



# Metropolitan Development Commission Plat Committee (March 12, 2025) Meeting Agenda

## Meeting Details

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

**Date:** Wednesday, March 12, 2025      **Time:** 1:00 PM

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

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

## Business:

### Adoption of Meeting Minutes:

### Special Requests:

#### **2022-PLT-096 | 649 North Oxford Street**

North Oxford Townhomes | Preliminary approval by the Plat Committee on February 8, 2023

Request to waive the two-year Ordinance rule to record a plat, by two additional months (must be recorded by February 8, 2025, or a maximum two years from preliminary approval permitted)

#### **2023-PLT-005 | 7610 West County Line Road**

Parks at Decatur, Section 2A | Preliminary approval by the Plat Committee on March 8, 2023

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

## PETITIONS REQUESTING TO BE CONTINUED:

### **1. 2025-PLT-010 | 1421 East Michigan Street**

Center Township, Council District #13, zoned D-8  
Indy Real Estate Consulting, LLC, by Justin and David Kingen

Approval of a Subdivision Plat to be known as Replat of Lot 6 of North Arsenal Park Addition, dividing 0.14-acre into two lots.

\*\* Staff request to continue to April 9, 2025, or May 14, 2025.

### **2. 2025-VAC-002 | 1450 South Reisner Street**

Center Township, Council District #18  
Indianapolis Public Schools, by Russell McClure

Vacation of the first north-south alley west of Reisner Street, being 15 feet in width, beginning at the south right-of-way line of Howard Street, south 120 feet, with a waiver of the assessment of benefits.

\*\* Staff request to continue to April 9, 2025.

**3. 2025-VAC-003 | 6280 North College Avenue**

Washington Township, Council District #7  
6280 LLC, by Joseph D. Calderon

Vacation of an irregular-shaped portion of subterranean rights of the first east-west alley, south of Westfield Boulevard, which has an elevation of 717.01 feet, from an elevation of 708.9 feet to 716.9 feet, from a point 84.21 feet east of the southwest corner of Lot 1, Light Shore Acres, as recorded in Plat Book 17, Page 19 in the office of the Recorder of Marion County, Indiana, to a point 4.08 feet south, thence 8.09 feet east, thence 4.18 feet northwest, to the north right-of-way line of the subject alley, thence 5.19 feet west along the north right-of-way of the subject alley, to the point of beginning, with a waiver of the assessment of benefits.

\*\* Staff requests a continuance of this petition to the April 9, 2025, due to lack of payment.

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

**4. 2025-PLT-001 | 1018 and 1024 Calvary Street**

Center Township, Council District #18, zoned D-8  
Jason Blankenship, by Mark and Kim Crouch

Approval of a Subdivision Plat to be known as Calvary Townhomes, subdividing 0.27-acre into three lots.

**5. 2025-PLT-008 | 134 and 142 West 30th Street, and 3006 North Kenwood Avenue**

Center Township, Council District #8, zoned D-8  
M S One Investments, LLC, by Mark and Kim Crouch

Approval of a Subdivision Plat, to be known as Kenwood Commons, dividing 0.22-acre into three single-family detached lots.

**6. 2025-PLT-009 | 2013 Yandes Street**

Center Township, Council District #13, zoned D-8  
Jason Blankenship, by Mark and Kim Crouch

Approval of a Subdivision plat to be known as Yandes Townhomes, dividing 0.13-acre into two lots.

**7. 2025-PLT-011 | 11015 and 11127 East 46th Street**

Lawrence Township, Council District #15, zoned D-P (FF)  
Arbor Homes, by Lantz McElroy

Approval of a Subdivision Plat to be known as Middleton, Section 1, dividing 32.11 acres into 78 lots.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**8. 2025-PLT-002 | 4211 Five Points Road**

Franklin Township, Council District #20, zoned D-3 (FF) (Cluster)  
Mike Lewis, by Brett Huff

Approval of a Subdivision Plat to be known as 5 Star Farms, dividing 50.01 acres into 123 single-family detached lots.

**9. 2025-PLT-003 | 777 South White River Parkway, West Drive**

Center Township, Council District #18, zoned SU-2 (RC) (FF) (FW)  
Board of School Commissioners of the City of Indianapolis, by Edward N. Wolenty

Approval of a Subdivision Plat to be known as Thomas A. Edison School No. 47 Plat, subdividing 16.4 acres into two lots.

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**Additional Business:**

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\*\*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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto:planneroncall@indy.gov) before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.



**PLAT COMMITTEE**

**March 12, 2025**

**Case Number:** 2025-PLT-010

**Property Address:** 1421 East Michigan Street (*Approximate Address*)

**Location:** Center Township, Council District #13

**Petitioner:** Indy Real Estate Consulting, LLC, by Justin and David Kingen

**Zoning:** D-8

**Request:** Approval of a Subdivision Plat to be known as Replat of Lot 6 of North Arsenal Park Addition, dividing 0.14-acre into two lots.

**Waiver Requested:** None

**Current Land Use:** Two-Family Dwelling

**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

Upon Staff's review, it was determined that a Variance of Development Standards for a reduced west side-yard setback is required for this development and, therefore, the petitioner must receive variance approval from the Board of Zoning Appeals prior to plat approval. This would require a continuance to the April 10, 2025 or May 14, 2025 Plat Committee hearing.



**PLAT COMMITTEE** **March 12, 2025**

**Case Number:** 2025-VAC-002

**Property Address:** 1450 South Reisner Street (*Approximate Address*)

**Location:** Center Township, Council District #18

**Petitioner:** Indianapolis Public Schools, by Russell McClure

**Zoning:** SU-2

**Request:** Vacation of the first north-south alley west of Reisner Street, being 15 feet in width, beginning at the south right-of-way line of Howard Street, south 120 feet.

**Waiver Requested:** Assessment of benefits

**Current Land Use:** Playground

**Staff Reviewer:** Jeffrey York, Principal Planner II

**PETITION HISTORY**

The required agencies were not notified of this petition. Therefore, this petition should be **continued** to the **April 9, 2025**, Plat Committee. A staff report will be available prior to that hearing.



**PLAT COMMITTEE** **March 12, 2025**

**Case Number:** 2025-VAC-003

**Property Address:** 6280 North College Avenue (*Approximate Address*)

**Location:** Washington Township, Council District #7

**Petitioner:** 6280 LLC, by Joseph D. Calderon

**Zoning:** MU-2 (TOD)

**Request:** Vacation of an irregular-shaped portion of subterranean rights of the first east-west alley, south of Westfield Boulevard, which has an elevation of 717.01 feet, from an elevation of 708.9 feet to 716.9 feet, from a point 84.21 feet east of the southwest corner of Lot 1, Light Shore Acres, as recorded in Plat Book 17, Page 19 in the office of the Recorder of Marion County, Indiana, to a point 4.08 feet south, thence 8.09 feet east, thence 4.18 feet northwest, to the north right-of-way line of the subject alley, thence 5.19 feet west along the north right-of-way of the subject alley, to the point of beginning

**Waiver Requested:** Assessment of benefits

**Current Land Use:** Improved alley

**Staff Reviewer:** Jeffrey York, Principal Planner II

**PETITION HISTORY**

Payment for this petition has not been made. Therefore, this petition should be **continued** to the **April 9, 2025**, Plat Committee. The petitioner should remit payment as soon as possible. A staff report will be available prior to that hearing.



**PLAT COMMITTEE** **March 12<sup>th</sup>, 2024**

**Case Number:** 2025-PLT-001

**Property Address:** 1018 and 1024 Calvary Street (Approximate Addresses)

**Location:** Center Township, Council District #18

**Petitioner:** Jason Blankenship, by Mark and Kim Crouch

**Zoning:** D-8

**Request:** Approval of a Subdivision Plat to be known as Calvary Townhomes subdividing 0.27-acre into three lots.

**Waiver Requested:** None

**Current Land Use:** Commercial

**Staff Reviewer:** Kiya Mullins, Associate Planner

**PETITION HISTORY**

This is the second public hearing for this plat petition.

This petition was continued at its first public hearing on February 12<sup>th</sup>, 2025, because the required affidavit and fee were not provided.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 14<sup>th</sup>, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



Department of Metropolitan Development  
Division of Planning  
Current Planning

- 9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
- 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 0.27-acre in a D-8 zoning district. If approved, this plat petition will split parcel 1018 into two parcels and increase its size by shrinking parcel 1024. Two, two-family dwellings have already been constructed on these sites.

**STREETS**

No changes regarding the street are currently planned for this plat petition.

**SIDEWALKS**

No changes regarding sidewalks are currently planned for this plat petition.

