



Metropolitan Development Commission Plat Committee (February 11, 2026) 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 11, 2026 **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:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

1. **2025-PLT-090 | 1337 Barth Avenue**

Center Township, Council District #18, zoned D-5 (TOD)
1137 Barth Ave LLC, by Jack Whitsitt

Approval of a Subdivision Plat, to be known as Jamie's Orange Street Addition, dividing 0.141 acres into two (2) lots.

2. **2025-PLT-093 | 6865 East 34th Street**

Warren Township, Council District #9, zoned I-3
BSA Properties, LLC, by Ray Basile

Approval of a Subdivision Plat to be known as BSA Subdivision, dividing 6.97 acres into two lots.

3. **2025-PLT-094 | 6720 Milhouse Road Avenue**

Decatur Township, Council District #21, zoned D-3 Cluster
DR Horton Indiana LLC, by Keith Gilson

Approval of a Subdivision Plat to be known as Cardinal Grove Section 4, dividing 17.065 acres into 34 lots.

4. **2025-PLT-095 | 1010 East 86th Street**

Washington Township, Council District #2, zoned D-P
Winterton Office Partners LLC, by Tyler Thompson

Approval of a Subdivision Plat to be known as Winterton Addition, dividing 6.707 acres into two (2) lots.

- 5. 2026-PLT-002 | 4027 West 10th Street**
Wayne Township, Council District #16, zoned C-4 (FF)
Indystar Inc., by Donald Fisher

Approval of a Subdivision Plat to be known as INDYSTAR Commercial Subdivision, subdividing 1.754 acres into two (2) lots.

- 6. 2026-VAC-001 | 7527 McFarland Boulevard**
Center Township, Council District #24
Southport Presbyterian Church, by Michael J. Smith

Vacation of two (2) drainage easements identified in Instrument No. A202400004860 in Exhibit 1, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 7. 2025-VAC-013 | 2215 and 2243 Alvord Street, and 2202, 2228, and 2230 Yandes Street**
Center Township, Council District #13
Thomas and Skinner, LLC, by Benjamin Spandau and Thomas Steele

Vacation of the first north-south alley, east of Alvord Street, being 20 feet in width, beginning at the south right-of-way line of 23rd Street, south 582.09 feet, to the north right-of-way line of 22nd Street, with a waiver of the assessment of benefits.

****Assessment of Benefits Hearing**

- 8. 2025-VAC-012 | 1458 and 1464 North New Jersey Street**
Center Township, Council District #13
Heather Harris and Holmes, by Joseph D. Calderon

Vacation of the first east-west alley south of 15th Street, being 13.58 feet wide, from the west right-of-way line of New Jersey Street, being the southeast corner of Lot 14 of A. L. Wright's 1st Addition as recorded in Plat Book 4, Page 3 in the Office of the Recorder of Marion County, Indiana, 150 feet to the west, to the east right-of-way line of the first north-south alley west of New Jersey Street, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 9. 2026-PLT-003 | 10320 Pendleton Pike**
Lawrence Township, City of Lawrence, Council District #10, zoned C-7
GMX Real Estate Group, LLC, by Joseph D. Calderon

Approval of Subdivision Plat to be known as Dutch Bros on Pendleton, dividing 7.299 acres into two (2) lots, with a waiver of the sidewalk requirement along Teresa Street.

Additional Business:

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

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

Member	Approving Authority	Term
VACANT	MDC	
Kelly Evans	MDC	01/1/2025 - 12/31/2025
Brandon Herget	MDC	05/21/2025 - 12/31/2025
Destiny McCormick	MDC	01/1/2025 - 12/31/2025
VACANT	MDC	

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel%2016%20Live%20Web%20Stream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/Watch%20Previously%20Recorded%20Programs).



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

February 11, 2026

Case Number: 2025-PLT-090
Address: 1337 Barth Avenue (approximate address)
Location: Center Township, Council District #18
Zoning: D-5 (TOD)
Petitioner: 1137 Barth Ave LLC, by Jack Whitsitt
Request: Approval of a Subdivision Plat, to be known as Jamie's Orange Street Addition, dividing 0.141 acres into two (2) lots.
Waiver Requested: None
Current Land Use: Two (2) single-family dwellings
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously automatically continued by a Registered Neighborhood Organization from the January 14, 2026, hearing, to the February 11, 2026, hearing.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 25, 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 site is zoned D-5 for residential uses and is currently developed with two (2) single-family dwellings. The proposed plat would subdivide the property into two lots: Lot 1 would have a width of 40.00 feet and an area of 0.081 acres, and Lot 2 would have a width of 60.59 feet and an area of 0.060 acres. The proposed plat meets the standards of the D-5 zoning classification.

STREETS

Lot 1 would front on Barth Avenue to the west, and Orange Street to the North. Lot 2 would front on Orange Street to the North and an unimproved alley to the east. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Barth Avenue and Orange Street.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two single-family dwellings	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	School / Residential uses.
South:	D-5	Residential
East:	C-3	Commercial uses
West:	D-5	Residential
Thoroughfare Plan		
Barth Avenue	Local Street	60-foot existing and proposed right-of-way.
Orange Street	Local Street	25-foot existing right-of-way and 48-foot proposed right-of-way
Petition Submittal Date	November 25, 2025	

EXHIBITS

2025-PLT-090; Aerial Map



2025-PLT-090; Proposed Plat

[illegible]

2025-PLT-090; Photographs



Photo 1: Subject Site, Barth Avenue existing single-family dwelling, looking east.



Photo 2: Subject Site, Orange Street existing single-family dwelling, looking southeast.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

February 11, 2026

Case Number: 2025-PLT-093
Address: 6865 East 34th Street (*Approximate Address*)
Location: Warren Township, Council District #9
Zoning: I-3
Petitioner: BSA Properties, LLC, by Ray Basile
Request: Approval of a Subdivision Plat to be known as BSA Subdivision, dividing 6.97 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial Contractor
Staff Reviewer: Robert Uhlenhake, 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 December 1, 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.



