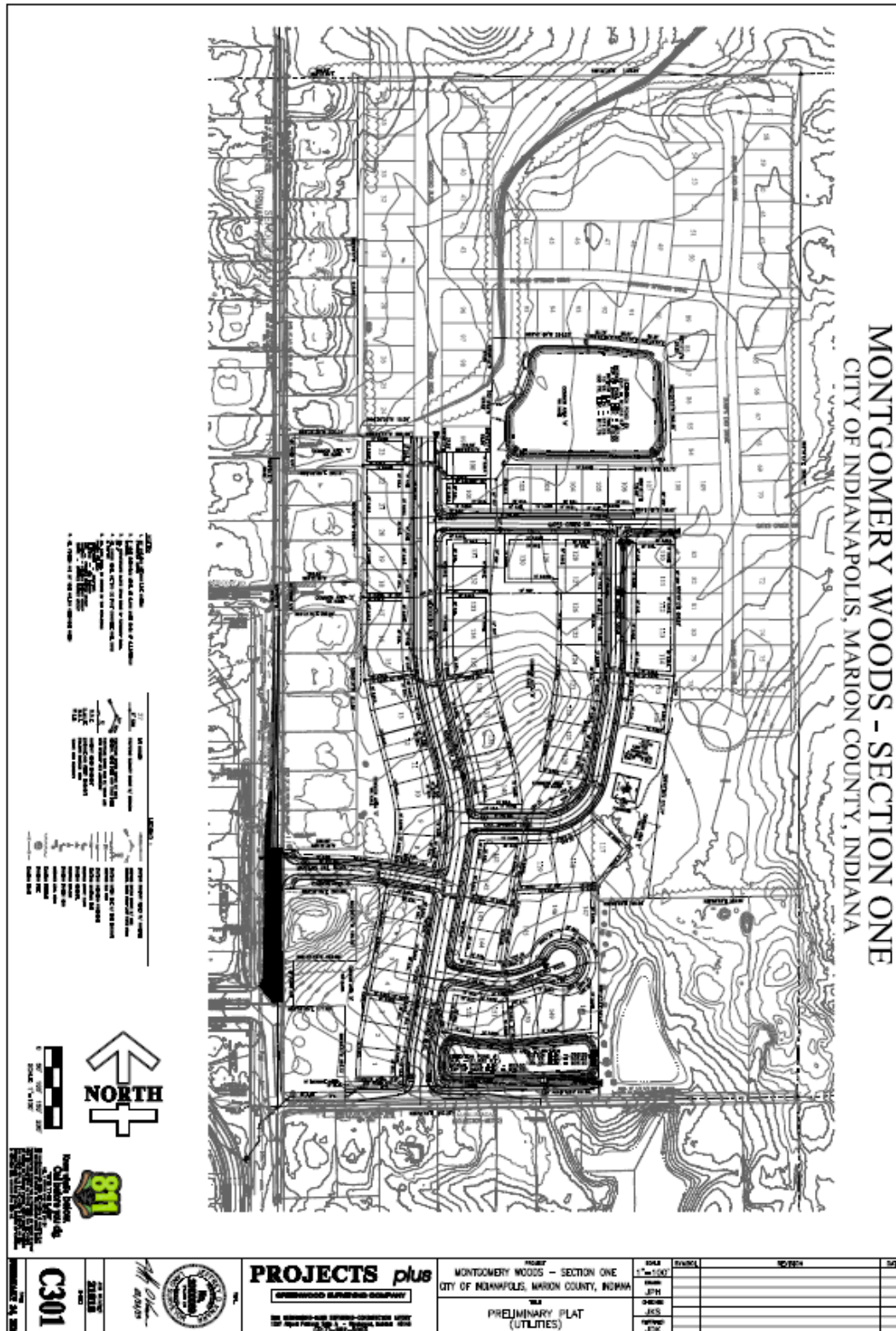
| | | |
|---|---|-----------------------------------|
| 741.305 – Numbering and naming: | <ul style="list-style-type: none"> Street numbering per adopted addressing guidelines. Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. | Street numbering not submitted |
| 741.306 – Sidewalks: | <ul style="list-style-type: none"> Sidewalks shall be provided along all internal and external streets. | Satisfied |
| 741.307-309 – Easements, Utilities, Stream Protection Corridors: | <ul style="list-style-type: none"> Utility easements shall be located along lot lines and shall be a minimum of 10 feet. All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. All utilities shall be located underground. All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205. | Satisfied |
| 741.310 – Common Areas, Open Space and Public Sites (Compact Context Area): | <ul style="list-style-type: none"> Required for subdivisions with more than 20 dwelling units. Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet. Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall. Reservation of land for public/semi-public purpose. | Satisfied |
| 741.312 – Monuments | <ul style="list-style-type: none"> Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1. | Satisfied |
| 741.313 – Flood Control: | <ul style="list-style-type: none"> All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District). Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded. For Zone AE areas, the plat must show the BFE topographic line. For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps. | Satisfied |
| 741.316 – Street Lighting: | <ul style="list-style-type: none"> All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting). | Not Submitted- See Commitment #12 |

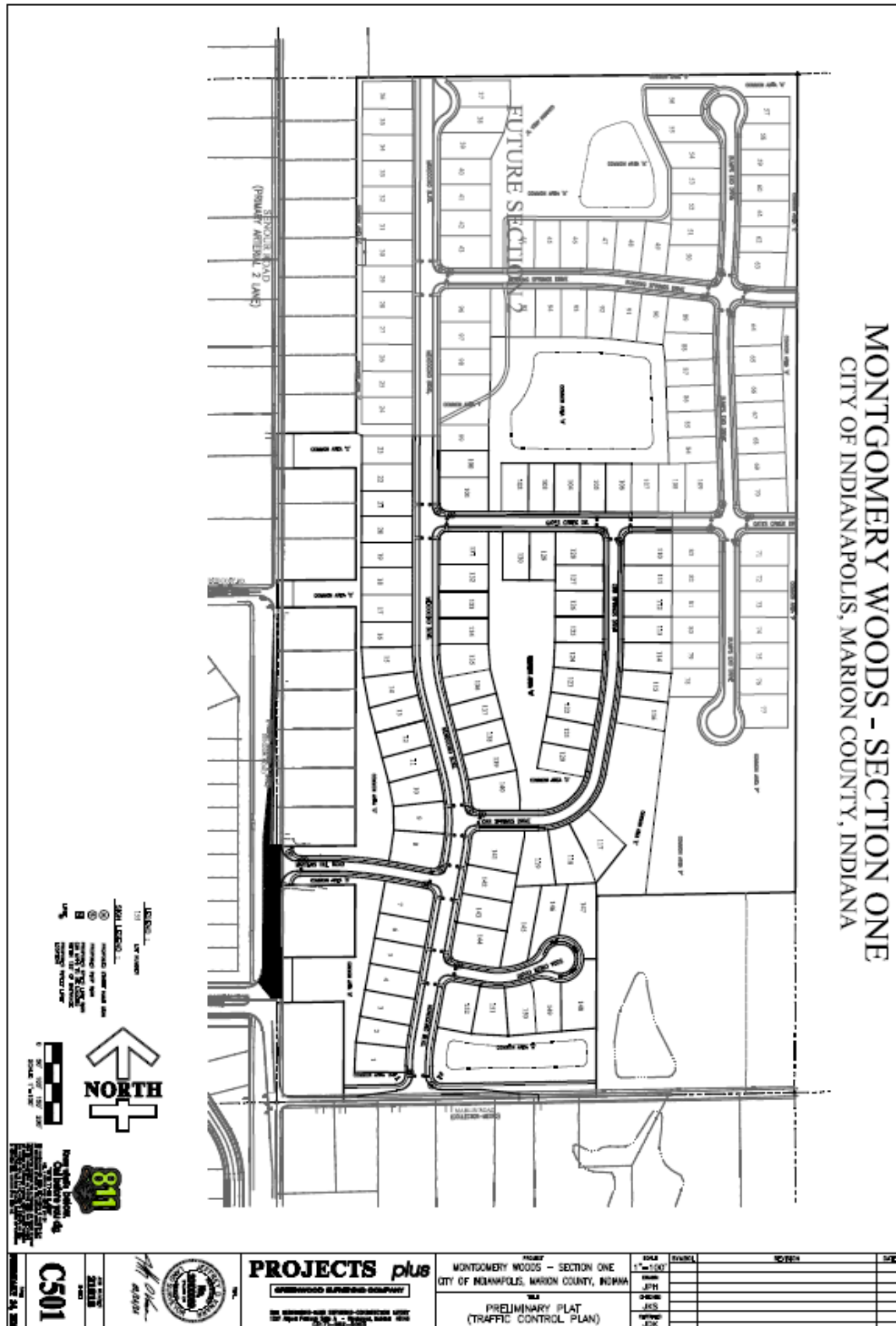
EXHIBITS











PHOTOS



Looking north across the subject site from Marlin Road.



