



# Metropolitan Development Commission Plat Committee (January 8, 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, January 08, 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

## PETITIONS REQUESTING TO BE CONTINUED:

### 1. **2024-VAC-003 | 7212 North Rural Street and 7200 Sarto Drive**

Washington Township, Council District #3  
Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Paul J. Carroll

Vacation of North Rural Street, being 25.68 feet in width, beginning at the north right-of-way line of 73rd Street, north 305.47 feet to the south right-of-way line of Highland Creek Boulevard, South Drive, with a waiver of the assessment of benefits.

\*\* Staff requests a continuance to the February 12, 2025, hearing.

## PETITIONS TO BE EXPEDITED:

### 2. **2024-PLT-066 | 7725 Kentucky Avenue**

Decatur Township, Council District #21, zoned D-4  
Lennar Homes of Indiana, LLC, by Jim Pence

Approval of a Subdivision Plat, to be known as Noble Heights Section 2, dividing 37.01 acres into 102 single-family lots.

### 3. **2024-PLT-069 | 2163 and 2179 North Illinois Street**

Center Township, Council District #12, Coned MU-2 (RC); D-8 (RC) (Pending)  
Near North Development Corporation, by Leslie Steinert

Approval of a Subdivision Plat to be known as 22nd and Illinois Townhomes Subdivision, dividing 1.2 acres into 23 single-family attached lots and one block.

### 4. **2024-PLT-070 | 2130, 2138, and 2150 North Talbott Street**

Center Township, Council District #12, zoned D-8 (TOD) (HMP-IHPC)  
Jonathan C. Chumley, by Paul J. Lambie

Approval of a Subdivision Plat, to be known as Chumley Talbott Street Replat, dividing 0.545-acre into six lots

**5. 2024-PLT-071 | 1502 Dunlap Avenue**

Wayne Township, Council District #17, zoned D-5  
Elore Alom, LLC, by Matthew Peyton

Approval of a Subdivision Plat, to be known as Brown's Replat of Part of Lots 139 and 140 in Lynhurst Heights Subdivision, dividing 0.645-acre into three lots.

**6. 2024-PLT-072 | 6151 Michigan Road**

Washington Township, Council District #2, zoned D-3 / SU-1  
Tammy Merriweather, Kimberly Thompson, and Tonya Russell, by Paul Carroll

Approval of a Subdivision Plat, to be known as St. Monica Catholic School Plat, dividing 4.93 acres into two lots.

**7. 2024-PLT-073 | 1120 East 32nd Street**

Center Township, Council District #8, zoned D-5 / C-S / SU-1 / I-2  
Monon 32, LLC, by Christopher White

Approval of a Subdivision Plat, to be known as Monon 32, dividing 3.89 acres into two lots.

**8. 2024-PLT-074 | 2210 Southport Commons Drive**

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

Approval of a Subdivision Plat, to be known as Replat of Block 'A' Southern Dunes Commons at Wellingshire, dividing 4.72 acres into three lots.

**9. 2024-VAC-004 | 201 East Washington Street**

Center Township, Council Districts #18 (site) #12 (vicinity)  
Indianapolis Public Transportation Corporation, by Brian J. Tuohy

Vacation of a portion of the south right-of-way of Washington Street, being 45.18 feet in width, beginning 15 feet west of the east right-of-way line of Delaware Street, east 473.68 feet to a point, a vacation of a portion of west right-of-way of Alabama Street, being 24.43 feet in width, beginning at the south right-of-way line of Washington Street, south 209.67 feet to a point, and a vacation of a portion of the east right-of-way of Delaware Street right-of-way, being 15 feet in width, beginning at the south right-of-way line of Washington Street, south 209.62 to a point, with a waiver of the assessment of benefits.

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

**10. 2024-PLT-067 (Amended) | 5400 West 86th Street**

Pike Township, Council District #1, zoned I-4  
Asphalt Materials Inc, by Andrew Dotson

Approval of a Subdivision Plat, to be known as Asphalt Materials Minor Subdivision II, dividing 4.33 acres into two lots, with a waiver of the sidewalk requirement along Robbins Road and 86th Street, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

**11. 2024-PLT-068 | 1401 Indiana Avenue, 1426 Rembrandt Street, and 1465 Gent Avenue**

Center Township, Council District #12, Zoned CBD-2 (RC) / I-3 (RC)  
Matchbook Learning Schools of Indiana, Inc., by Joseph D. Calderon

Approval of a Subdivision Plat, to be known as Replat pf Lots 368-378, 401 and 402 in Stouts Indiana Avenue Addition, dividing 1.97 acres into four lots, with a waiver of the sidewalk requirement along Gent Avenue and 15th Street, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

**Petitions for Public Hearing**

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

## Additional Business:

None.

\*\*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** **January 8, 2025**

**Case Number:** 2024-VAC-003

**Property Address:** 7212 North Rural Street and 7200 Sarto Drive (*Approximate Addresses*)

**Location:** Washington Township, Council District #3

**Petitioner:** Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Paul J. Carroll

**Zoning:** D-5

**Request:** Vacation of North Rural Street, being 25.68 feet in width, beginning at the north right-of-way line of 73rd Street, north 305.47 feet to the south right-of-way line of Highland Creek Boulevard, South Drive.

**Waiver Requested:** Assessment of benefits

**Current Land Use:** Unimproved alley

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

**PETITION HISTORY**

This petition was heard and approved by the Plat Committee on November 13, 2024, with a recommendation for the assessment of benefits to be applied to the improved portion (approximately 180 feet) of the subject site. The assessment of benefits hearing was set for **December 11, 2024**, however, that hearing was not held due to lack of quorum. As of this writing, staff has not received the appraisal of the land. Therefore, this petition should be **continued** to the **February 12, 2025**, hearing.

**STAFF RECOMMENDATION**

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**. Staff does not support the waiver of the assessment of benefits and recommends **denial of the waiver of the assessment of benefits**.

**RECOMMENDED MOTION (denial):** That the Plat Committee find that the proposed vacation is in the public interest, that the waiver of the assessment of benefits be denied; that a hearing upon the assessment of benefits be held on December 11, 2024; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2024-VAC-003; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16

**RECOMMENDED MOTION (approval):** That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2024-VAC-003; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.



**PETITION OVERVIEW**

**SUMMARY**

This petition, if approved, would vacate a remnant and mostly improved street right-of-way, from the north right-of-way line of 73<sup>rd</sup> Street, 305.47 feet to the north, a point of which is the south right-of-way line of Highland Creek Boulevard, an unimproved street right-of-way. On a site visit, staff noted that a chain link fence was constructed within this right-of-way, with a gate.

The petitioner owns properties on both sides of this right-of-way, including Lot 101, as shown in the survey, below under Exhibits. It is unlikely that development would occur on the lots west of this street, due to an existing large ditch to the north.

The vacation of this portion of this street right-of-way would be in the public interest.

**PROCEDURE**

Neither the Division of Planning nor the Plat Committee, Hearing Examiner or Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting landowner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, \*82, 191 N.E.2d 786, \*\*791 (Ind.App.1963). However, there are possible exceptions to this general rule.

After a vacation of public right-of-way, the county assessor determines how the vacated right-of-way will be assessed for tax purposes.

Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

**ASSESSMENT OF BENEFITS**

Approximately 180 feet of the existing right-of-way is improved with pavement to the point where a chain link fence has been constructed. The remaining 125 feet of right-of-way is unimproved. Due to previous investment into this right-of-way, the request to waive the assessment of benefits should be denied.



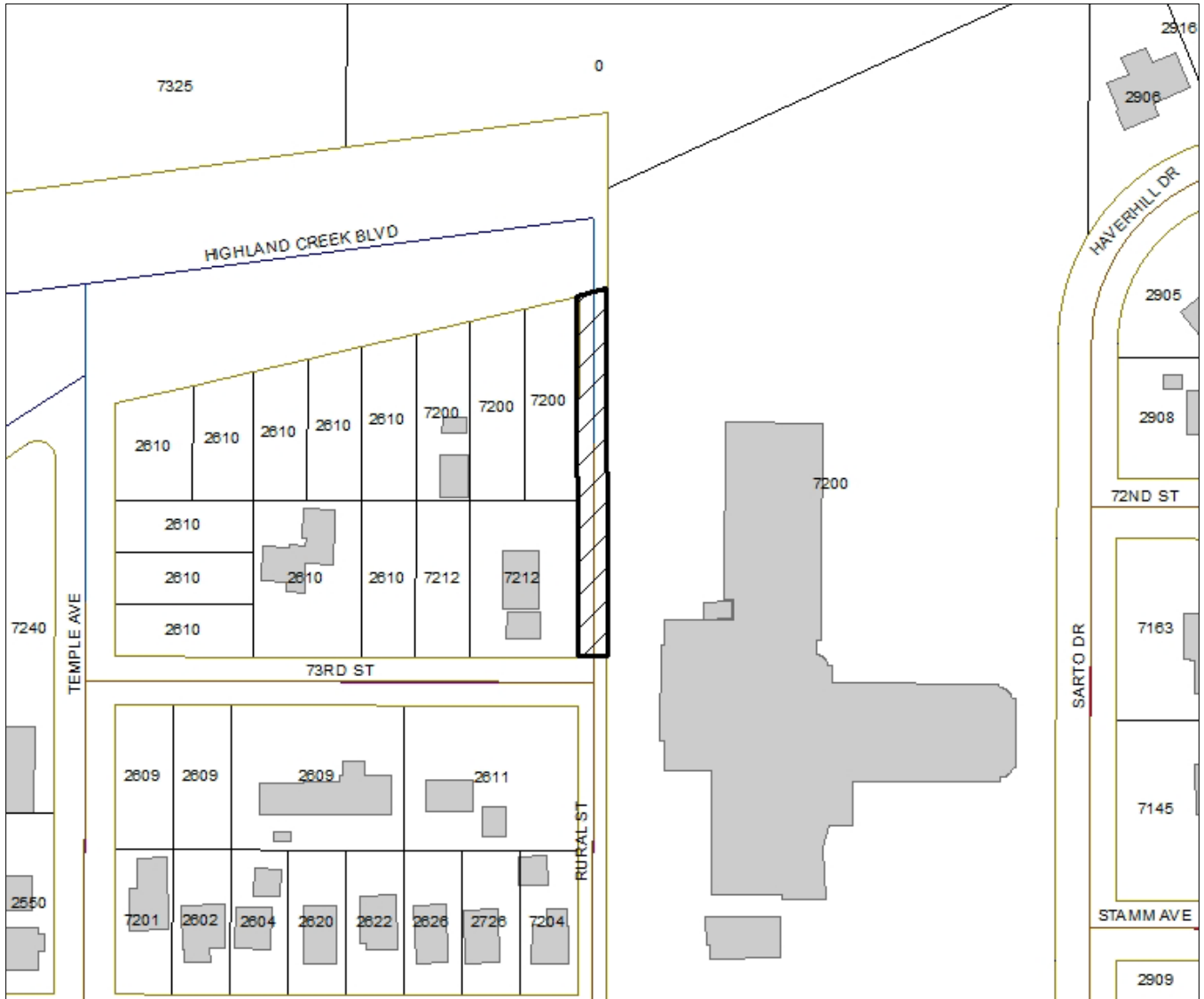
**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5 (RC)	
<b>Existing Land Use</b>	Church, school, and single-family dwelling	
<b>Comprehensive Plan</b>	Suburban neighborhood development	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: D-6	Attached single-family residential
	South: D-5	Single-family residential
	East: SU-1	Church and school
	West: D-5	Single-family residential / undeveloped
<b>Thoroughfare Plan</b>		
Rural Street	Local street	50-foot existing and proposed
<b>Petition Submittal Date</b>	September 11, 2024	



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EXHIBITS









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Petition Number \_\_\_\_\_

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

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

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

the street sought to be vacated is between parcels owned by Petitioner, which operates St. Pius Church and School. The street does not extend all the way to the end of 7218 N. Rural St. and dead ends. The street would be unlikely to ever be extended as there is a ditch north of where the street dead ends and the only place it could extend is to the private residential community of Harbour Club Condos. No one besides Petitioner would have any use for the street, as the portion sought to be vacated does not connect to any other street north of 73rd Street or any other property besides those owned by Petitioner.

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

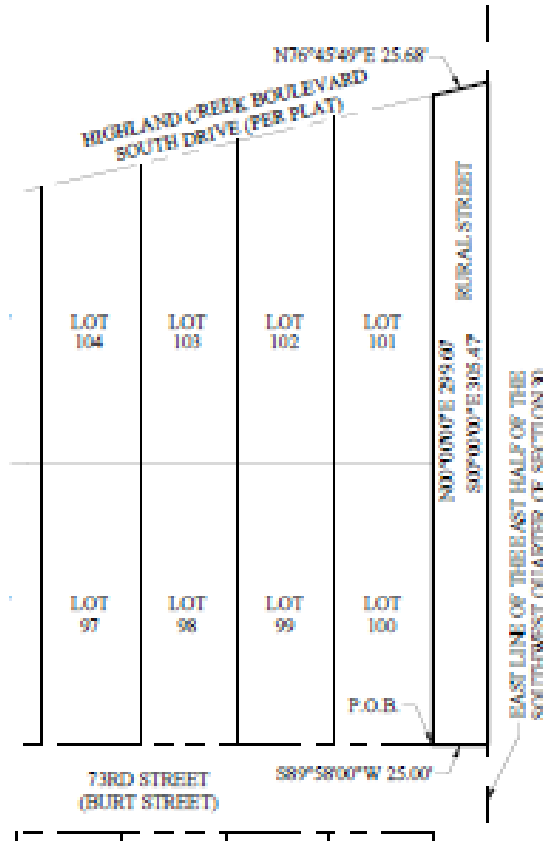
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Findings of Fact



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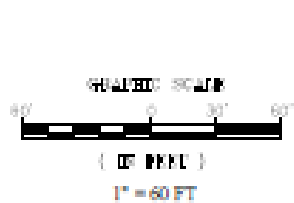
**Exhibit A**  
Prepared for: Weston Hoy, LLC  
Vacation Exhibit



PROPOSED VACATION DESCRIPTION

A part of Rural Street as per plat of Highland Creek Boulevard Addition, recorded as Plat Book 22, Page 168, and being located in the East Half of the Southwest Quarter of Section 30, Township 17 North, Range 4 East of the Second Principal Meridian, Washington Township, Marion County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of Lot Number 100 of said plat; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing), along the East line of said Lot and Lot Number 101, also being the western extents of said Rural Street, a distance of 299.60 feet to the Northeast corner of said Lot Number 101, said corner also being on the southern extents of Highland Creek Boulevard South Drive as per said plat; thence North 76 degrees 45 minutes 49 seconds East, along the extension of said southern extents and the North lines of Lots Numbered 108 through 101, a distance of 25.68 feet to a point on the East line of the eastern extents of said Rural Street, also being the East line of said Half Quarter Section; thence South 00 degrees 00 minutes 00 seconds East, along said East line, a distance of 305.47 feet to a point on the extended South line of Lots Numbered 95 through 100; thence South 89 degrees 58 minutes 00 seconds West, along said extended line, a distance of 25.00 feet to the Point of Beginning, containing 0.174 acres, more or less.



*William A. Neunzer*  
William A. Neunzer  
Professional Land Surveyor  
Indiana No.: 22300018  
Certified: August 22nd, 2024



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

<p>STOEPPELWERTH ALWAYS ON The Best (and Smart) Choice in Surveying Phone: 317.838.9922 Fax: 317.838.9922</p>	JOB NO. 112588	PAGE
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	CHECKED BY: BBS	
	DATE DRAWN: 08/01/2024	
	FIELDWORK DATE: N/A	
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Vacation exhibit.

Photos



Photograph of proposed alley with improved portion from 73<sup>rd</sup> Street looking north



Photograph of subject alley looking north



Photograph of the north end of the improved portion of the subject site, with the existing fence and gate constructed within the existing right-of-way. The terminus of the subject site is approximately at the tree line, beyond the fence.



**PLAT COMMITTEE** **December 11, 2024**

**Case Number:** 2023-PLT-066

**Property Address:** 7725 Kentucky Avenue (*Approximate Address*)

**Location:** Decatur Township, Council District #21

**Petitioner:** Lennar Homes of Indiana, LLC, by Jim Pence

**Zoning:** D-4

**Request:** Approval of a Subdivision Plat, to be known as Noble Heights Section 2, dividing 37.01 acres into 102 single-family lots.

**Waivers Requested:** None

**Current Land Use:** Undeveloped

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

**PETITION HISTORY**

A timely automatic continuance continued this petition to the December 11, 2024 Plat Committee hearing. The petition was continued from the December 11, 2024 hearing to the January 8, 2025 hearing due to meeting cancellation.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 21, 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 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 traffic control plan in compliance with Section 741-203 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-4 and is undeveloped. It was rezoned to the D-4 classification in 2023 (2023-ZON-119) to provide for the proposed single-family residential development. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

### STREETS

The plat would provide for two new local streets: Dingley Road, which will end with cul-de-sac; and Boot Street, which will dead-end with an intersection with Dingley Road.

### SIDEWALKS

6' wide sidewalks are to be installed along internal thoroughfares with a 5' wide common area path and a 10' wide multi-use path approximately parallel with Kentucky Ave (but solely within the development) shall be installed. This is compliant with the Zoning Ordinance and D-4 zoning standards.