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-3. The site is developed with a Commercial Contractor use and accessory structures. The proposed plat would subdivide the property into two (2) lots: Lot One would be 5.563 acres and contain the Commercial Contractor use and existing buildings. Lot Two would be 1.777 acres and is undeveloped. The proposed plat meets the standards of the I-3 zoning classification.

STREETS

Lot One would front on East 32nd Street to the south. Lot Two would front on East 34th Street to the north. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required along all street frontages on East 32nd Street and East 34th Street.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Commercial Contractor Use	
Comprehensive Plan	Light Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-3 / D-3	Single-Family Residential / Undeveloped
South:	I-3	Commercial Contractor
East:	I-3	Vacant Warehouse building
West:	I-3	Commercial Contractor
Thoroughfare Plan		
East 32 nd Street	Local Street	73-foot existing and proposed right-of-way
East 34 th Street	Local Street	48-foot existing and proposed right-of-way
Petition Submittal Date	December 1, 2025	

[illegible]

2025-PLT-090; Proposed Plat



PHOTOS



Existing Commercial Contractor Use, looking north from East 32nd Street.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

February 11, 2026

Case Number: 2025-PLT-094
 Property Address: 6720 Milhouse Road (Approximate Address)
 Location: Decatur Township, Council District #21
 Petitioner: DR Horton Indiana LLC, by Keith Gilson
 Zoning: D-3 Cluster
 Request: Approval of a Subdivision Plat to be known as Cardinal Grove Section 4, dividing 17.065 acres into 34 lots.
 Waiver Requested: None
 Current Land Use: Undeveloped
 Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 22, 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.



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-3 (cluster designation), is currently unimproved and borders large-lot estate homes to the east and west (southern portion of lot) as well as platted residential subdivisions to the west, east (northern portion of lot), north, and south. Previous sections of Cardinal Grove are located on the other side of Milhouse Road to the south. The site was rezoned by the petition 2021-ZON-123 in 2021. The plat indicates this section would be comprised of 34 lots and three (3) common areas within 17.065 acres to allow for single-family residential development.

The proposed plat meets the standards of the D-3 zoning district, the cluster option, Subdivision Control Ordinance regulations, and applicable commitments from 2021-ZON-123. The Cluster Subdivision option was utilized to allow greater flexibility in design and development of subdivisions to allow innovative residential environments with more efficient use of land that protects topographical features and permits increased common area and open space.

STREETS

New internal streets would be created or extended in association with this plat: Red Feather Lane, Glory Maple Lane, and Greenspire Place. The new Section would be accessed by the existing Milhouse Road to the south as well as from existing stub connections to the east (Glory Maple and Greenspire). No site access would be placed from subdivisions to the north or to the west.

SIDEWALKS

Sidewalks are required and depicted along the internal streets created as well as along Milhouse Road to the south of the subject site.

GENERAL INFORMATION

Existing Zoning	D-3 Cluster	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-4	Residential
South:	D-3	Residential
East:	D-A / D-3	Residential
West:	D-A / D-3	Residential
Thoroughfare Plan		
Milhouse Road	Primary Collector	40-foot existing and 80-foot proposed
Petition Submittal Date	December 22, 2025	

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

	<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • Plat name, Legal Description, Surveyor Seal, Scale. • Boundary Lines, Existing Street Names, and dimensions. • Layout of Proposed Streets – names, widths, classifications. • Layout of all easements and purpose thereof. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. • Area Map. 	<p>Satisfied</p>
	<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • Traffic control street signs and devices. • Traffic calming devices. • Bicycle facilities. • Sidewalks and pedestrian facilities. • Transit facilities, such as bus stops pads or shelter. • Street lighting. 	<p>Satisfied</p>
	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	<p>Satisfied</p>
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	<p>None Requested</p>

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

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

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

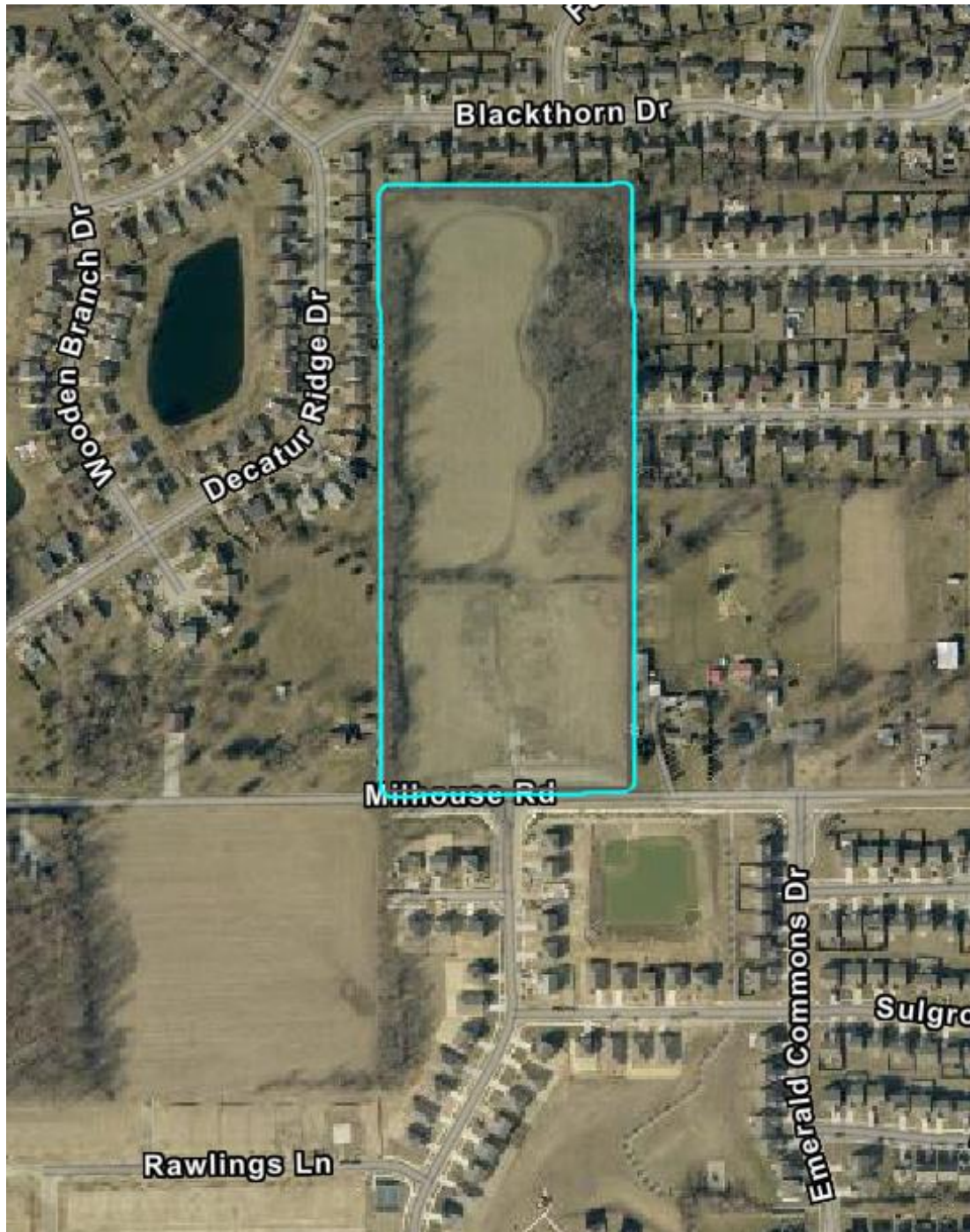
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> Subdivisions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