**PROCEDURE**

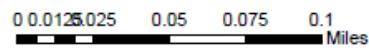
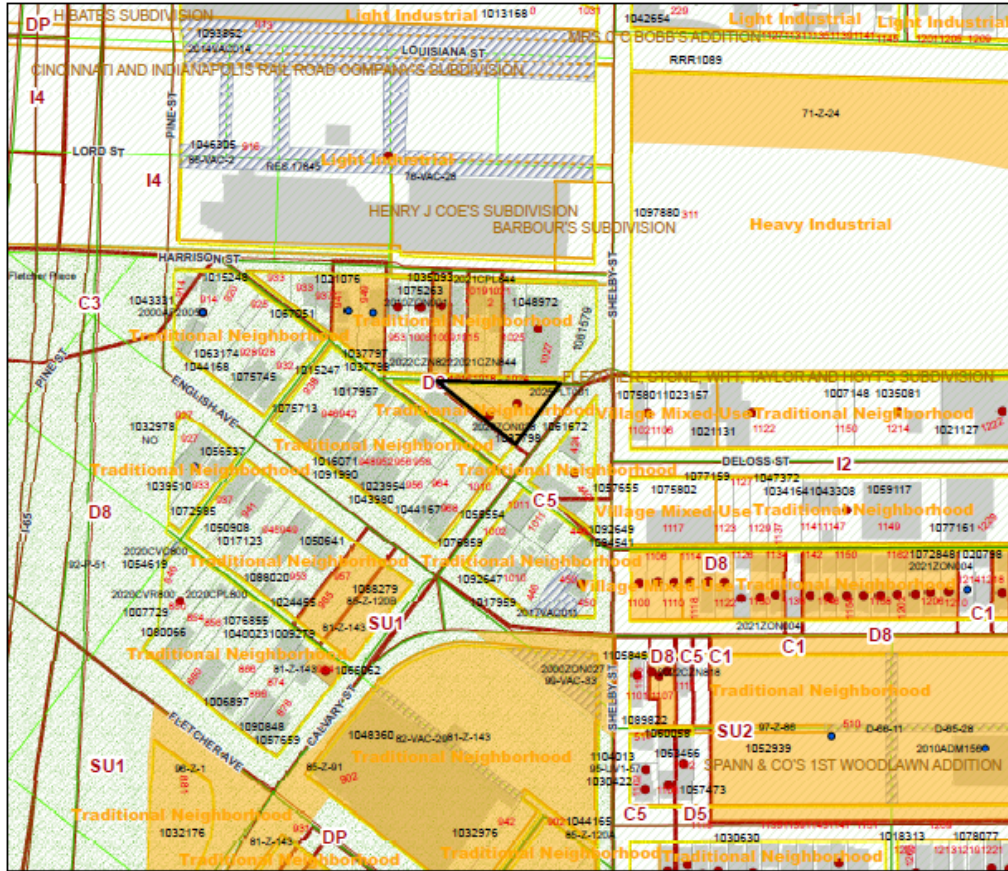
If approved, the plat petition only legally establishes the division of the land. The new already constructed dwellings must be required to meet all development standards of the D-8 Dwelling District, including but not limited to, setbacks, minimum open space, frontage, etc.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-4	Light Industrial
South:	C-5	Traditional Neighborhood
East:	I-2	Village Mixed Use
West:	D-8	Traditional Neighborhood
<b>Thoroughfare Plan</b>		
Calvary Street	Local Street	57 feet of right-of-way existing and 48 feet proposed
<b>Petition Submittal Date</b>	December 14 <sup>th</sup> , 2024	



**EXHIBITS**



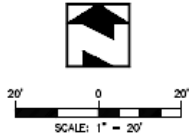
Legend	
• ZoningApprovals	— Built/Platted
• ZoningLncu	<b>OPER_STATUS</b>
• ZoningVariances	— REMOVED
■ Rezoning	— VACATED
▨ ZoningVacations	— VACATED/BUILT
▨ ZoningPlats	— VACATED/LOCATOR
— CCGIS.ThoroughfarePlan	■ CCGIS.DMDLandUsePlanBase
— CCGIS.EASEMENT	▨ CCGIS.lhpc
— CCGIS.RIGHTOFWAY	■ CCGIS.ZONING
<b>CCGIS.STREETS</b>	□ PARCELSTATEPIN
	□ PARCELS
	■ PLATTEDSUBDIVISION
	■ CCGIS.Buildings



Exhibit 1: ArcGIS map of the surrounding area.



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LOT ADDRESSES:  
Lot 1: 1018 Calvary Street, Indianapolis, IN  
Lot 2: 1020 Calvary Street, Indianapolis, IN  
Lot 3: 1024 Calvary Street, Indianapolis, IN

EASEMENT NOTE:  
Each Lot of this Subdivision is subject to a Market non-exclusive easement for utility service connections in favor of the other Lot(s).

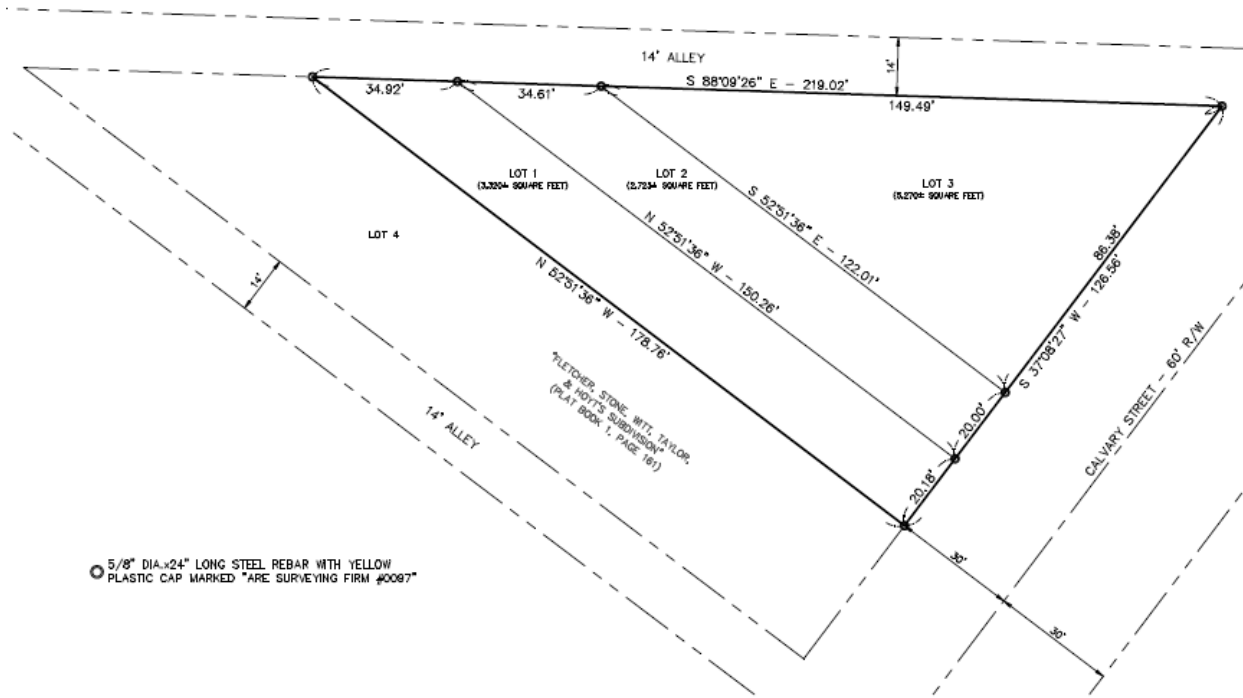


Exhibit 2: Plat split of 1018 Calvary Street and decrease in size for 1024 Calvary Street.



Exhibit 3: Aerial of the subject sites before construction.



Exhibit 4: Duplex placed on 1018 Calvary and if approved the newly created 1020 Calvary.



Exhibit 5: Duplex placed on 1024 Calvary.



**PLAT COMMITTEE** **March 12<sup>th</sup>, 2025**

<b>Case Number:</b>	2025-PLT-008
<b>Property Address:</b>	134 and 142 West 30 <sup>th</sup> Street, and 3006 North Kenwood
<b>Location:</b>	Center Township, Council District #8
<b>Petitioner:</b>	MS One Investments, LLC, by Mark and Kim Crouch
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Kenwood Commons, dividing 0.22-acre into three single-family detached lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Vacant
<b>Staff Reviewer:</b>	Kiya Mullins, Associate Planner

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 15<sup>th</sup>, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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. 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 sites total 0.22-acre in a D-8 zoning district. If approved, this plat petition will replat the division of the three parcels at 134 West 30<sup>th</sup> Street, 142 West 30<sup>th</sup> Street, and 3006 North Kenwood.

**STREETS**

This plat petition will include the addition of 14 feet of right of way, along 30th Street.

**SIDEWALKS**

Sidewalks exist along 30th Street and North Kenwood Avenue, in compliance with the Subdivision Regulations

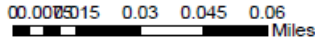
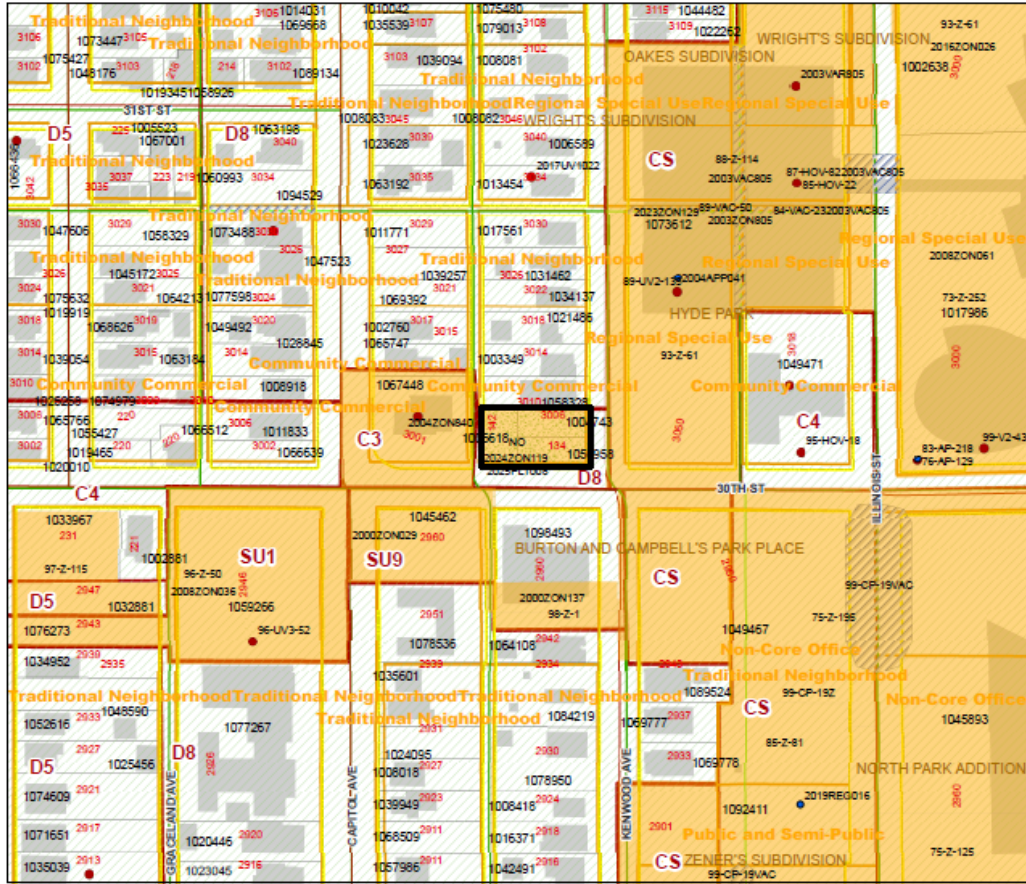
**PROCEDURE**

If approved, the plat petition only legally establishes the division of the land. When construction begins on these parcels, they must meet all development standards of the D-8 Dwelling District, including but not limited to setbacks, minimum open space, frontage, etc.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-8	Traditional Neighborhood
South:	SU-9	Traditional Neighborhood
East:	C-S	Regional Special Use
West:	C-3	Community Commercial
<b>Thoroughfare Plan</b>		
Kenwood Avenue	Local Street	48 feet of right-of-way existing and 48 feet proposed.
30 <sup>th</sup> Street	Primary Arterial	50 feet of right-of-way existing and 78 feet proposed.
<b>Petition Submittal Date</b>	January 15 <sup>th</sup> , 2025	

**EXHIBITS**



**Legend**

- ZoningApprovals
- ZoningLncu
- ZoningVariances
- Rezoning
- ZoningVacations
- ZoningPlats
- CCGIS.ThoroughfarePlan
- CCGIS.EASEMENT
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- VACATED/BUILT
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Exhibit 1: ArcGIS Map of the surrounding area.