**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	C-S Single-Family Residential
	South:	D-5 Single-Family Residential
	East:	D-7 Multi-Family Residential
	West:	D-A / SU-46 Single-Family Residential / Woods
<b>Thoroughfare Plan</b>		
Kentucky Avenue	Primary Arterial	208-foot ROW existing and 102-feet proposed
Camby Village Boulevard	Local Street	70-foot ROW existing and 50-feet proposed
<b>Petition Submittal Date</b>	September 18, 2024	





**SUBDIVISION PLAT REGULATIONS**

741-203 Required Documents for Approval		EVALUATION
741.201.A-C – Primary Plat Requirements:	<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
741-203.D – Traffic Control Plan	<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>	Not Submitted
741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)	<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
741-205 – Waivers	<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



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



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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>



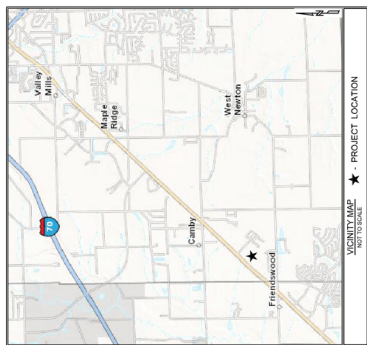
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	<p>741.305 – Numbering and naming:</p> <ul style="list-style-type: none"> <li>• Street numbering per adopted addressing guidelines.</li> <li>• Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</li> </ul>	<p>Street numbering not submitted</p>
	<p>741.306 – Sidewalks:</p> <ul style="list-style-type: none"> <li>• Sidewalks shall be provided along all internal and external streets.</li> </ul>	<p>Not Submitted- See Commitment #13</p>
	<p>741.307-309 – Easements, Utilities, Stream Protection Corridors:</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>
	<p>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</p> <ul style="list-style-type: none"> <li>• Required for subdivisions with more than 20 dwelling units.</li> <li>• 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.</li> <li>• Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</li> <li>• 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.</li> <li>• Reservation of land for public/semi-public purpose.</li> </ul>	<p>Satisfied</p>
	<p>741-312 – Monuments</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p>Satisfied</p>
	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none"> <li>• All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</li> <li>• Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</li> <li>• For Zone AE areas, the plat must show the BFE topographic line.</li> <li>• For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</li> </ul>	<p>Satisfied</p>
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none"> <li>• All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</li> </ul>	<p>Not Satisfied- See Commitment #12</p>

**EXHIBITS**



**NOBLE HEIGHTS SECTION 2  
SECONDARY PLAT  
PART OF THE NW, SW, AND SE 1/4  
OF SEC. 16, T.14N, R.2E  
MARION COUNTY, INDIANA**

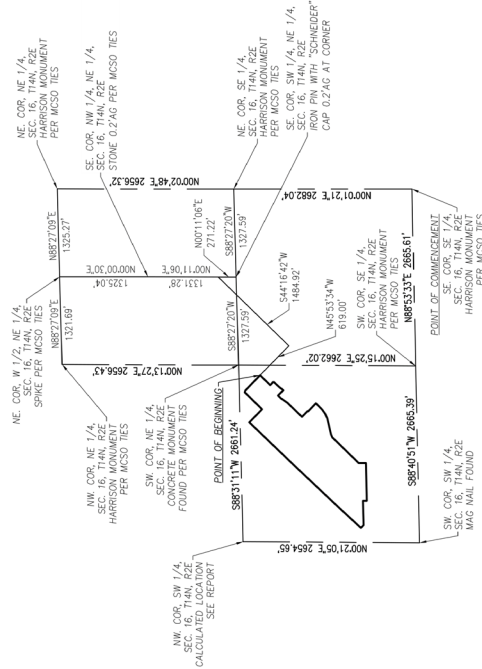


**ZONING**

TABLE 746-101-4 B-1 DISTRICT DIMENSIONAL STANDARDS		LOT STANDARDS	
Minimum lot area, single-family	7,200 sq. ft.	Minimum lot width, single-family	30 ft.
Minimum lot area, two-family	10,000 sq. ft.	Minimum lot width, two-family	30 ft.
Minimum lot width, single-family	40 ft.	Minimum lot width, two-family	30 ft.
Minimum lot width, two-family	50 ft.	Minimum open space	65%
Minimum lot frontage	30 ft.		
		METRO COMPACT	
Minimum depth from yard	See Table 744-201-1		
Minimum depth of side yard	5 ft.		
Minimum depth of rear yard	8 ft.		
Minimum depth of rear yard (dogrunes)	13 ft.		
Minimum depth of rear yard (dogrunes)	20 ft.		
Maximum height of accessory building	10 ft.		
Maximum height of accessory building	25 ft.		
Maximum main floor area (1-story)	900 sq. ft.		
Maximum main floor area (2-story)	24 ft.		
Maximum main floor area (below 1-story)	600 sq. ft.		

*(This table is a summary of selected standards; refer to Chapter 744, Article II, Lot and Building Dimensions, for additional regulations. For more information on zoning, zoning maps, zoning history, see zoning table in Chapter 744.3, zoning.*

**SECTION DETAIL  
1:1,000**



CURVE TABLE					CURVE TABLE						
CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	169.68'	300.00'	32°24'20"	N69°28'32"E	167.42'	C16	62.70'	276.00'	13°10'10"	S59°10'58"W	62.57'
C2	169.68'	300.00'	32°24'20"	N69°28'32"E	167.42'	C17	66.93'	276.00'	11°49'07"	S71°39'02"W	66.83'
C3	164.07'	250.00'	44°38'54"	N69°30'09"E	169.79'	C18	54.84'	276.00'	11°23'01"	S83°12'05"W	54.75'
C4	235.62'	150.00'	90°00'00"	S09°45'18"E	212.13'	C19	37.58'	52.00'	41°24'35"	S88°11'18"W	38.77'
C5	169.68'	300.00'	30°16'00"	S59°25'06"W	261.18'	C20	15.62'	52.00'	17°25'56"	S58°11'59"W	15.76'
C6	169.68'	300.00'	30°16'00"	S59°25'06"W	158.71'	C21	47.50'	52.00'	52°20'21"	N86°54'52"W	46.87'
C7	235.62'	150.00'	90°00'00"	S89°16'42"W	212.13'	C22	42.80'	52.00'	47°15'55"	N89°06'44"W	41.69'
C8	30.28'	308.00'	9°40'28"	N47°06'55"E	32.27'	C23	42.80'	52.00'	47°15'55"	N89°06'44"W	41.69'
C9	55.58'	326.00'	9°46'13"	N54°50'15"E	55.52'	C24	42.80'	52.00'	47°15'55"	N89°06'44"W	41.69'
C10	65.99'	326.00'	9°46'13"	N64°36'28"E	55.52'	C25	46.81'	52.00'	51°15'07"	S75°19'23"E	44.98'
C11	40.91'	326.00'	7°11'27"	N72°05'19"E	40.89'	C26	15.63'	52.00'	17°12'59"	S89°16'18"E	15.57'
C12	15.03'	274.00'	3°08'37"	S75°06'44"W	15.03'	C27	21.96'	52.00'	24°11'36"	S89°00'36"E	21.79'
C13	91.39'	274.00'	19°06'00"	S65°59'05"W	90.97'	C28	45.37'	224.00'	11°36'20"	N83°05'25"E	45.30'
C14	48.84'	274.00'	10°08'00"	S49°21'14"W	48.48'	C29	103.18'	224.00'	26°23'34"	N84°05'28"E	102.27'
C15	40.44'	276.00'	9°23'46"	S48°28'35"W	40.41'	C30	25.87'	224.00'	6°38'59"	N47°38'11"E	25.85'

CURVE TABLE					CURVE TABLE						
CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C31	31.42'	20.00'	90°00'00"	N00°43'18"W	29.28'	C46	12.81'	474.00'	1°32'53"	S73°43'05"W	12.81'
C32	31.42'	20.00'	90°00'00"	N89°16'42"E	28.28'	C47	74.88'	474.00'	9°03'46"	S89°28'45"W	74.88'
C33	14.60'	308.00'	2°34'00"	N46°33'42"E	14.60'	C48	74.88'	474.00'	9°03'44"	S89°28'45"W	74.88'
C34	55.58'	326.00'	9°46'13"	N51°43'49"E	55.52'	C49	74.88'	474.00'	9°03'46"	S89°28'45"W	74.88'
C35	55.58'	326.00'	9°46'13"	N61°30'02"E	55.52'	C50	12.78'	474.00'	1°32'40"	S45°10'02"W	12.78'
C36	56.80'	308.54'	10°17'53"	N71°16'18"E	55.52'	C51	24.46'	124.00'	11°18'00"	S38°37'38"W	24.42'
C37	3.00'	326.00'	0°31'40"	N76°25'12"E	3.00'	C52	170.32'	124.00'	78°41'52"	N86°22'22"W	157.24'
C38	24.26'	274.00'	5°04'22"	N74°08'51"E	24.25'	C53	14.85'	176.00'	4°50'04"	N48°09'20"W	14.85'
C39	91.42'	274.00'	19°07'01"	N65°03'09"E	91.00'	C54	52.15'	176.00'	10°58'40"	N59°02'42"W	51.98'
C40	38.29'	274.00'	6°12'06"	N46°23'10"E	38.28'	C55	52.15'	176.00'	10°58'40"	N76°01'22"W	51.98'
C41	194.78'	124.00'	90°00'00"	N89°16'42"E	178.38'	C56	276.46'	176.00'	90°00'00"	S89°16'42"W	248.90'
C42	51.27'	326.01'	9°00'42"	S48°47'03"W	51.22'	C57	52.15'	176.00'	10°58'40"	S70°01'17"W	51.98'
C43	55.58'	326.00'	9°46'13"	S68°10'31"W	55.52'	C58	53.00'	176.00'	17°15'15"	S62°54'19"W	52.80'
C44	55.58'	326.00'	9°46'13"	S87°56'44"W	55.52'	C59	15.10'	274.00'	3°09'30"	S45°51'27"W	15.10'
C45	9.83'	326.00'	1°43'40"	S73°41'41"W	9.83'	C60	91.42'	274.00'	19°07'01"	S58°58'43"W	91.00'

**LENNAR HOMES OF INDIANA, LLC**  
 MEL VAN TRESS  
 1875 WEST STRAIGHT, SUITE 400  
 CARMEL, INDIANA 46033  
 PHONE: 317-459-3200

This instrument prepared for:  
**WEIHE ENGINEERS**  
 LEVIN SURVEYING CONSULTING  
 1875 WEST STRAIGHT, SUITE 400  
 CARMEL, INDIANA 46033  
 PHONE: 317-459-3200

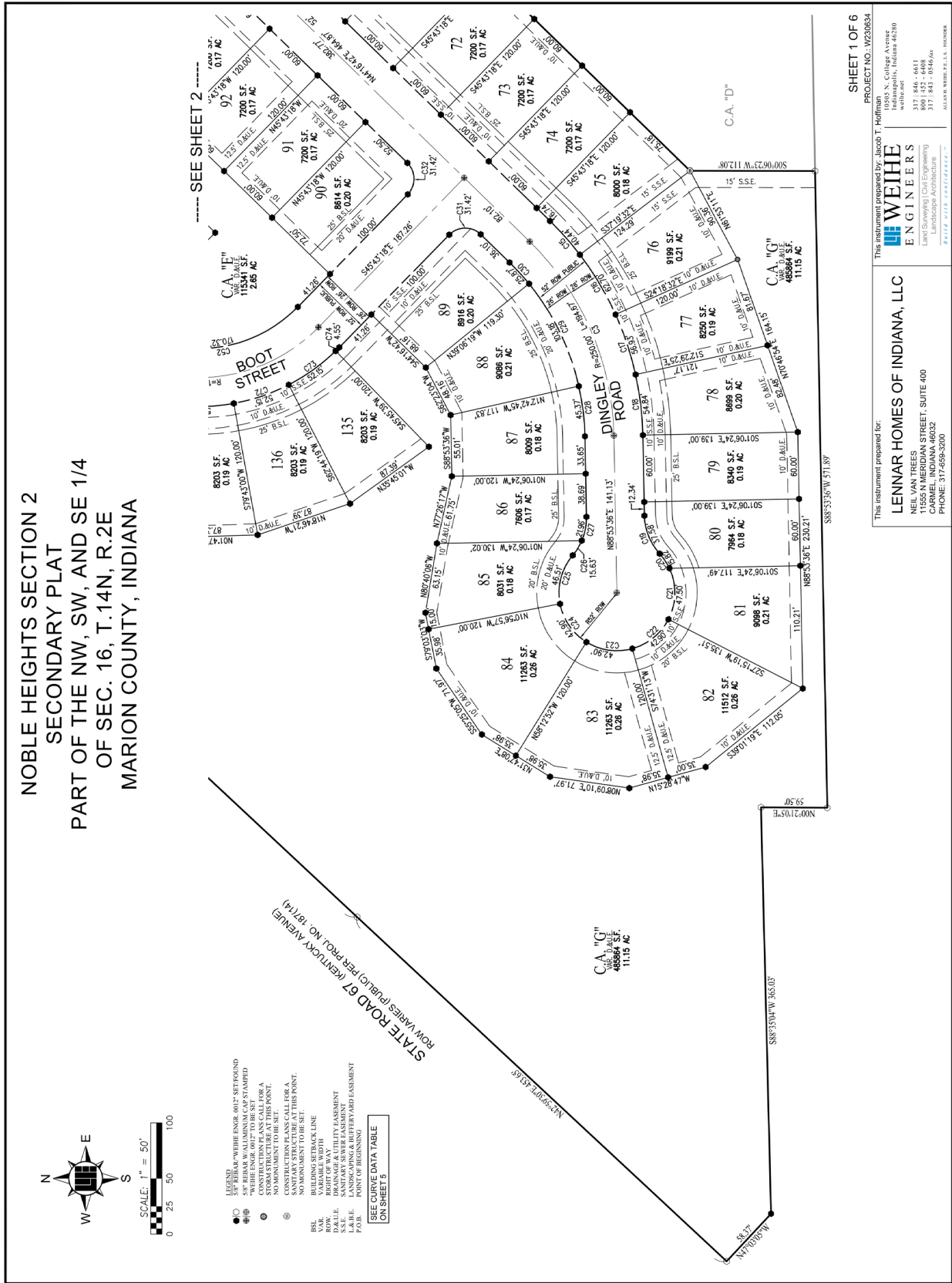
This instrument prepared by: **Jacob T. Hoffman**  
 PROJECT NO. 1928585  
 1048 N. College Avenue  
 Columbus, Indiana 47306  
 WEIHE.COM  
 317-846-4611  
 317-843-4646

**SHEET 5 OF 6**





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**LENNAR HOMES OF INDIANA, LLC**  
 NEEL VAN TRESS  
 10000 STATE STREET, SUITE 400  
 CARMEL, INDIANA 46032  
 PHONE: 317-659-3200

**WEIHE ENGINEERS**  
 Landscape Architecture  
 337 S. College Avenue  
 Indianapolis, Indiana 46250  
 317 846-6611  
 317 843-8546 FAX  
 ALLIANCE WITH LEAN CORP. INCORPORATED

PROJECT NO.: W230834  
 SHEET 1 OF 6  
 This instrument prepared by: Jacob T. Hoffman

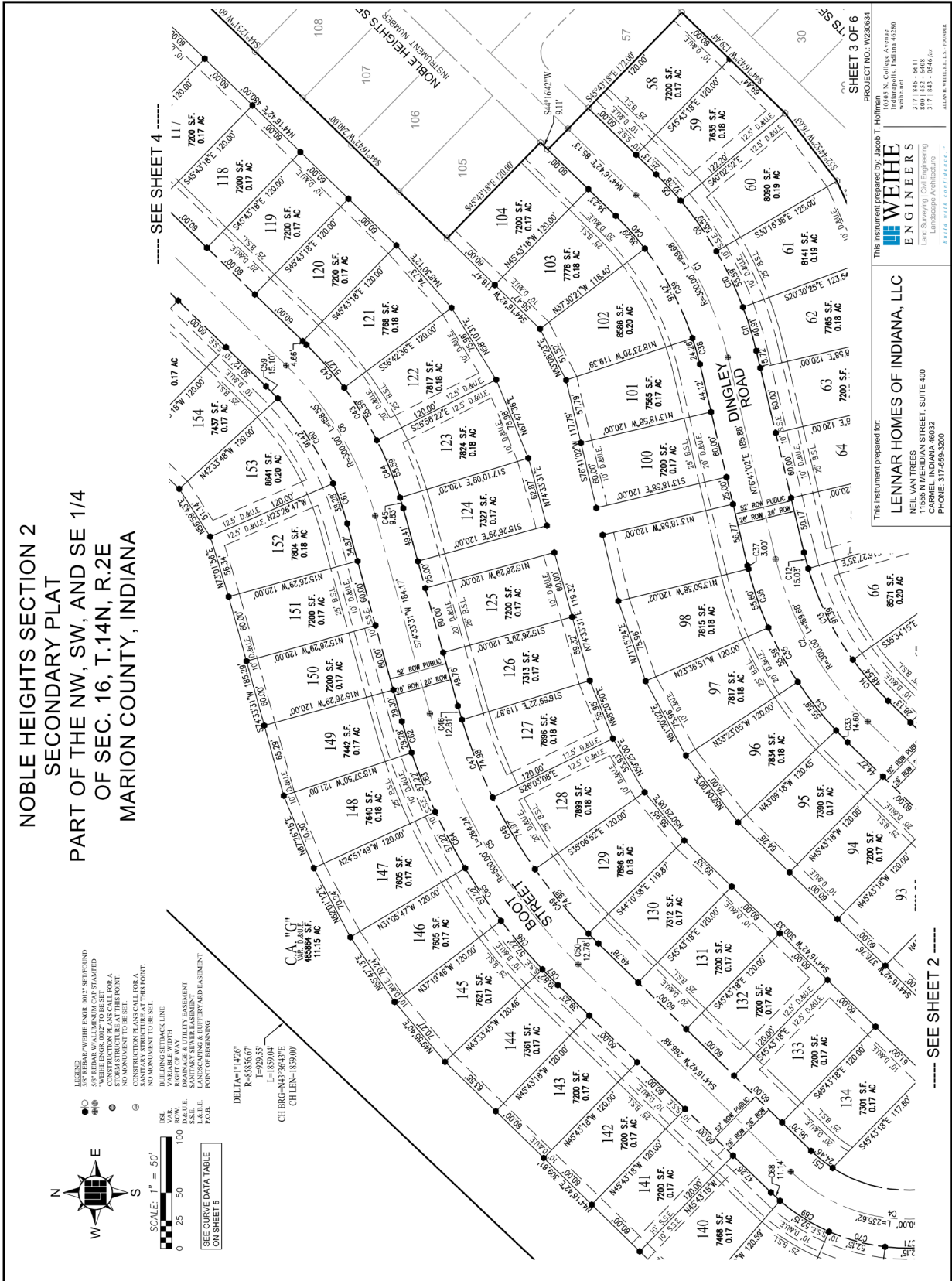






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NOBLE HEIGHTS SECTION 2  
SECONDARY PLAT  
PART OF THE NW, SW, AND SE 1/4  
OF SEC. 16, T.14N, R.2E  
MARION COUNTY, INDIANA