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

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

EXHIBITS

2025PLT094 ; Aerial Map







2025PLT094 ; Photographs



Photo 1: Subject Site from South



Photo 2: Adjacent Property to South

2025PLT094 ; Photographs (continued)



Photo 3: Subject Site Viewed from East (Greenspire Stub)



Photo 4: Subject Site Viewed from East (Glory Maple Stub)



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-095
Address: 1010 East 86th Street (approximate addresses)
Location: Washington Township, Council District #2
Zoning: D-P
Petitioner: Winterton Office Partners LLC, by Tyler Thompson
Request: Approval of a Subdivision Plat to be known as Winterton Addition, dividing 6.707 acres into two (2) lots.
Waiver Requested: None
Current Land Use: Commercial Office Park, two (2) Single-Family Dwellings
Staff Reviewer: Robert Uhlenhake, 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 9, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-P. The site contains a Commercial Office Park, and two (2) Single-Family Dwellings. The proposed plat would subdivide the property into two (2) lots: Lot One would be 5.259 acres and Lot Two would be 1.448 acres. The proposed plat meets the standards of the D-S zoning classification.

STREETS

Lot One would front on East 86th Street. Lot Two would front on Guilford Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

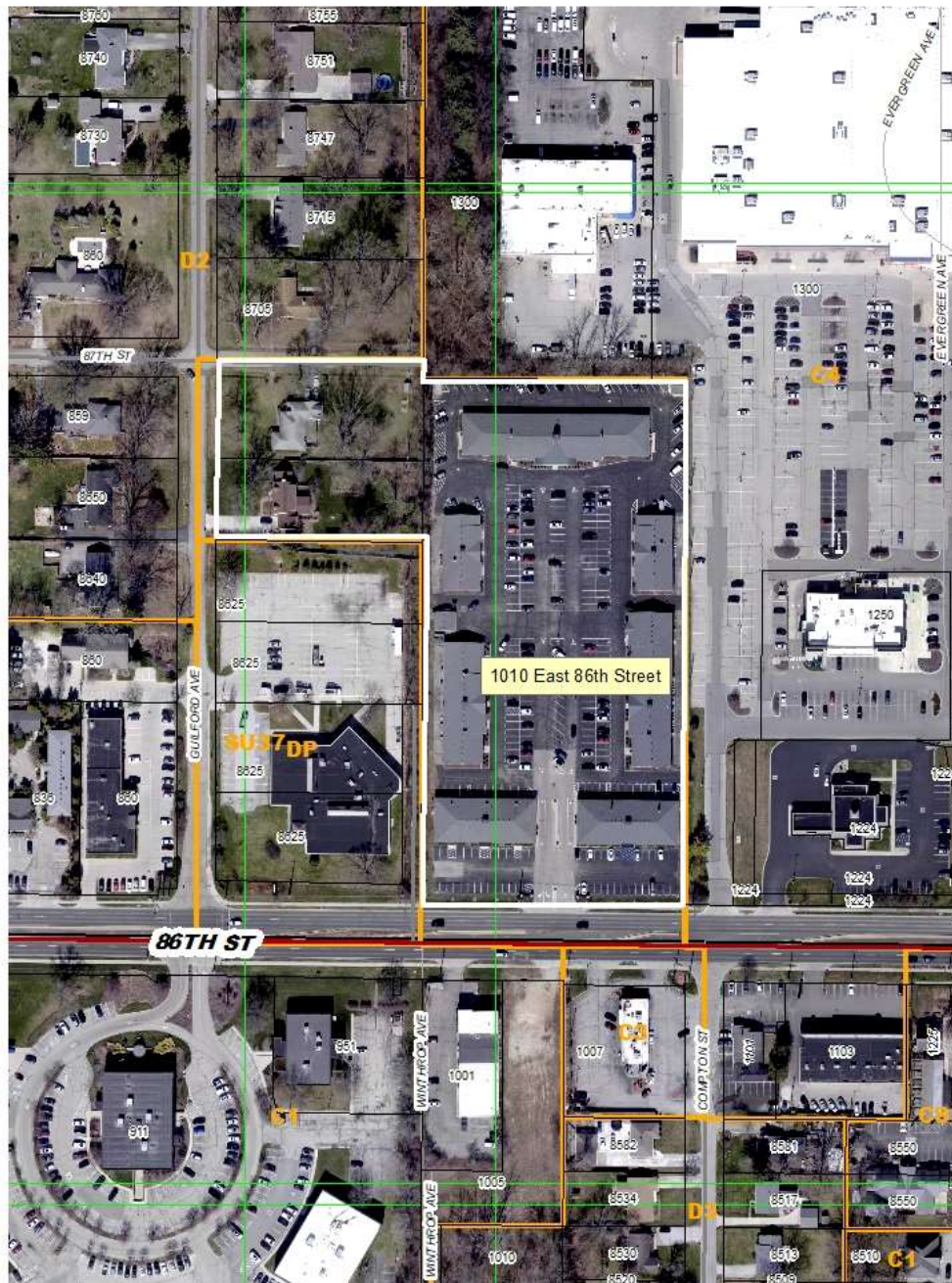
Sidewalks are existing along East 86th Street. No sidewalks exist along this portion of Guilford Ave.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Commercial Office Park, two (2) Single-Family Dwellings	
Comprehensive Plan	Village Mixed Use, Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: C-4 / D-2	US Post Office / Single-Family Dwelling
	South: C-1 / C-3	Commercial Office / Commercial Restaurant
	East: C-4	Commercial Shopping Center
	West: SU-37 / D-2	County Library / Single Family Dwellings
Thoroughfare Plan		
East 86 th Street	Primary Arterial	100-foot existing right-of-way and 112-foot proposed right-of-way.
Guilford Avenue	Local Street	50-foot existing and proposed right-of-way.
Petition Submittal Date	December 30, 2025	

