



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

## Meeting Details

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

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

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

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

## Business:

### Adoption of Meeting Minutes:

### Special Requests

## 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.

\*\* Continue to March 12, 2025, Plat Committee

### 2.    **2025-PLT-001 | 1018 and 1024 Calvary Street**

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

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

\*\* Automatic Continuance to March 12, 2025, Plat Committee

### 3.    **2025-PLT-002 | 4211 Five Points Road**

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

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

\* Automatic Continuance to March 12, 2025, Plat Committee

### 4.    **2025-PLT-003 | 777 South White River Parkway, West Drive**

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

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

\*\*Automatic Continuance to March 12, 2025, Plat Committee

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**5. 2024-PLT-067 | 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.

**6. 2024-PLT-075 | 2126 North Delaware Street**

Center Township, Council District #12, zoned D-8 (IHPC-HMP) (TOD)  
Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Approval of a Subdivision Plat, to be known as Replat of 2126 North Delaware Street, being Lot 33 of Morton Place Addition to City of Indianapolis, dividing 0.059-acre into two lots.

**7. 2024-PLT-076 | 8515 South Emerson Avenue**

Franklin Township, Council District #25, zoned C-S (FF)  
Milkcrate Development, by Mike Timko

Approval of a Subdivision Plat, to be known as Replat of "Lot 7" of Replat Block 'A' Claybrooke Commons North, dividing 2.31 acres into two lots.

**8. 2024-VAC-004 (Amended) | 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 45.97 feet in width, beginning 14.67 feet west of the east right-of-way line of Delaware Street, east 468.59 feet to a point, a vacation of a portion of west right-of-way of Alabama Street, being 32.64 feet in width, beginning at the south right-of-way line of Washington Street, south 210 feet to a point, and a vacation of a portion of the east right-of-way of Delaware Street right-of-way, being 14.67 feet in width, beginning at the south right-of-way line of Washington Street, south 210.2 to a point, with a waiver of the assessment of benefits.

**9. 2025-PLT-004 | 6725 Grandview Drive**

Washington Township, Council District #2, zoned D-3  
Weihe Engineers, Inc, by Joshua Werner

Approval of a Subdivision Plat to be known as Grandview Trails, dividing 0.86-acre into two lots.

**10. 2025-PLT-005 | 430 and 445 South White River Parkway, West Drive, and 1440 Gillette Street**

Center Township, Council District #18, zoned CBD-S (RC) (FF) (TOD)  
Indiana Economic Development Corporation, by Andi Metzler

Approval of a Subdivision Plat, to be known as Replat of Lots 10B, 11A, 13 and Common Area B – Reimagining the GM Stamping Plant, dividing 38.083 acres into eight lots.

**11. 2025-PLT-006 | 1635 Cornell Avenue**

Center Township, Council District #13, zoned D-8  
Jonathan Brown, by Benjamin Spandau and Thomas Steele

Approval of a Subdivision Plat to be known as Replat of Lot 8 in A. C. Shortridge's Subdivision of Lots 11, 12, 13, 14, and 15, dividing 0.124-acre into two single-family attached lots.

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

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

**12. 2025-VAC-001 | 608 and 618 East Market Street**

Center Township, Council District #18

BTL Real Estate, LLC, and 618 Studio, LLC, by David Kingen and Emily Duncan

Vacation of the first north-south alley east of Park Avenue, being 12 feet in width, beginning at the south right-of-way line of Wabash Street, south 210 feet, to the north right-of-way line of Market Street, with a waiver of the assessment of benefits.

**Additional Business:**

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](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.



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

February 12, 2025

<b>Case Number:</b>	2024-VAC-003
<b>Property Address:</b>	7212 North Rural Street and 7200 Sarto Drive ( <i>Approximate Addresses</i> )
<b>Location:</b>	Washington Township, Council District #3
<b>Petitioner:</b>	Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Paul J. Carroll
<b>Zoning:</b>	D-5
<b>Request:</b>	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.
<b>Waiver Requested:</b>	Assessment of benefits
<b>Current Land Use:</b>	Unimproved alley
<b>Staff Reviewer:</b>	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. The petition was continued from the January 8, 2025, hearing to the February 12, 2025, by request of the petitioner to provide time for completion of the appraisal of the land. As of this writing, staff has not received the appraisal of the land. Therefore, this petition should be **continued** to the **March 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.



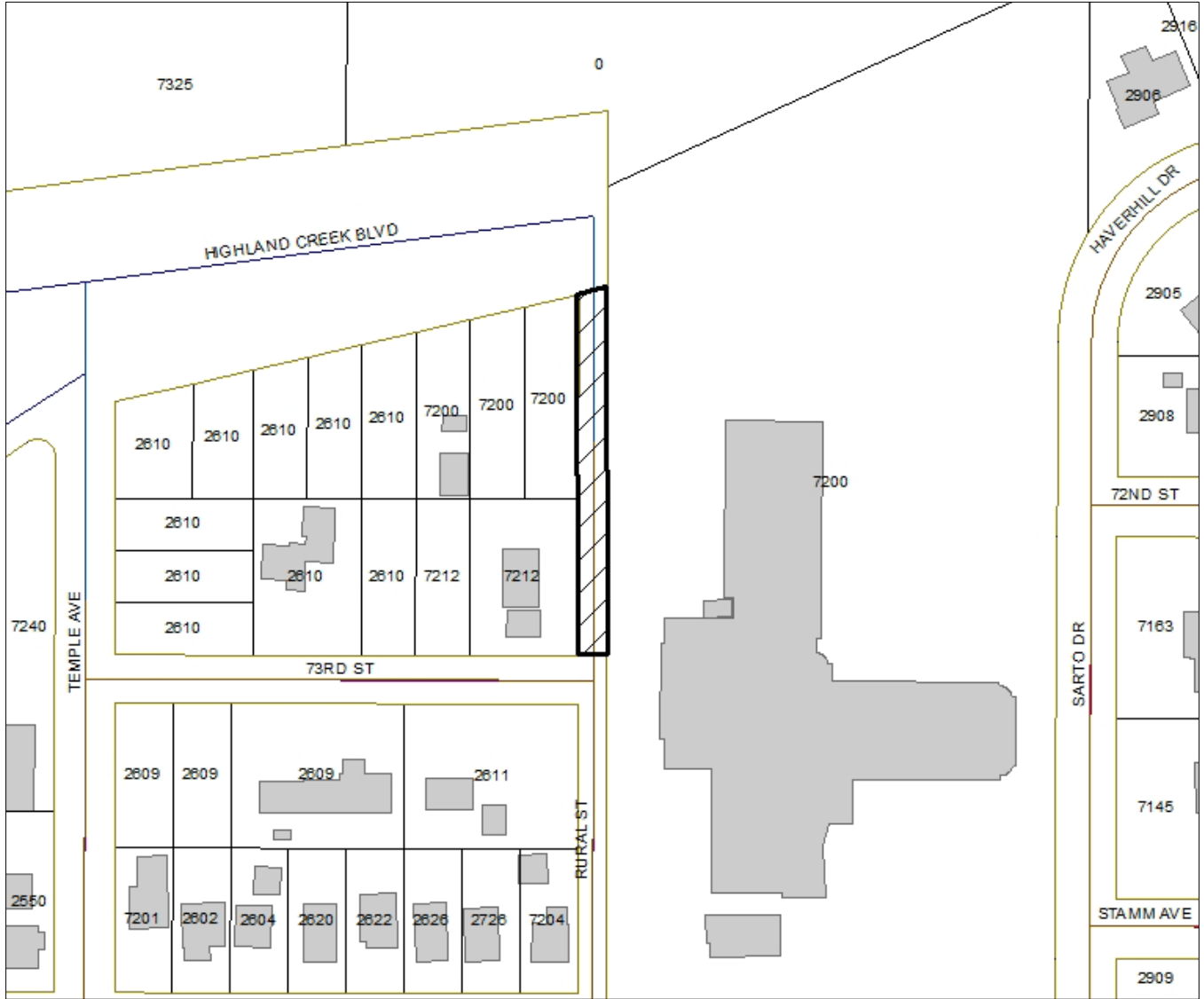
**GENERAL INFORMATION**

<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	



Department of Metropolitan Development  
Division of Planning  
Current Planning

EXHIBITS









Department of Metropolitan Development  
Division of Planning  
Current Planning

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

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

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

FINDINGS OF FACT

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

the 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 \_\_\_\_

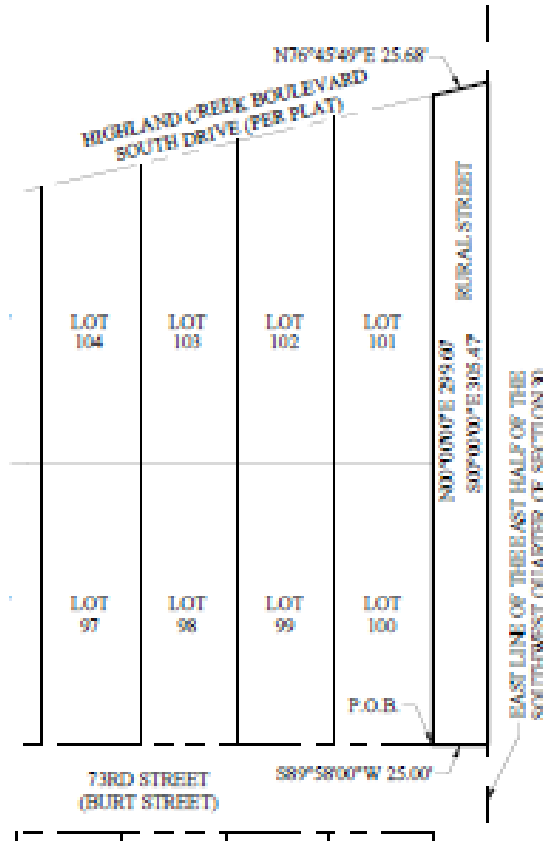
\_\_\_\_\_  
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Findings of Fact