This instrument prepared for:  
**LENNAR HOMES OF INDIANA, LLC**  
1155 N. MERIDIAN STREET, SUITE 400  
CARMEL, INDIANA 46032  
PHONE: 317-659-3200

This instrument prepared by: **WEIHE ENGINEERS**  
Landscape Architecture  
317 846-6611  
317 843-8546 fax  
ALAN W. WEIHE, P.E., LICENSED LANDSCAPE ARCHITECT

This instrument prepared by: **Justin T. Hoffman**  
N. College Avenue  
Indianapolis, Indiana 46280  
weihet  
317 846-6611  
317 843-8546 fax  
ALAN W. WEIHE, P.E., LICENSED LANDSCAPE ARCHITECT

SHEET 3 OF 6  
PROJECT NO.: W230834



PHOTOS











**PLAT COMMITTEE** **January 8, 2025**

Case Number: 2024-PLT-069

Property Address: 2163 and 2179 North Illinois Street (*Approximate Addresses*)

Location: Center Township, Council District #12

Petitioner: Near North Development Corporation, by Leslie Steinert

Zoning: MU-2 (RC); D-8 (RC) (Pending)

Request: Approval of a Subdivision Plat to be known as 22<sup>nd</sup> and Illinois Townhomes Subdivision, dividing 1.2 acres into 23 single-family attached lots and one block.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

**PETITION HISTORY**

Due to a lack of quorum for the December 11, 2024, Plat Committee, this petition was not heard. This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 4, 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 all required internal sidewalks will be affixed to the final plat prior to recording.
13. That the traffic plan and natural infrastructure plan be affixed to the final plat prior to recording.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This property comprised of two parcels is the subject of two pending petitions: one is a variance case that was approved to allow for (among other items) the creation of lots with deficient square footage, and the other is a rezoning case that will be heard on November 20<sup>th</sup> by the Metropolitan Development Commission to rezone the property to the D-8 zoning district. Approval of this plat would divide 1.2 acres into 23 single-family attached lots and one block. The proposed plat meets the standards of the D-8 zoning district other than the grant provided by 2024-CVR-837.

**STREETS**

The property is bordered by 22<sup>nd</sup> Street to the north and Illinois Street to the west. One new private street (Herald Drive) would be created with three access points to the existing alley. Herald Drive would also be accessible by 22<sup>nd</sup> Street from the north.

**SIDEWALKS**

Sidewalks are required and existing along both Illinois Street and West 22<sup>nd</sup> Street. Internal walkways would also be required to allow for pedestrian access by townhomes that do not front on either existing street. All required sidewalks will be installed and affixed to the final plat prior to recording.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	MU-2 (RC); D-8 (RC) Pending	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Medium-Density Mixed-Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	C-4 Commercial
	South:	D-8 Commercial
	East:	C-4 / MU-2 Parking Lot / Undeveloped
West:	C-4 Commercial	
<b>Thoroughfare Plan</b>		
Illinois Street	Primary Arterial	70-foot existing right-of-way and



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22 <sup>nd</sup> Street	Primary Arterial	78-foot proposed right-of-way 60-foot existing right-of-way and
McLean Place	Local Street	78-foot proposed right-of-way 48-foot existing right-of-way and 48-foot proposed right-of-way
<b>Petition Submittal Date</b>	November 4, 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><b>Satisfied</b></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><b>See Commitment #13</b></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><b>See Commitment #13</b></p>



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	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p>None Requested</p>
<p>741-300 Design and Installation Standards</p>	<p><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></p>	<p>EVALUATION</p>
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> <li>• <i>Comply with zoning district and any cluster approval or variance grant.</i></li> <li>• <i>Lots must have positive drainage away from buildings.</i></li> <li>• <i>No more than 25% of lot area may be under water.</i></li> <li>• <i>Side lots lines at right angles to streets or radial to curving street line.</i></li> <li>• <i>Layout of lots with numbering and dimensions.</i></li> <li>• <i>Floodway/Floodplain Delineation.</i></li> <li>• <i>Topographic Map.</i></li> </ul>	<p>Satisfied</p>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i></li> <li>• <i>Triple frontage lots are prohibited.</i></li> <li>• <i>Lots abutting alleys must have vehicular access exclusively from alley.</i></li> <li>• <i>Lots shall not have direct access to arterial streets.</i></li> <li>• <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></li> </ul>	<p>Satisfied</p>
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• <i>Shall not exceed maximum block lengths per Table 741-302.1</i></li> <li>• <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> <li>○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i></li> <li>○ <i>Adequate traffic calming provisions are made.</i></li> <li>○ <i>The block length must be exceeded because of physical conditions of the land.</i></li> </ul> </li> </ul>	<p>Satisfied</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>	<b>Satisfied</b>
	<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>	<b>Within Compact Context Area</b>
	<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>	<b>None proposed</b>
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>	<b>See Commitment #13</b>



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	<p>741.305 – Numbering and naming:</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>741.306 – Sidewalks:</p> <ul style="list-style-type: none"> <li>• Sidewalks shall be provided along all internal and external streets.</li> </ul>	<p>See Commitment #12</p>
	<p>741.307-309 – Easements, Utilities, Stream Protection Corridors:</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>
	<p>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</p> <ul style="list-style-type: none"> <li>• Required for subdivisions with more than 20 dwelling units.</li> <li>• 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.</li> <li>• Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</li> <li>• 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.</li> <li>• Reservation of land for public/semi-public purpose.</li> </ul>	<p>Not Applicable</p>
	<p>741-312 – Monuments</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p>Satisfied</p>
	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none"> <li>• All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</li> <li>• Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</li> <li>• For Zone AE areas, the plat must show the BFE topographic line.</li> <li>• For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</li> </ul>	<p>Satisfied</p>
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none"> <li>• All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</li> </ul>	<p>Satisfied</p>

**EXHIBITS**

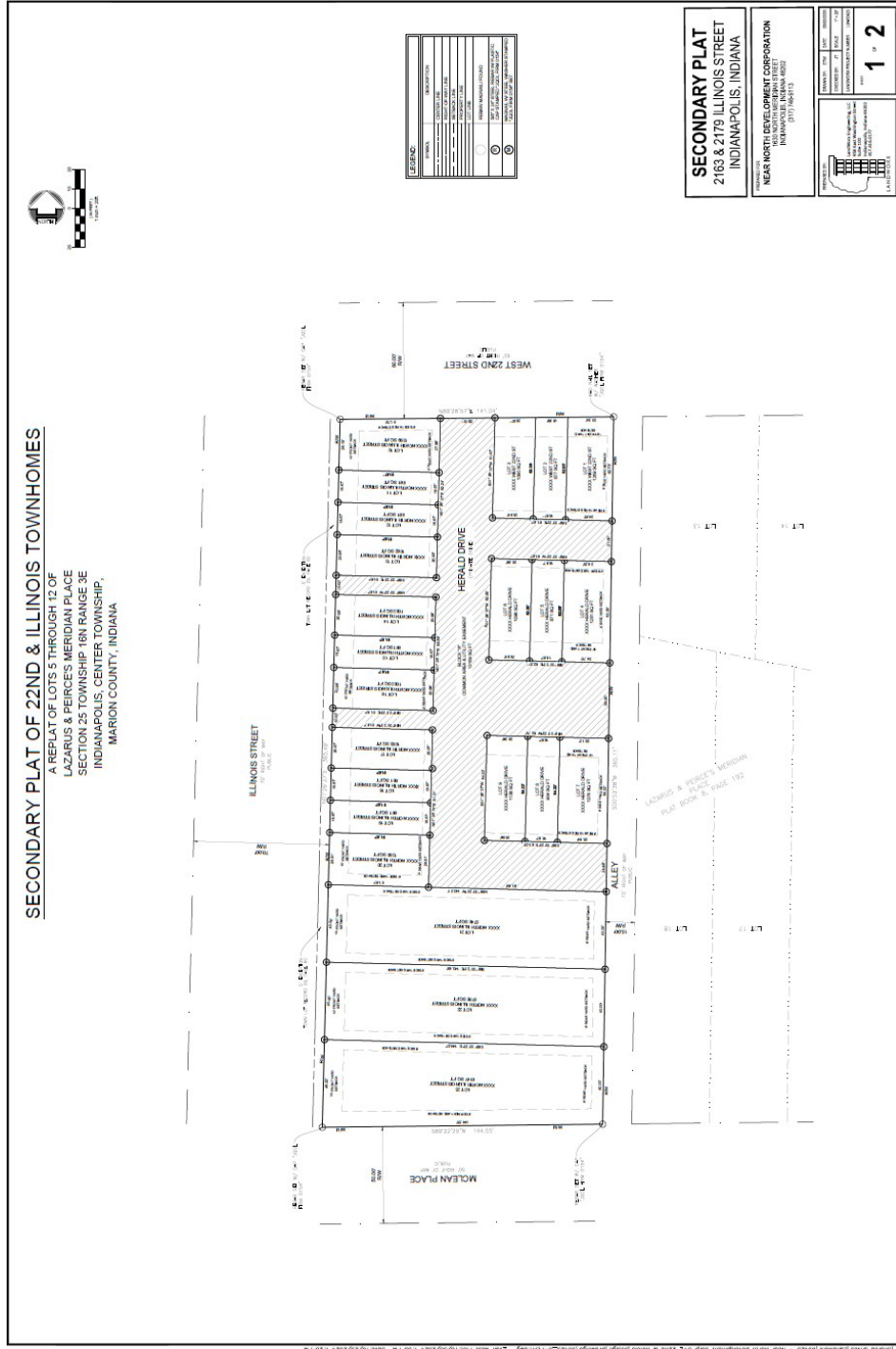
**2024-PLT-069 ; Aerial Map**



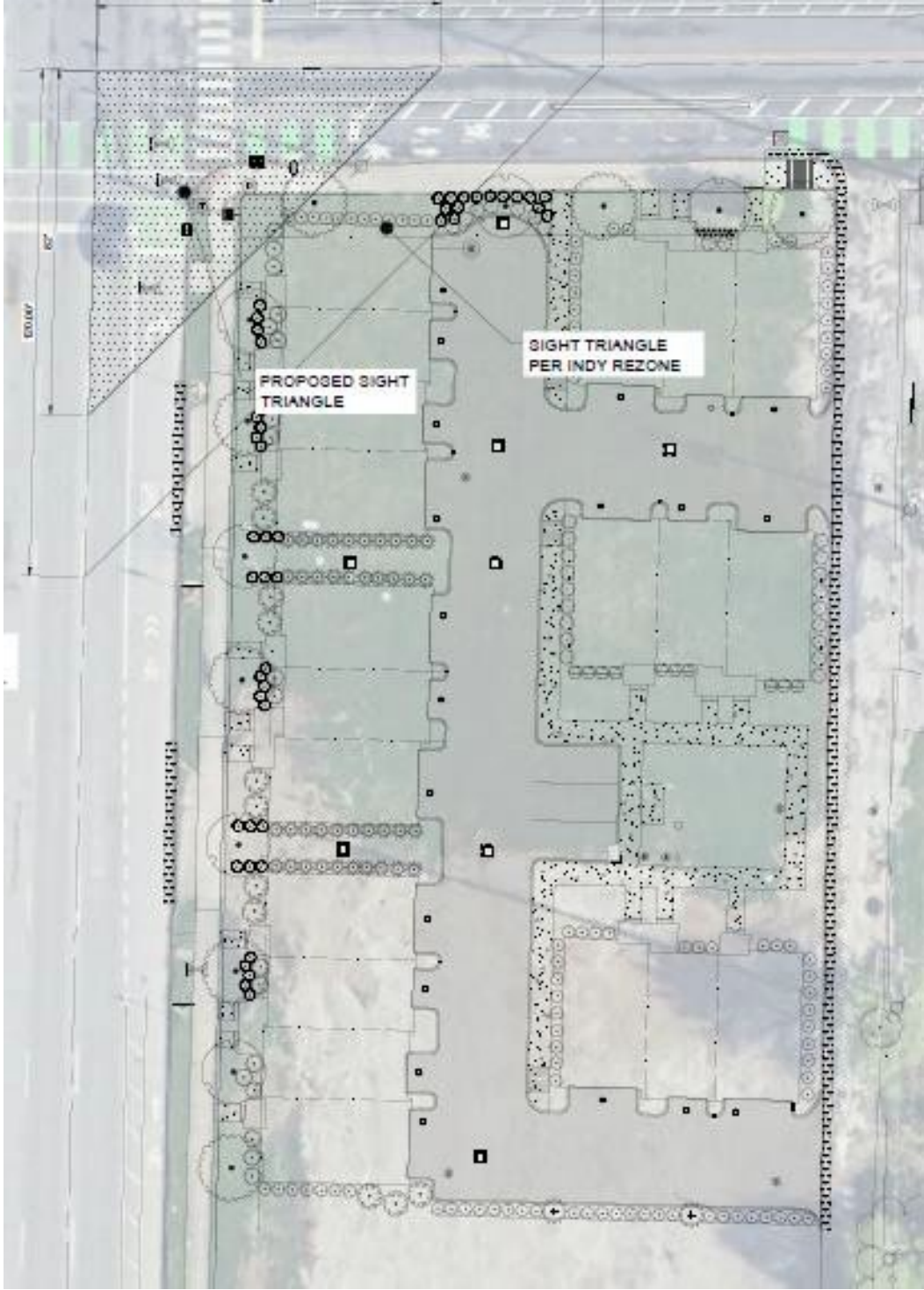


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**2024-PLT-069 ; Secondary Plat**



**2024-PLT-069 ; Site Layout (per 2024-CVR-837)**





**2024-PLT-069 ; Photographs**



View looking south along North Illinois Street



View looking north along North Illinois Street



View of site looking north across Mc Lean Place



View of site looking northwest from adjacent property to the east



View of site looking northt from adjacent property to the east



View of site looking west



View of site looking west



View of site looking west



View of site looking south across West 22<sup>nd</sup> Street



View of site looking south across West 22<sup>nd</sup> Street



**PLAT COMMITTEE** **January 8, 2025**

**Case Number:** 2024-PLT-070

**Property Address:** 2130, 2138, and 2150 North Talbott Street (*Approximate Address*)

**Location:** Center Township, Council District # 12

**Petitioner:** Jonathan C. Chumley, by Paul J. Lambie

**Zoning:** D-8

**Request:** Approval of a Subdivision Plat, to be known as Chumley Talbott Street Replat, dividing 0.545-acre into six lots.

**Waiver Requested:** None

**Current Land Use:** Vacant

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

**PETITION HISTORY**

This petition was continued from the December 11, 2024 hearing to the January 8, 2025 hearing due to meeting cancellation.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 21, 2024 complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. Future development must be one of the appropriate building typologies laid out in Table 742.103.03 based on the proposed lot width for each of the lots.
12. Each lot shall contain one native Indiana shade tree to be placed in the front yard in front of where the house is to be built.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is zoned D-8 and is undeveloped. This proposed plat would divide this property into six individual lots. The proposed plat generally meets the standards of the D-8 zoning classification for Detached House - Compact Lot, Row House – Compact Lot, and Row House – Small Lot.

**STREETS**

All lots would front on North Talbott Street with alley access on the rear. No new streets are proposed.