EXHIBITS

LOCATION MAP





PHOTOS



Proposed Lot One, existing office complex, looking north from East 86th Street.



Proposed Lot Two, first of two existing single-family dwellings, looking east from Guilford Road.



Proposed Lot Two, second of two existing single-family dwellings, looking east from Guilford Road.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

February 11, 2026

Case Number: 2026-PLT-002
Address: 4027 West 10th Street (*Approximate Address*)
Location: Wayne Township, Council District #16
Zoning: C-4 (FF)
Petitioner: Indystar Inc., by Donald Fisher
Request: Approval of a Subdivision Plat to be known as INDYSTAR
 Commercial Subdivision, subdividing 1.754 acres into two (2) lots.
Waiver Requested: None
Current Land Use: Vacant Financial Services use
Staff Reviewer: Robert Uhlenhake, 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 December 29, 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.



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4. The site is a former Credit Union Banking Center. The proposed plat would subdivide the property into two (2) lots. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lots One and Two would front on West 10th Street. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along West 10th Street.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Vacant Financial Services use	
Comprehensive Plan	Office Commercial and Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: SZ-2	Industrial uses / Utility Substation
	South: I-3 / I-4	Industrial Manufacturing
	East: I-4	Commercial Contractor use
	West: I-3	Industrial Manufacturing
Thoroughfare Plan		
West 10 th Street	Primary Arterial	100-foot existing and proposed right-of-way
Petition Submittal Date	December 29, 2025	

EXHIBITS

LOCATION MAP





PHOTOS



Proposed Lot One, looking southwest.



Proposed Lot Two, looking southeast.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

January 11, 2026

Case Number: 2026-VAC-001
Property Address: 7527 McFarland Boulevard (*Approximate Address*)
Location: Perry Township, Council District #24
Petitioner: Southport Presbyterian Church, by Michael J. Smith
Request: Vacation of two (2) drainage easements identified in Instrument No. A202400004860 in Exhibit 1, with a waiver of the assessment of benefits.
Waiver Requested: Assessment of Benefits
Current Land Use: Undeveloped
Staff Reviewer: Jeffrey York, Manager

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 supports the **waiver of the Assessment of Benefits** and recommends **approval**.

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 2026-VAC-001; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

The subject property is currently undeveloped but is being prepared for multi-family residential development per the approval of 2025-ZON-047 and for senior independent living per the approval of 2023-ZON-050.

Two (2) drainage easements were recorded at the site in 2024 under instrument number A202400004860. This is recorded plat with the name "Homestead Senior Living". Specifically, the easements are within Lots 1 and 2. The locations of those easements are shown within the below Exhibits. The Findings of Fact note that the easements were related reserved for a shared drainage retention pond. However, each lot would have their own drainage retention pond. Approval of this vacation (in addition to the previously approved plat) would be needed to allow for the proposed development. Staff finds that this vacation would be in the public interest.



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

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor Metropolitan Development Commission determines how vacated land is divided. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation. After a vacation of an easement the County Assessor determines how the vacated land will be assessed for tax purposes.