Department of Metropolitan Development  
Division of Planning  
Current Planning

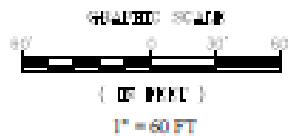
**Exhibit A**  
Prepared for: Weston Hoy, LLC  
Vacation Exhibit



**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><b>S T O E P P E L W E R T H</b></p> <p>ALWAYS ON</p> <p>2015 East 10th Street, Tulsa, OK 74103-3325 Phone: 918.438.9922 Fax: 918.438.9922</p>	JOB NO. 112588	PAGE
	DRAWN BY: WAN	
	CHECKED BY: BBS	
	DATE DRAWN: 08/01/2024	
FIELDWORK DATE: N/A	OF 1 SHEETS	

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** **February 12<sup>th</sup>, 2025**

**Case Number:** 2025-PLT-001  
**Property Address:** 1018 and 1024 Calvary Street (Approximate Addresses)  
**Location:** Center Township, Council District #18  
**Petitioner:** Jason Blankenship, by Mark and Kim Crouch  
**Zoning:** D-8  
**Request:** Approval of a Subdivision Plat to be known as Calvary Townhomes subdividing 0.27-acre into three lots.  
**Waiver Requested:** None  
**Current Land Use:** Commercial  
**Staff Reviewer:** Kiya Mullins, Associate Planner

**PETITION HISTORY**

The Fountain Square Neighborhood Association, a registered neighborhood organization, has filed an Automatic Continuance, continuing this petition from the February 12<sup>th</sup>, 2025, hearing to the March 12<sup>th</sup>, 2025, Plat Committee hearing. This will require the Committee’s acknowledgement.



**PLAT COMMITTEE** **February 12, 2025**

Case Number: 2025-PLT-002  
Property Address: 4211 Five Points Road (Approximate Address)  
Location: Franklin Township, Council District #20  
Petitioner: Mike Lewis, by Brett Huff  
Zoning: D-3 (FF) (Cluster)  
Request: Approval of a Subdivision Plat to be known as 5 Star Farms, dividing 50.01 acres into 123 single-family detached lots.  
Waiver Requested: None  
Current Land Use: Undeveloped  
Staff Reviewer: Michael Weigel, Senior Planner

**PETITION HISTORY**

A timely automatic continuance request was filed by a registered neighborhood organization to continue this petition to the March 12, 2025 hearing date. A full staff report will be made available in advance of that hearing.



**PLAT COMMITTEE** **February 12, 2025**

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

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

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

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

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

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

**Waiver Requested:** None

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

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

**PETITION HISTORY**

A registered neighborhood organization has submitted a timely request for an **Automatic Continuance**, which would continue this petition to the **March 12, 2025**, hearing. A full staff report will be available in advance of that hearing.





**PLAT COMMITTEE** **February 12, 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 petition was continued to the January 8, 2025 and to the February 12, 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 February 6, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**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.

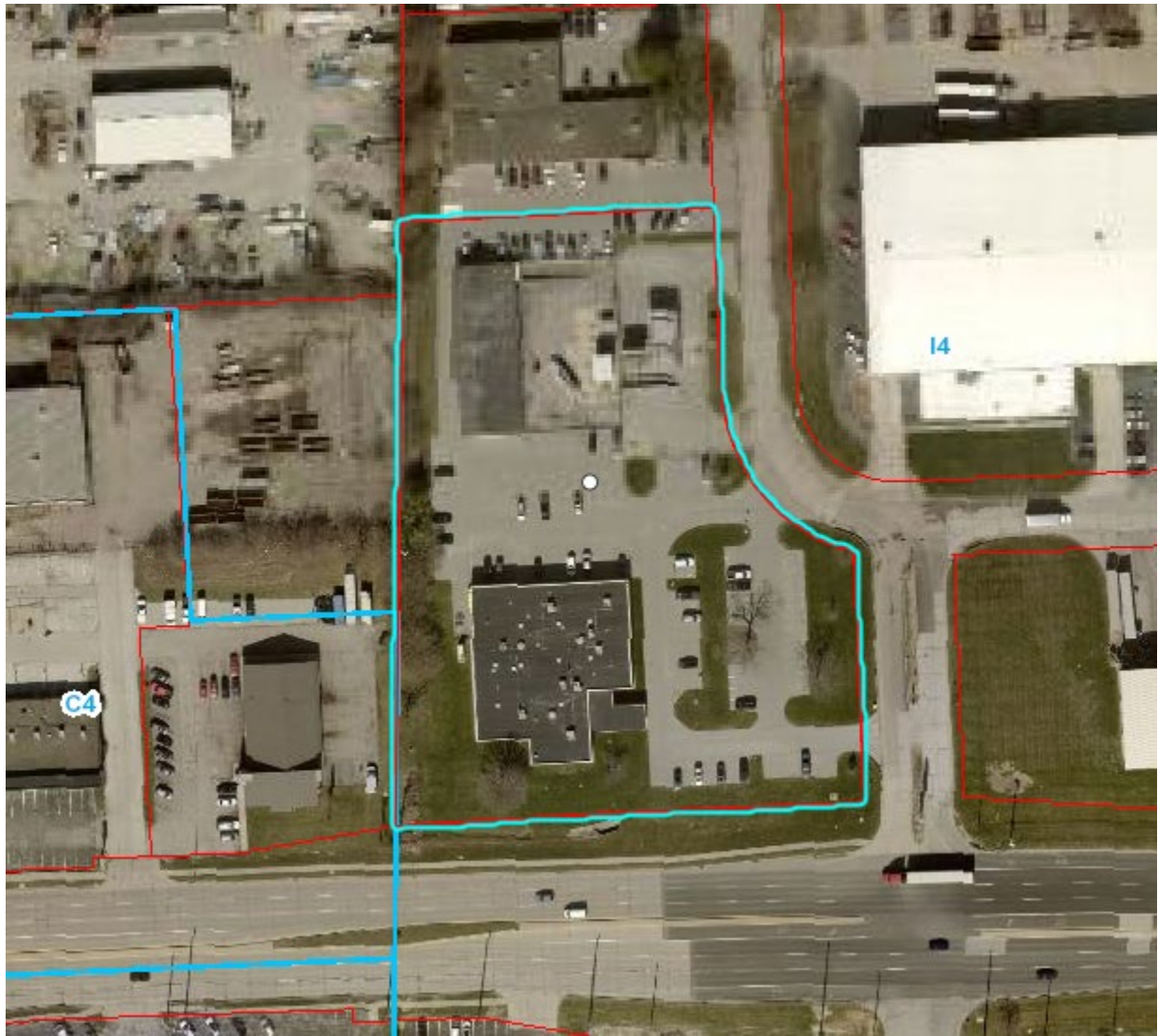
**SIDEWALKS**

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 has agreed to place sidewalks along Robbins Road, meaning the requested waiver of sidewalks is no longer needed and is to be removed from the request.

**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
	West:	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**



Item 5.

**DMDNDY**  
DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development  
Division of Planning  
Current Planning

ASPHALT MATERIAL MINOR SUBDIVISION II  
PRELIMINARY PLAT

**LEGAL DESCRIPTION**  
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 2 EAST, COUNTY OF MARION, INDIANA, BEING THAT 3.33 ACRES TRACT OF LAND SHOWN ON MAP #14-0000000-018, AS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, INDIANA, UNDER THE HANDS OF JACOB T. HOFFMAN, INDIANA PROFESSIONAL SURVEYOR NUMBER 0210000 UNDER THESE COURTESY, BEING AS SHOWN ON SAID PLAT OF SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 2 EAST MARKED BY A 1/4 SECTION CORNER, BEING THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 2 EAST, COUNTY OF MARION, INDIANA, BEING THAT 3.33 ACRES TRACT OF LAND SHOWN ON MAP #14-0000000-018, AS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, INDIANA, UNDER THE HANDS OF JACOB T. HOFFMAN, INDIANA PROFESSIONAL SURVEYOR NUMBER 0210000 UNDER THESE COURTESY, BEING AS SHOWN ON SAID PLAT OF SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**REGISTERED LAND SURVEYOR'S CERTIFICATE**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF INDIANA, AND THAT I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PROFESSIONAL SURVEYOR ACT AND THE INDIANA PROFESSIONAL SURVEYOR BOARD OF REGULATION.

**WITNESSES**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF INDIANA, AND THAT I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PROFESSIONAL SURVEYOR ACT AND THE INDIANA PROFESSIONAL SURVEYOR BOARD OF REGULATION.

**CONTRACTOR'S CERTIFICATE**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF INDIANA, AND THAT I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PROFESSIONAL SURVEYOR ACT AND THE INDIANA PROFESSIONAL SURVEYOR BOARD OF REGULATION.

**OWNER'S CERTIFICATE**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF INDIANA, AND THAT I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PROFESSIONAL SURVEYOR ACT AND THE INDIANA PROFESSIONAL SURVEYOR BOARD OF REGULATION.

**THIS SUBDIVISION CONSISTS OF FOUR (4) LOTS, NUMBERED 1, 2, 3 AND 4, AS SHOWN ON HEREON.**

**SEMI-PUBLIC GOVERNMENT**  
THE AREA OF THIS PLAT TO BE DIVIDED INTO LOTS, BLOCKS OR RANGES OF LAND WITHIN THE CITY OF INDIANAPOLIS, INDIANA, IS SUBJECT TO THE JURISDICTION AND CONTROL OF THE CITY OF INDIANAPOLIS, INDIANA, AND THE CITY ENGINEER SHALL HAVE THE RIGHT TO INSPECT AND ENFORCE THE REQUIREMENTS OF THE CITY ENGINEER'S MANUAL, FEES AND MAINTENANCE REQUIREMENTS.