Looking northwest across the subject site from Marlin Road.



Looking west along the southern edge of the site.



Looking east on Marlin Road. The subject site is to the left.



Neighbor to the south.



Neighbor to the south.



Looking northeast from Marlin Road to the neighbors to the east.



Looking east on Pentecost Road toward the subject site.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

May 10, 2023

| | |
|-------------------|--|
| Case Number: | 2023-PLT-025 |
| Property Address: | 7935 South Emerson Avenue and 5124 East Stop 11 Road (Approximate Address) |
| Location: | Franklin Township, Council District #25 |
| Petitioner: | St. Francis Shoppes, LLC, by Steve Brehob |
| Zoning: | C-3 / C-S |
| Request: | Approval of a Subdivision Plat to be known as St. Francis Shoppes, dividing 2.785 acres into two lots. |
| Waiver Requested: | None |
| Current Land Use: | Commercial integrated center |
| Staff Reviewer: | Allison Richardson, Senior Planner |

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 20, 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 Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is split-zoned C-3 and C-S and developed with two commercial buildings and related parking. The proposed plat would subdivide the property into two lots so that each building would be on its own parcel. The proposed plat meets the standards of the C-3 and C-S zoning classification.

STREETS

Lot One and Two would front on Emerson Avenue. Lot One would be a corner lot and will also front on Stop 11 Road. No new streets are proposed as part of this petition.

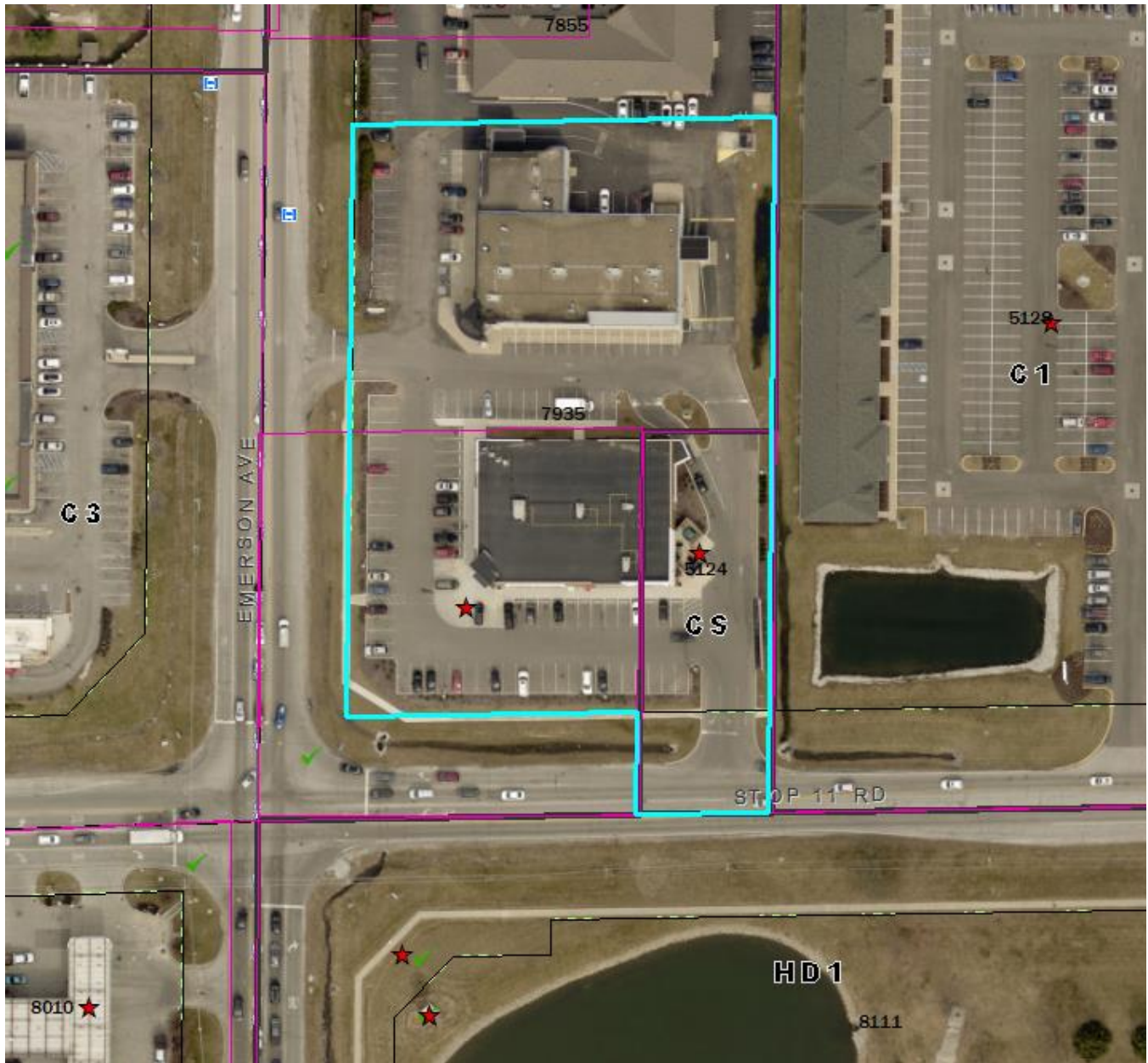
SIDEWALKS

Sidewalks are existing along Stop 11 Road. Sidewalks are required along Emerson Avenue where they are not existing.

GENERAL INFORMATION

| | | |
|--------------------------------|------------------------------|--------------------------------|
| Existing Zoning | C-3 / C-S | |
| Existing Land Use | Commercial Integrated Center | |
| Comprehensive Plan | Community Commercial | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | C-3 | Commercial |
| South: | HD-1 | Hospital |
| East: | C-1 | Commercial |
| West: | C-3 | Commercial |
| Thoroughfare Plan | | |
| Emerson Avenue | Primary Arterial | 130-foot existing and proposed |
| Stop 11 Road | Secondary Arterial | 135-foot existing and proposed |
| Petition Submittal Date | March 30, 2023 | |

EXHIBITS



[illegible]

PHOTOS



Lot Two Emerson Avenue frontage



Subject site Emerson Avenue frontage



Lot One, Stop 11 Road frontage



Lot One, Stop 11 Road frontage



Proposed lot split, Lot One shown right, Lot Two shown left.



South of site



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-027
Property Address: 700 Gardner Lane (*Approximate Address*)
Location: Center Township, Council District # 11
Petitioner: Indianapolis Power and Light Company, d/b/a AES Indiana, by Tracy L. McGill
Zoning: SU-18 (RC)
Request: Approval of a Subdivision Plat, to be known as Gardner Lane Subdivision, dividing 6.4 acres into two lots.
Waiver Requested: None
Current Land Use: Electrical Power Substation
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 March 30, 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.



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

9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. Sidewalks must be identified on the Final Plat where the lots abut Gardner Lane.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned SU-18 (RC) and is developed with an electrical power substation. This proposed plat would divide this property into two lots—Lots One and Two. Lot One would contain 1.226 acres and Lot Two would contain 5.175 acres. SU-18 development standards are reviewed against the I-1 development standards in review of proposed development. The proposed plat generally meets the standards of the SU-18 zoning classification. The site is also within the Regional Center. Additions to existing development or new development, would require design review through the filing of a Regional Center Approval petition.

STREETS

Lots One and Two would have direct access to Gardner Lane, which leads to West Street. No new streets are proposed.