**SIDEWALKS**

Sidewalks are existing on North Talbott Street.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-8	Two-Family residential
West:	D-8	Two-family residential
<b>Thoroughfare Plan</b>		
North Talbott Street	Local Street	50-feet existing and 48-feet proposed
<b>Petition Submittal Date</b>	October 31, 2024	

**EXHIBITS**







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**TABLE 742.103.03 – RESIDENTIAL BUILDING TYPE STANDARDS**

NAME/TYPE	LOT (MIN.) [1]		SETBACKS (MIN.)				BUILDING		Zoning Districts				
	AREA (S.F.)	WIDTH	FRONT	SIDE	CORNER SIDE	REAR	HEIGHT (MAX.) [2]	OPEN SPACE [3]	D5	D5II	D8	D9	D10
Detached House – Medium Lot	≥ 7.2K	60'	See Section 744, Article VII, Section 01.C. Private Frontage Types	7'	10'	20'	35' / 2.5 story	60%	■	■			
Detached House – Small Lot	≥ 5K	40'		5'	8'	20'	35' / 2.5 story	40%	■	■	■		
Detached House – Compact Lot	≥ 2.5K	25'		3'	8'	15'	35' / 2.5 story	20%		■	■	■	
Duplex (2 units)	≥ 7.2K	60'		5'	8'	20'	35' / 2.5 story	60%	■	■	■		
Multi-Unit House (2-4 units) – Small Lot	≥ 5K	40'		5'	8'	20'	35' / 2.5 story	40%	■	■	■		
Multi-Unit House - Compact Lot (2-4 units)	≥ 3.5K	35'		3'	8'	10'	35' / 2.5 story	20%	■	■	■	■	
Row House – Large Lot (2 – 8 units / building)	≥ 2K	20'		5' / 0' if party wall	8'	15'	40' / 3 story	15%		■	■	■	■
Row House – Small Lot (2-12 units / building)	≥ 1.2K	16'		5' / 0' if party wall	8'	15'	40' / 3 story	10%			■	■	■
Small Apartment (3 – 12 units)	4K – 12K	40' – 100'		5'	10'	10'	50' / 2-4 story	100 s.f. / unit			■	■	■
Medium Apartment (13-50 units)	12K – 1ac.	100' – 200'		5'	10'	10'	75' / 3-6 story	75 s.f. / unit				■	■
Large Apartment (51+ units)	≥ 1 ac.	150' min.	5'	10'	10'	150' / 3-12 story	60 s.f. / unit					■	

- [1] Lot width shall exclusively control the application of the residential building type standards (except for Apartment Types).
- [2] The lesser of the two values shall be the maximum height.
- [3] See Walkable Neighborhood Design Standards, Section 744, Article VII, Section 01.D. Block & Lot Open Space for eligible open space designs.
- Permitted lot and building type in zoning district.

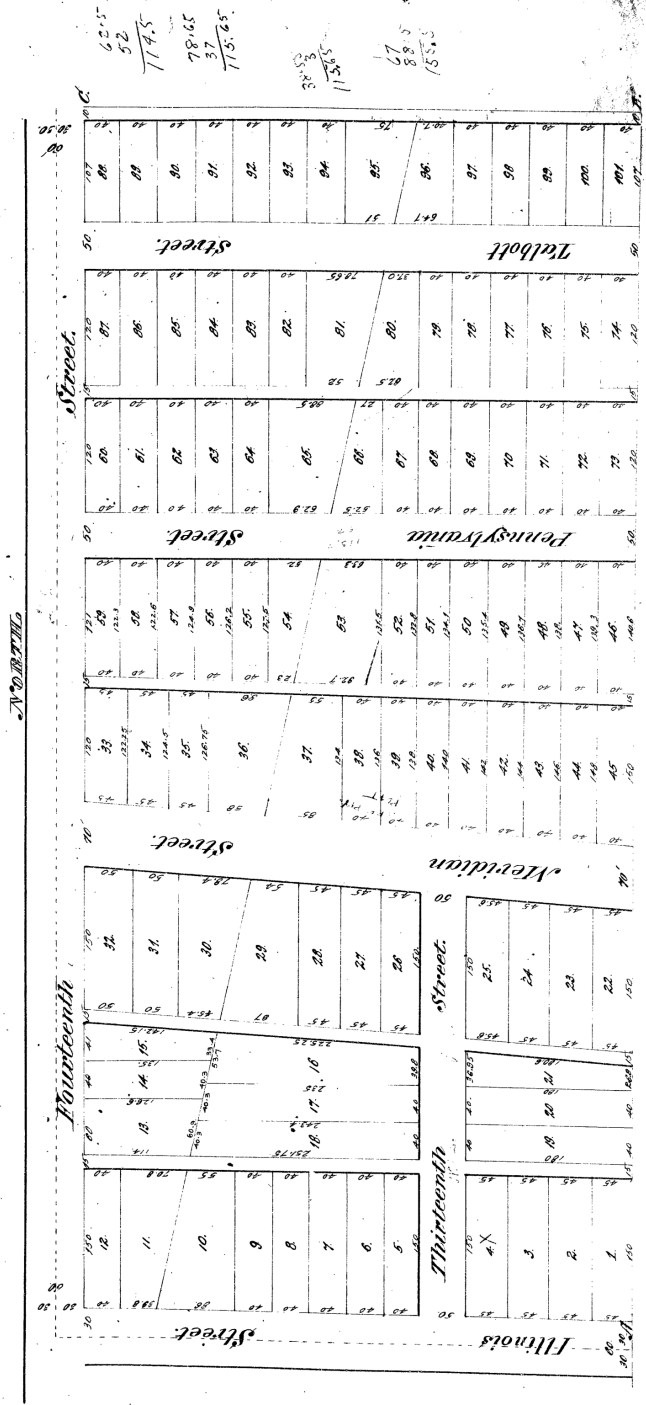




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Proposed by annexation of the addition to City of Indiana lots see deed Record 214, page 435.  
In planning of 13th Street from front alley East of 9th Street to the East line of 9th Street Avenue see Town Lot Record 246 Page 498.  
For dedication of 57 ft. off West side of lots 1 to 12 find see 9th Record 249 page 60.  
See Plat Book 11, page 138 for revised Plat Lots 38 39.

Lazarus and Pierce's Meridian Place.



**PHOTOS**









**PLAT COMMITTEE** **January 8<sup>th</sup>, 2025**

**Case Number:** 2024-PLT-071

**Property Address:** 1502 Dunlap Avenue

**Location:** Wayne Township, Council District #17

**Petitioner:** Elore Alom, LLC, by Matthew Peyton

**Zoning:** D-5

**Request:** Approval of a Subdivision Plat, to be known as Brown’s Replat of Part of Lots 139 and 140 in Lynhurst Heights Subdivision, dividing 0.645-acre into three lots.

**Waiver Requested:** None

**Current Land Use:** Residential

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

**PETITION HISTORY**

This is the second hearing for this plat petition.

Due to the cancellation of the first public hearing that would have occurred on December 11<sup>th</sup>, 2024, this case was continued to the January 8<sup>th</sup>, 2025 Plat Committee hearing.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file dated October 31<sup>st</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.



Department of Metropolitan Development  
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- 8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
- 9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
- 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 0.64 acres and zoned D-5. If approved, this plat petition will split the existing 0.64 acres into three (3) parcels. If this plat petition is approved, the existing primary structure will remain on one of the newly created parcels, and two (2) dwellings are planned to be built on the other two parcels.

**SETBACKS**

This property was platted sometime in or around 1937, and the existing primary structure was built in 1940. The north side of the building does not meet the setback standards stated in the current version of the Consolidated Zoning/Subdivision Ordinance. The north side setback is 2.3 feet, while the required setback is three (3) feet. Plans for the two (2) dwellings that will be built on the other two (2) parcels will meet the current Indy Rezone standards for setbacks.

**PROCEDURE**

This plat petition, if approved, only legally establishes the division of land. If the existing single-family residential home is ever to be removed, any new homes built on this parcel or the two newly created parcels would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-3	Traditional Neighborhood
South:	D-3	Traditional Neighborhood
East:	SU-2	Traditional Neighborhood
West:	D-3	Traditional Neighborhood
<b>Thoroughfare Plan</b>		
Dunlap Avenue	Local Street	44 feet existing and 48 feet proposed
<b>Petition Submittal Date</b>	October 31 <sup>st</sup> , 2024	



**EXHIBITS**



Exhibit 1: Aerial image of 1502 Dunlap Avenue and the surrounding area from DMD's ArcGIS. 1502 Dunlap Avenue is shown in red.



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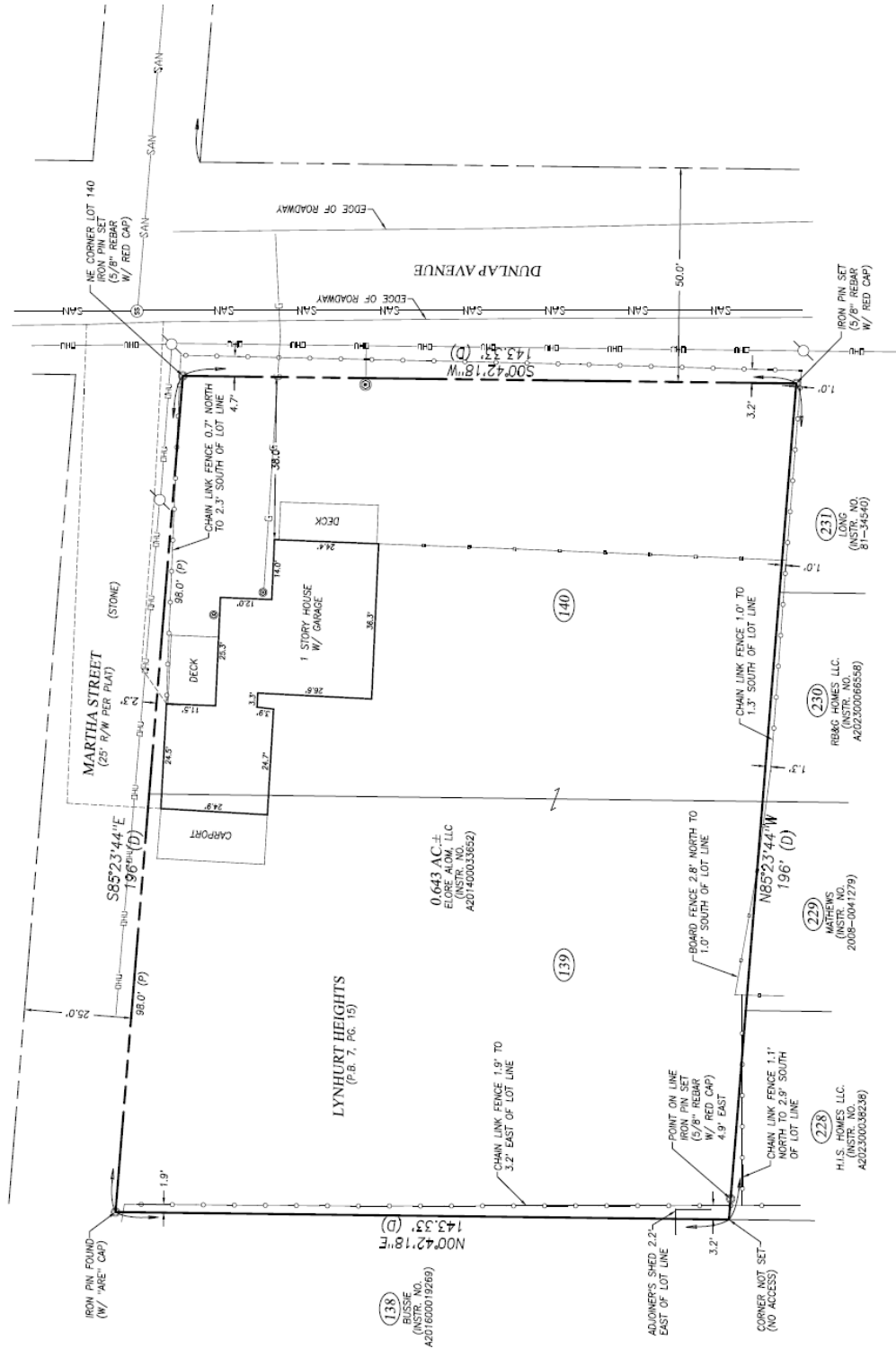


Exhibit 2: Survey of 1502 Dunlap Avenue in its current state.



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Current Planning

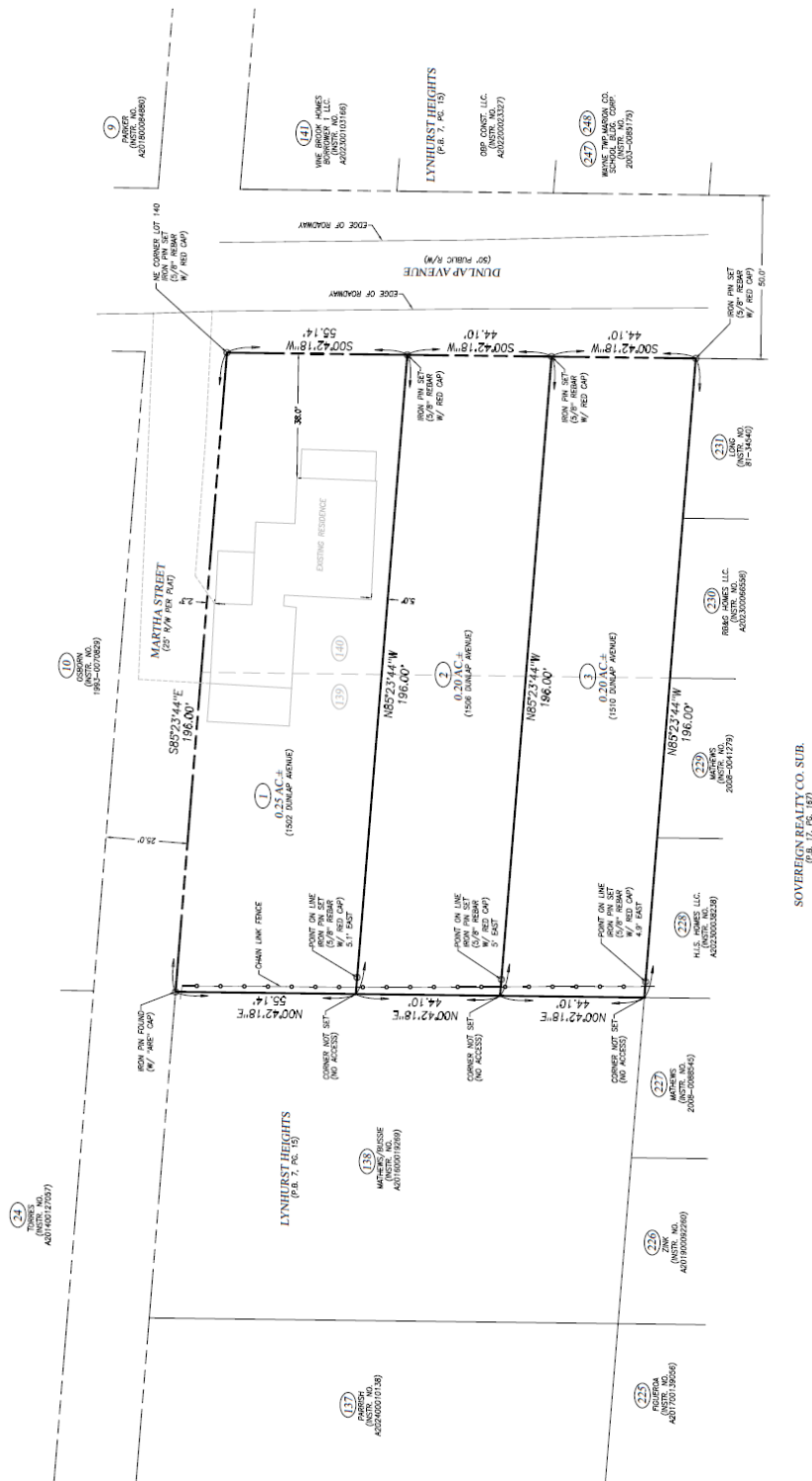


Exhibit 3: 1502 Dunlap Avenue survey with proposed parcel splits.



Exhibit 4: Looking South 1502 Dunlap Avenue.



Exhibit 5: Looking North 1502 Dunlap Avenue.



Exhibit 6: General area where the two dwellings will be built if this plat petition is approved.



**PLAT COMMITTEE** **December 11<sup>th</sup>, 2024**

**Case Number:** 2024-PLT-072  
**Property Address:** 6151 Michigan Road  
**Location:** Washington Township, Council District #2  
**Petitioner:** Tammy Merriweather, Kimberly Thompson, and Tonya Russell,  
 by Paul Carroll  
**Zoning:** D-3/ SU-1  
**Request:** Approval of a Subdivision Plat, to be known as St. Monica Catholic School Plat, dividing 4.93 acres into two lots  
**Waiver Requested:** None  
**Current Land Use:** Residential  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

**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 November 13<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.



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- 9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
- 11. That the petitioner agrees to install a sidewalk within 5 years, a new structural permit is sought, or upon the sale of the property, whichever occurs first.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is 4.93 acres and zoned D-3 and SU-1. If approved, this plat petition will split the existing property into two (2) lots. Lot one (1) would be 1.73 acres and lot two (2) would be 2.90 acres. There is 0.30 acres being dedicated for Right of Way. If this plat petition is approved, the existing primary structure will remain on lot one, and the parking lot on lot two.

**REZONE**

The property is split zoned this occurred when the eastern side of property was rezoned in 2000 (2000-ZON-178) from D-3 to SU-1 to provide for the off-street parking lot for the existing school and church. An Administrative Approval was granted in 2007 for a 426-spot parking lot.

The property was never platted after the rezone.