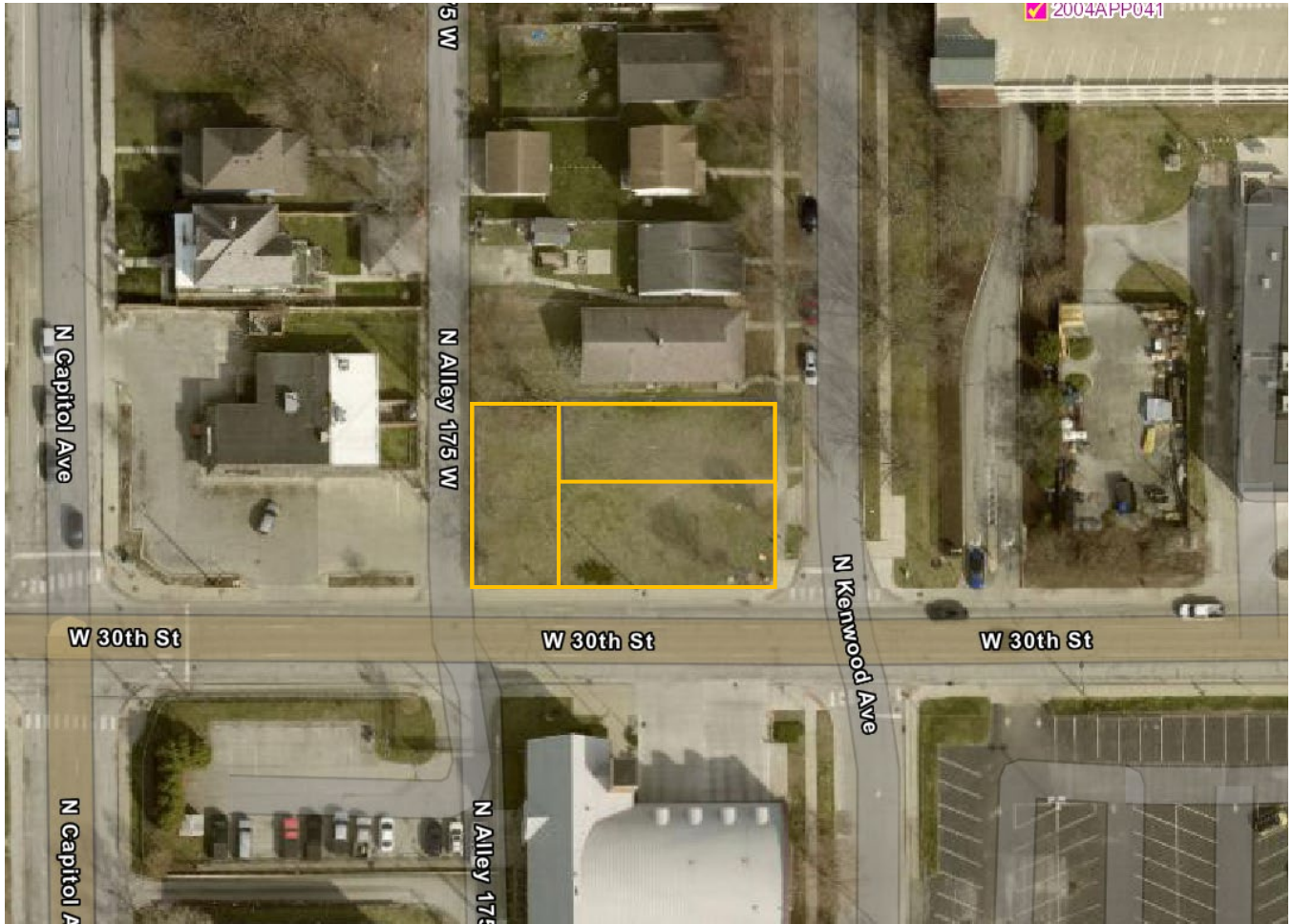


Exhibit 2: Current division of the three parcels.

**LEGEND**

- 5/8" x 24" STEEL REBAR WITH YELLOW PLASTIC CAP "A" E SURVEYING FIRM #0097

**LOT ADDRESSES:**  
 Lot #1: XXXX West 30th Street, Indianapolis, IN  
 Lot #2: XXXX West 30th Street, Indianapolis, IN  
 Lot #3: XXXX West 30th Street, Indianapolis, IN

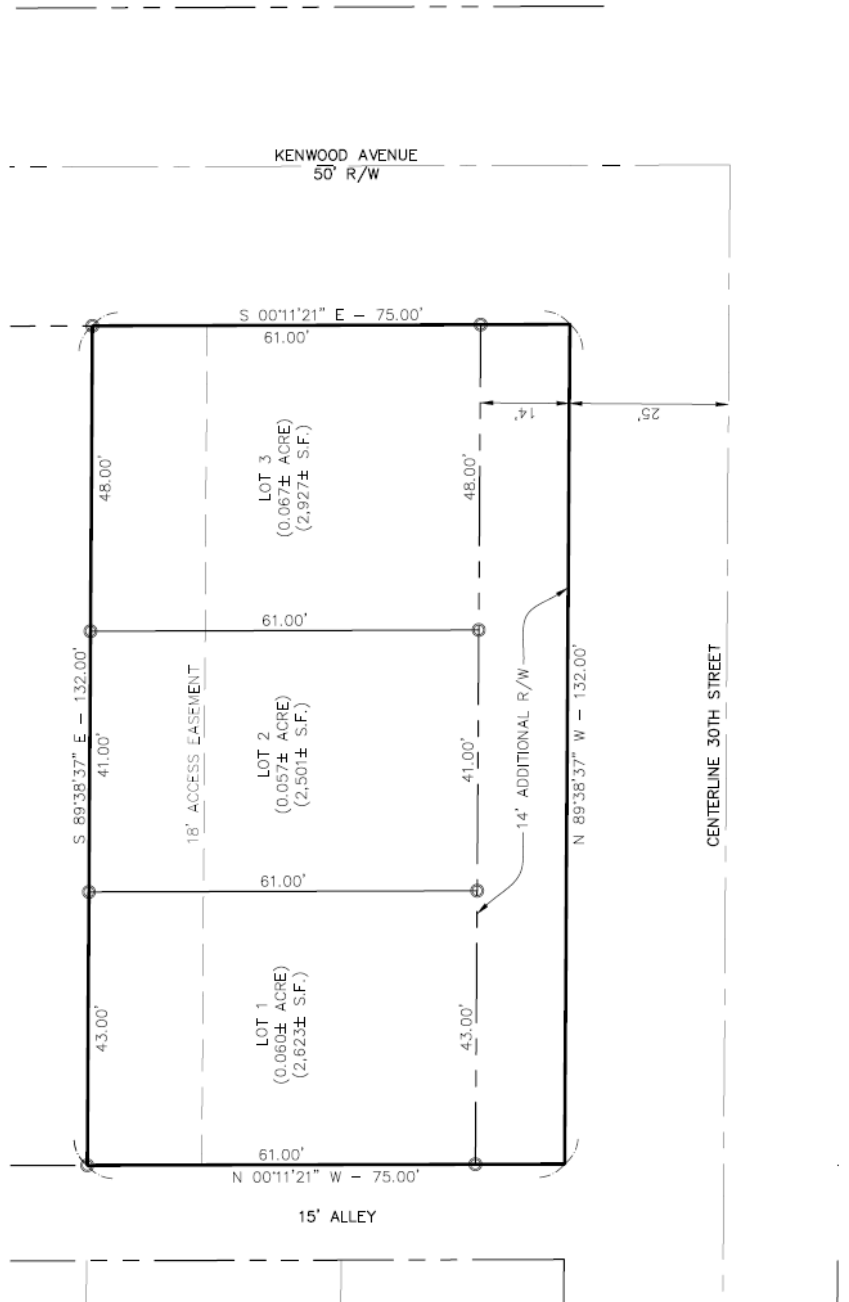
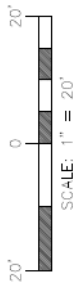


Exhibit 3: The proposed redivision of the parcels.



Exhibit 4: The subject site looking north.



Exhibit 5: The subject site looking west.



**PLAT COMMITTEE** **March 12<sup>th</sup>, 2025**

<b>Case Number:</b>	2025-PLT-009
<b>Property Address:</b>	2013 Yandes Street (Approximate Address)
<b>Location:</b>	Center Township, Council District #13
<b>Petitioner:</b>	Jason Blankenship, by Mark and Kim Crouch
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision plat to be known as Yandes Townhomes, dividing 0.13-acre into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Residential
<b>Staff Reviewer:</b>	Kiya Mullins, Associate Planner

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 30<sup>th</sup>, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
- 11. 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 0.13-acre in a D-8 zoning district. If approved, this plat petition will split 2013 Yandes into two parcels. One, two-family dwelling has already been constructed on this site.

**STREETS**

No changes regarding the street are currently planned for this plat petition.