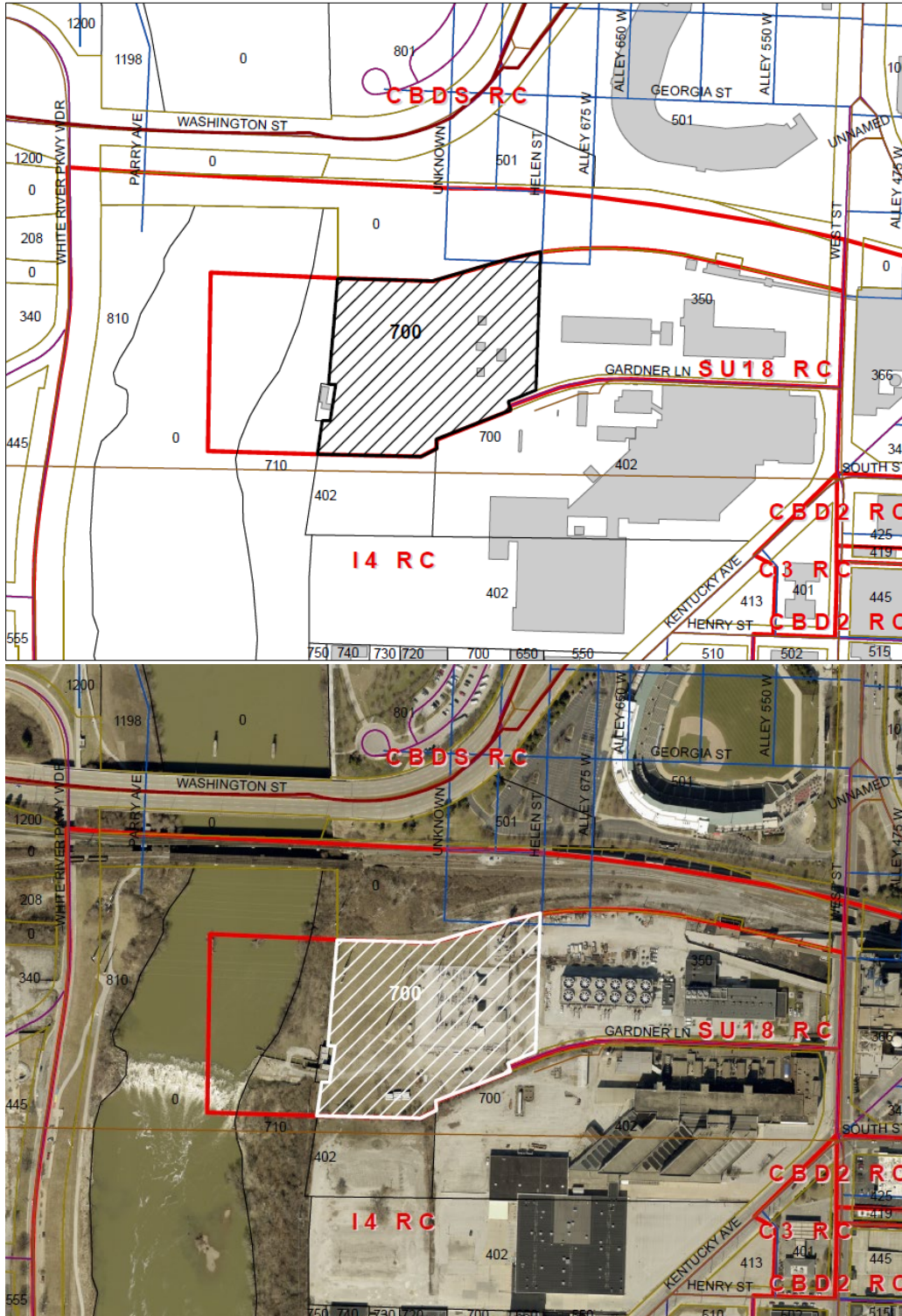
SIDEWALKS

Sidewalks do not exist in the right-of-way on Gardner Lane therefore, sidewalks would be required to be identified on the Final Plat.

GENERAL INFORMATION

| | | |
|--------------------------------|---------------------------------|-------------------------------------|
| Existing Zoning | SU-18 (RC) | |
| Existing Land Use | Electrical Power Substation | |
| Comprehensive Plan | Regional Special Use | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | I-4 (RC) | Railroad system |
| South: | I-4 (RC); CBD-2 (RC) pending | Industrial |
| East: | I-3 (RC) | Medium Industrial (Citizens Energy) |
| West: | I-4 (RC) | White River |
| Thoroughfare Plan | | |
| Gardner Lane | Local Street | 48-feet existing and proposed |
| Petition Submittal Date | March 30 2023 | |

EXHIBITS



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



PHOTOS



View of the site from 402 Kentucky Avenue



View of the site from 402 Kentucky Avenue



View of Gardner Lane, from West Street (unable to visit site due to construction)

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-028
Property Address: 1450 East 16th Street (*Approximate Address*)
Location: Center Township, Council District #17
Petitioner: Tony Jamison, by Brian Burtch
Zoning: D-8
Request: Approval of a Subdivision Plat, to be known as Cliff Phelps Subdivision, subdividing 0.305-acre into eight single-family attached lots.
Waivers 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 March 31, 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 Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and is undeveloped. The site was rezoned to D-8, with several variances of development standards granted, through 2022-CZN-837 and 2022-CVR-837. No commitments were associated with the rezoning petition however, four conditions were part of the variance grant:

1. That a sidewalk shall be installed along the north portion of the site, from the sidewalk along Arsenal Avenue and the alley,
2. That final elevations shall be subject to Administrator's Approval, prior to the issuance of an Improvement Location Permit,
3. That the southern-most tree along Arsenal Avenue remain. This tree was planted by Keep Indianapolis Beautiful,
4. That the existing tree along 16th Street remain. This tree is in full maturity.

Eight lots are proposed with this request. Four lots would front 16th Street and four lots would have access via a proposed private east-west alley, from Arsenal Avenue and a public alley to the east. Vehicle access would be exclusively from the private alley. The lots would range from 0.029-acre to 0.034-acre. The proposed plat generally meets the standards of the D-8 zoning classification, and the variance granted through 2022-CVR-837.

STREETS

Four lots would gain access via a private alley to Arsenal Avenue, as noted on the Plat. No new streets are proposed with this Plat.

SIDEWALKS

Sidewalks exist along the abutting rights-of-way and a new sidewalk is proposed along the north property line, in accordance with Condition #1 of 2022-CVR-837.

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: | C-5 | Single-family dwelling |
| East: | C-5 | Commercial structure |
| West: | C-5 | Undeveloped / single-family dwelling |



Department of Metropolitan Development
Division of Planning
Current Planning

| Thoroughfare Plan | | |
|-------------------------|------------------|-------------------------------|
| 16 th Street | Primary Arterial | 78-foot existing and proposed |
| Arsenal Avenue | Local Street | 48-foot existing and proposed |
| Petition Submittal Date | March 31, 2023 | |

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

| | | |
|--|---|--|
| | <p>741.201.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • <i>Plat name, Legal Description, Surveyor Seal, Scale.</i> • <i>Boundary Lines, Existing Street Names, and dimensions.</i> • <i>Layout of Proposed Streets – names, widths, classifications.</i> • <i>Layout of all easements and purpose thereof.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> • <i>Area Map.</i> | <p>Satisfied</p> |
| | <p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • <i>Traffic control street signs and devices.</i> • <i>Traffic calming devices.</i> • <i>Bicycle facilities.</i> • <i>Sidewalks and pedestrian facilities.</i> • <i>Transit facilities, such as bus stops pads or shelter.</i> • <i>Street lighting.</i> | <p>None submitted</p> |
| | <p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • <i>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</i> • <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i> • <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i> | <p>Not required – eight lots proposed</p> |
| | <p>741-205 – Waivers</p> <ul style="list-style-type: none"> • <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i> • <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i> • <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i> • <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i> • <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i> | <p>None Requested</p> |