**PROCEDURE**

This plat petition, if approved, only legally establishes the division of land. If the existing single-family residential home is ever to be removed, any new development on either lot would be required to meet all development standards of the D-3 Dwelling District or SU-1 Religious Use, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

**SIDEWALKS**

Per 744-302 Construction of Sidewalks in the Right-of-way and Table 744.302-1 the applicant will be required to put in a 6' sidewalk along Michigan Rd.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-3/SU-1	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Rural or Estate Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: SU-1/SU-37	Exempt
	South: SU-1	Rural or Estate Neighborhood
	East: D-A	Suburban Neighborhood
	West: D-2	Rural or Estate Neighborhood
<b>Thoroughfare Plan</b>		



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Michigan Rd	Primary Arterial	100 feet existing and 120 feet proposed
<b>Petition Submittal Date</b>	October 31 <sup>st</sup> , 2024	



**EXHIBITS**

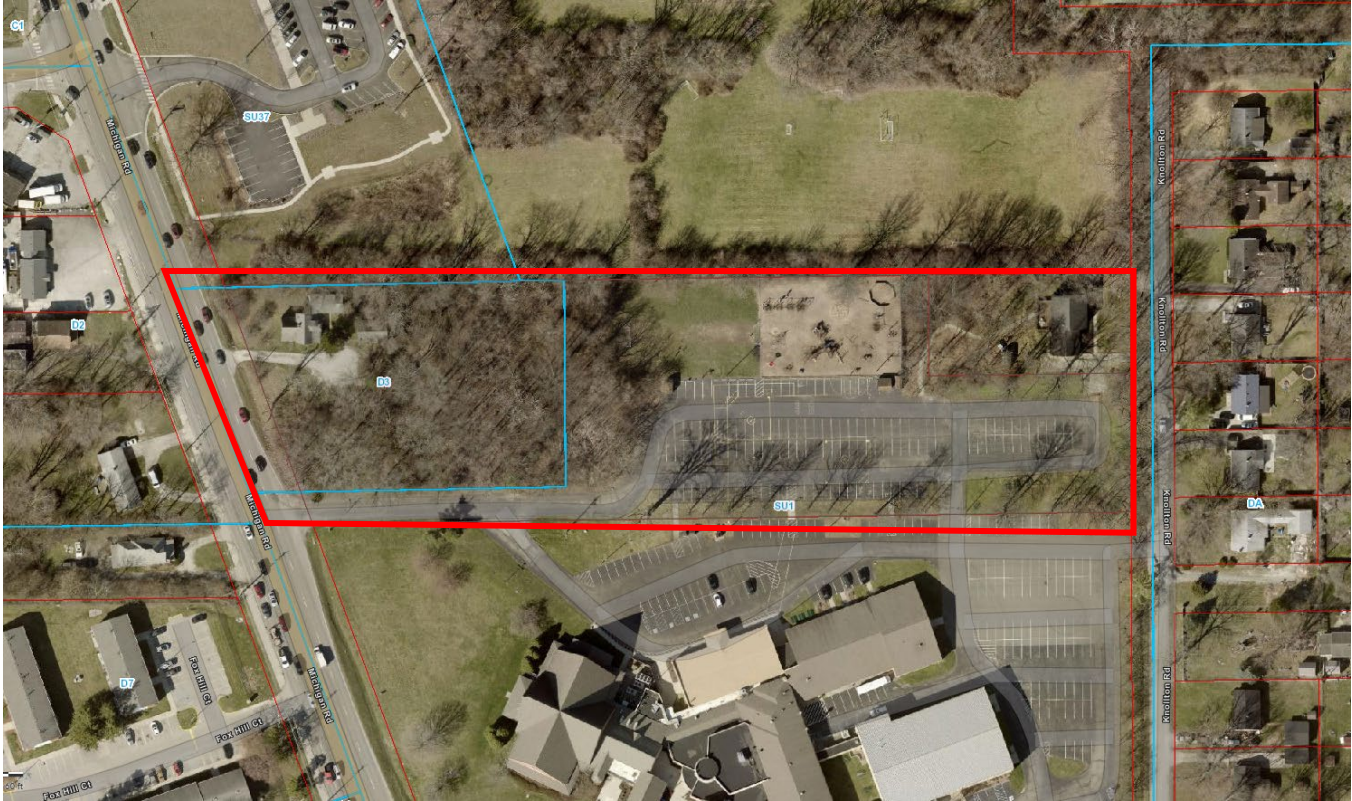
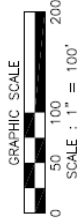
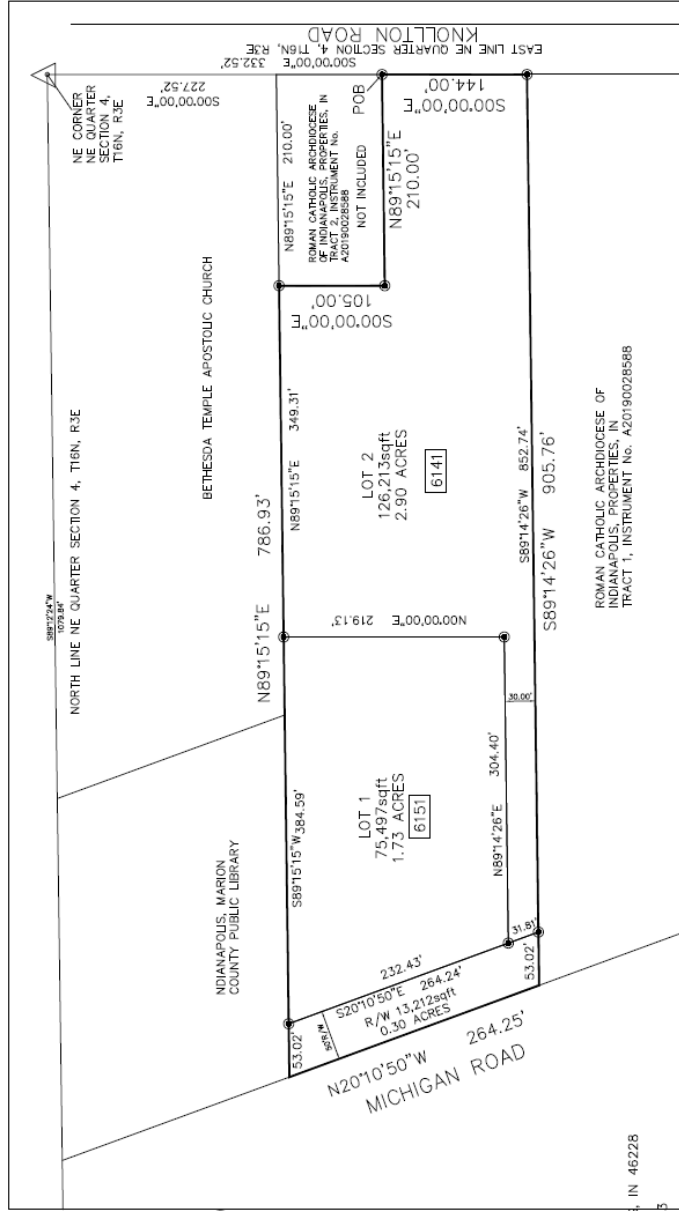


Exhibit 1: Aerial image of 6151 Michigan Road and the surrounding area from DMD's ArcGIS. The subject parcel is shown in Red.

**SECONDARY PLAT**

ST MONICA CATHOLIC SCHOOL PLAT  
INDIANAPOLIS, INDIANA  
6151 MICHIGAN ROAD INDIANAPOLIS, INDIANA



- LEGEND**
- R/W RIGHT-OF-WAY
  - 5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET
  - [1035] PROPERTY ADDRESS

**OWNER / SUBDIVIDER  
SOURCE OF TITLE**  
TAMMY MERRIWEATHER  
KIMBERLY THOMPSON  
TONYA RUSSELL  
6151 MICHIGAN RD INDIANAPOLIS, IN 46228  
INSTRUMENT No. A202400022665

**SURVEYOR**  
THIS INSTRUMENT PREPARED BY:  
NATHAN ALTHOUSE  
MILLER SURVEYING, INC.  
48 CONNER STREET  
OBLESVILLE, IN. 46060  
p. 773-2644 Fx 773-2694  
ATE: OCTOBER 22, 2024  
sp. No. B41755

Exhibit 2: plat of 6151 Michigan Road.

Exhibit 3: 1502 Dunlap Avenue survey with proposed parcel splits.



Exhibit 4: Looking East 6151 Michigan Rd.



Entrance to church and parking lot.



Exhibit 6: Private Drive into parking lot.



**PLAT COMMITTEE** **January 8, 2025**

**Case Number:** 2024-PLT-073

**Property Address:** 1120 East 32<sup>nd</sup> Street (*Approximate Address*)

**Location:** Center Township, Council District #8

**Petitioner:** Monon 32, LLC, by Christopher White

**Zoning:** D-5 / C-S / SU-1 / I-2

**Request:** Approval of a Subdivision Plat, to be known as Monon 32, dividing 3.89 acres into two lots.

**Waiver Requested:** None

**Current Land Use:** One-story warehouse structure

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

**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 November 12, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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**

Most of the subject site is zoned C-S and is part of an area planned for future development as part of Monon 30, a proposed mixed-use development, consisting of residential and commercial uses. The rezoning case is 2021-ZON-069. This plat seeks to divide nearly four acres into one lot and one block. The lot that would be created from this petition is planned for residential uses.

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

**STREETS**

No new streets would be created and would have direct access to Sutherland Avenue to the north or to 32<sup>nd</sup> Street to the south.

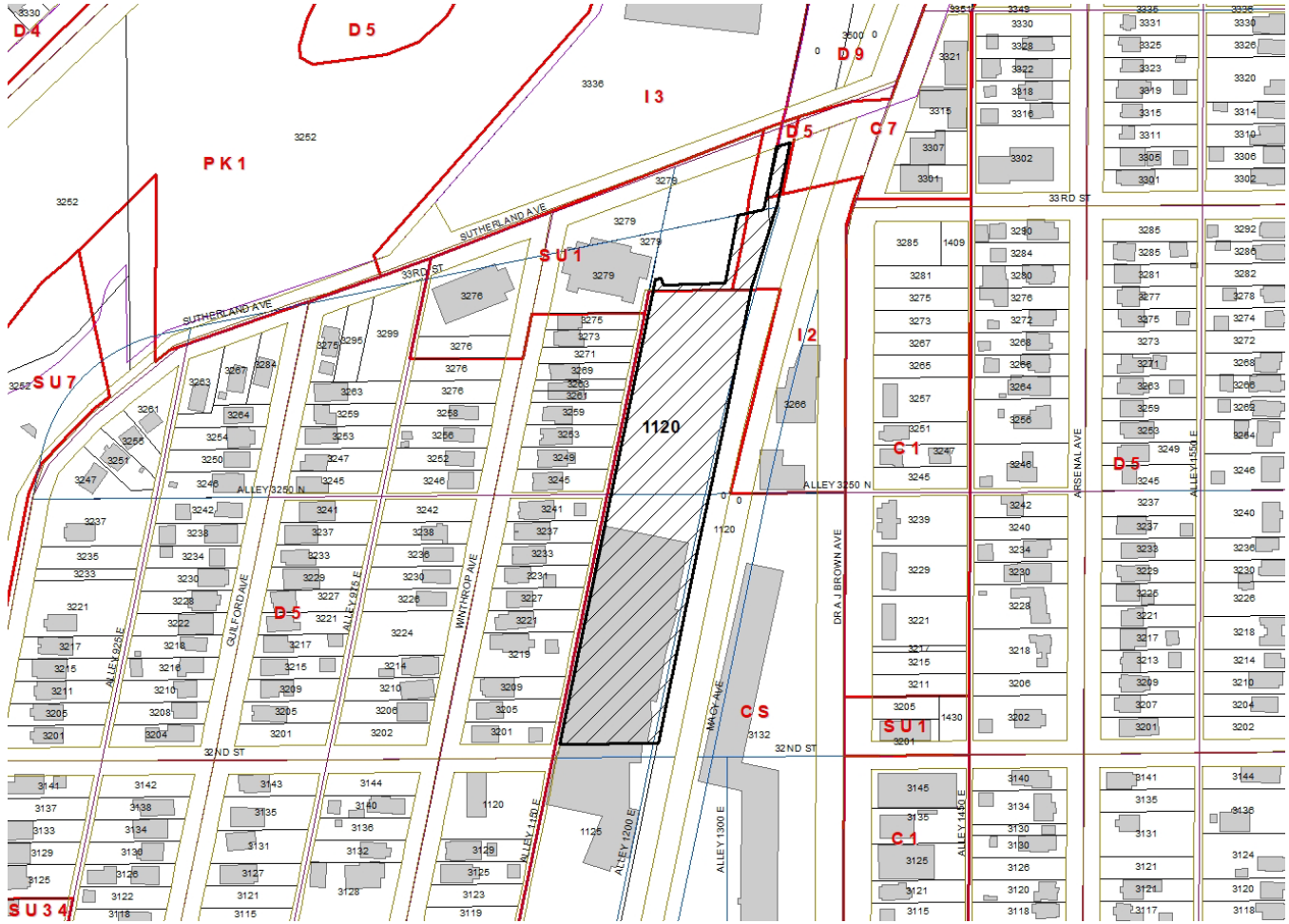
**SIDEWALKS**

A small section of sidewalk would need to be installed that would connect an existing sidewalk to the Monon Trail, along Sutherland Avenue, along the north property line.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5 / C-S / SU-1 / I-2	
<b>Existing Land Use</b>	One-story warehouse structure	
<b>Comprehensive Plan</b>	Village Mixed-Use development	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: SU-1 / D-5	Undeveloped
	South: C-S	Existing warehouse structure
	East: I-2	Light industrial
West: D-5	Single-family dwellings	
<b>Thoroughfare Plan</b>		
Sutherland Avenue	Local street	48-foot existing and proposed
32 <sup>nd</sup> Street	Local street	48-foot existing and proposed
<b>Petition Submittal Date</b>	November 12, 2024	

**EXHIBITS**









## FINAL PLAT MONON 32 SUBDIVISION SEC. 19-21 S.W. 24E MARION COUNTY, INDIANA

### NEIGHBORHOOD MAP

MONON 32 SUBDIVISION

**LEGEND**

- EXISTING OR PROPOSED LOT
- EXISTING OR PROPOSED EASEMENT
- EXISTING OR PROPOSED ROAD
- EXISTING OR PROPOSED FENCE

**COMMISSION OF THE SUPERIOR COURT OF MARION COUNTY, INDIANA, THIS 11th DAY OF FEBRUARY 2018, HAS APPROVED AND CONFIRMED THE FOREGOING PLAT OF THE MONON 32 SUBDIVISION, SEC. 19-21 S.W. 24E, MARION COUNTY, INDIANA, AS SHOWN ON THE SAID PLAT, SUBJECT TO THE TERMS AND CONDITIONS HEREON CONTAINED, AND HAS ORDERED THAT THE SAID PLAT BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, INDIANA, IN FULL FORCE AND EFFECT.**

**SUBDIVISION CERTIFICATE**

THE MONON 32 SUBDIVISION, SEC. 19-21 S.W. 24E, MARION COUNTY, INDIANA, WAS SUBDIVIDED FROM THE MONON 32 SUBDIVISION, SEC. 19-21 S.W. 24E, MARION COUNTY, INDIANA, BY THE SUPERIOR COURT OF MARION COUNTY, INDIANA, THIS 11th DAY OF FEBRUARY 2018.

**DEED**

TO HAVE AND TO HOLD unto the heirs, assigns and assigns forever of the grantor, the following described land to wit:

**ACRES** \_\_\_\_\_

**LEGAL DESCRIPTION**

MONON 32 SUBDIVISION, SEC. 19-21 S.W. 24E, MARION COUNTY, INDIANA, AS SHOWN ON THE SAID PLAT, SUBJECT TO THE TERMS AND CONDITIONS HEREON CONTAINED.

**DEED**

TO HAVE AND TO HOLD unto the heirs, assigns and assigns forever of the grantor, the following described land to wit:

**ACRES** \_\_\_\_\_

**LEGAL DESCRIPTION**

MONON 32 SUBDIVISION, SEC. 19-21 S.W. 24E, MARION COUNTY, INDIANA, AS SHOWN ON THE SAID PLAT, SUBJECT TO THE TERMS AND CONDITIONS HEREON CONTAINED.