**SIDEWALKS**

Sidewalks are present along Yandes Street, but this plat petition currently has no plans that will affect them.

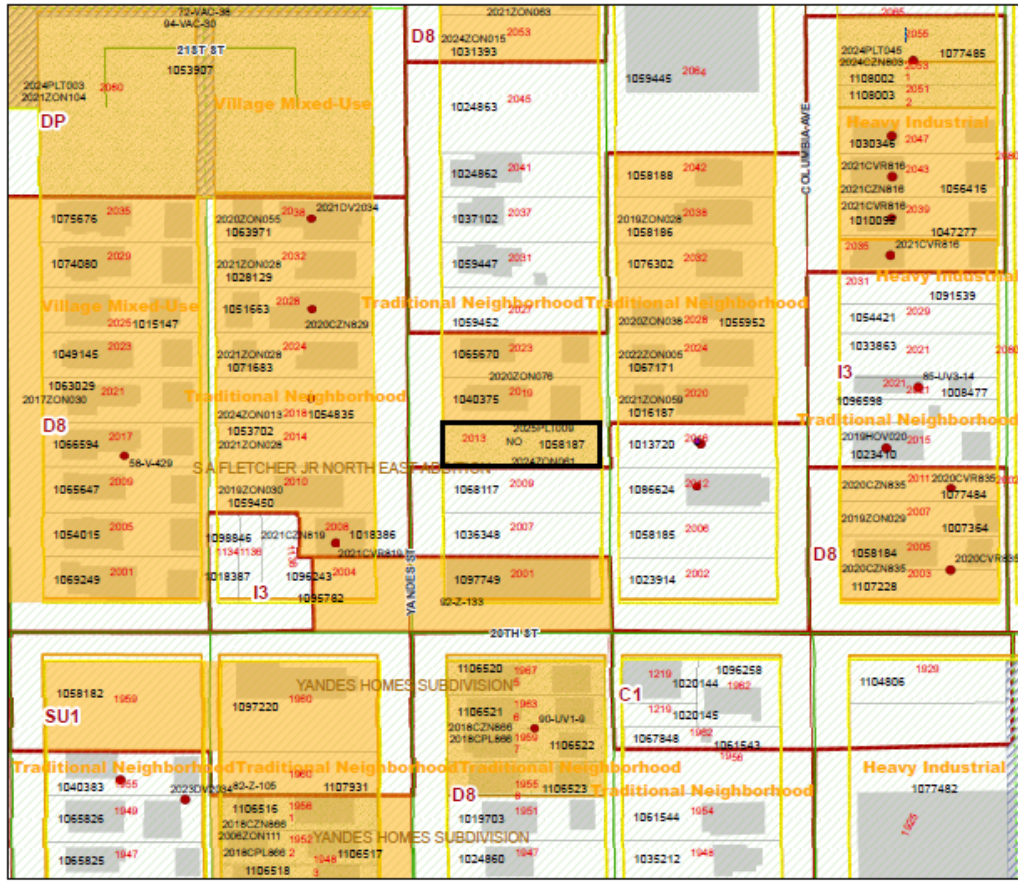
**PROCEDURE**

If approved, the plat petition only legally establishes the division of the land. The new already constructed dwellings must be required to meet all development standards of the D-8 Dwelling District, including but not limited to, setbacks, minimum open space, frontage, etc.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-3	Traditional Neighborhood
South:	SU-1	Traditional Neighborhood
East:	D-8	Traditional Neighborhood
West:	D-8	Traditional Neighborhood
<b>Thoroughfare Plan</b>		
Yandes Street	Local Street	60 feet of right-of-way existing and 48 feet proposed.
<b>Petition Submittal Date</b>	January 30 <sup>th</sup> , 2025	

**EXHIBITS**



**Legend**

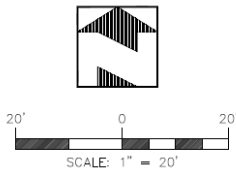
- ZoningApprovals
- ZoningLncu
- ZoningVariances
- Rezoning
- ZoningVacations
- ZoningPlats
- CCGIS.ThoroughfarePlan
- CCGIS.EASEMENT
- CCGIS.RIGHTOFWAY
- CCGIS.STREETS**
- Built/Platted
- OPER\_STATUS**
- REMOVED
- VACATED
- VACATED/BUILT
- VACATED/LOCATOR
- CCGIS.DMDLandUsePlanBase
- CCGIS.lhpc
- CCGIS.ZONING
- PARCELSTATEPIN
- PARCELS
- PLATTEDSUBDIVISION
- CCGIS.Buildings



Exhibit 1: ArcGIS map of the surrounding area.

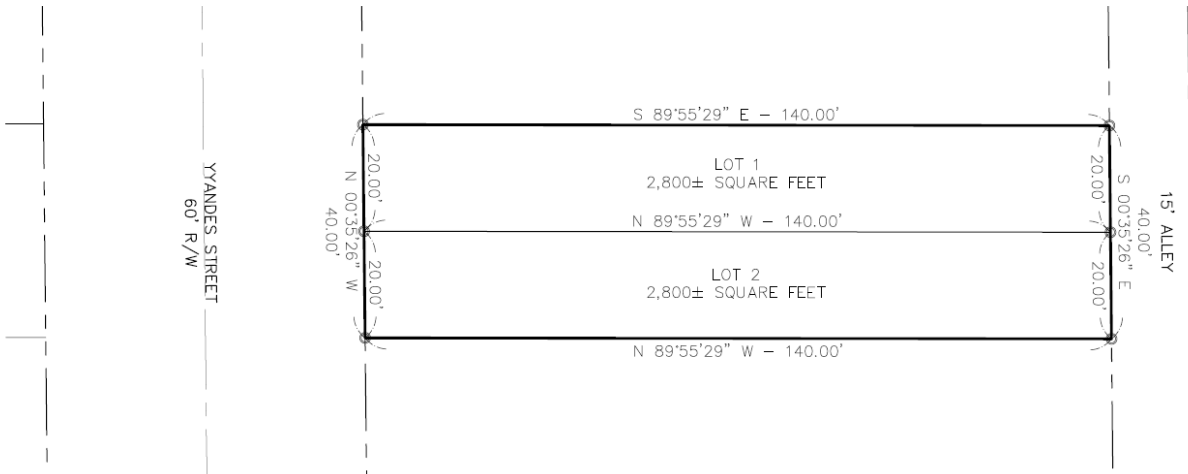


Department of Metropolitan Development  
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LOT ADDRESSES:  
Lot 1: 2015 Yandes Street, Indianapolis, IN  
Lot 2: 2013 Yandes Street, Indianapolis, IN

LEGEND  
○ 5/8"x24" STEEL REBAR WITH PLASTIC CAP "ARE SURVEYING FIRM #0097"



EASEMENT NOTE:  
Each Lot in this Subdivision is subject to a blanket non-exclusive easement for utility service connections in favor of the other Lots.

Exhibit 2: The proposed plat division.



Exhibit 3: Aerial of subject site.





Exhibit 4: Duplex constructed on 2013 Yandes Street.



Exhibit 5: Looking south down Yandes Street.



Exhibit 6: Looking north up Yandes Street.



**PLAT COMMITTEE** **March 12, 2025**

Case Number: 2025-PLT-011

Property Address: 11015 and 11127 East 46<sup>th</sup> Street (*Approximate Addresses*)

Location: Lawrence Township, Council District #15

Petitioner: Arbor Homes, by Lantz McElroy

Zoning: D-P (FF)

Request: Approval of a Subdivision Plat to be known as Midelton, Section 1, dividing 32.11 acres into 78 lots.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

**PETITION HISTORY**

This is this first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 6, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This property is comprised of two (2) large undeveloped lots that were rezoned to the D-P zoning district via the petition 2023ZON117 for development of a residential subdivision with up to 249 single-family residences. The rezoning to D-P was subject to a development statement and commitments that impose requirements related to tree preservation, required dedications of rights-of-way, minimum lot sizes and widths, and more. This section, proposed as Midelton Section 1, would create 78 lots out of 32.11 acres per the below primary plat, and would comply with the standards of the approved D-P development statement, zoning commitments, and Subdivision regulations.

**STREETS**

Section 1 of this replat would create the new roads Silene Drive, Leilani Lane, Calytrix Way, and Middlemist Way. The latter three of those roads would stub and connect to future sections of the plat while Silene Drive would intersect with East 46<sup>th</sup> Street to the north.

**SIDEWALKS**

Per the zoning commitments and ordinance requirements, sidewalks are required along all private streets as well as along 42<sup>nd</sup> Street and German Church Road. All required sidewalks appear to be shown on the proposed plat.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-P		
<b>Existing Land Use</b>	Undeveloped		
<b>Comprehensive Plan</b>	1.73 – 3.5 Residential Units per Acre		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-A	Residential
	South:	D-A	Residential
	East:	D-P	Residential
	West:	D-A	Undeveloped
<b>Thoroughfare Plan</b>			
46 <sup>th</sup> Street	Primary Collector	30-foot existing right-of-way and 80-foot proposed right-of-way	
German Church Road	Primary Arterial	90-foot existing right-of-way and 119-foot proposed right-of-way	
<b>Petition Submittal Date</b>	January 31, 2025		



**SUBDIVISION PLAT REGULATIONS**

741-203 Required Documents for Approval		EVALUATION
	<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> <li>Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>Boundary Lines, Existing Street Names, and dimensions.</li> <li>Layout of Proposed Streets – names, widths, classifications.</li> <li>Layout of all easements and purpose thereof.</li> <li>Layout of lots with numbering and dimensions.</li> <li>Floodway/Floodplain Delineation.</li> <li>Topographic Map.</li> <li>Area Map.</li> </ul>	Satisfied - except for Topographic Map
	<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> <li>Traffic control street signs and devices.</li> <li>Traffic calming devices.</li> <li>Bicycle facilities.</li> <li>Sidewalks and pedestrian facilities.</li> <li>Transit facilities, such as bus stops pads or shelter.</li> <li>Street lighting.</li> </ul>	Satisfied
	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>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</li> <li>Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	Satisfied
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</li> <li>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;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul>	None Requested
741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION