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

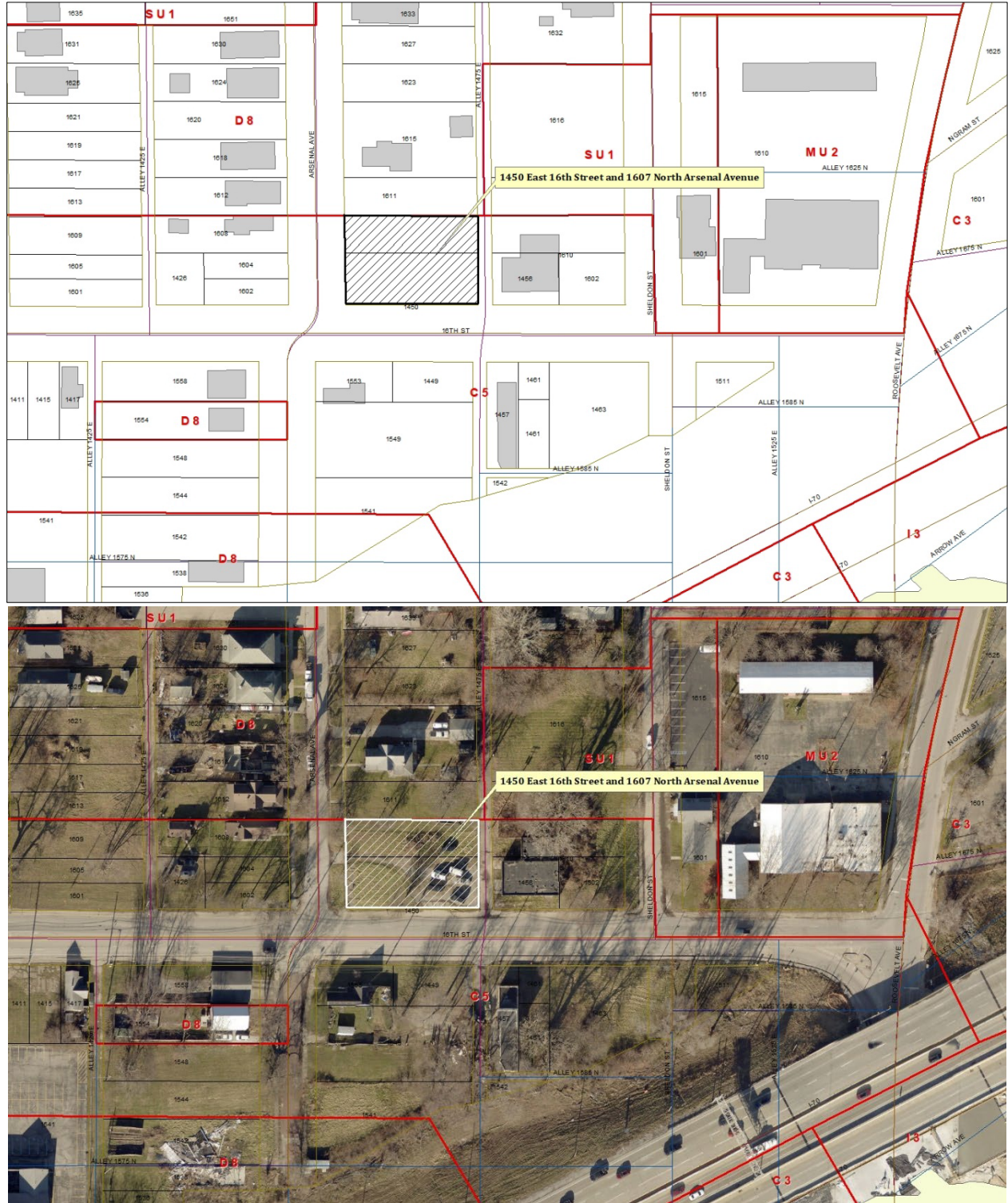
| 741-300 Design and Installation Standards | <i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i> | EVALUATION |
|--|--|----------------------|
| | <p>741-302.A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

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

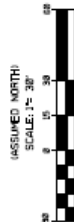
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Current Planning**

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

EXHIBITS



A RE-PLAT OF LOTS 16 & 17 IN INDIANAPOLIS CAR COMPANY'S ADDITION,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 74A-B IN THE
OFFICE OF THE RECORDER OF DEEDS, MARION COUNTY, INDIANA
LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE
OF THE SECOND PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF INDIANAPOLIS
CENTER TOWNSHIP, MARION COUNTY, INDIANA



VICINITY MAP
NOT TO SCALE

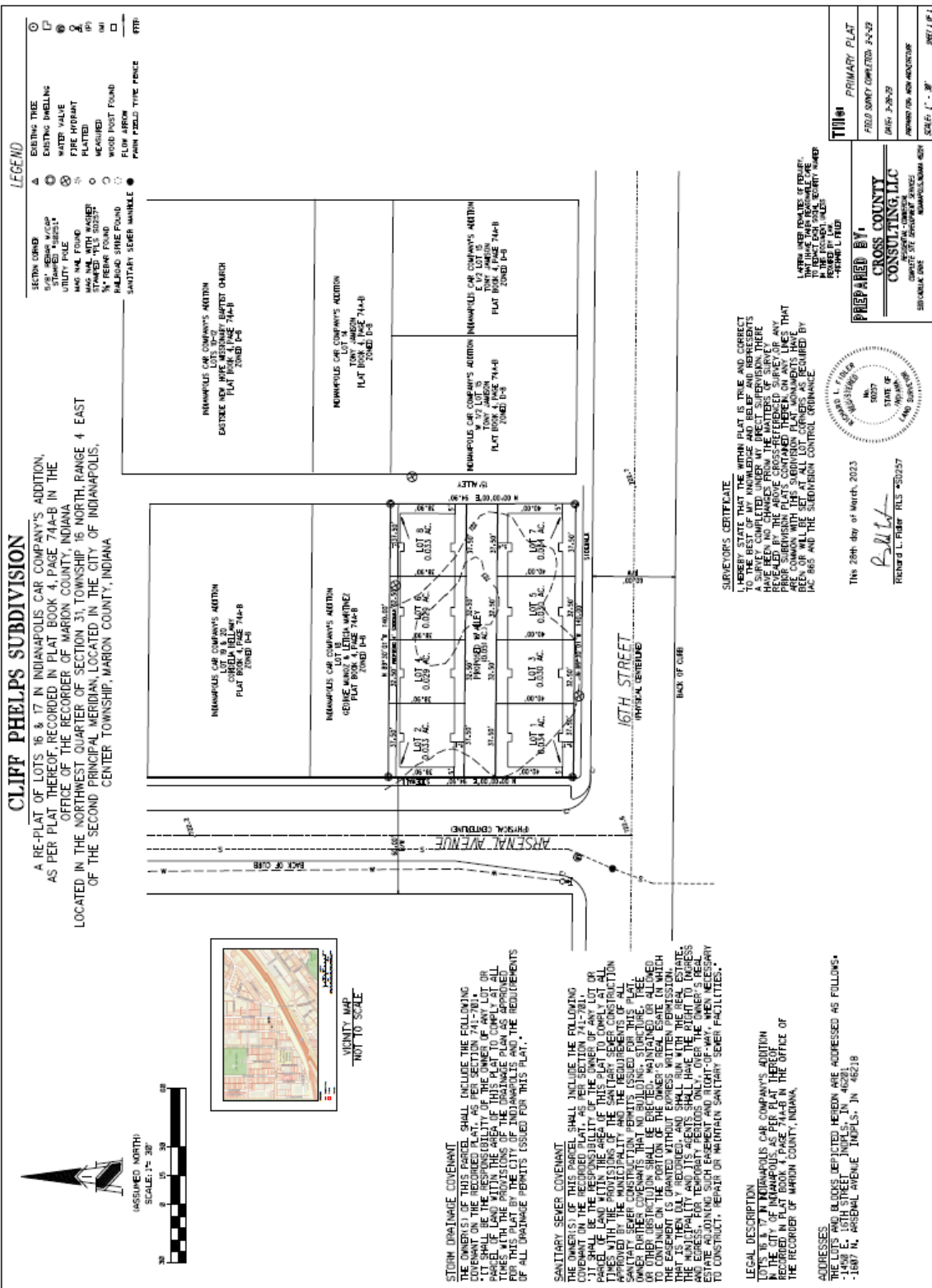
STORM DRAINAGE COVENANT

THE OWNERS OF THIS PARCEL SHALL INCLUDE THE FOLLOWING COVENANT ON THIS PARCELED PLAT, AS PER SECTION 741-701. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR TRACT WITHIN THE PARCELED PLAT TO COMPLY WITH ALL APPLICABLE ORDINANCES OF THE CITY OF INDIANAPOLIS AND THE REQUIREMENTS FOR THIS PLAT BY THE CITY OF INDIANAPOLIS AND THE REQUIREMENTS FOR ALL DRAINAGE PERMITS ISSUED FOR THIS PLAT.

[illegible]

LEGAL DESCRIPTION
 LOTS 16 & 17 IN INDIANAPOLIS CAR COMPANY'S ADDITION
 IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF
 RECORDED IN PLAT BOOK 4, PAGE 74A-B IN THE OFFICE OF
 THE RECORDER OF MARION COUNTY, INDIANA.