**SEMI-PUBLIC GOVERNMENT**  
THE AREA OF THIS PLAT TO BE DIVIDED INTO LOTS, BLOCKS OR RANGES OF LAND WITHIN THE CITY OF INDIANAPOLIS, INDIANA, IS SUBJECT TO THE JURISDICTION AND CONTROL OF THE CITY OF INDIANAPOLIS, INDIANA, AND THE CITY ENGINEER SHALL HAVE THE RIGHT TO INSPECT AND ENFORCE THE REQUIREMENTS OF THE CITY ENGINEER'S MANUAL, FEES AND MAINTENANCE REQUIREMENTS.

**IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR PARCEL OF LAND WITHIN THIS PLAT TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF INDIANAPOLIS AND THE REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND REGULATIONS.**

MINIMUM STREET FRONTAGE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM LOT FRONT SETBACK	MINIMUM LOT SIDE SETBACK	MINIMUM LOT REAR SETBACK	MINIMUM LOT CORNER SETBACK
100 FT	10,000 SQ FT	100 FT	100 FT	10 FT	10 FT	10 FT	10 FT
150 FT	15,000 SQ FT	150 FT	150 FT	15 FT	15 FT	15 FT	15 FT
200 FT	20,000 SQ FT	200 FT	200 FT	20 FT	20 FT	20 FT	20 FT
250 FT	25,000 SQ FT	250 FT	250 FT	25 FT	25 FT	25 FT	25 FT
300 FT	30,000 SQ FT	300 FT	300 FT	30 FT	30 FT	30 FT	30 FT
350 FT	35,000 SQ FT	350 FT	350 FT	35 FT	35 FT	35 FT	35 FT
400 FT	40,000 SQ FT	400 FT	400 FT	40 FT	40 FT	40 FT	40 FT
450 FT	45,000 SQ FT	450 FT	450 FT	45 FT	45 FT	45 FT	45 FT
500 FT	50,000 SQ FT	500 FT	500 FT	50 FT	50 FT	50 FT	50 FT

**ASPHALT MATERIALS, INC**  
8720 ROBBINS RD  
INDIANAPOLIS, IN 46288  
317-795-4389

This instrument prepared for:  
**ASPHALT MATERIALS, INC**  
8720 ROBBINS RD  
INDIANAPOLIS, IN 46288  
317-795-4389

This instrument prepared by: **Jacob T. Hoffman**  
1858 N. College Avenue  
Indianapolis, Indiana 46230  
317 844-4611  
R00 452-4408  
317 843-6546/6A  
ALLEN, WHEE, P.E., L.L., FOUNDER

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture  
WEIHE WITH CONFIDENCE

20

**PHOTOS**













Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

February 12, 2025

<b>Case Number:</b>	2024-PLT-075
<b>Property Address:</b>	2126 North Delaware Street ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District #12
<b>Petitioner:</b>	Indianapolis Neighborhood Housing Partnership, by Jeff Hasser
<b>Zoning:</b>	D-8 (IHPC-HMP) (TOD)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Replat of 2126 North Delaware Street, being Lot 33 of Morton Place Addition to City of Indianapolis, dividing 0.059-acre into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Two-Family Dwelling
<b>Staff Reviewer:</b>	Noah Stern, Senior Planner

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 14, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is zoned D-8 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 33A and 33B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

**STREETS**

Lots 33A and 33B would front on North Delaware Street. No new streets are proposed.

**SIDEWALKS**

Sidewalks are existing along North Delaware Street.

**PROCEDURE**

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8 (IHPC-HMP) (TOD)	
<b>Existing Land Use</b>	Two-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-8 (IHPC-HMP) (TOD)	Single-Family residential
South:	D-8 (IHPC-HMP) (TOD)	Single-Family residential
East:	D-8 (IHPC-HMP) (TOD)	Four-plex residential
West:	D-8 (IHPC-HMP) (TOD)	Single-Family residential
<b>Thoroughfare Plan</b>		
North Delaware Street	Local Street	70-foot existing and 78-foot proposed
<b>Petition Submittal Date</b>	December 14, 2024	

Item 6.

DMD NDY DEPARTMENT OF METROPOLITAN DEVELOPMENT DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development Division of Planning Current Planning

EXHIBITS

Preliminary Plat

REPLAT OF 2126 NORTH DELAWARE STREET BEING LOT 33 OF MORTON PLACE ADDITION TO CITY OF INDIANAPOLIS SECTION 25, TOWNSHIP 16 NORTH, RANGE 3 EAST CENTER TOWNSHIP, MARION COUNTY, INDIANA PLAT NO: [blacked out] [blacked out]

Present day aerial



PHOTOS







**PLAT COMMITTEE** **February 12, 2025**

**Case Number:** 2024-PLT-076

**Property Address:** 8515 South Emerson Avenue (*Approximate Address*)

**Location:** Franklin Township, Council District # 25

**Petitioner:** Milkcrate Development, by Mike Timko

**Zoning:** C-S (FF)

**Request:** Approval of a Subdivision Plat, to be known as Replat of "Lot 7" of Replat Block 'A' Claybrooke Commons North, dividing 2.31 acres into two lots.

**Waiver Requested:** None

**Current Land Use:** Undeveloped Commercial

**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

This is the first hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 13, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This property is part of a C-S zoning district to allow for commercial, hospital, and multifamily uses. The site is currently undeveloped and is partially located within a floodplain. Previous plat petitions were issued for this and adjacent properties via 2016-PLT-023, 2020-PLT-076, and 2021-PLT-039. The proposed plat would subdivide the property into two lots: Lot One would be 1.42 acres and Lot Two would be 0.89 acres; both lots would likely be utilized for commercial development. The proposed plat meets the standards of the C-S zoning classification.

**STREETS**

Both Lot One and Two would front on Emerson Avenue to the west and a private drive to the east. The parcel would also contain a private access drive along the northern section. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks are required and existing along the Emerson Avenue frontage.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-S	
<b>Existing Land Use</b>	Undeveloped Commercial	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	C-S Medical
	South:	C-S Multitenant Commercial
	East:	C-S Undeveloped
	West:	C-S Assisted Living Facility
<b>Thoroughfare Plan</b>		
Shelbyville Road	Primary Arterial	130-foot existing right-of-way and 119-foot proposed right of way
<b>Petition Submittal Date</b>	December 16, 2024	



**EXHIBITS**

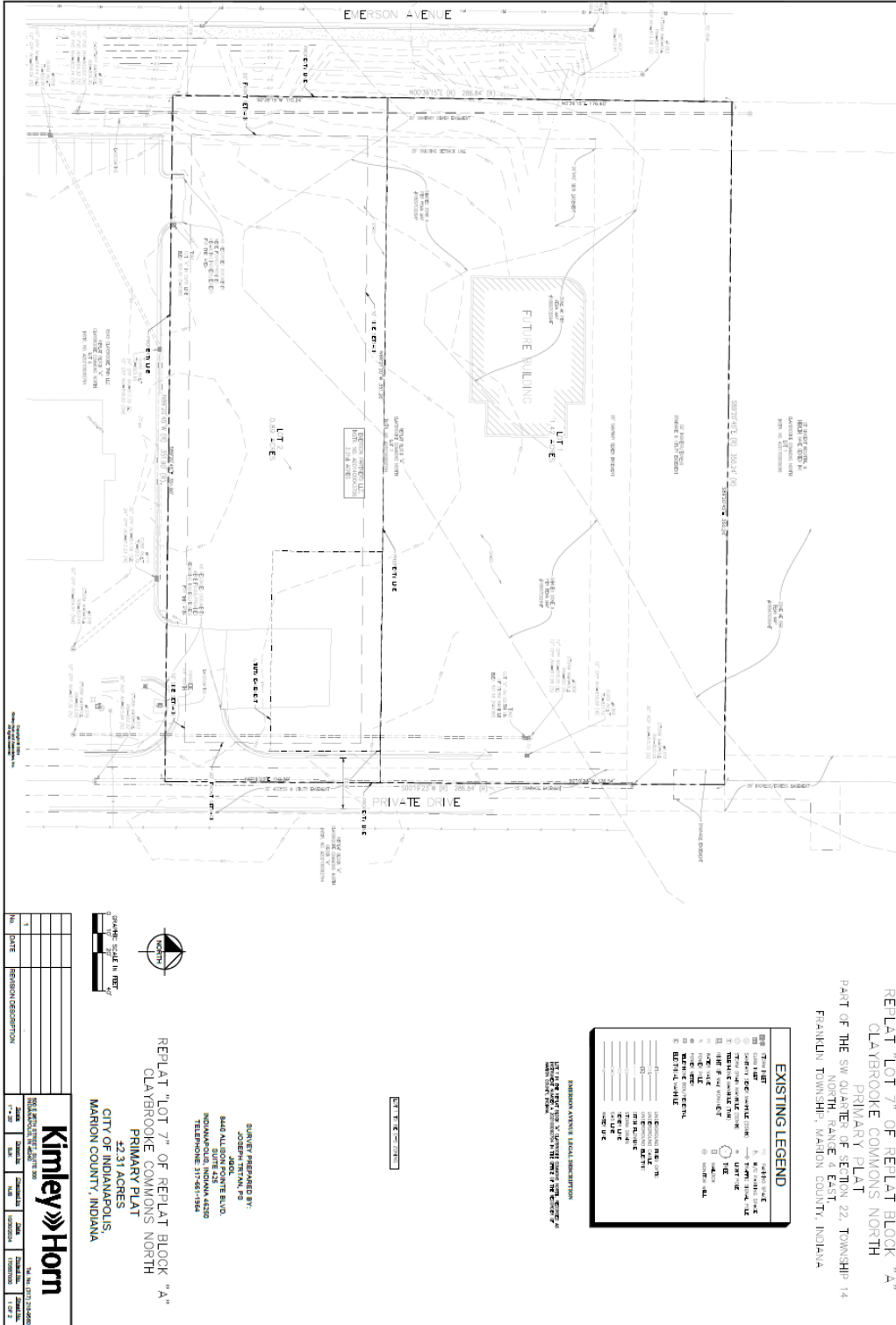
**2024-PLT-076 ; Aerial Map**





Department of Metropolitan Development  
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2024-PLT-076 ; Site Plan