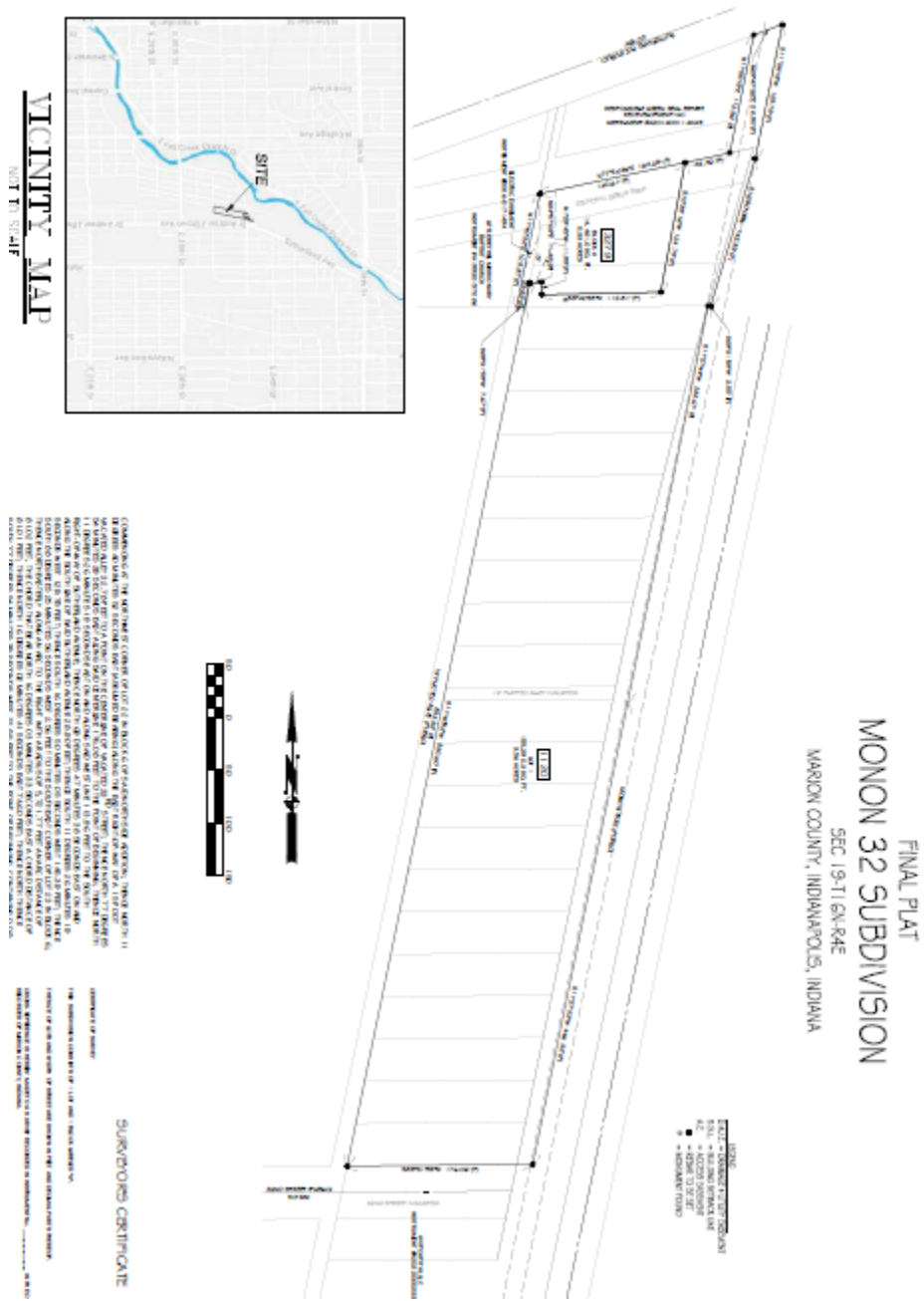
**DEED**

TO HAVE AND TO HOLD unto the heirs, assigns and assigns forever of the grantor, the following described land to wit:

**ACRES** \_\_\_\_\_

**LEGAL DESCRIPTION**

MONON 32 SUBDIVISION, SEC. 19-21 S.W. 24E, MARION COUNTY, INDIANA, AS SHOWN ON THE SAID PLAT, SUBJECT TO THE TERMS AND CONDITIONS HEREON CONTAINED.



Close-up view of proposed plat

Photos



View along the north property line, along Sutherland Avenue (note missing section of sidewalk)



View from 32<sup>nd</sup> Street and alley, along southern property line



Google birds eye view of the site and surrounding area



**PLAT COMMITTEE** **January 8, 2025**

**Case Number:** 2024-PLT-074  
**Property Address:** 2210 Southport Commons Drive (*Approximate Address*)  
**Location:** Perry Township, Council District #22  
**Petitioner:** Wellingshire Partners, LLC, by Brady Kuhn  
**Zoning:** D-P (FF)  
**Request:** Approval of a Subdivision Plat, to be known as Replat of Block 'A' Southern Dunes Commons at Wellingshire, dividing 4.72 acres into three lots.  
**Waiver Requested:** None  
**Current Land Use:** Undeveloped  
**Staff Reviewer:** Jeffrey York, Principal Planner II

**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 November 27, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is zoned D-P, which originally provide for a residential and golf course community primarily within Marion County and primarily on the western side of Interstate 69.

The rezone petition, 2024-ZON-014, was approved on August 12, 2024, by the City-County Council. This rezoning petition provided for commercial uses rather than residential uses. Uses permitted include commercial retail, with a maximum of eight retail uses with drive-through components, with a maximum of 100,000 square feet of retail uses, and hotels. The commercial uses would be uses permitted in the C-3 and C-4 districts.

A previous plat petition, 2024-PLT-031, divided the subject site and lots abutting the site, into two lots and three blocks. This site is Block ‘A’ of that petition. Block ‘A’ is internal to the overall development.

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

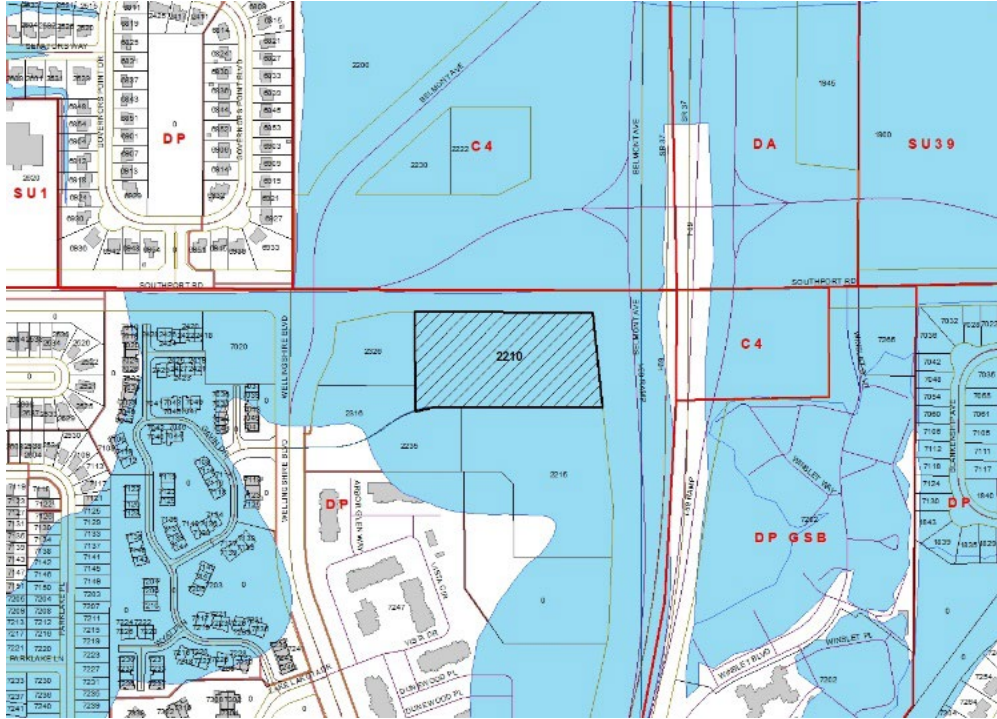
**STREETS**

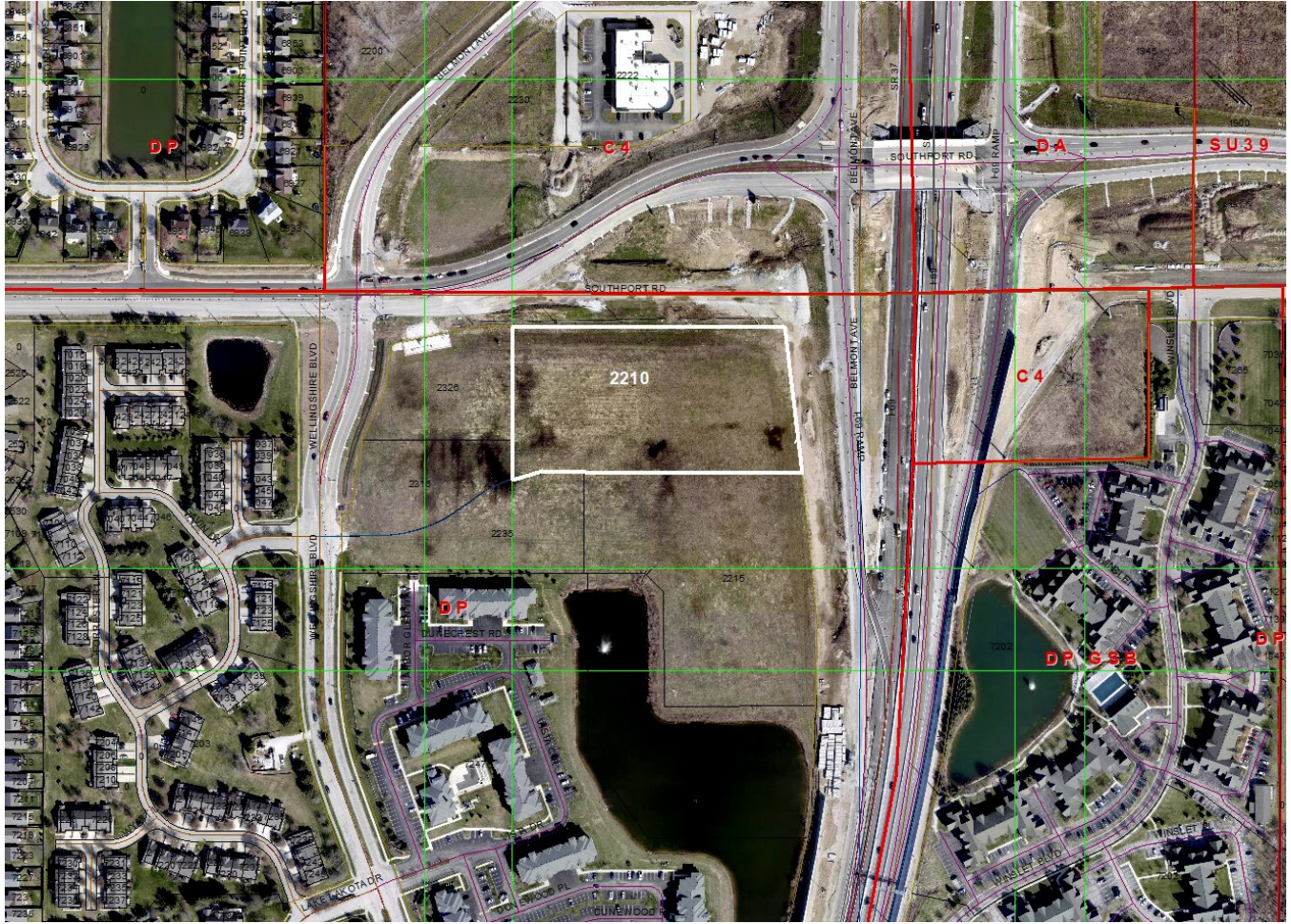
No new public streets would be created with this plat. A private street, named Southport Commons Drive, would border the southern portion of the site and would link the lots to a public street to the west, Wellingshire Boulevard.

**GENERAL INFORMATION**

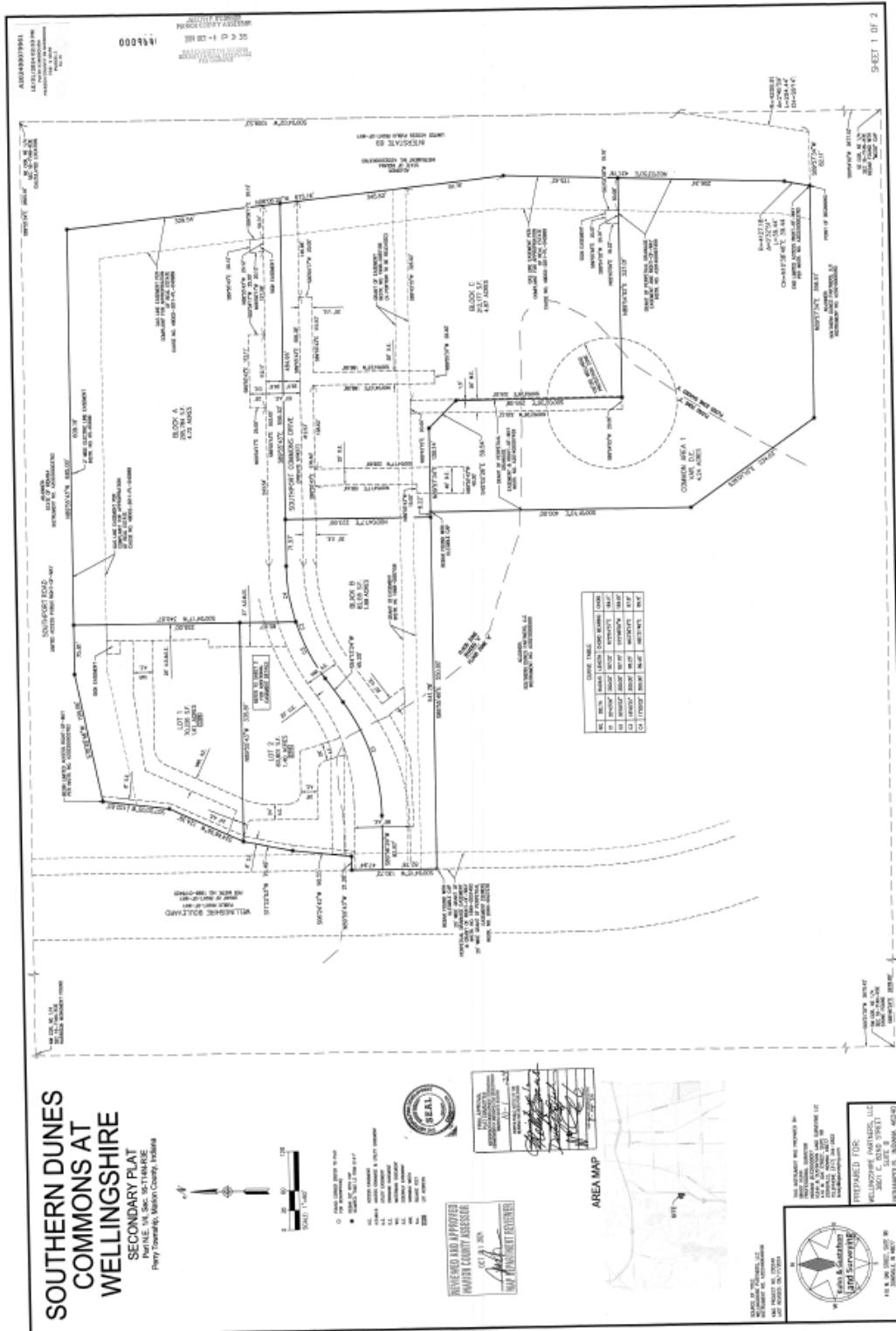
<b>Existing Zoning</b>	D-P (FF)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: C-4 (FF)	Community Commercial
	South: D-P (FF)	Undeveloped
	East: D-P (FF)	I-69; multi-family dwellings
	West: D-P (FF)	Undeveloped
<b>Thoroughfare Plan</b>		
Wellingshire Boulevard	Local Street	123-foot existing and 50-foot proposed
Southport Road	Primary Arterial	119-foot existing and 400-foot proposed
<b>Petition Submittal Date</b>	November 27, 2024	

EXHIBITS

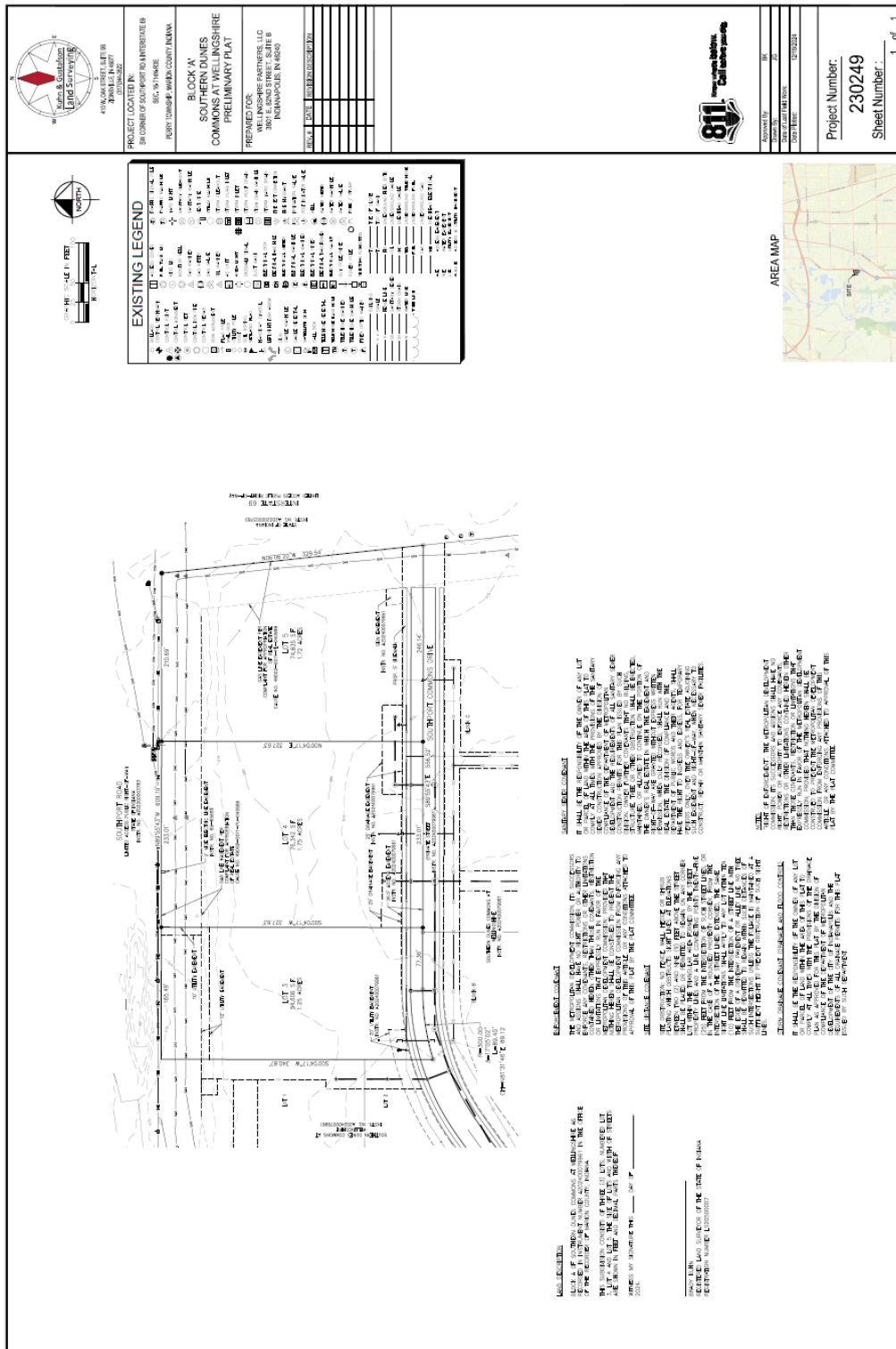








2024-PLT-031 final plat (subject site is Block 'A')



Proposed plat

**Photos**



Subject Site Viewed from East (I-69; taken May 2023)



Subject Site Viewed from West (Wellingshire Boulevard)



**PLAT COMMITTEE** **January 8, 2025**

**Case Number:** 2024-VAC-004

**Property Address:** 201 East Washington Street (*Approximate Address*)

**Location:** Center Township, Council District #18 (site) #12 (vicinity)

**Petitioner:** Indianapolis Public Transportation Corporation, by Brian J. Tuohy

**Zoning:** CBD-2 (RC)

**Request:** Vacation of a portion of the south right-of-way of Washington Street, being 45.18 feet in width, beginning 15 feet west of the east right-of-way line of Delaware Street, east 473.68 feet to a point, a vacation of a portion of west right-of-way of Alabama Street, being 24.43 feet in width, beginning at the south right-of-way line of Washington Street, south 209.67 feet to a point, and a vacation of a portion of the east right-of-way of Delaware Street right-of-way, being 15 feet in width, beginning at the south right-of-way line of Washington Street, south 209.62 to a point.