ADDRESSES
THE LOTS AND BLOCKS DEPICTED HEREON ARE ADDRESSED AS FOLLOWS:



PHOTOS



Existing sidewalk along Arsenal Avenue and west boundary of the site



Views of the subject site



Existing sidewalk along 16th Street along the southern boundary of the site



Existing public alley along the east boundary of the site

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-029
Property Address: 2510 Founders Square Drive (Approximate Address)
Location: Town of Speedway, Wayne Township, Council District #9
Petitioner: HG Rebar Speedway 2500, LLC, by Anthony B. Syers
Zoning: C-S
Request: Approval of a Subdivision Plat to be known as Replat of Block A in Founders Square Subdivision, dividing 8.266 acres into two lots and one block.
Waiver Requested: None
Current Land Use: Commercial integrated center
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 3, 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, Town of Speedway, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Town of Speedway, Drainage Section.
3. Subject to the Standards and Specifications of the Town of Speedway, 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

This site is zoned C-S via 2019-ZON-071 and is undeveloped. The proposed plat would subdivide the property into two lots and one block to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot Ten fronts on a private street, Founders Square Drive. Lot Eleven would have access to Founders Square Drive via the common facility easement along the north side of Lot Ten. Both sites would have access to High School Road to the east and Crawfordsville Road to the south via these access easements and the existing private street. No new public streets are proposed as part of this petition.

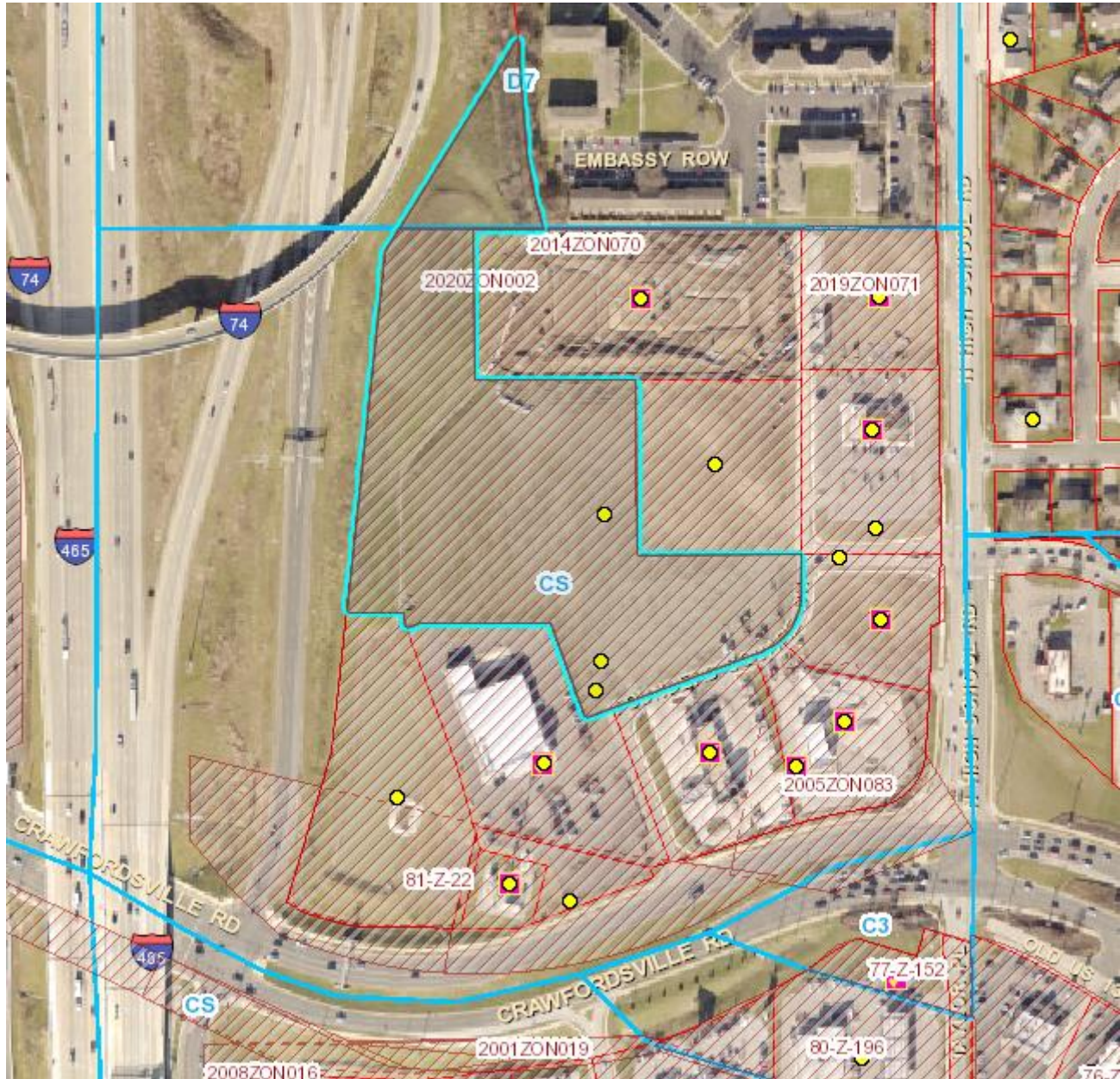
SIDEWALKS

Sidewalks are required along Founders Square Drive per Section 744-300.

GENERAL INFORMATION

| | | |
|--------------------------------|--|---|
| Existing Zoning | C-S | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | Speedway Regional Commercial District SZ-3 | |
| Surrounding Context | Zoning | Land Use |
| North: | C-S / D-7 | Commercial / Undeveloped / Multi-family |
| South: | C-S | Commercial |
| East: | C-S | Commercial |
| West: | C-S | Interstate-74 and 465 |
| Thoroughfare Plan | | |
| Founders Square Drive | Private Street | 42.5-feet easement from property line |
| Petition Submittal Date | March 31, 2023 | |