**2024-PLT-076 ; Photographs**



Photo 1: Subject Site from Southwest



Photo 2: Subject Site from East

**2024-PLT-076 ; Photographs (continued)**



Photo 3: Subject Site from East



Photo 4: Adjacent Property to East



**PLAT COMMITTEE** **February 12, 2025**

**Case Number:** 2024-VAC-004 (Amended)

**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 45.97 feet in width, beginning 14.67 feet west of the east right-of-way line of Delaware Street, east 468.59 feet to a point, a vacation of a portion of west right-of-way of Alabama Street, being 32.64 feet in width, beginning at the south right-of-way line of Washington Street, south 210 feet to a point, and a vacation of a portion of the east right-of-way of Delaware Street right-of-way, being 14.67 feet in width, beginning at the south right-of-way line of Washington Street, south 210.2 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 petition was **continued with notice** to the **February 12, 2025**, hearing, to provide time for new notice due to slight increases in areas requested to be vacated. The staff recommendation remains approval, subject to a commitment, as noted below.

**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 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

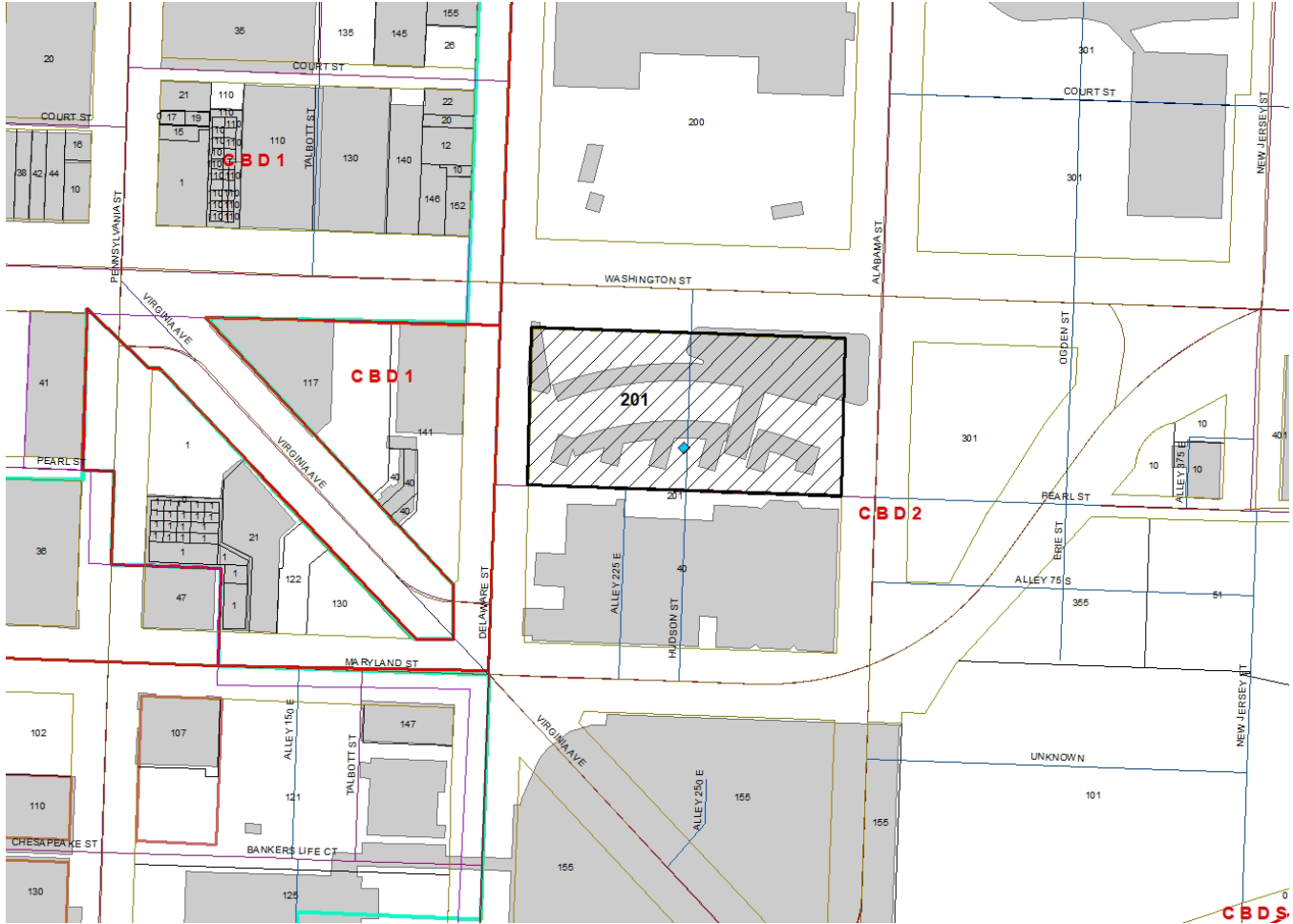
The petitioner formally requested a waiver of the assessment of benefits, however, the Plat Committee Rules of Procedure state that "No benefits shall be assessed against the owner of any land in governmental or public ownership, or to be vacated for governmental or public use or for use by a semi-public 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**

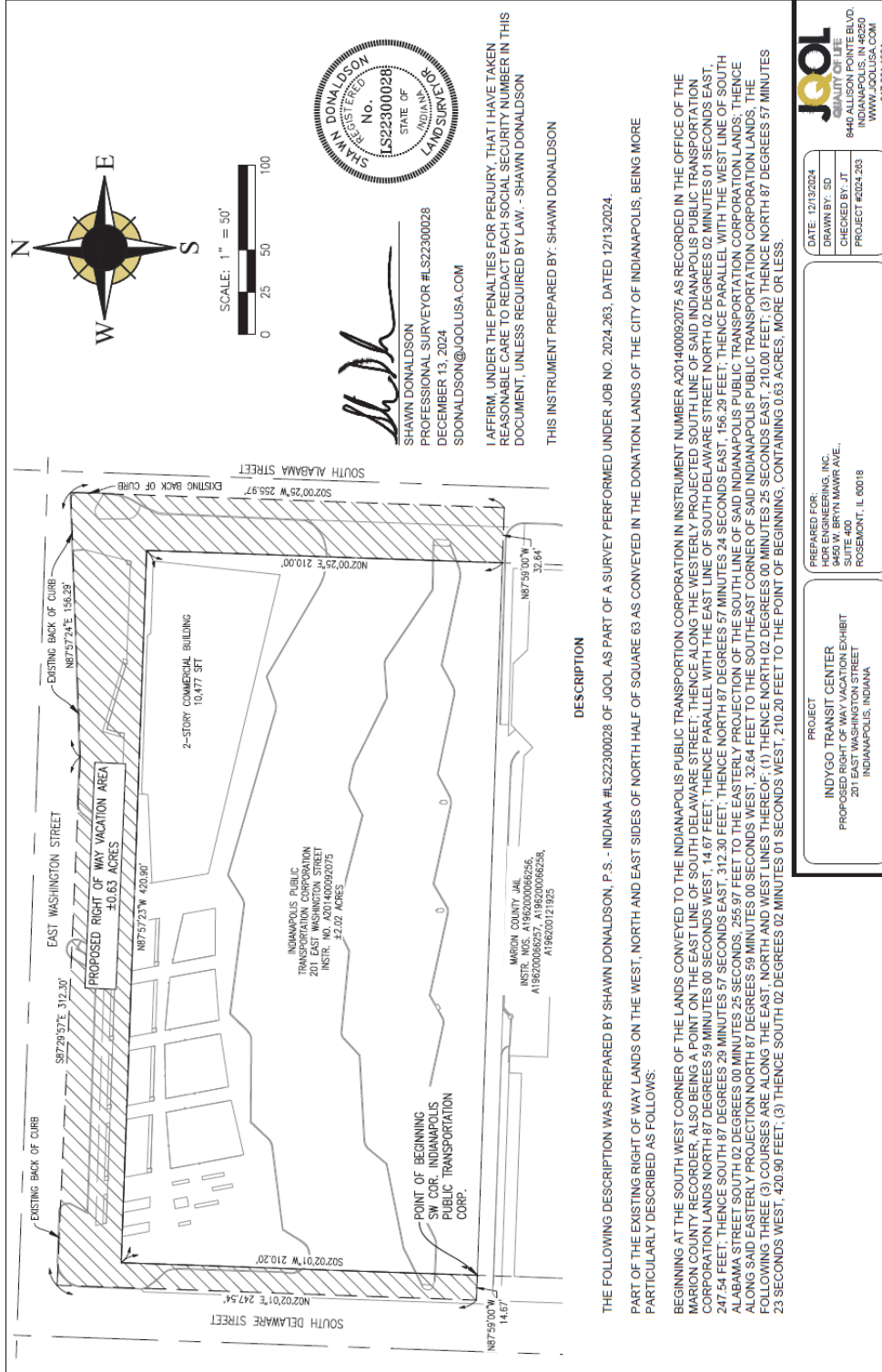


Zoning map of site and surrounding area





Aerial map of site and surrounding area



**DESCRIPTION**

THE FOLLOWING DESCRIPTION WAS PREPARED BY SHAWN DONALDSON, P.S. - INDIANA #LS22300028 OF JOOL AS PART OF A SURVEY PERFORMED UNDER JOB NO. 2024.263, DATED 12/13/2024.