**Waiver Requested:** Assessment of benefits (Automatic)

**Current Land Use:** Public streets

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

**PETITION HISTORY**

This petition was originally scheduled for hearing on December 11, 2024; however, a quorum was not present. This is the first hearing for this vacation petition.

**STAFF RECOMMENDATION**

**RECOMMENDED MOTION (approval):** That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits is not required by the Plat Committee Rules of Procedure; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2024-VAC-004; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16, and subject to the following commitment:

That an easement be granted to the Department of Public Works that would provide for the continued public use of the sidewalks surrounding the Julia Carson Transit Center.

**PETITION OVERVIEW**

**SUMMARY**

This petition, if approved, would vacate portions of abutting rights-of-way along the Julia Carson Transit Center, along Washington Street, Delaware Street, and Alabama Street. Specifically, up to 45.18 feet of



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Division of Planning  
Current Planning**

Washington Street right-of-way, 15 feet of Delaware Street right-of-way and 24.43 feet of Alabama Street right-of-way, would be vacated.

The purpose of the vacation, according to the submitted Findings of Fact and petition information, would allow the petitioner to install and maintain public improvements within the area adjacent to the Transit Center, which may include additional sheltered areas for expansion of bus on- and off-boarding and installation of bus platform stations.

Currently, the existing rights-of-way are improved with sidewalks, other walking paths, landscaping, and on-street parking. The petitioner and the Department of Public Works (DPW) have agreed to a commitment that an easement be granted to DPW to provide for the public to utilize the sidewalks surrounding the Transit Center on a permanent basis. Since a mechanism would be provided for uninterrupted use of the sidewalks and allow for expansion of additional transit infrastructure improvements, the vacation would be in the public interest.

## **PROCEDURE**

Neither the Division of Planning nor the Plat Committee, Hearing Examiner or Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting landowner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, \*82, 191 N.E.2d 786, \*\*791 (Ind.App.1963). However, there are possible exceptions to this general rule.

After a vacation of public right-of-way, the county assessor determines how the vacated right-of-way will be assessed for tax purposes.

Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

## **ASSESSMENT OF BENEFITS**

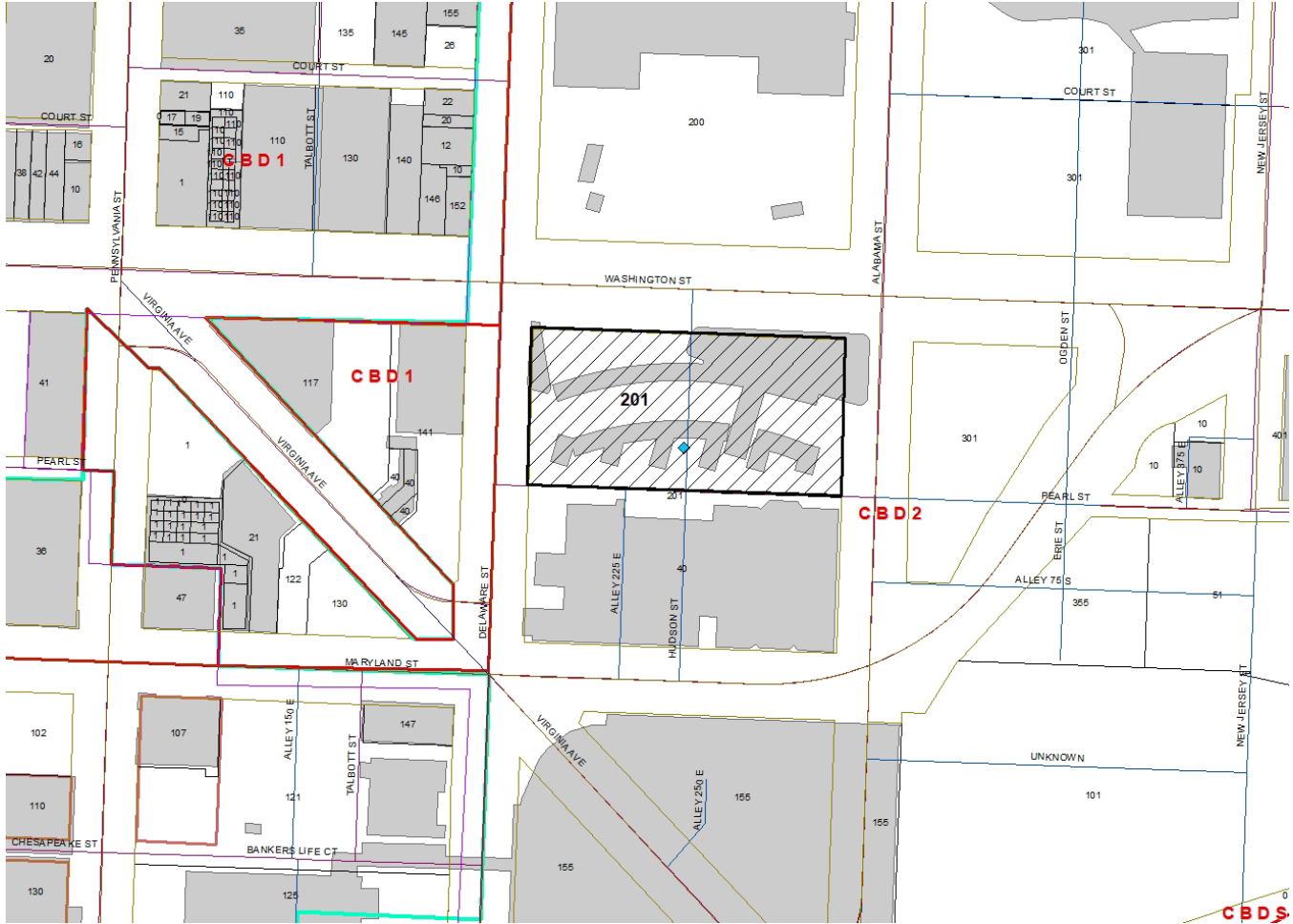
The petitioner formally requested a waiver of the assessment of benefits, however, the Plat Committee Rules of Procedure state that “No benefits shall be assessed against the owner of any land in governmental or public ownership, or to be vacated for governmental or public use or for use by a semi-public institution or agency engaged in a public, non-proprietary function, such as education or welfare”. IndyGo is a semi-public entity, therefore, the assessment of benefits would be automatically waived.



**GENERAL INFORMATION**

<b>Existing Zoning</b>	CBD-2 (RC)	
<b>Existing Land Use</b>	Existing transit center	
<b>Comprehensive Plan</b>	Regional Special Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	CBD-2 (RC)	City-County Building
South:	CBD-2 (RC)	Former Marion County Jail
East:	CBD-2 (RC)	Surface parking lot
West:	CBD-1 (RC)	Hotel
<b>Thoroughfare Plan</b>		
Washington Street	Primary arterial	78-foot existing and proposed
Delaware Street	Primary arterial	78-foot existing and proposed
Alabama Street	Primary arterial	78-foot existing and proposed
<b>Petition Submittal Date</b>	November 1, 2024	

**EXHIBITS**

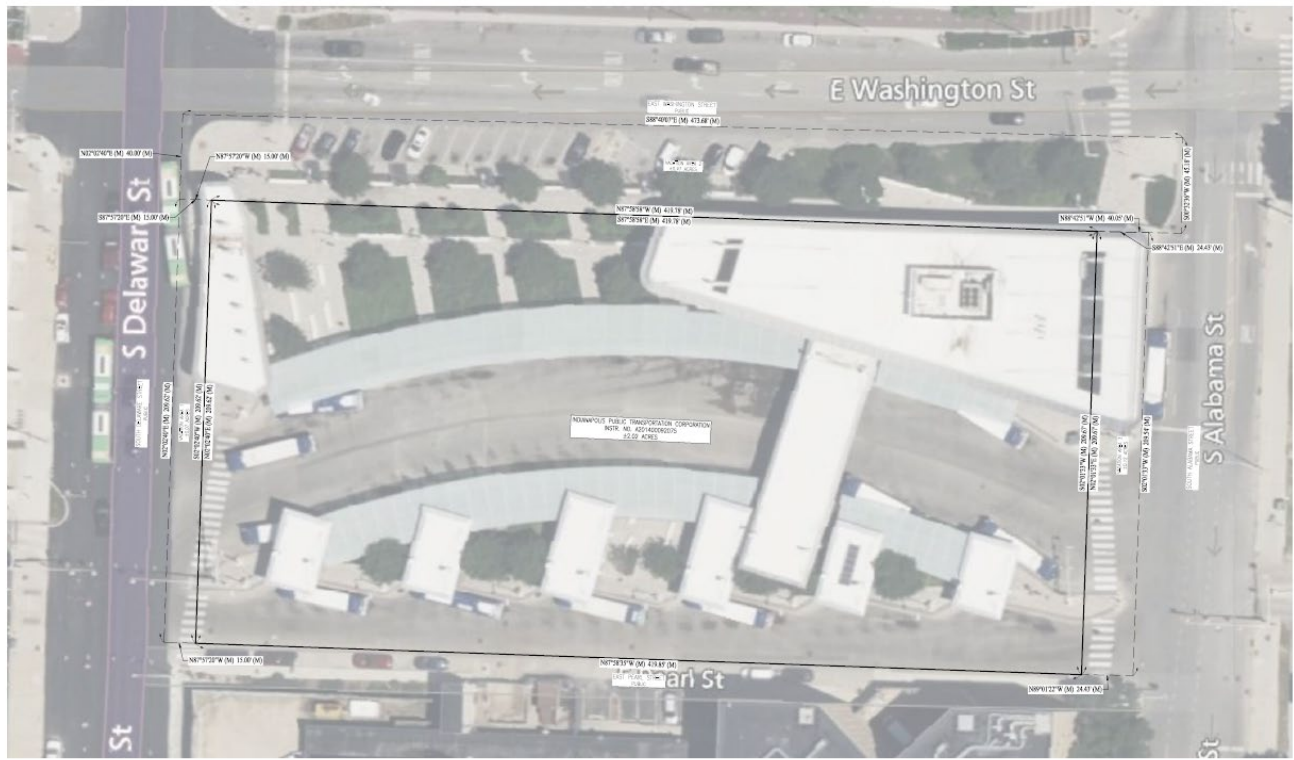


Zoning map of site and surrounding area

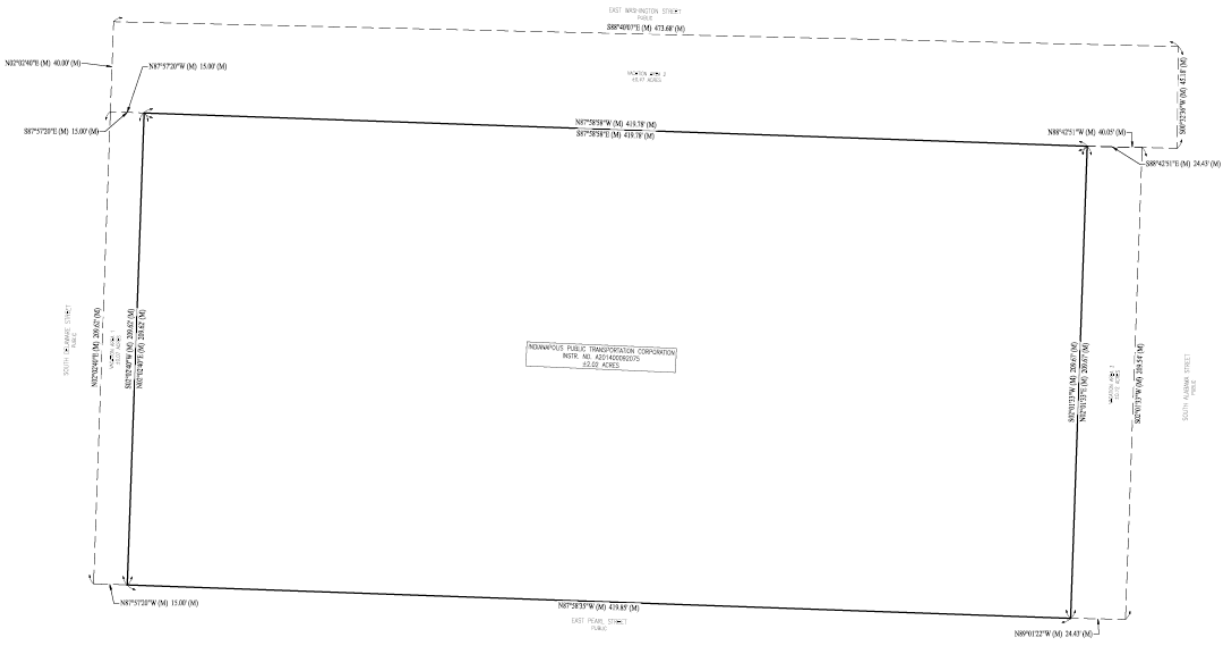


Aerial map of site and surrounding area





MINNEAPOLIS PUBLIC TRANSPORTATION CORPORATION, NOTE: NA, A21-1400002079, 82.02 ACRES





Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

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

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

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

The vacation will allow the Petitioner to install and maintain improvements within the area adjacent to the Carson Transit Center ("CTC"), which improvements will provide bus passengers a more secure and sheltered area for public transportation to and from the CTC.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Department of Metropolitan Development  
Division of Planning  
Current Planning

**Petition for Vacation  
201 E. Washington Street**

**Petitioner: Indianapolis Public Transportation  
Corporation, by Brian J. Tuohy, Attorney**

**Description of Area to be Vacated:**

Approximately 0.07 acres of right-of-way ("ROW") on the east side of Delaware Street adjacent to the parcel at 201 East Washington Street ("Site"), approximately 0.47 acres of ROW on the south side of Washington Street adjacent to the Site and approximately 0.12 acres of ROW on the west side of Alabama Street adjacent to the Site (all such ROW are collectively referred to as the "Vacated Area").

**Reason for Vacation:**

The Petitioner desires to construct bus platform stations within the Vacated Area, improve security in and around the Carson Transit Center ("CTC") as well as install and maintain other improvements within the Vacated Area to provide more convenient and secure access to public transportation at the CTC.

**Proposed Use:**

Petitioner proposes to use the Vacated Area for public bus on and off boarding, as well as for installation of bus platform stations for customers and sidewalks and other public transportation-related improvements.

**The Public Interest or Benefit that will Result from the Vacation:**

The CTC will be able to provide a convenient, sheltered and secure bus platform for the users of public transportation and will allow improved public use and access to the CTC.

Photos



View of IndyGo transit stop structure at the intersection of Washington Street and Delaware Street, looking south.



Close view of existing infrastructure within the Delaware Street right-of-way



View of existing infrastructure within the Washington Street right-of-way looking east from the Delaware Street intersection



Close view of existing infrastructure within the Washington Street right-of-way



Close view of existing infrastructure within the Washington Street right-of-way





View of existing infrastructure within the Alabama Street right-of-way, from the Washington Street intersection, looking south



**PLAT COMMITTEE** **January 8, 2025**

**Case Number:** 2024-PLT-067 (Amended)

**Property Address:** 5400 West 86<sup>th</sup> Street (*Approximate Address*)

**Location:** Pike Township, Council District #1

**Petitioner:** Asphalt Materials Inc, by Andrew Dotson

**Zoning:** I-4

**Request:** Approval of a Subdivision Plat, to be known as Asphalt Materials Minor Subdivision II, dividing 4.33 acres into two lots, with a waiver of the sidewalk requirement along Robbins Road and 86th Street, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

**Waiver Requested:** Waiver of the sidewalk requirement along Robbins Road

**Current Land Use:** Commercial

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

**PETITION HISTORY**

This petition was continued to the December 10, 2024 Plat Committee hearing to revise the request.

The petitioner is requested an additional continuance to the January 8, 2025 Plat Committee hearing to allow for further review.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 7, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the waiver of the sidewalk requirement along Robbins Road be denied.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This site is zoned I-4 and developed with commercial uses. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the I-4 zoning classification.