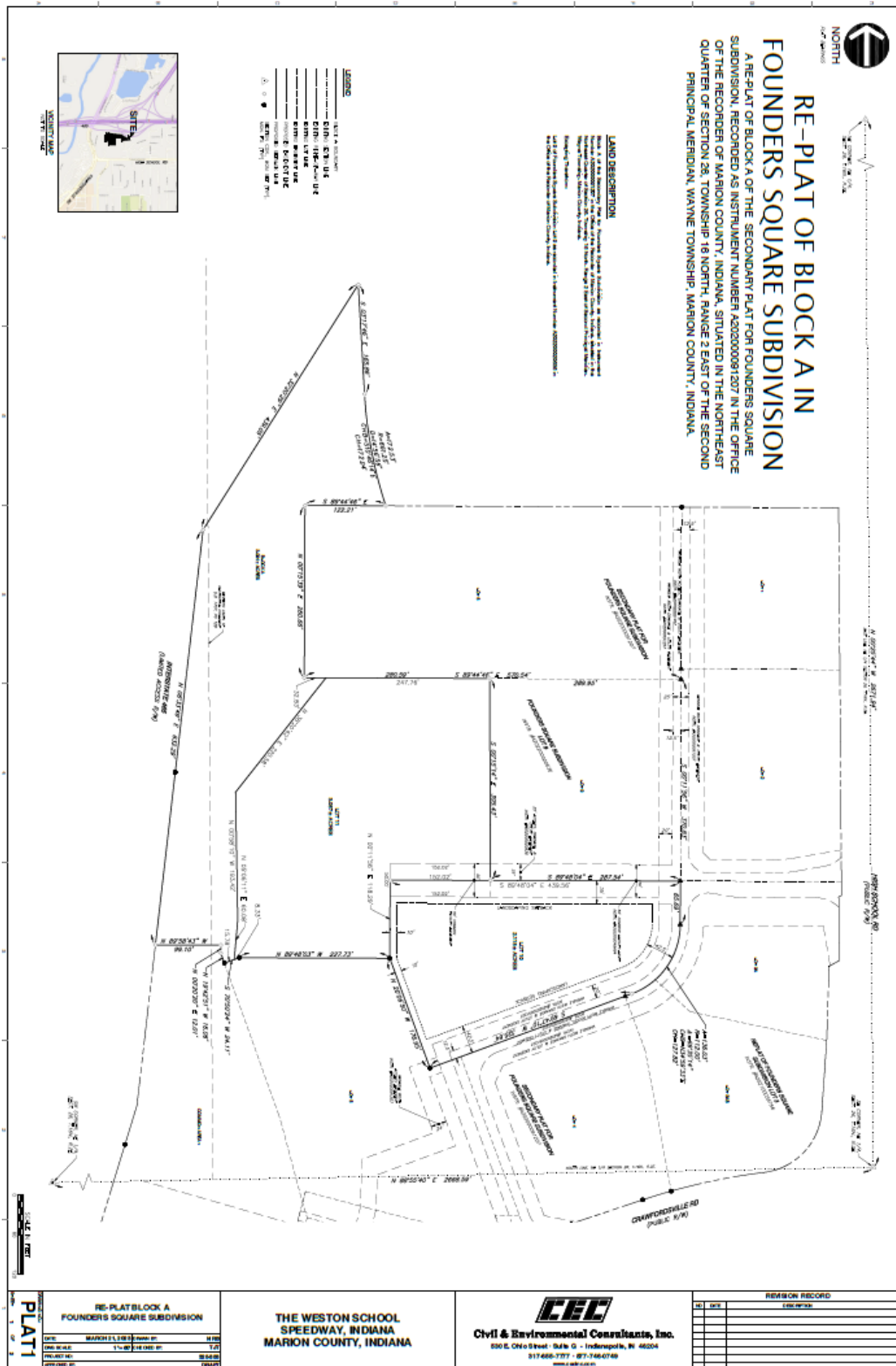
EXHIBITS



Preliminary Plat



Final Plat



PHOTOS



Proposed Lot Ten, looking north



Proposed Lot Eleven in the background, looking northwest

Department of Metropolitan Development
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Current Planning



Proposed Lot Ten, looking southwest

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-030
Property Address: 6920 Gatwick Drive (Approximate Address)
Location: Decatur Township, Council District #20
Petitioner: MMPF III Gatwick MOB LLC, by Brady Kuhn
Zoning: C-S
Request: Approval of a Subdivision Plat to be known as 6920 Gatwick Drive Subdivision, dividing 5.86 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial integrated center
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 3, 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.

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

This site is zoned C-S via 97-Z-63, and developed with a commercial building and related parking. The proposed plat would subdivide the property into two lots. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One would front on Gatwick Drive. Lot Two would be accessed via easement as shown on the preliminary plat. No new streets are proposed as part of this petition.

SIDEWALKS

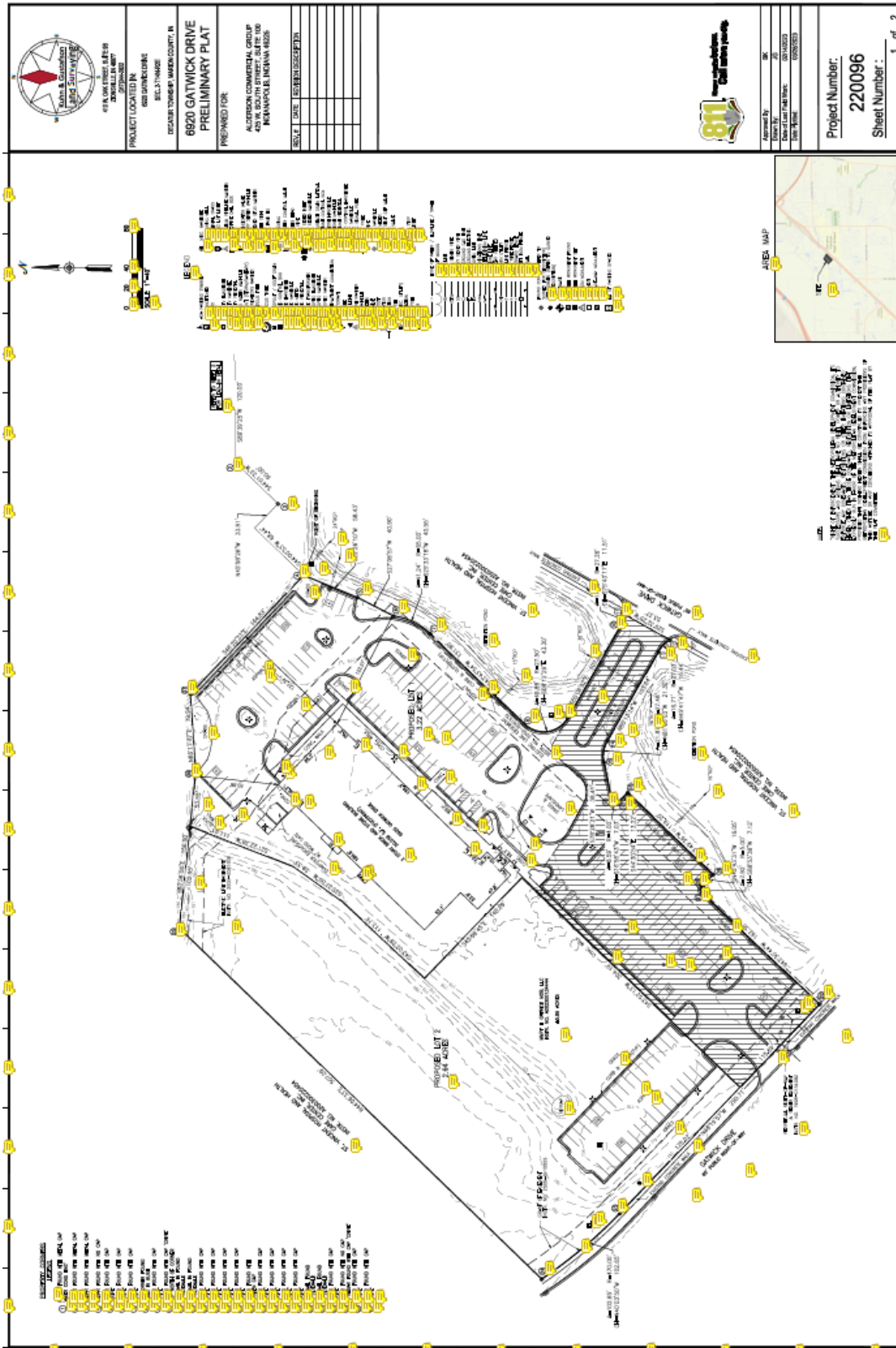
Sidewalks are existing along Gatwick Drive.

GENERAL INFORMATION

| | | |
|--------------------------------|------------------------------|-------------------------------|
| Existing Zoning | C-S | |
| Existing Land Use | Commercial Integrated Center | |
| Comprehensive Plan | Office Commercial | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | C-S / D-3 | Undeveloped / Residential |
| South: | C-S | Undeveloped |
| East: | SU-2 / SU-37 | School / Library |
| West: | C-S | Undeveloped / Commercial |
| Thoroughfare Plan | | |
| Gatwick Drive | Local Street | 68-foot existing and proposed |
| Petition Submittal Date | March 31, 2023 | |

EXHIBITS





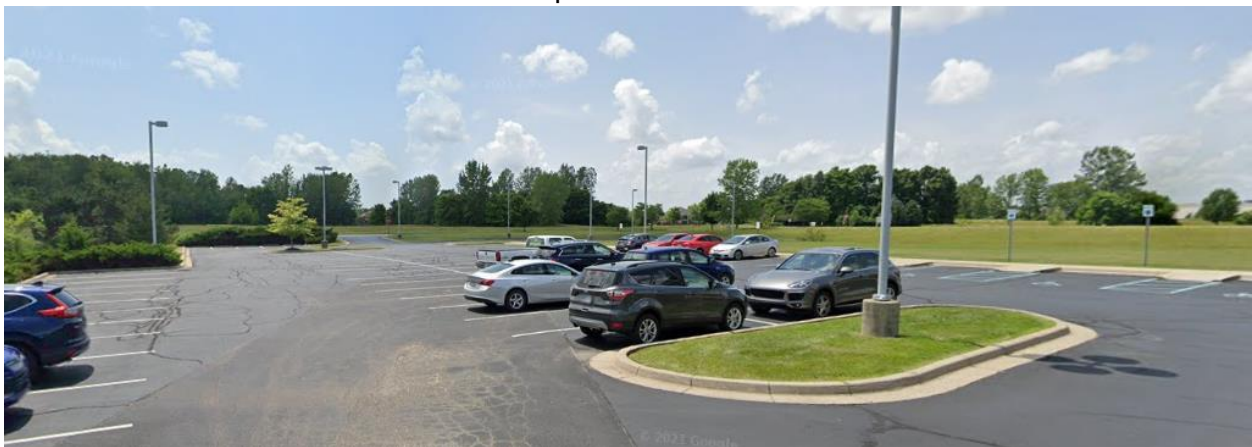
PHOTOS



Proposed Lot One



Proposed Lot Two



Access easement proposed

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-031
Property Address: 6901 Michigan Road (*Approximate Address*)
Location: Pike Township, Council District #7
Petitioner: Sand-West Development Company, by Anthony B. Syers
Zoning: C-4
Request: Approval of a Subdivision Plat, to be known as Sand-West Subdivision, subdividing 18.37 acres into four lots.
Waivers Requested: None
Current Land Use: Integrated commercial development
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 March 31, 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 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 C-4 and is developed with an integrated commercial development, with three buildings and large parking areas. Four lots are proposed with this request. Lot 1 would be 11.737 acres, Lot 2 would be 1.823 acres, Lot 3 would be 2.933 acres and Lot 4 would be 0.943-acre in size.