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

<p>741-303 Streets and Connectivity</p>	<p>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.</p>	<p><b>EVALUATION</b></p>
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> <li>• 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></li> <li>• Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>• Not more than two streets shall intersect at any one point.</li> <li>• Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>• All streets shall be dedicated to the public. Alleys may be private.</li> <li>• 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.</li> </ul>	<p><b>Satisfied</b></p>



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	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	<p>Satisfied</p>
<p>741-304-316</p>	<p>Additional Development Items</p>	<p>EVALUATION</p>
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <li>Street name signs, traffic control signs, bike route signs.</li> <li>Traffic control devices for streets exceeding 900 feet in length.</li> <li>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</li> </ul>	<p>Satisfied</p>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>Street numbering per adopted addressing guidelines.</li> <li>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</li> </ul>	<p>Satisfied</p>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> <li>Sidewalks shall be provided along all internal and external streets.</li> </ul>	<p>Satisfied</p>
	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</li> <li>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</li> <li>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</li> <li>All utilities shall be located underground.</li> <li>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</li> </ul>	<p>Satisfied</p>



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	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <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></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <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></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741-312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <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></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <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></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<p><b>Satisfied</b></p>



**EXHIBITS**

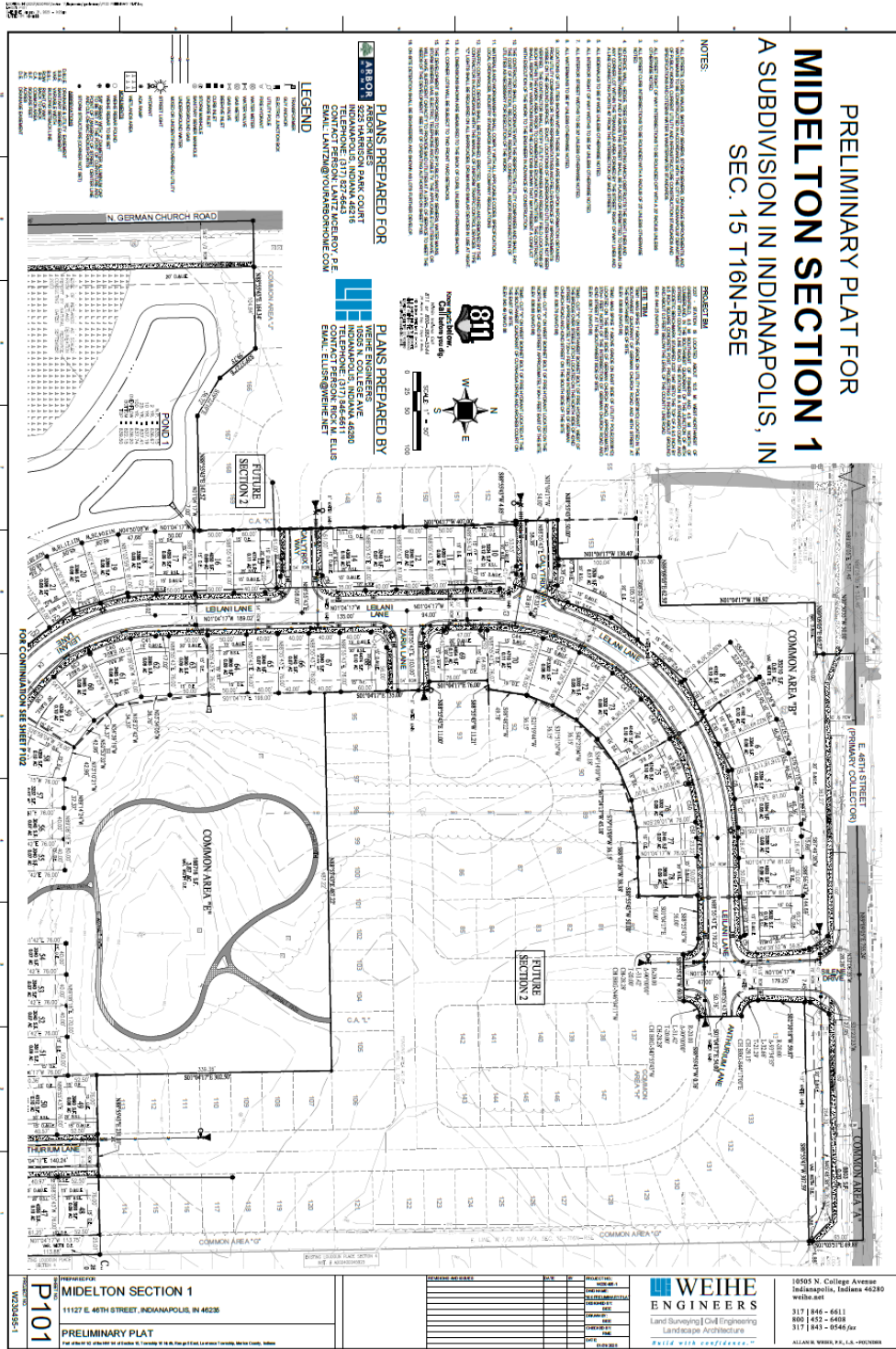
**2025PLT011 ; Aerial Map**





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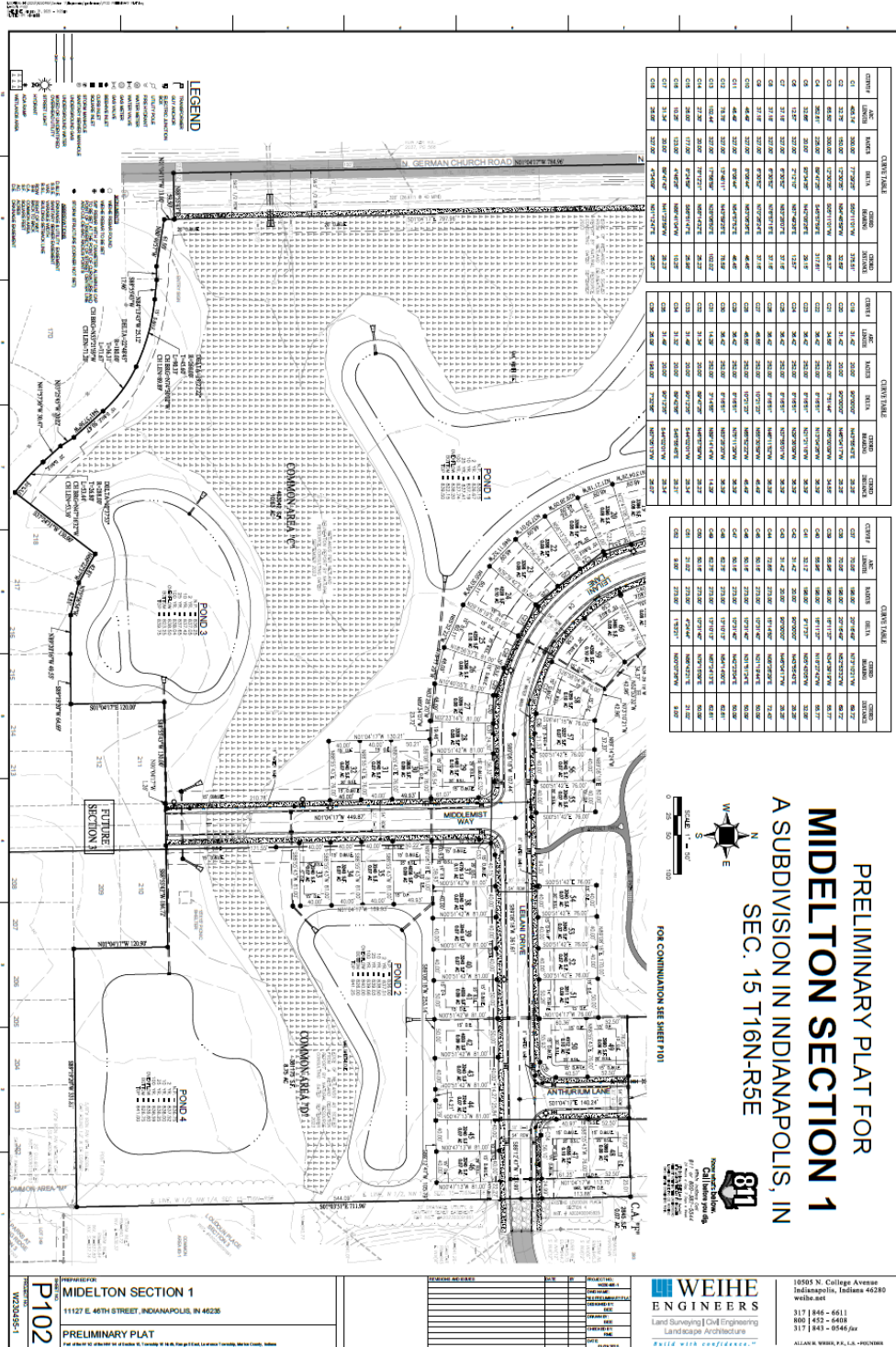
**2025PLT011 ; Preliminary Plat (1 of 2)**