**STREETS**

Lot One would front on West 86<sup>th</sup> Street and Robbins Road and Lot Two would front on Robbins Road. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks are existing on West 86<sup>th</sup> Street and do not exist along Robbins Road and are required along all public rights-of-way. The petitioner is seeking a waiver of the sidewalk requirement along Robbins Road. Staff believes that sidewalks are an important and necessary infrastructural element of public right-of-way that increases connectivity, access, and safety, for any members of the public not using a motor vehicle. With sidewalks existing along West 86<sup>th</sup> Street, Staff believes a connection to this piece of sidewalk to Robbins Road to be beneficial and valuable in the ongoing effort to improve pedestrian access and safety around the City. DPW indicated that they believe sidewalks can be placed along the Robbins Road frontage of the subject site, and that there are options for solving physical difficulties such as drainage ditches, curb cuts, and obstructions. Therefore, Staff is not supportive of the waiver request, and recommends that sidewalks be placed along the entire Robbins Road frontage.

**GENERAL INFORMATION**

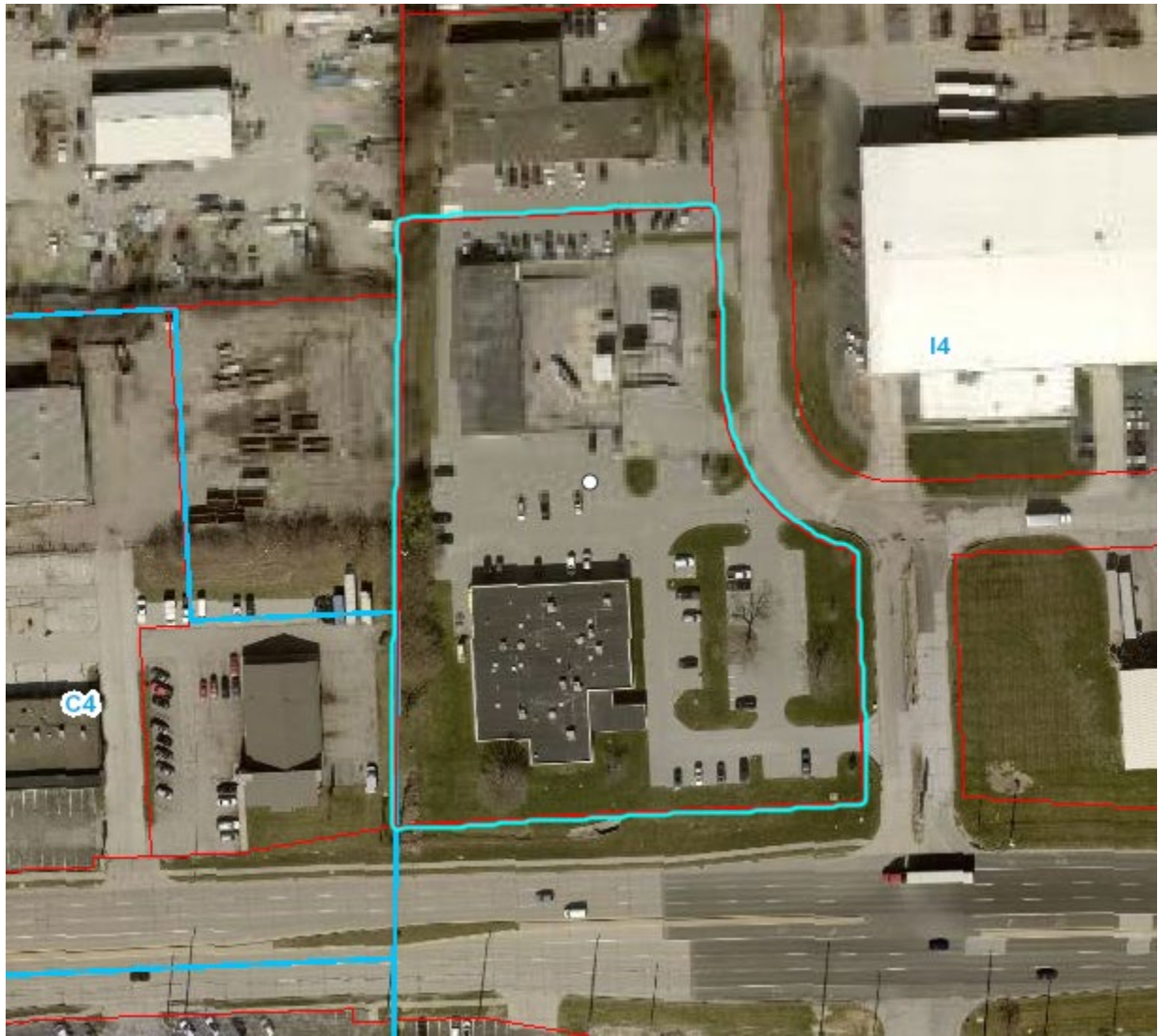
<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-4	Commercial
South:	I-4	Industrial
East:	I-4	Commercial



Department of Metropolitan Development  
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<b>West:</b>	C-4	Commercial
<b>Thoroughfare Plan</b>		
West 86 <sup>th</sup> Street	Primary Arterial	195-foot ROW existing and 134-foot proposed
Robbins Road	Local Street	80-foot ROW existing and 50-foot proposed
<b>Petition Submittal Date</b>	October 4, 2024	

**EXHIBITS**





**PHOTOS**













Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

January 8, 2025

<b>Case Number:</b>	2024-PLT-068
<b>Property Address:</b>	1401 Indiana Avenue, 1426 Rembrandt Street, and 1465 Gent Avenue (Approximate Addresses)
<b>Location:</b>	Center Township, Council District # 12
<b>Petitioner:</b>	Matchbook Learning Schools of Indiana, Inc., by Joseph D. Calderon
<b>Zoning:</b>	CBD-2 (RC) / I-3 (RC)
<b>Request:</b>	Approval of a Subdivision Plat to be known as Replat of Lots 368-378, 401 and 402 in Stouts Indiana Avenue Addition, dividing 1.97 acres into five lots.
<b>Waiver Requested:</b>	Waiver of sidewalks along Gent Avenue and 15 <sup>th</sup> Street
<b>Current Land Use:</b>	Former industrial building and a small industrial building
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner II

## PETITION HISTORY

This petition was continued from the November 13, 2024, hearing to the December 11, 2024, hearing at the request of staff. The Plat Committee hearing was not held on December 11, 2024, due to a lack of quorum. On December 11, 2024, the petitioner submitted a packet of supportive information to the file.

## STAFF RECOMMENDATION

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

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



**Department of Metropolitan Development  
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Current Planning**

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a street 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 Traffic Control plan compliant with Section 741-203 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
14. That a revised plan compliant with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance denoting concrete walk or sidewalks along Gent Avenue and 15<sup>th</sup> Street, shall be submitted prior to recording the final plat.
15. That the sidewalk waiver request along Gent Avenue and 15<sup>th</sup> Street be denied.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

Most of the subject site is zoned CBD-2 (RC), with the northwest portion zoned I-3 (RC). The larger portion of the site contains a large industrial building that is currently being renovated into educational uses. This building would be located on proposed Lot 2 and would be 1.17 acres in size. The smaller portion of the site contains an industrial building that would remain as is. This building would be located on proposed Lot 1 and would be 0.71-acre in size.

The submitted plat petition indicates a proposal to divide the subject site into five lots, however, the submitted plat survey indicates that the plat would divide the site into four lots. This would be a reduction in the request and would not require new notice.

CBD-2 (RC) permits a wide range of uses including mixed residential, commercial, and educational uses. I-3 (RC) is a medium intensity industrial zone and would permit significant industrial uses, however, the site is within the Regional Center, which would prohibit outdoor storage.

Between Lots 2 and 3, a proposed dedication of an alley would be proposed, replacing the existing alley right-of-way. The new alley would be 25 feet in width, an increase of the existing 15-foot-wide alley.

This plat would meet the zoning ordinance and subdivision regulation requirements.

### STREETS

Lots 1, 2, and 3 would have direct street frontages, to Indiana Avenue, Gent Avenue, 15<sup>th</sup> Street, or Rembrandt Street. Lot 4 would be the smallest lot, at 0.04-acre, and accessed from the alleys. No new streets are proposed with this plat.



**SIDEWALKS**

Sidewalks exist along Indiana Avenue and Rembrandt Street. Sidewalks do not exist along Gent Avenue or 15<sup>th</sup> Street and a waiver of the sidewalk requirement has been requested.

This site is recommended for urban mixed uses, with an immediate re-use of an industrial building into educational uses. It is imperative that sidewalks be installed where they are not currently improved, especially for a school use and also within a highly urbanized area.

Significant private and public investment has been made in this area that is already having significant impact upon development, with 16 Tech to the south, new Eskenazi Hospital to the south, across 10<sup>th</sup> Street, and a new hospital under development about a mile to the east. These developments are multi-billion-dollar investments and will produce thousands of jobs. Therefore, the lack of sidewalks along the west and north of the subject site is not in the public interest. Staff would recommend denial of the waiver request. If the plat committee approves the waiver against staff’s recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	CBD-2 (RC) / I-3 (RC)	
<b>Existing Land Use</b>	Industrial buildings	
<b>Comprehensive Plan</b>	Urban mixed-use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-5 (RC)	Undeveloped / Commercial
South:	CBD-S (RC)	16 Tech
East:	D-5 (RC)	Single-family dwellings
West:	CBD-2 (RC) / CBD-S (RC)	Offices / 16 Tech
<b>Thoroughfare Plan</b>		
Indiana Avenue	Primary Arterial	80-foot right-of-way existing and 66-foot right-of-way proposed
Rembrandt Street	Local Street	48-foot right-of-way existing and proposed
Gent Avenue	Local Street	48-foot right-of-way existing and proposed
<b>Petition Submittal Date</b>	October 4, 2024	

## SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

	<p><i>741.201.A-C – Primary Plat Requirements:</i></p> <ul style="list-style-type: none"> <li>• <i>Plat name, Legal Description, Surveyor Seal, Scale.</i></li> <li>• <i>Boundary Lines, Existing Street Names, and dimensions.</i></li> <li>• <i>Layout of Proposed Streets – names, widths, classifications.</i></li> <li>• <i>Layout of all easements and purpose thereof.</i></li> <li>• <i>Layout of lots with numbering and dimensions.</i></li> <li>• <i>Floodway/Floodplain Delineation.</i></li> <li>• <i>Topographic Map.</i></li> <li>• <i>Area Map.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-203.D – Traffic Control Plan</i></p> <ul style="list-style-type: none"> <li>• <i>Traffic control street signs and devices.</i></li> <li>• <i>Traffic calming devices.</i></li> <li>• <i>Bicycle facilities.</i></li> <li>• <i>Sidewalks and pedestrian facilities.</i></li> <li>• <i>Transit facilities, such as bus stops pads or shelter.</i></li> <li>• <i>Street lighting.</i></li> </ul>	<p><b>Not satisfied – see condition #13</b></p>
	<p><i>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</i></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i></li> <li>• <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i></li> </ul>	<p><b>Not required</b></p>
	<p><i>741-205 – Waivers</i></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p><b>None Requested</b></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>• <i>Comply with zoning district and any cluster approval or variance grant.</i></li> <li>• <i>Lots must have positive drainage away from buildings.</i></li> <li>• <i>No more than 25% of lot area may be under water.</i></li> <li>• <i>Side lots lines at right angles to streets or radial to curving street line.</i></li> <li>• <i>Layout of lots with numbering and dimensions.</i></li> <li>• <i>Floodway/Floodplain Delineation.</i></li> <li>• <i>Topographic Map.</i></li> </ul>	<b>Satisfied</b>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i></li> <li>• <i>Triple frontage lots are prohibited.</i></li> <li>• <i>Lots abutting alleys must have vehicular access exclusively from alley.</i></li> <li>• <i>Lots shall not have direct access to arterial streets.</i></li> <li>• <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></li> </ul>	<b>Satisfied</b>
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• <i>Shall not exceed maximum block lengths per Table 741-302.1</i></li> <li>• <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> <li>○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i></li> <li>○ <i>Adequate traffic calming provisions are made.</i></li> <li>○ <i>The block length must be exceeded because of physical conditions of the land.</i></li> </ul> </li> </ul>	<b>None proposed</b>



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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>

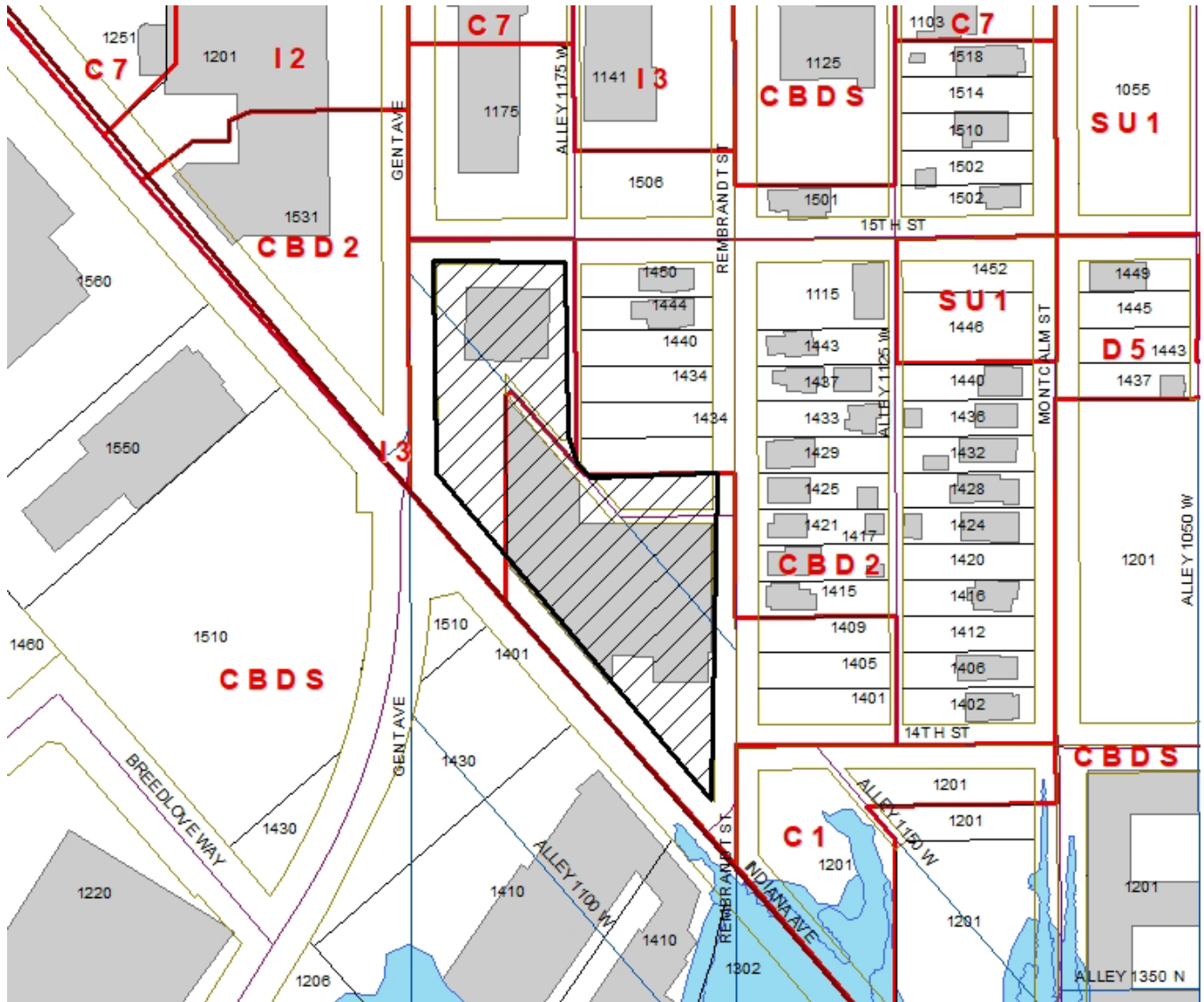




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	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<p><b>Required before recording plat</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>Not satisfied – see condition #14</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>Not satisfied – see condition #12</b></p>

**EXHIBITS**









Department of Metropolitan Development
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Current Planning

Petition Number 2024-CPL-

REQUESTED WAIVER:

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

WAIVER OF THE SUBDIVISION REGULATIONS (SIDEWALKS)
FINDINGS OF FACT

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

there will be no additional improvements to Lot 1, and the waiver is preserving the same condition as exists today.

2. The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property because:

the plat triggering the sidewalk requirement is to allow a transfer of a small parcel between existing landowners, and no improvements or change of use of Lot 1 is taking place.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

the existing building is industrial in nature and the property has been improved without sidewalks for many years. The traffic patterns on Gent and fronting on Lot 1 are not conducive to pedestrian traffic.

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

the plat will facilitate renovation of an industrial facility on Lot 2 into a charter school which will provide for better access (vehicular and pedestrian) than exists today.

5. The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law because:

there is no change in the use of Lot 1, which is where the sidewalk waiver applies.

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

PHOTOS



View along Rembrandt Street looking north, from Indiana Avenue intersection (site is to the left)



View of existing sidewalk along Rembrandt Street (site is to the left)



View of existing sidewalk along Rembrandt Street (site is to the left)





View of alley north and east of subject site



View along the north end of subject site and 15<sup>th</sup> Street, looking west



View of west portion of subject site along Gent Avenue, looking south



View of west portion of site along Gent Avenue, looking south toward Indiana Avenue intersection



View of southwest portion of the site along Indiana Avenue, looking southeast



View of southeast tip of subject site along Indiana Avenue, looking northwest