STREETS

All lots would have direct frontage to Michigan Road. No new streets are proposed with this Plat.

SIDEWALKS

Sidewalks exist along Michigan Road. No new sidewalks are proposed.

GENERAL INFORMATION

| | | |
|--------------------------------|------------------------|--------------------------------|
| Existing Zoning | C-4 | |
| Existing Land Use | Integrated Commercial | |
| Comprehensive Plan | Community Commercial | |
| Surrounding Context | <u>Zoning</u> | |
| | <u>Land Use</u> | |
| | North: | D-6II / C-4 |
| | South: | C-4 |
| | East: | D-6II |
| | West: | C-S |
| Thoroughfare Plan | | |
| | Michigan Road | Primary Arterial |
| | | 102-foot existing and proposed |
| Petition Submittal Date | March 31, 2023 | |

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

| | | |
|--|---|---|
| | <p>741.201.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • <i>Plat name, Legal Description, Surveyor Seal, Scale.</i> • <i>Boundary Lines, Existing Street Names, and dimensions.</i> • <i>Layout of Proposed Streets – names, widths, classifications.</i> • <i>Layout of all easements and purpose thereof.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i> • <i>Area Map.</i> | <p>Satisfied</p> |
| | <p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • <i>Traffic control street signs and devices.</i> • <i>Traffic calming devices.</i> • <i>Bicycle facilities.</i> • <i>Sidewalks and pedestrian facilities.</i> • <i>Transit facilities, such as bus stops pads or shelter.</i> • <i>Street lighting.</i> | <p>Satisfied</p> |
| | <p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • <i>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</i> • <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i> • <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i> | <p>Not required – four lots proposed</p> |
| | <p>741-205 – Waivers</p> <ul style="list-style-type: none"> • <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i> • <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i> • <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i> • <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i> • <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i> | <p>None Requested</p> |

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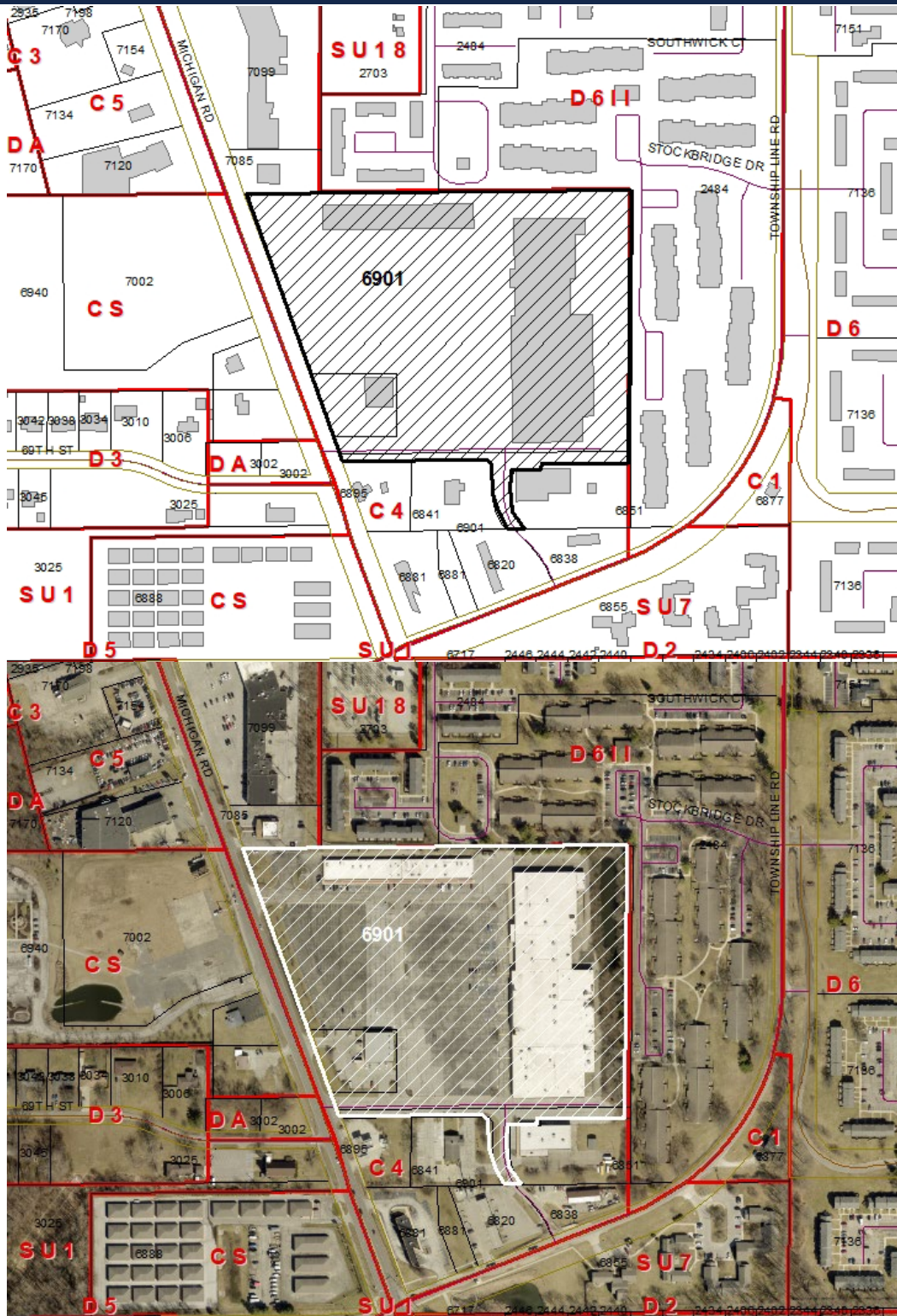
| 741-300 Design and Installation Standards | <i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i> | EVALUATION |
|--|--|----------------------|
| | <p>741-302.A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

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

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

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

EXHIBITS





PHOTOS



View of west boundary of site, along Michigan Road (Proposed Lots 3 and 4)



Views of Proposed Lots 3 and 4, along Michigan Road (top); and along south boundary, looking east



Views of proposed Lot 1

Department of Metropolitan Development
Division of Planning
Current Planning



Views of proposed Lot 2 (top); and drive entrance from Michigan Road (south boundary of site)

PLAT COMMITTEE

May 10, 2023

Case Number: 2023-PLT-009
Property Address: 3734 Bluff Road (*Approximate Address*)
Location: Perry Township, Council District # 16
Petitioner: Malak Singh by Pat Rooney
Zoning: D-3
Request: Approval of a Subdivision Plat, to be known as Singh Bluff Road Estates, dividing 7.27 acres into three lots.
Waiver Requested: None
Current Land Use: Single-Family Dwelling
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the second hearing for this plat petition. This petition was automatically continued by a registered neighborhood organization from the April 12, 2023 hearing to the May 10, 2023 hearing.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 6, 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.
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-3 per 2021-CZN-851. This proposed plat would divide this property into three lots. Lot One would contain the existing dwelling and Lot Two would be available for a future residential development. Lot Three will remain undeveloped except for permitted agricultural uses and structures in the D-3 district per commitments A202200051672. The proposed plat generally meets the standards of the D-3 zoning classification.

STREETS

Lots One and Two would front on Bluff Road. Lot Three has access to Bluff Road via easement as shown on the plat. No new streets are proposed.