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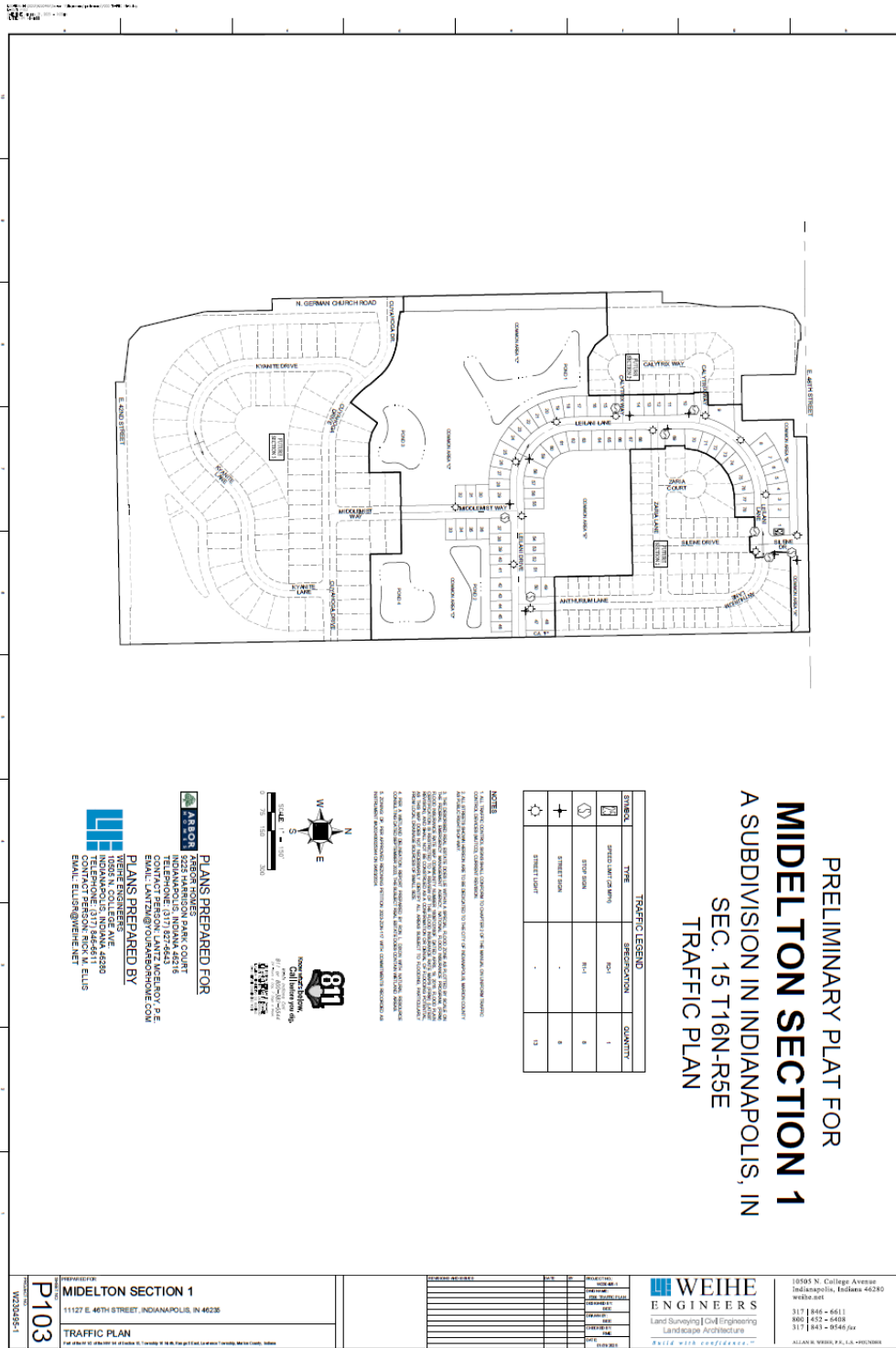
2025PLT011 ; Preliminary Plat (2 of 2)





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**2025PLT011 ; Traffic Plan**





**PHOTOS (TAKEN 2023)**



Photo looking south on to the subject site from 46<sup>th</sup> Street.



Photo looking south on to the subject site from 46<sup>th</sup> Street.



Photo looking east where the sidewalk ends along 46th Street.



Photo looking east across German Church Road to the corner subject site. Buildings to be removed .



Photo looking east at the subject site from German Church Road.



Photo looking southeast at the subject site from German Church Road.





Photo looking east at the subject site from the church on German Church Road.



Photo looking north at the southern property boundary along 42<sup>nd</sup> Street.



Photo of the adjacent residential neighborhood where the street connection will take place.



Photo of the subject site looking north from the eastern property boundary.



Photo of the subject site looking west from the eastern property boundary.



Photo of the subject site looking south from the eastern property boundary.



**PLAT COMMITTEE** **March 12, 2025**

Case Number: 2025-PLT-002

Property Address: 4211 Five Points Road & 7155 E Hanna Avenue (*Approximate Addresses*)

Location: Franklin Township, Council District #20

Petitioner: Mike Lewis, by Brett Huff

Zoning: D-3 (FF) / D-A (FF) (Cluster)

Request: Approval of a Subdivision Plat to be known as 5 Star Farms, dividing 50.01 acres into 123 single-family detached lots.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

**PETITION HISTORY**

A timely automatic continuance request was filed by a registered neighborhood organization to continue this petition to the March 12, 2025 hearing date.

**STAFF RECOMMENDATION**

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

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



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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the names of all proposed streets be affixed to the final plat.
13. That a natural infrastructure plan in compliance with Section 741-203.E be affixed to the final plat.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This site is zoned D-3 and is currently unimproved. The Penn Central Railroad line and electrical lines run along the southern property line. The rezoning petition 2007ZON029 was approved in 2007 to allow for residential development with a variety of commitments. Additionally, a cluster subdivision plan was approved via 2024ADM196 to allow for development of 123 single-family detached lots. The proposed plat meets the standards of the D-3 zoning district, the subdivision regulations, and of the commitments associated with 2007ZON029.

**STREETS**

New streets (unnamed on the submitted primary plat) would be developed to access all lots via public rights-of-way. There would be one point of access from Hanna Avenue (through the existing parcel 7155 E Hanna Avenue) to the north and one street accessing Five Points Road to the west. Two street stubs would also be provided for future connection to land to the east.

**SIDEWALKS**

Sidewalks are required and proposed along all internal streets.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-3 (FF) / D-A (FF) (Cluster)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	D-A Residential
	South:	D-A Residential/Railroad
	East:	D-A Residential/Agricultural
West:	D-A Residential/Agricultural	
<b>Thoroughfare Plan</b>		
Five Points Road	Primary Collector	90-foot existing and 80-foot proposed
<b>Petition Submittal Date</b>	December 18, 2024	



**SUBDIVISION PLAT REGULATIONS**

741-203

Required Documents for Approval

EVALUATION

<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> <li>• Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>• Boundary Lines, Existing Street Names, and dimensions.</li> <li>• Layout of Proposed Streets – names, widths, classifications.</li> <li>• Layout of all easements and purpose thereof.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> <li>• Area Map.</li> </ul>	<p>Satisfied -                  except for Street                  Names</p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> <li>• Traffic control street signs and devices.</li> <li>• Traffic calming devices.</li> <li>• Bicycle facilities.</li> <li>• Sidewalks and pedestrian facilities.</li> <li>• Transit facilities, such as bus stops pads or shelter.</li> <li>• Street lighting.</li> </ul>	<p>Satisfied</p>
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>• Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	<p>See                  Commitment                  #13</p>
<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>• The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</li> <li>• 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;</li> <li>• 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;</li> <li>• 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</li> <li>• 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.</li> </ul>	<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"> <li>• Comply with zoning district and any cluster approval or variance grant.</li> <li>• Lots must have positive drainage away from buildings.</li> <li>• No more than 25% of lot area may be under water.</li> <li>• Side lots lines at right angles to streets or radial to curving street line.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> </ul>	<p><b>Satisfied</b></p>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</li> <li>• Triple frontage lots are prohibited.</li> <li>• Lots abutting alleys must have vehicular access exclusively from alley.</li> <li>• Lots shall not have direct access to arterial streets.</li> <li>• 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.</li> </ul>	<p><b>Satisfied</b></p>
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• Shall not exceed maximum block lengths per Table 741-302.1</li> <li>• If exceeded, it must be demonstrated that:                             <ul style="list-style-type: none"> <li>○ There are improved pedestrian easements at intervals of 400 feet or less.</li> <li>○ Adequate traffic calming provisions are made.</li> <li>○ The block length must be exceeded because of physical conditions of the land.</li> </ul> </li> </ul>	<p><b>Satisfied</b></p>



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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"> <li>• 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></li> <li>• Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>• Not more than two streets shall intersect at any one point.</li> <li>• Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>• All streets shall be dedicated to the public. Alleys may be private.</li> <li>• 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.</li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>• In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	<p><b>Satisfied</b></p>
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <li>• <i>Street name signs, traffic control signs, bike route signs.</i></li> <li>• <i>Traffic control devices for streets exceeding 900 feet in length.</i></li> <li>• <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i></li> </ul>	<p><b>Satisfied</b></p>