ASSESSMENT OF BENEFITS

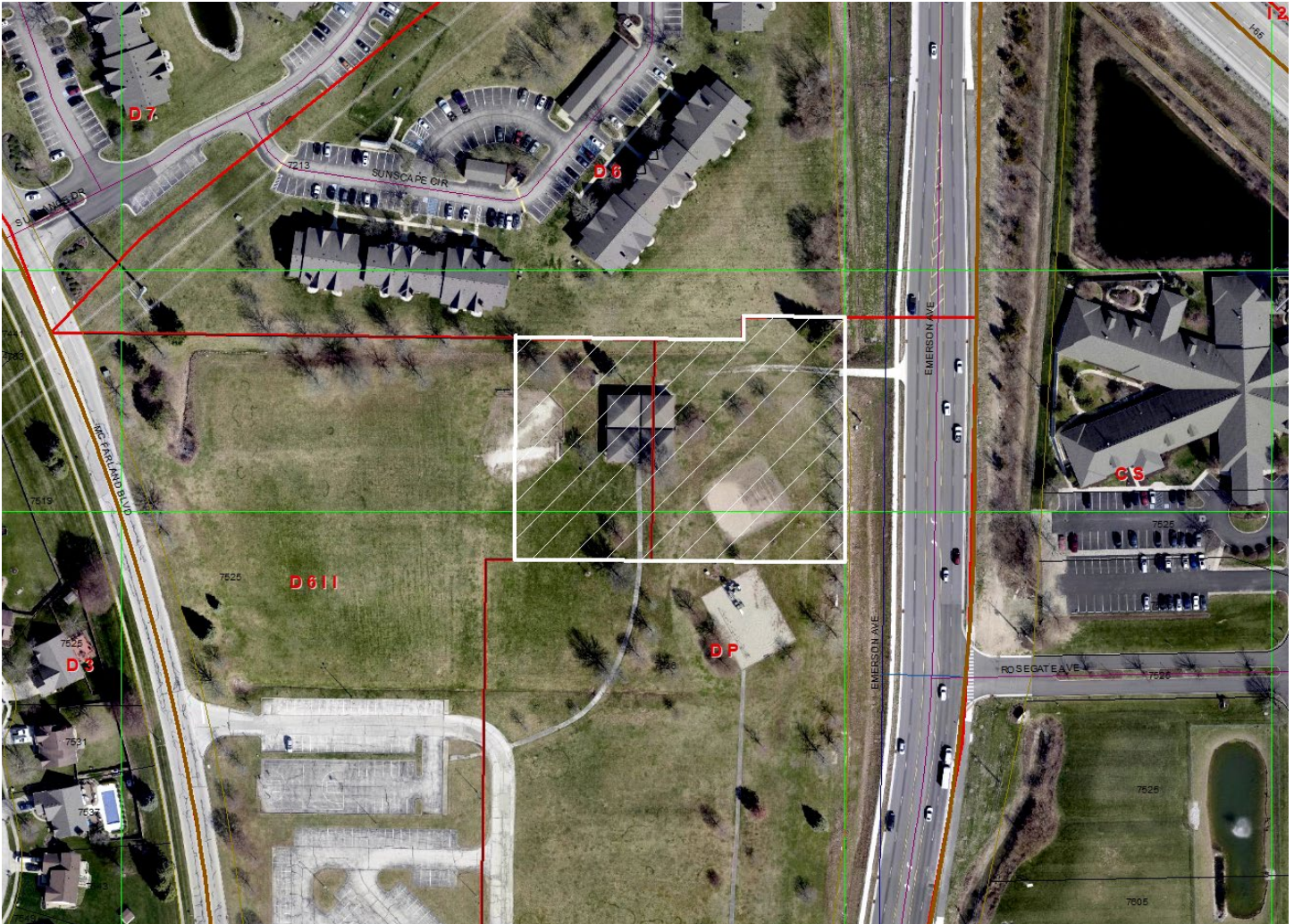
The petitioner has requested a waiver of the Assessment of Benefits. The subject easements are drainage easements that have not been improved or maintained by the City of Indianapolis. Therefore, a waiver of the Assessment of Benefits would be appropriate.

GENERAL INFORMATION

Existing Zoning	D-P / D-6II	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-6	Multi-family dwellings
South:	SU-1	Religious uses
East:	C-S	Office and retail commercial uses
West:	D-3	Residential
Thoroughfare Plan		
Emerson Avenue	Primary Arterial	102-foot existing and 119 feet proposed
Mc Farland Boulevard	Local Street	50-foot existing and proposed
Petition Submittal Date	December 31, 2025	