PART OF THE EXISTING RIGHT OF WAY LANDS ON THE WEST, NORTH AND EAST SIDES OF NORTH-HALF OF SQUARE 63 AS CONVEYED IN THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF THE LANDS CONVEYED TO THE INDIANAPOLIS PUBLIC TRANSPORTATION CORPORATION IN INSTRUMENT NUMBER A20140002075 AS RECORDED IN THE OFFICE OF THE MARION COUNTY RECORDER, ALSO BEING A POINT ON THE EAST LINE OF SOUTH DELAWARE STREET; THENCE ALONG THE WESTERLY PROJECTED SOUTH LINE OF SAID INDIANAPOLIS PUBLIC TRANSPORTATION CORPORATION LANDS NORTH 87 DEGREES 59 MINUTES 00 SECONDS WEST, 14.67 FEET; THENCE PARALLEL WITH THE EAST LINE OF SOUTH DELAWARE STREET NORTH 02 DEGREES 02 MINUTES 01 SECONDS EAST, 247.54 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 00 SECONDS WEST, 312.30 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 24 SECONDS EAST, 156.79 FEET; THENCE PARALLEL WITH THE WEST LINE OF SOUTH ALABAMA STREET SOUTH 02 DEGREES 00 MINUTES 25 SECONDS WEST, 255.97 FEET TO THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID INDIANAPOLIS PUBLIC TRANSPORTATION CORPORATION LANDS; THENCE ALONG SAID EASTERLY PROJECTION NORTH 87 DEGREES 59 MINUTES 00 SECONDS WEST, 32.64 FEET TO THE SOUTHEAST CORNER OF SAID INDIANAPOLIS PUBLIC TRANSPORTATION CORPORATION LANDS; THE FOLLOWING THREE (3) COURSES ARE ALONG THE EAST, NORTH AND WEST LINES THEREOF: (1) THENCE NORTH 02 DEGREES 00 MINUTES 25 SECONDS EAST, 210.00 FEET; (2) THENCE NORTH 87 DEGREES 57 MINUTES 23 SECONDS WEST, 420.90 FEET; (3) THENCE SOUTH 02 DEGREES 02 MINUTES 01 SECONDS WEST, 210.20 FEET TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRES, MORE OR LESS.



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** **February 12<sup>th</sup>, 2025**

**Case Number:** 2025-PLT-004

**Property Address:** 6725 Grandview Drive (Approximate Address)

**Location:** Washington Township, Council District #2

**Petitioner:** Weihe Engineers, Inc, by Joshua Werner

**Zoning:** D-3

**Request:** Approval of a Subdivision Plat to be known as Grandview Trails, dividing 0.86-acre into two lots.

**Waiver Requested:** None

**Current Land Use:** Residential

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

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 3<sup>rd</sup>, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
- 11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is 0.86 acres in a D-3 zoning district. If approved, this plat petition will split the existing parcel into two (2) parcels. One single family dwelling is currently planned to be built on each newly created parcel.

**STREETS**

Each of the newly created parcels will face Grandview Drive, and driveways will be constructed connecting Grandview Drive to the front of each of the proposed dwellings.

**SIDEWALKS**

No sidewalks exist along Grandview Drive and are not planned to be constructed with this plat petition.

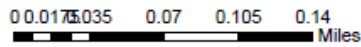
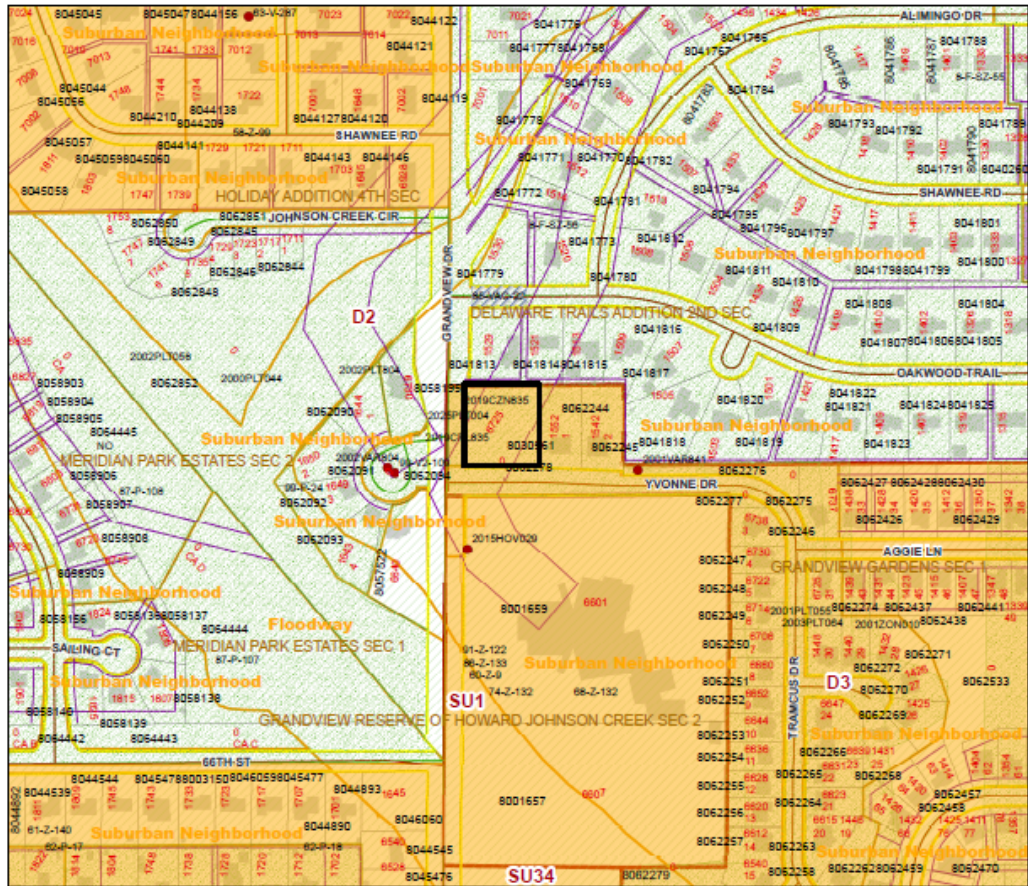
**PROCEDURE**

This plat petition, if approved, only legally establishes the division of the land. The new dwellings would be required to meet all development standards of the D-3 Dwelling District, including, but not limited to, setbacks, minimum open space, minimum lot width, and frontage.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-2	Suburban Neighborhood
South:	SU-1	Suburban Neighborhood
East:	D-2	Suburban Neighborhood
West:	D-2	Suburban Neighborhood
<b>Thoroughfare Plan</b>		
Grandview Drive	Secondary Arterial	90 feet of right-of-way existing and 90 feet of right-of-way proposed.
Yvonne Drive	Local Street	70 feet of right-of-way existing and 50 feet of right-of-way proposed.
<b>Petition Submittal Date</b>	January 3 <sup>rd</sup> , 2025	

**EXHIBITS**



**Legend**

- ZoningApprovals
- ZoningLncu
- ZoningVariances
- Re zoning
- ZoningVacations
- ZoningPlats
- CCGIS.ThoroughfarePlan
- CCGIS.EASEMENT
- CCGIS.RIGHTOFWAY
- CCGIS.STREETS

- Built/Platted
- OPER\_STATUS**
- REMOVED
- VACATED
- VACATED/BUILT
- VACATED/LOCATOR
- CCGIS.DMDLandUsePlanBase
- CCGIS.lhpc
- CCGIS.ZONING
- PARCELSTATEPIN
- PARCELS
- PLATTEDSUBDIVISION
- CCGIS.Buildings



Exhibit 1: ArcGIS map of property with surrounding area.