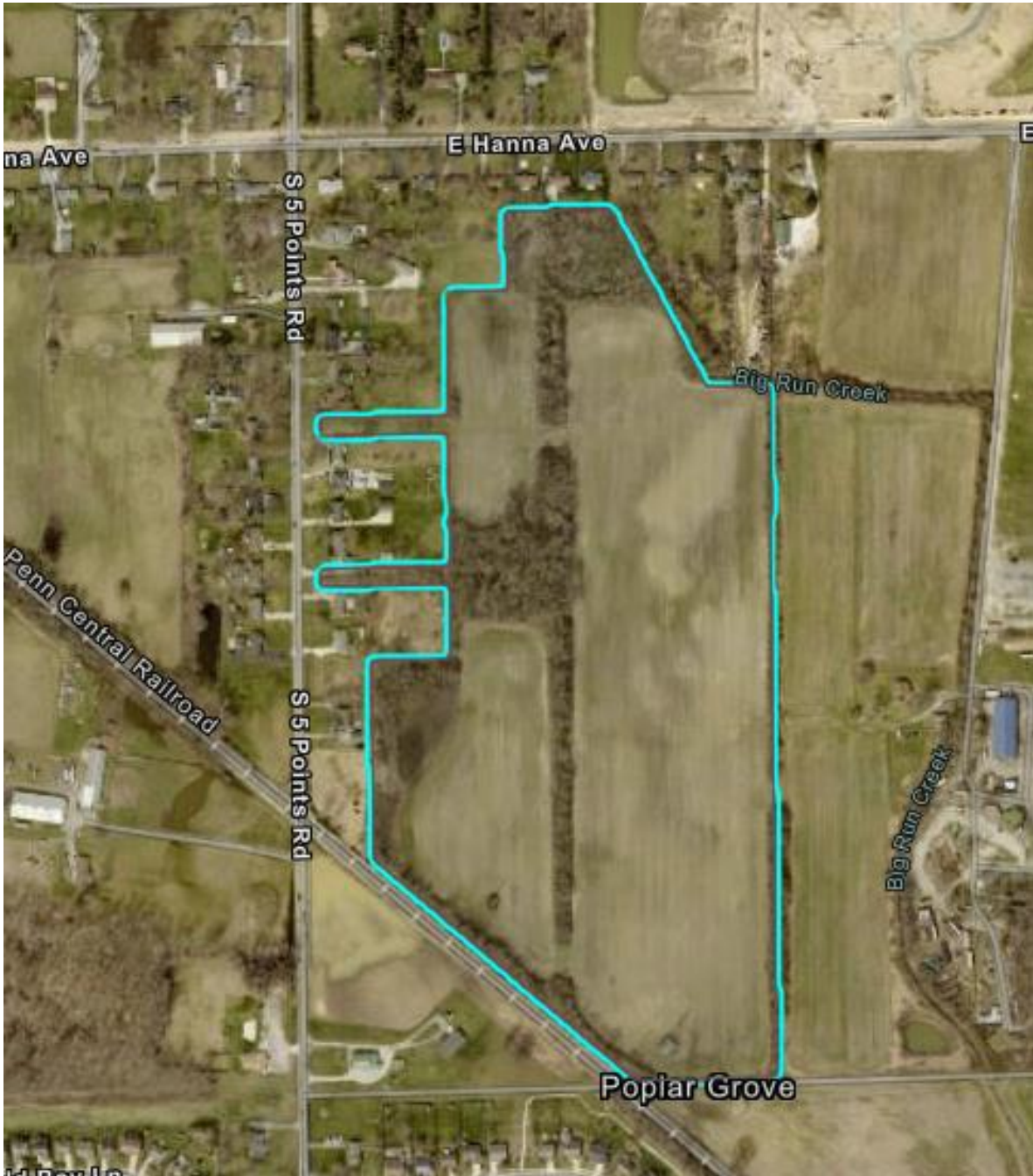


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	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<p><b>See Commitment #12</b></p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> <li>• <i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <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></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <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></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p>741-312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <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></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <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></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<p><b>Satisfied</b></p>

**EXHIBITS**

2025PLT002 ; Aerial Map



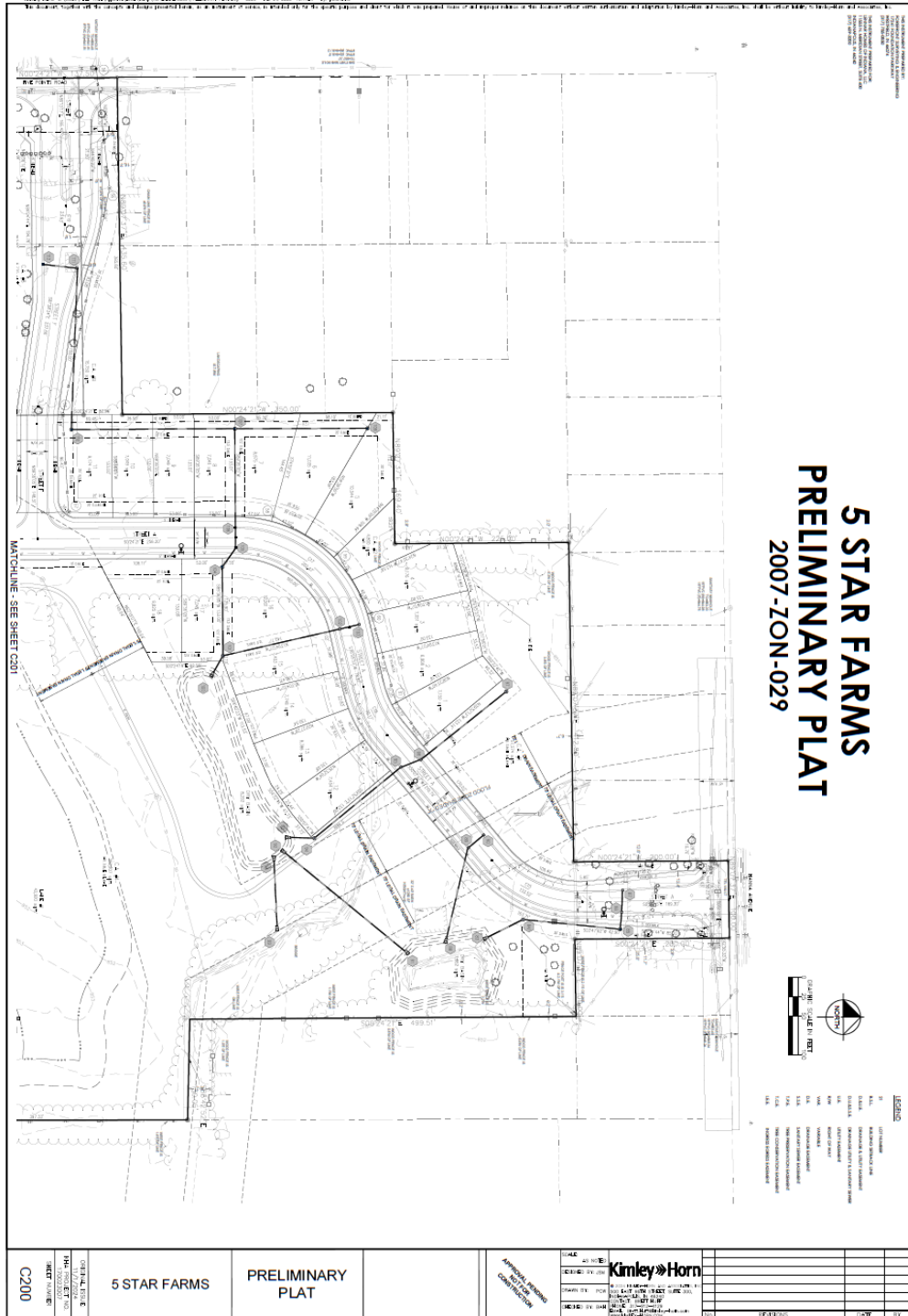
**2025PLT002 ; Cluster Plan (2024ADM196)**





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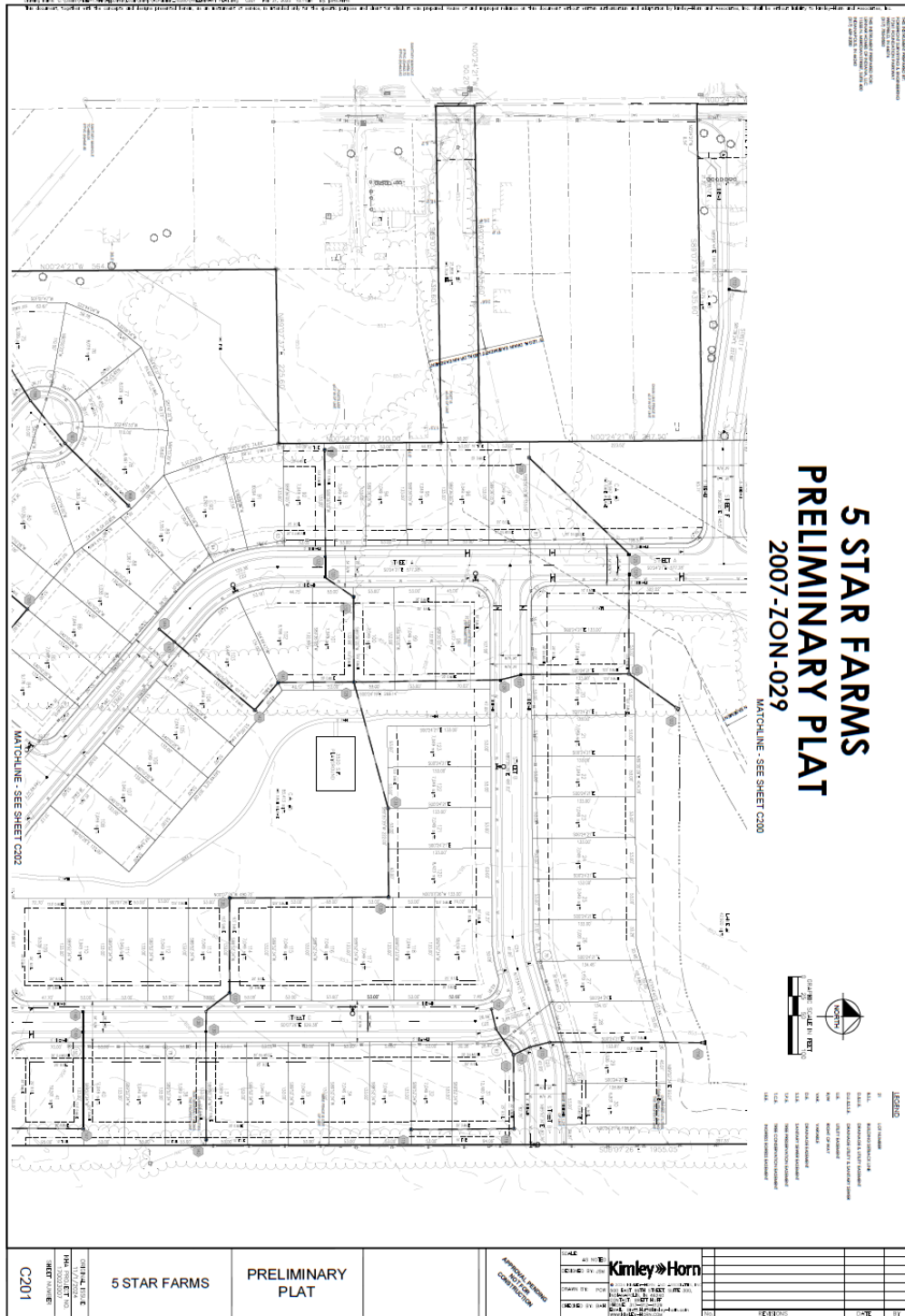
**2025PLT002 ; Preliminary Plat (1 of 3)**