EXHIBITS

2026-VAC-001 ; Aerial Map



2026-VAC-001 ; Findings of Fact

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

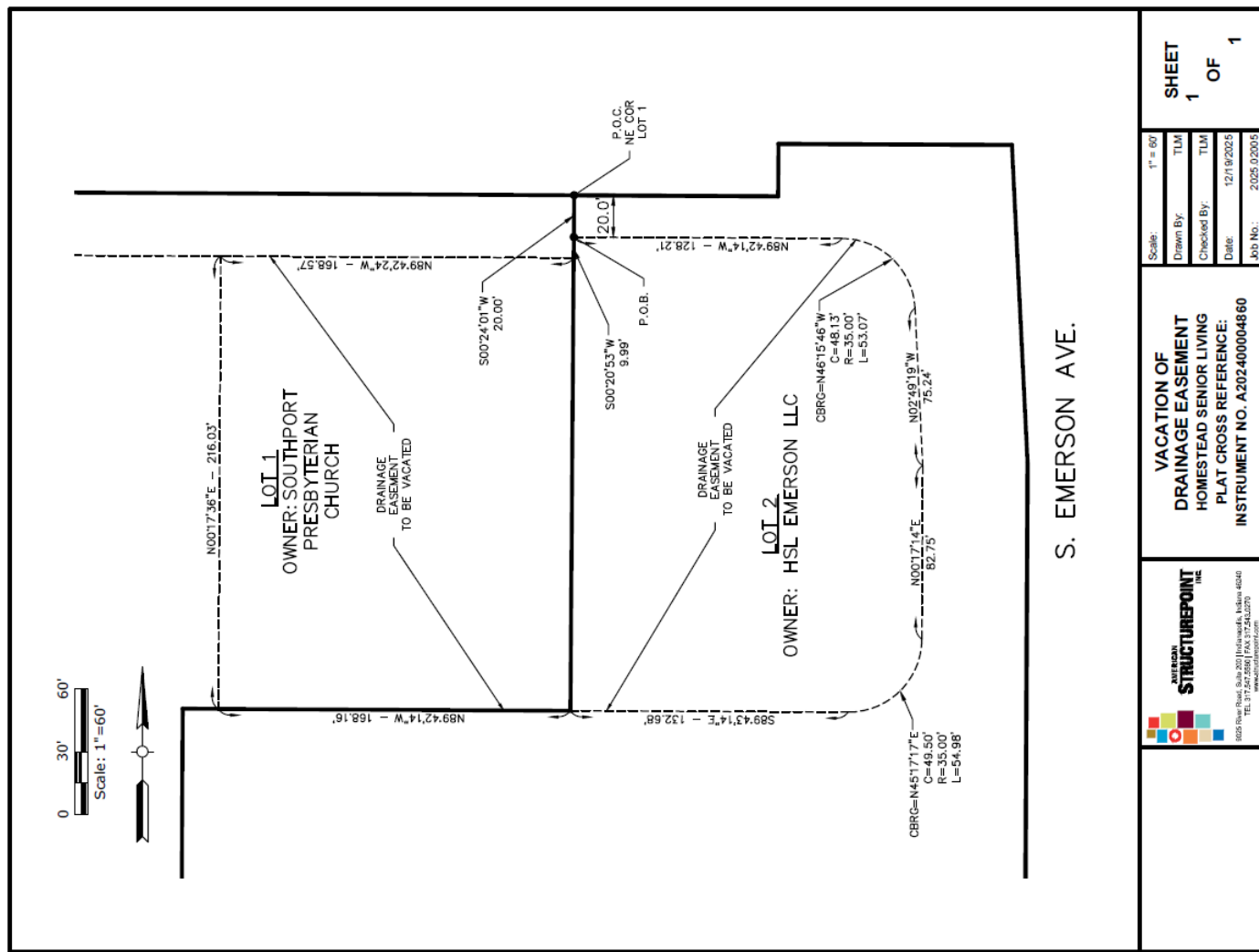
FINDINGS OF FACT

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

the Drainage Easement shown on the plat was to be for a shared drainage pond between the Lot 1 (Petitioner) and Lot 2.

Plans have now changed and each Lot will now have their own drainage retention and not a shared pond.

2026-VAC-001 ; Exhibit



PHOTOS



Photo 1: Subject Site Viewed from Northeast (2025 photo)



Photo 2: Google Streetview of site from Emerson Avenue, looking west



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

February 11, 2026

Case Number: 2025-VAC-013

Property Address: 2215 and 2243 Alvord Street, and 2202, 2228, and 2230 Yandes Street
(Approximate Addresses)

Location: Center Township, Council District #13

Petitioner: Thomas and Skinner, LLC, by Benjamin Spandau and Thomas Steele

Request: Vacation of the first north-south alley, east of Alvord Street, being 20 feet in width, beginning at the south right-of-way line of 23rd Street, south 582.09 feet, to the north right-of-way line of 22nd Street, with a waiver of the assessment of benefits.

Waiver Requested: Assessment of Benefits

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition was approved by the Plat Committee at their January 14, 2026 hearing, after the petitioner request for the waiver of the assessment of benefits was denied. On **February 5, 2026**, the appraisal report was submitted to the file. Staff has reviewed the findings and agrees with its findings.

ASSESSMENT OF BENEFITS

Appraiser Used: Integra Realty Resources, Michael C. Lady, Appraiser
Appraiser's Benefits: \$4100.00
Appraiser's Fee: \$2250.00

RECOMMENDED MOTION (approval): That the Plat Committee find that the proposed vacation is in the public interest; that Metropolitan Development Commission sustain, confirm, approve and adopt the Final Assessment Roll in 2025-VAC-013, assessing benefits in accordance therewith, in the amount of \$4100.00 and that the petitioner pay the Appraiser's Fee of \$2250.00; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-013; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

STAFF RECOMMENDATION

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

RECOMMENDED MOTION (denial 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 required; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-013; that the vacation be subject to the right of public utilities under IC 36-7-3-16.



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

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-013; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

Approval of this request would allow for the vacation of a 528-foot alley located between Alvord Street and Yandes Street, bordered by 22nd Street to the south and 23rd Street to the north. The alley is currently improved with gravel and lacks through-connectivity in either direction. There is an industrial building to the south of the subject alley and an alley previously vacated by the petition 2003VAC010 to the north. Surrounding land uses on either side of the alley are industrial in nature, comprising five (5) parcels in total which are accessed both from the alley and from Alvord and Yandes to the west and east.

Staff was contacted by AES Indiana and the Stormwater division of the Department of Public Works in relation to this petition. These agencies indicated the presence of electrical equipment (AES) and a sanitary line with accompanying stormwater infrastructure (DPW) but that they would not oppose grant of the vacation if easement rights for maintenance were to remain in place. This would be the case, per the portion of State Code referenced within the recommended motion on the previous page.

Findings of Fact provided by the applicant indicate that approval of the vacation request would remove the cost of maintenance for the City. Staff also notes the lack of through-connectivity to the north and south of the alley, and finds that the vacation would be in the public interest and recommend approval.

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor 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 has requested a waiver of the Assessment of Benefits. Approval of waivers of this nature would be appropriate in instances when an alley has not previously been improved by the City. The alley



Department of Metropolitan Development
Division of Planning
Current Planning

is currently constituted of gravel, and previous aerial photography (see Exhibits) appears to indicate previous paving of this alley for public usage. Given this context, staff does not feel that approval of the waiver would be justifiable and that the survey should take place. Staff recommends **denial** of the waiver.

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-2 / I-4	Industrial
South:	C-S	Industrial
East:	I-2	Industrial
West:	I-2	Industrial
Thoroughfare Plan		
22 nd Street	Primary Arterial	50-foot existing and 56-feet proposed
23 rd Street	Local Street	53-foot existing and 48-feet proposed

EXHIBITS

2025VAC013 ; Aerial Map (2024)



2025VAC013 ; Aerial Map (1986, zoomed, parcels drawn)