Department of Metropolitan Development  
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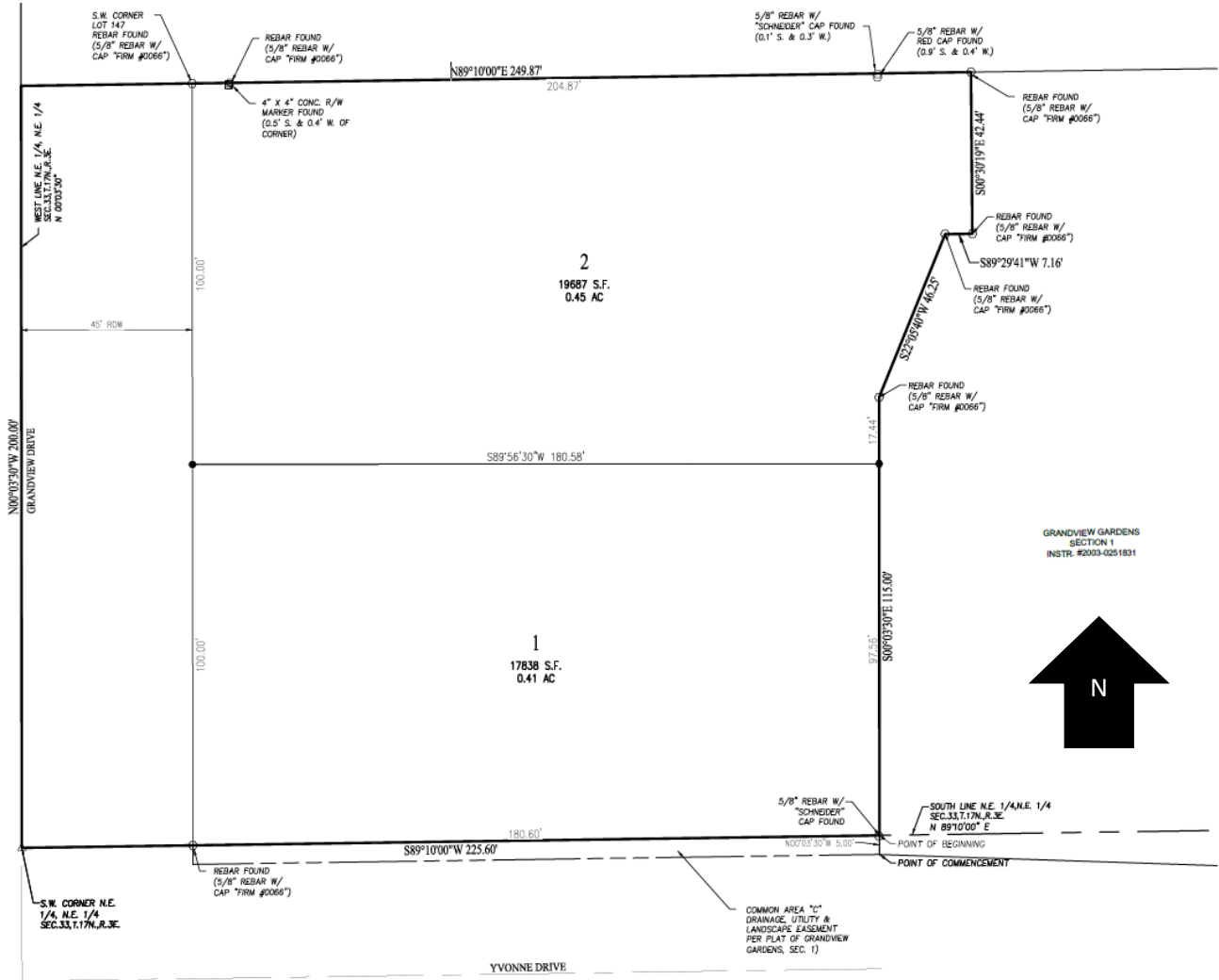


Exhibit 2: Plat split of 6725 Grandview Drive.

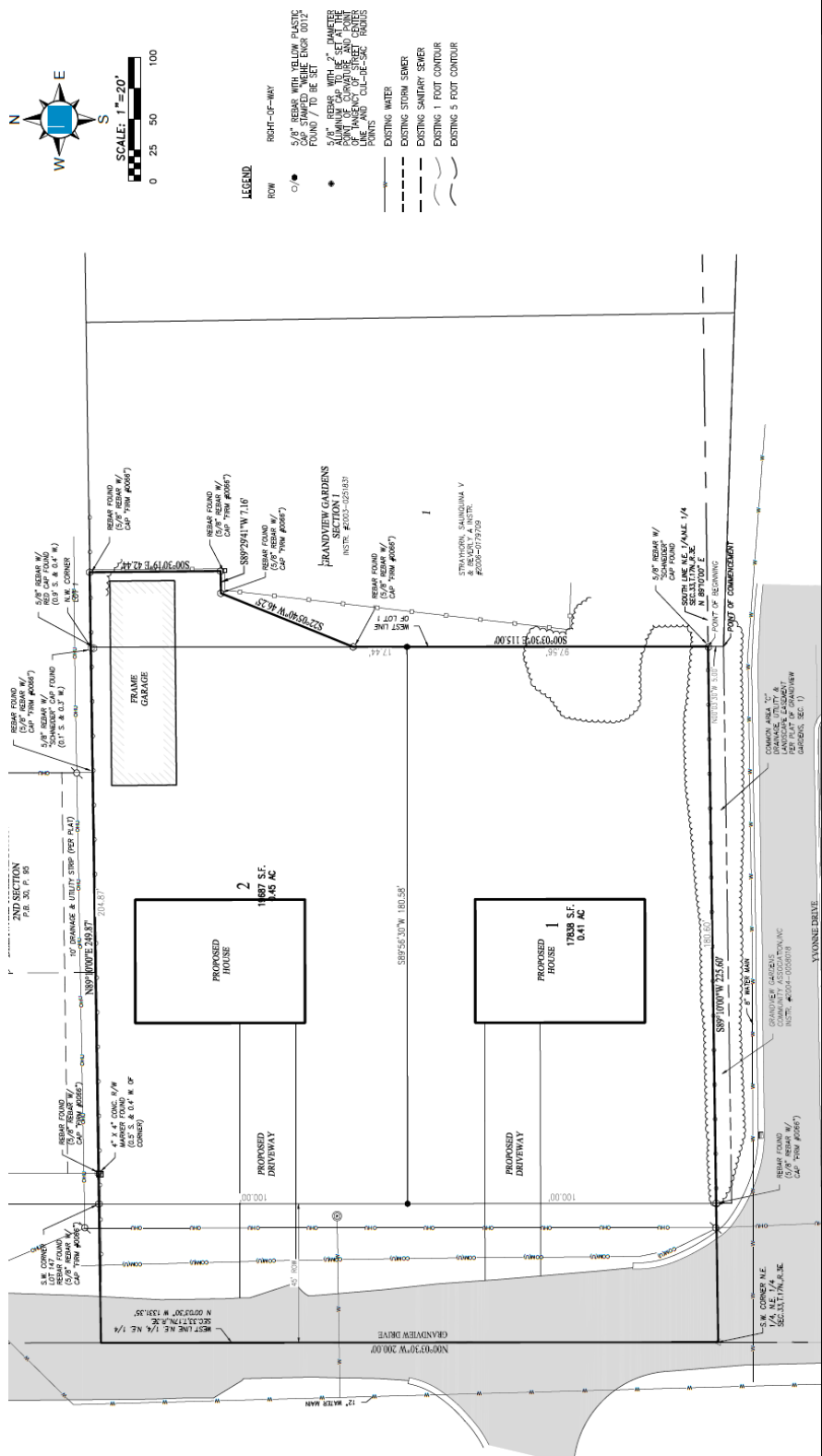


Exhibit 4: Proposed single-family structures to be built on the newly created parcels if approved.



Exhibit 5: 6725 Grandview Drive.





Exhibit 6: Looking south down Grandview Drive.



Exhibit 7: Looking north down Grandview Drive.



Exhibit 8: Homes across the street from 6725 Grandview Drive.



**PLAT COMMITTEE** **February 12, 2025**

Case Number: 2025-PLT-005

Property Address: 430 and 445 South White River Parkway, West Drive, 1440 Gillette Street (Approximate Addresses)

Location: Center Township, Council District #18

Petitioner: Indiana Economic Development Corporation, by Andi M. Metzel

Zoning: CBD-S (RC) (FF) (TOD)

Request: Approval of a Subdivision Plat to be known as Replat of Lots 10B, 11A, 13, and Common Area B – Reimagining the GM Stamping Plant, dividing 37.083 acres into eight lots (including common area).

Waiver Requested: None

Current Land Use: Developing light industrial.

Staff Reviewer: Jeffrey York, Principal Planner I

**PETITION HISTORY**

This is the first hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 8, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This request would replat lots that were previously platted. Lots 10B, 13, and Common Area B were originally platted in 2022, through 202-CPL-824. Lot 11A was originally platted in 2022, through 2022-CPL-824 and re-platted once further in 2024, through 2024-PLT-012.

This request is further detailing of developing the site formerly known as the GM Stamping Plant. This request would create additional lots from three existing lots and a common area and vacate the formerly proposed extension of Division Street. The overall site, over 93 acres, is planned for a mixed-use development, including offices, light industrial, commercial retail, multi-family dwellings and hotels. Currently, an animal medical and health facility is under construction directly to the east majority of this site.

The subject site is zoned CBD-S (RC) and is under development. It was rezoned to the CBD-S (RC) classification earlier in 2022 through 2022-CZN-824. Included with this rezoning was a Master Plan. In 2025, this Master Plan was updated, through 2024-MOD-024. For the subject site, the Master Plan indicates that Lot 10 would be developed with offices, a courtyard, parking, and urban mixed-uses, including retail educational uses and multi-family dwellings. Lot 11 would be developed with light manufacturing, utilities, and offices. Lot 13 would be public open space in the form of an expansion of White River State Park. Common Area B would remain as common area.

This replat would divide the previously platted lots into seven lots, plus a common area. The proposed plat generally meets the standards of the CBD-S (RC) zoning classification and the subdivision development standards.

### STREETS

Two new streets would be developed to access the lots - Gillette Street and Henry Street. Henry Street will have direct access to the downtown via a new bridge over White River, currently under construction, between White River Parkway, West Drive and Kentucky Avenue.

### SIDEWALKS

Sidewalks are required along all proposed streets.