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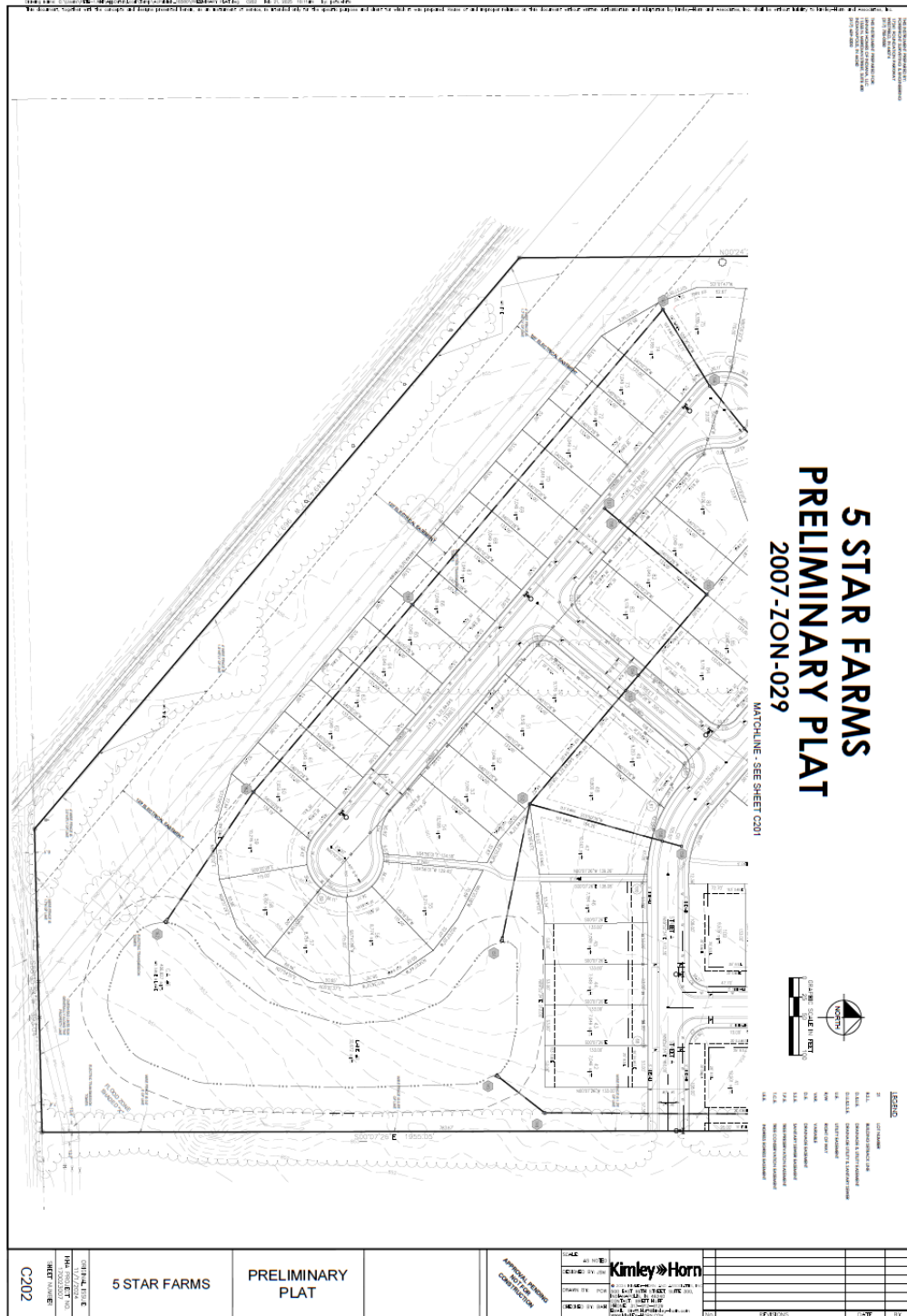
**2025PLT002 ; Preliminary Plat (2 of 3)**





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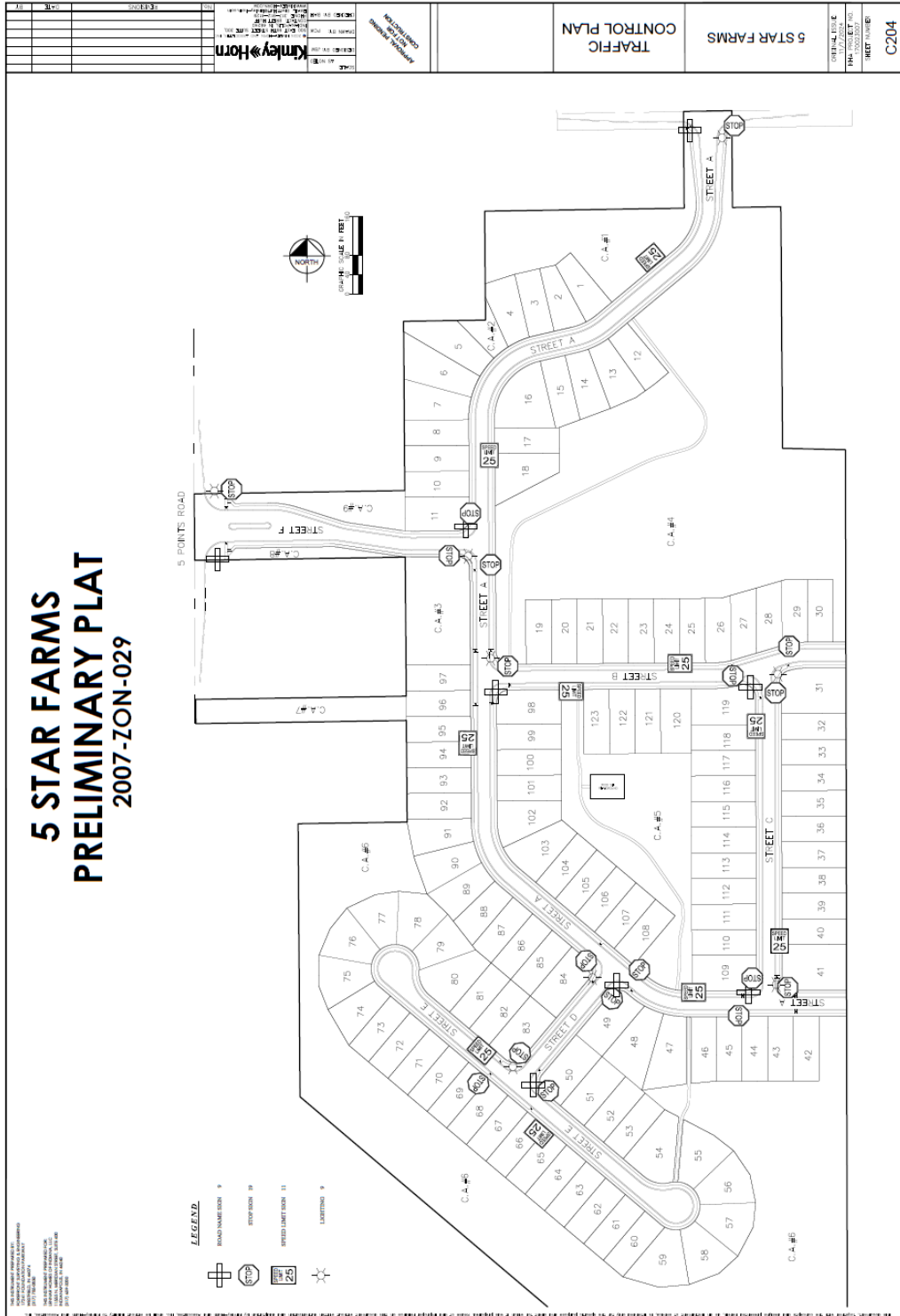
**2025PLT002 ; Preliminary Plat (3 of 3)**





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2025PLT002 ; Traffic Control Plan







**2025PLT002 ; Photographs**



Photo 1: Adjacent Properties to North (taken July 2024)



Photo 2: Subject Site Viewed from South

**2025PLT002 ; Photographs (continued)**



Photo 3: Adjacent Properties to West (taken July 2024)



Photo 4: Subject Site Viewed from East (taken June 2019)



**PLAT COMMITTEE** **March 12, 2025**

**Case Number:** 2025-PLT-003

**Property Address:** 777 South White River Parkway, West Drive (*Approximate Address*)

**Location:** Center Township, Council District #18

**Petitioner:** Board of School Commissioners of the City of Indianapolis

**Zoning:** SU-2 (RC) (FF) (FW)

**Request:** Approval of a Subdivision Plat to be known as Thomas A. Edison School No. 47 Plat, subdividing 16.4 acres into two lots.

**Waiver Requested:** None

**Current Land Use:** Public school and recreation areas

**Staff Reviewer:** Jeffrey York, Principal Planner II

**PETITION HISTORY**

This petition was automatically continued from the February 12, 2025, Plat Committee to the March 12, 2025, Plat Committee, by request of a registered neighborhood organization. As of this writing, no new information has been submitted to the file.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 19, 2024, complies with the standards of the Subdivision Regulations, subject to the following conditions:

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



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

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is zoned SU-2 (RC) (FF) (FW) and is developed with a neighborhood school, with recreational sports fields. Proposed Lot One would be one acre in size and is currently undeveloped. Proposed Lot Two would be the remaining 15.4 acres where the school and sports fields would remain. The proposed plat generally meets the standards of the SU-2 zoning classification.

**STREETS**

Both lots would be accessed from White River Parkway, West Drive. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks exist along the frontage of both lots.

**REGIONAL CENTER**

The site is within the boundaries of the Regional Center, an overlay zone that would require design review through the filing of a Regional Center Approval petition before permits could be issued before development of the site could occur. As of this writing, no Regional Center Approval petition has been filed for the subject site.

**FLOODWAY**

A portion of the site is White River and within the floodway.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	SU-2
<b>Existing Land Use</b>	Educational uses
<b>Comprehensive Plan</b>	City Neighborhood



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<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-1	Office
South:	SU-9	Fire Station #19
East:	SU-2 (FF) (FW)	White River
West:	C-S / D-5 (FF)	Event center / Single-family residential
<b>Thoroughfare Plan</b>		
White River Parkway, West Drive	Primary Collector	56-foot right-of-way existing and proposed
<b>Petition Submittal Date</b>	December 19, 2024	

**EXHIBITS**