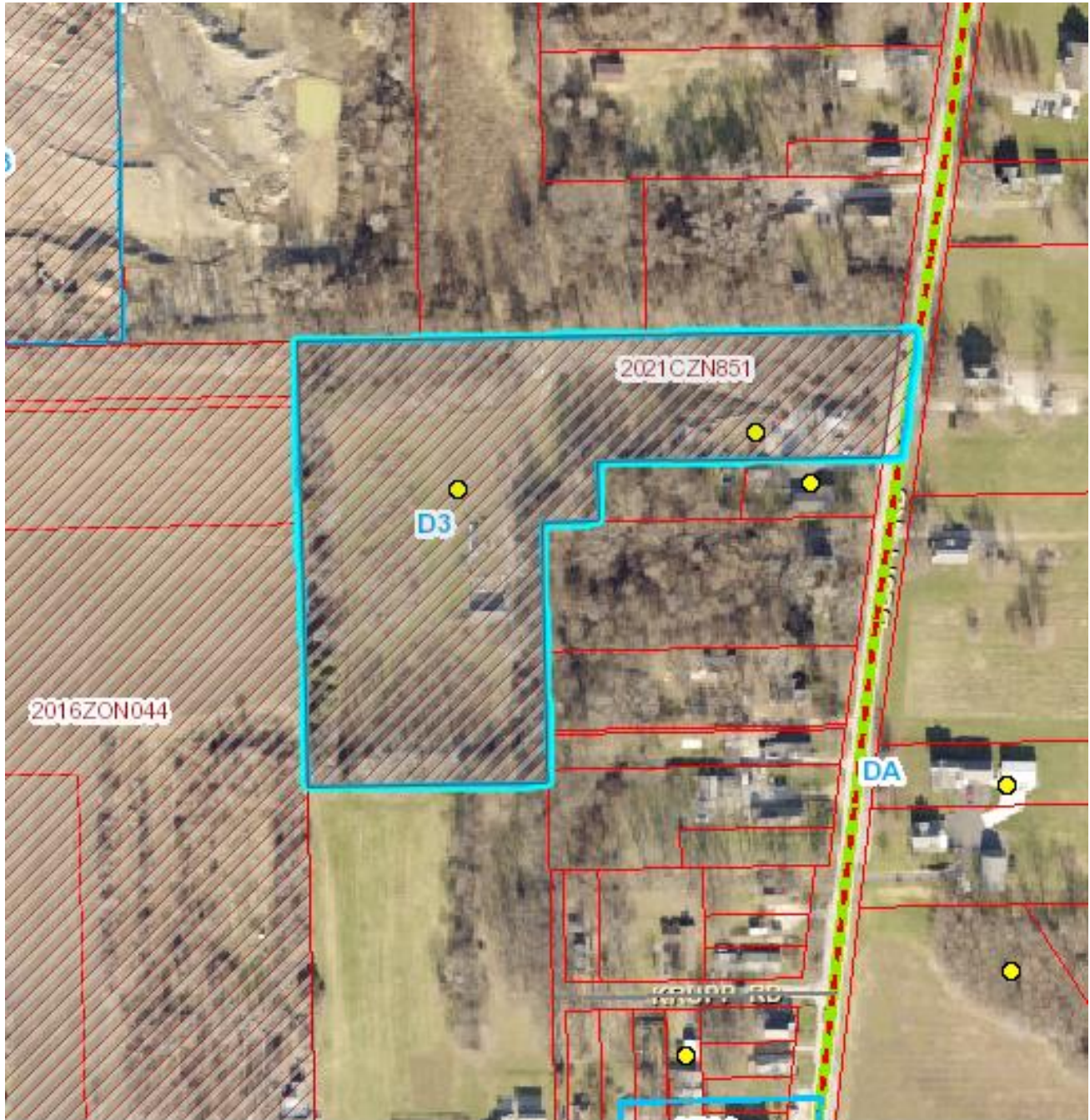
SIDEWALKS

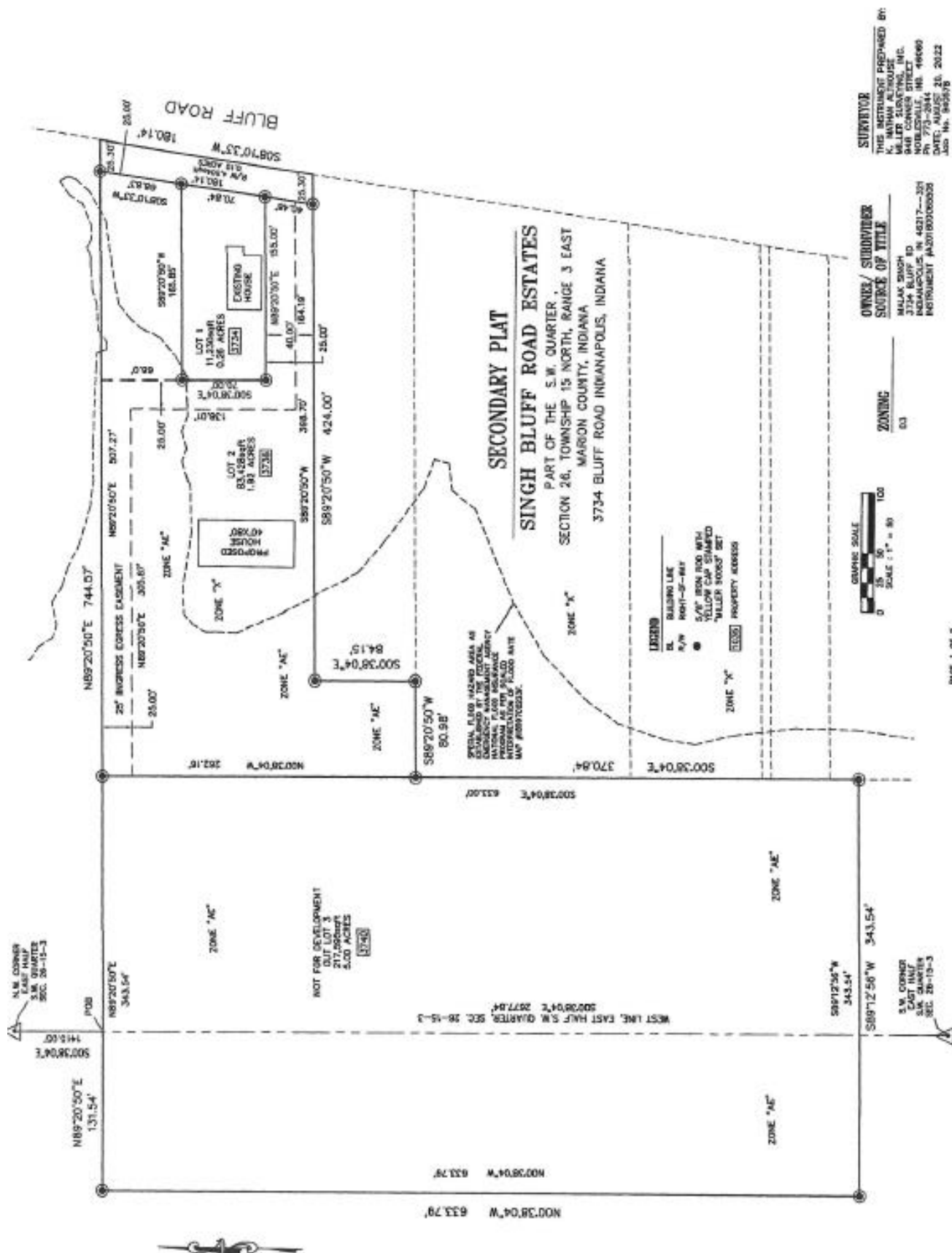
Sidewalks are required in the right-of-way on Bluff Road.

GENERAL INFORMATION

| | | |
|--------------------------------|------------------------|---------------------------------------|
| Existing Zoning | D-3 | |
| Existing Land Use | Single-family dwelling | |
| Comprehensive Plan | Suburban Neighborhood | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | D-A | Single-Family residential |
| South: | D-A | Single-Family residential |
| East: | D-A | Single-Family residential |
| West: | D-A | Undeveloped |
| Thoroughfare Plan | | |
| Bluff Road | Primary Arterial | 50-feet existing and 75-feet proposed |
| Petition Submittal Date | March 6, 2023 | |

EXHIBITS





PHOTOS



Subject site, Bluff Road frontage



South of Site



Lots One and Two. Existing house shown right.



Proposed Lot Two