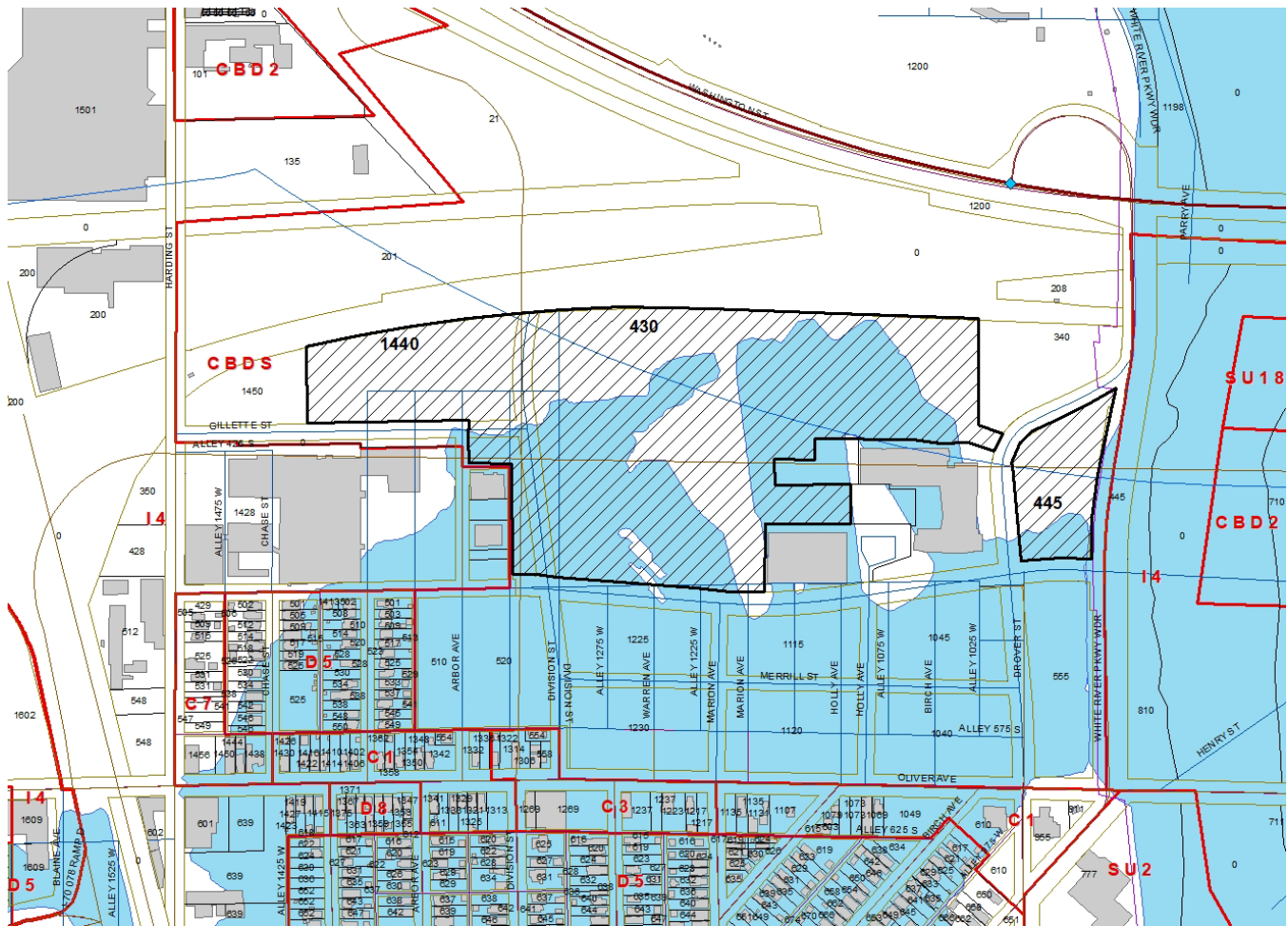


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**GENERAL INFORMATION**

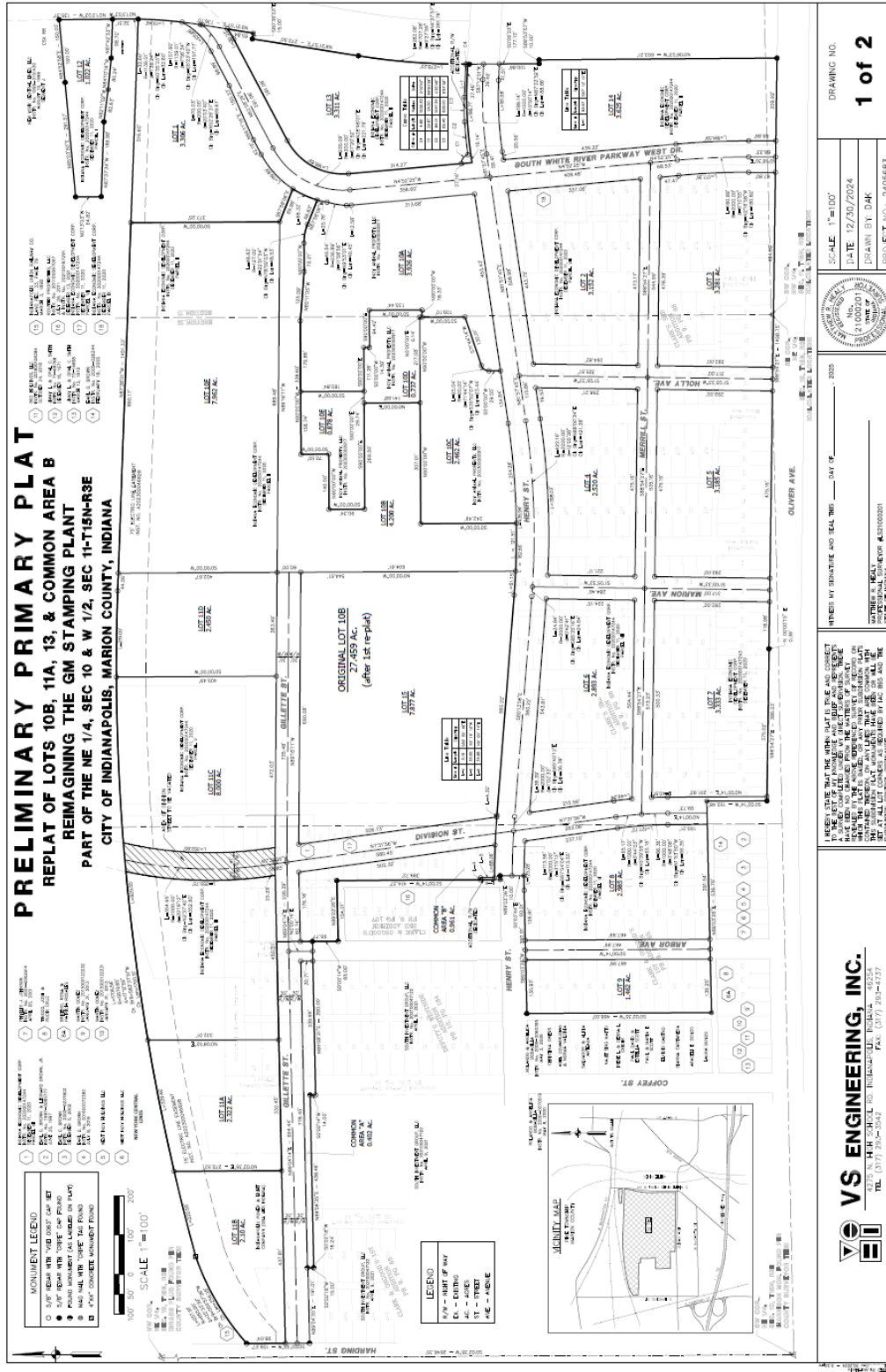
<b>Existing Zoning</b>	CBD-S (RC)	
<b>Existing Land Use</b>	Under development	
<b>Comprehensive Plan</b>	Urban mixed-use development	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	CBD-S (RC)	Railroad
South:	I-4 (RC)	Industrial
East:	CBD-S (RC)	Developing commercial / industrial
West:	I-4 (RC)	Industrial
<b>Thoroughfare Plan</b>		
Harding Street	Primary Collector Street	56-foot existing and proposed
<b>Petition Submittal Date</b>	February 28, 2024	

**EXHIBITS**



REPLAT OF LOTS 10B, 11A, 13 & COMMON AREA B - AREA MAP





Proposed Plat





PHOTOS



View from White River Parkway, West Drive, looking west.



View from Oliver Street, looking north.



**PLAT COMMITTEE** **February 12, 2025**

**Case Number:** 2025-PLT-006

**Property Address:** 1635 Cornell Avenue (*Approximate Address*)

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

**Petitioner:** Jonathan Brown, by Benjamin Spandau and Thomas Steele

**Zoning:** D-8

**Request:** Approval of a Subdivision Plat to be known as Replat of Lot 8 in A. C. Shortridge’s Subdivision of Lots 11, 12, 13, 14, and 15, dividing 0.124-acre into two single-family attached lots.

**Waiver Requested:** None

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

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

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 9, 2025 complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

The subject site is zoned D-8 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 1 and 2 would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

**STREETS**

Lots 1 and 2 would front on Cornell Avenue. No new streets are proposed.

**SIDEWALKS**

Sidewalks are existing along Cornell Avenue.

**PROCEDURE**

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Two-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-3	Single-Family residential
South:	I-3	Single-Family residential
East:	MU-2	Multi-Family residential
West:	D-8	Single-Family residential
<b>Thoroughfare Plan</b>		
Cornell Avenue	Local Street	50-foot existing and 48-foot proposed
<b>Petition Submittal Date</b>	January 2, 2025	



Present day aerial



PHOTOS









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**PLAT COMMITTEE**

February 12, 2025

<b>Case Number:</b>	2025-VAC-001
<b>Property Address:</b>	608 and 618 East Market Street ( <i>Approximate Addresses</i> )
<b>Location:</b>	Center Township, Council District #18
<b>Petitioner:</b>	BTL Real Estate, LLC, and 618 Studio, LLC, by David Kingen and Emily Duncan
<b>Zoning:</b>	CBD-2 (FF)
<b>Request:</b>	Vacation of the first north-south alley east of Park Avenue, being 12 feet in width, beginning at the south right-of-way line of Wabash Street, south 210 feet, to the north right-of-way line of Market Street.
<b>Waiver Requested:</b>	Assessment of benefits
<b>Current Land Use:</b>	Improved alley
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner II

**PETITION HISTORY**

This is the first hearing for this petition.