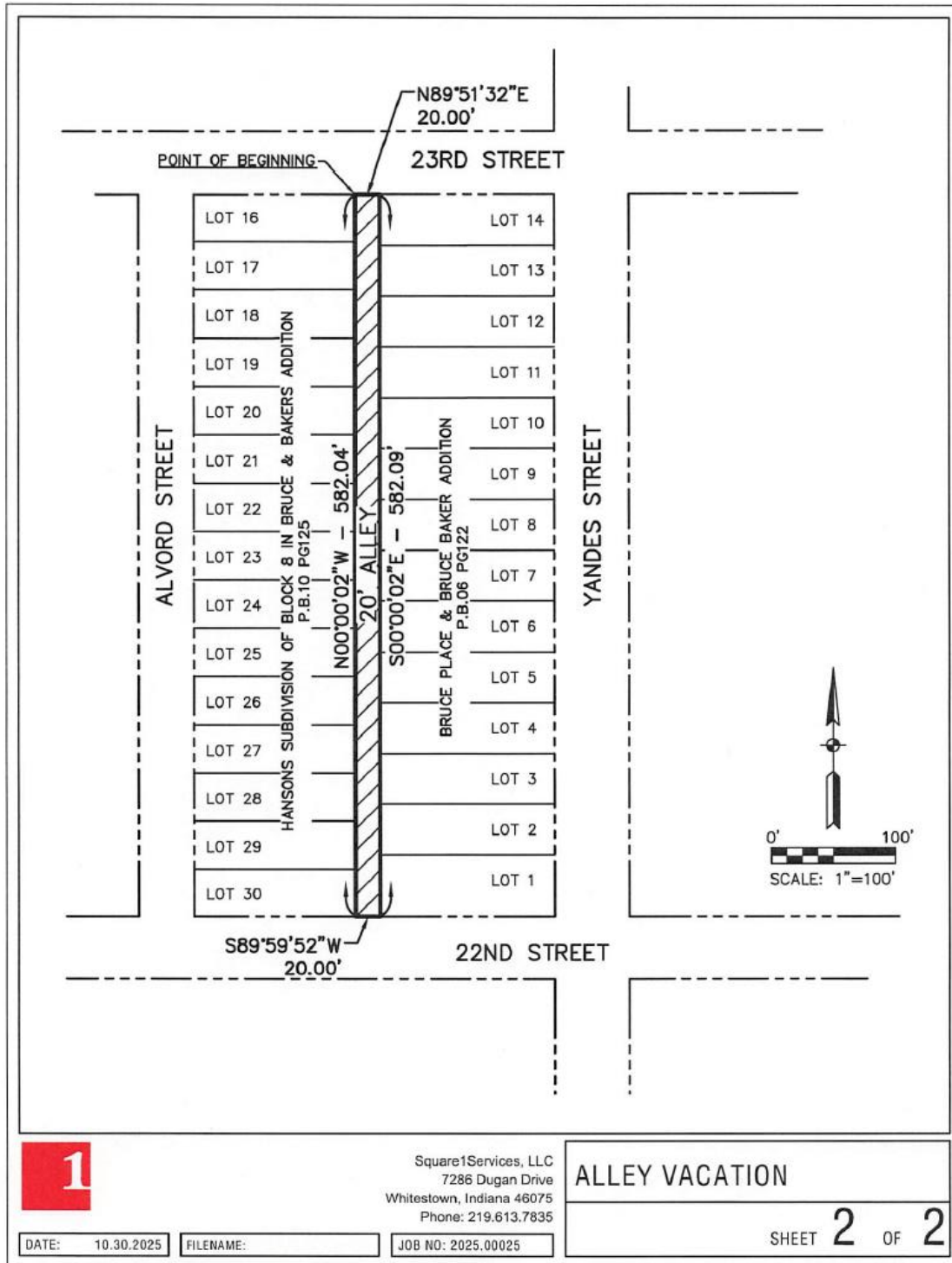


2025VAC013 ; Findings of Fact

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

The proposed vacation of the alley in question is in the public interest because it improves public safety. Several of the businesses surrounding the alley in question have been victim to break-ins, all of which were instigated from the alley-way side of the establishment. Additionally, a public alleyway can invite illicit activity or loitering in the area. Finally, the Petitioner's proposed vacation of the alley in question is in the public interest because it will save the city of Indianapolis the cost of maintaining and securing the alleyway, a cost that will now be incurred by the Petitioner.

2025VAC013 ; Exhibit



PHOTOS



Photo 1: Subject Alley Viewed from North



Photo 2: Subject Alley Viewed from South



Photo 3: Internal from Subject Alley Looking North



Photo 4: Internal from Subject Alley Looking South



Photo 5: Adjacent Property to North



Photo 6: Adjacent Property to South



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

February 11, 2026

Case Number: 2025-VAC-012

Property Address: 1458 and 1464 North New Jersey Street (*Approximate Addresses*)

Location: Center Township, Council District #13

Petitioner: Heather Harris and Ann Holmes, by Joseph D. Calderon

Request: Vacation of the first east-west alley south of 15th Street, being 13.58 feet wide, from the west right-of-way line of New Jersey Street, being the southeast corner of Lot 14 of A. L. Wright's 1st Addition as recorded in Plat Book 4, Page 3 in the Office of the Recorder of Marion County, Indiana, 150 feet to the west, to the east right-of-way line of the first north-south alley west of New Jersey Street, with a waiver of the assessment of benefits.

Waiver Requested: Assessment of Benefits

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

1/14/26: A continuance was requested by the petitioner to allow for additional time to consider the commitment proposed by staff.

12/10/25: A continuance was requested by staff due to an error involving the publication of legal notice.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**. Staff supports the **waiver of the Assessment of Benefits** and recommends **approval** only if subject to the below commitment.

RECOMMENDED MOTION (approval of waiver request with condition): 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-012; that the vacation be subject to the right of public utilities under IC 36-7-3-16; and subject to the following commitment:

That the existing curb cut along the eastern portion of the vacated alley shall be closed off, the sidewalk restored, and that the additional paving to the west of the existing and restored sidewalk be removed within 12 months of approval of 2025-VAC-012.

RECOMMENDED MOTION (approval of waiver request without condition): 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-012; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

RECOMMENDED MOTION (denial 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 required; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-012; that the vacation be subject to the right of public utilities under IC 36-7-3-16.



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

PETITION OVERVIEW

SUMMARY

This petition, if approved, would vacate an unimproved alley right-of-way between New Jersey Street and Ogden Street, within the Old Northside Historic District (IHPC). The alley is unpaved except for a small curb cut and area of sidewalk along the eastern portion of the frontage. Areas parallel with the alley to the east and west are not publicly accessible. The vacation of this portion of the street right-of-way would be in the public interest, and an exhibit is provided below showing the proposed vacation area.