**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 of waiver request):** 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 March 12, 2025; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-001; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16

**RECOMMENDED MOTION (approval of waiver request):** 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 2025-VAC-001; 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 an improved alley right-of-way between Market Street and Park Avenue, within the urban center of the city. This alley is a remnant alley left between Market Street Ohio Street. The rest of the alley, from Park Street to Ohio Street, was vacated in 1981, via 81-VAC-2.

An exhibit is provided below noting the location of this ally in relation to the previous alley, as part of the original plat of this area, recorded on May 12, 1845.

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

The entire right-of-way is improved with concrete and in excellent condition. Therefore, the city has invested in this alley. 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>	CBD-2 (RC) (FF) (TOD)	
<b>Existing Land Use</b>	Offices	
<b>Comprehensive Plan</b>	Urban mixed-use development	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	CBD-2 (FF) (TOD) Commercial
	South:	CBD-2 (FF) (TOD) Commercial
	East:	CBD-2 (FF) (TOD) Offices
	West:	CBD-2 (FF) (TOD) Offices
<b>Thoroughfare Plan</b>		
Market Street	Primary collector	56-foot existing and proposed
<b>Petition Submittal Date</b>	December 13, 2024	

**EXHIBITS**





Department of Metropolitan Development  
Division of Planning  
Current Planning

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

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

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

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:  
The alley is unused by the public. Allows the abutting two properties to expand their sites. Converted to private property of unused public property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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).

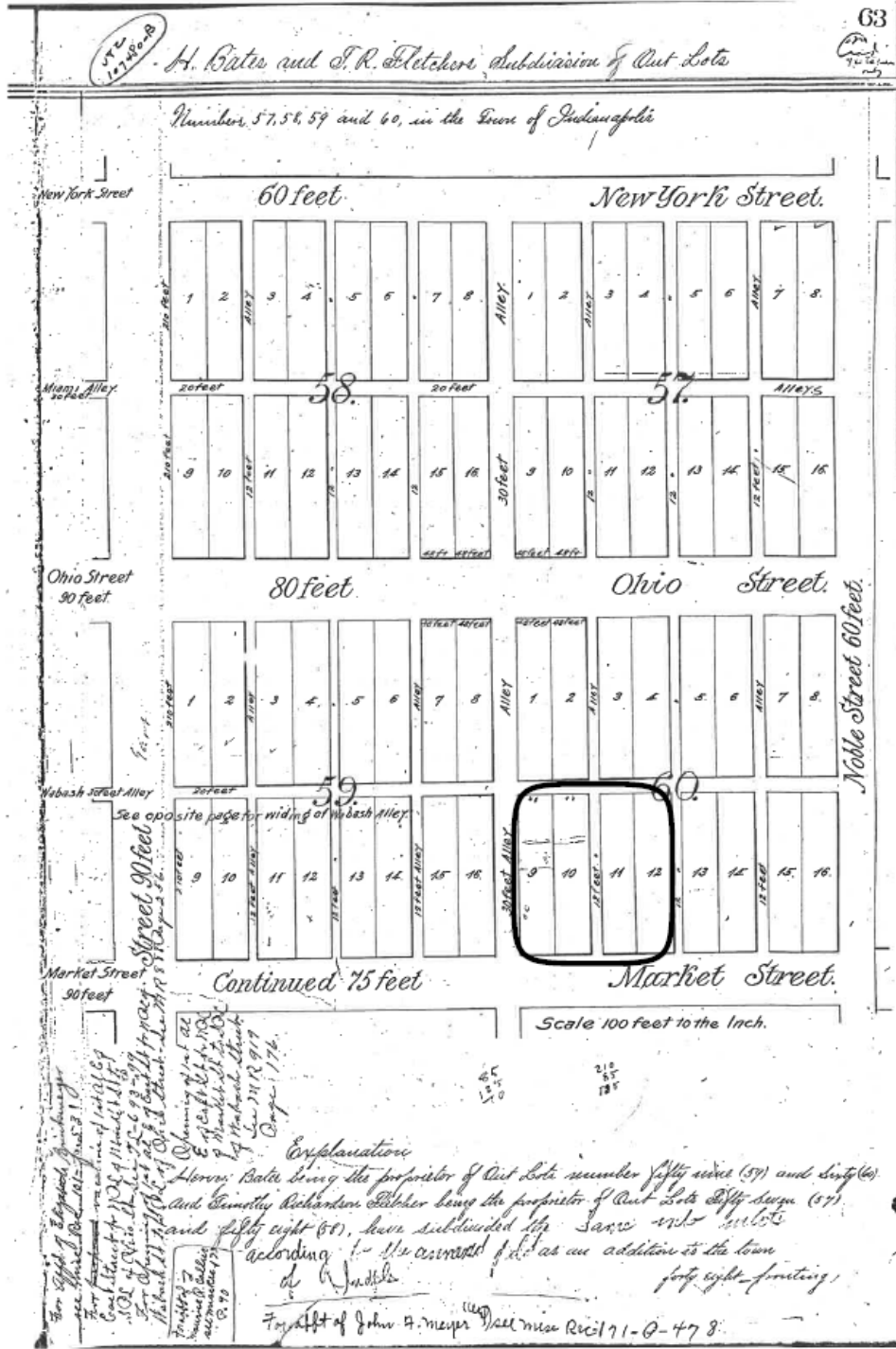
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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

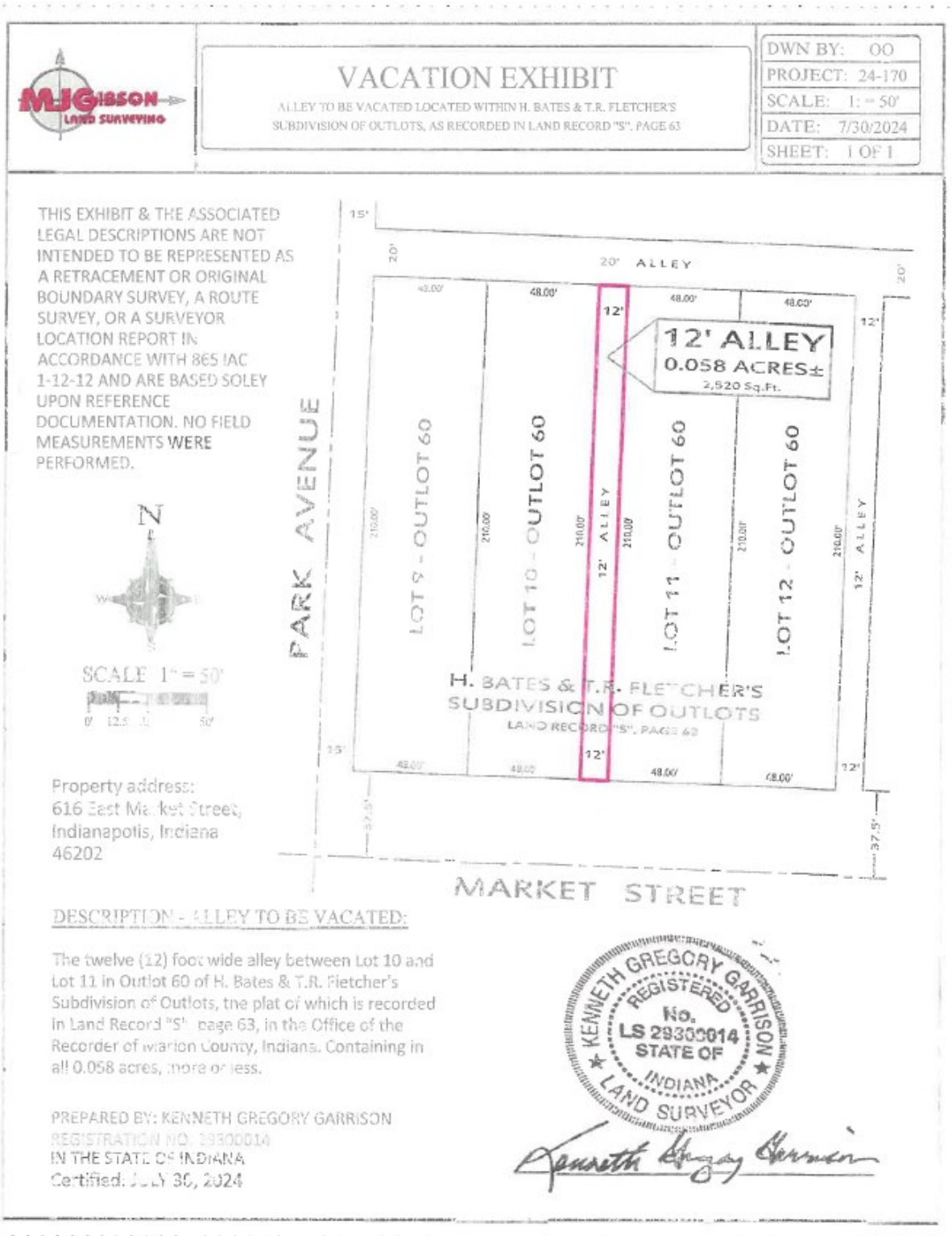
Findings of Fact



Department of Metropolitan Development  
Division of Planning  
Current Planning



Original Plat



Vacation exhibit.



Photos



Photo of alley from Market Street, looking north



View of the southern portion of the subject alley



View of the remaining portion of the subject alley



View of the northern portion of the subject alley where it intersects with Park Avenue