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor 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

Although a small portion of the existing alley is improved with sidewalk paving, most of the alley is not improved with any permanent hardscaping. However, the placement of the curb cut on the eastern side of the alley and the sidewalk paving that does exist imply that this alley was improved or publicly utilized in the past.

Staff indicated to the petitioner that if a commitment were in place to remove the eastern curb cut and restore that portion of sidewalk for full public pedestrian utilization, the waiver of the Assessment of Benefits could be supported. The petitioner did not express their openness to that compromise. Staff would not be supportive of the waiver without that proposed commitment in place, but if the petitioner agreed to restore the sidewalk the waiver would be supportable.

The first recommended motion would be to allow for the waiver with the commitment for sidewalk restoration in place (staff's position). The second recommended motion would be to approve the waiver without the commitment (petitioner's position). The third option would be to deny the waiver and require the Assessment of Benefits survey to take place (staff's alternate position if the Committee would prefer this to the sidewalk commitment).

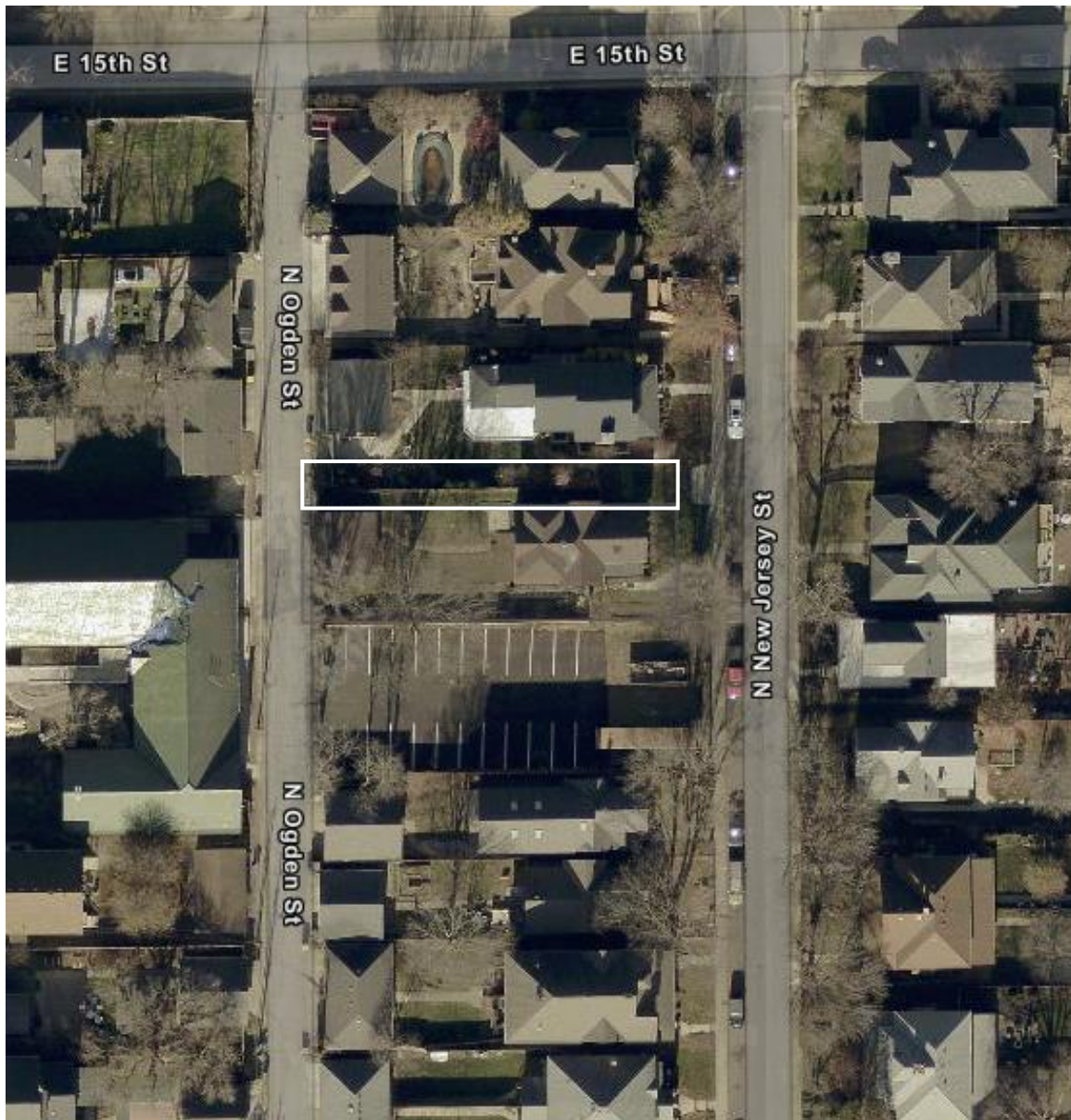


Department of Metropolitan Development
Division of Planning
Current Planning

GENERAL INFORMATION

Existing Zoning	D-8 (IHPC-ON)	
Existing Land Use	Undeveloped Alley	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Residential
South:	D-8	Residential
East:	D-8	Residential
West:	D-8	Residential
Thoroughfare Plan		
New Jersey Street	Local Street	58-foot existing and 48-feet proposed
Petition Submittal Date	October 31, 2025	

EXHIBITS



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

There is no public benefit in keeping the alley open and used by the public, as it terminates at both the east and west ends, the area can go back on the assessment roles.

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



PHOTOS



Photo 1: Existing Alley Viewed from East



Photo 2: Existing Alley Viewed from East (May 2024)



Photo 3: Existing Residence to North of Alley



Photo 4: Existing Residence to South of Alley



Photo 5: Existing Paving and Curb Cut to East of Alley along New Jersey

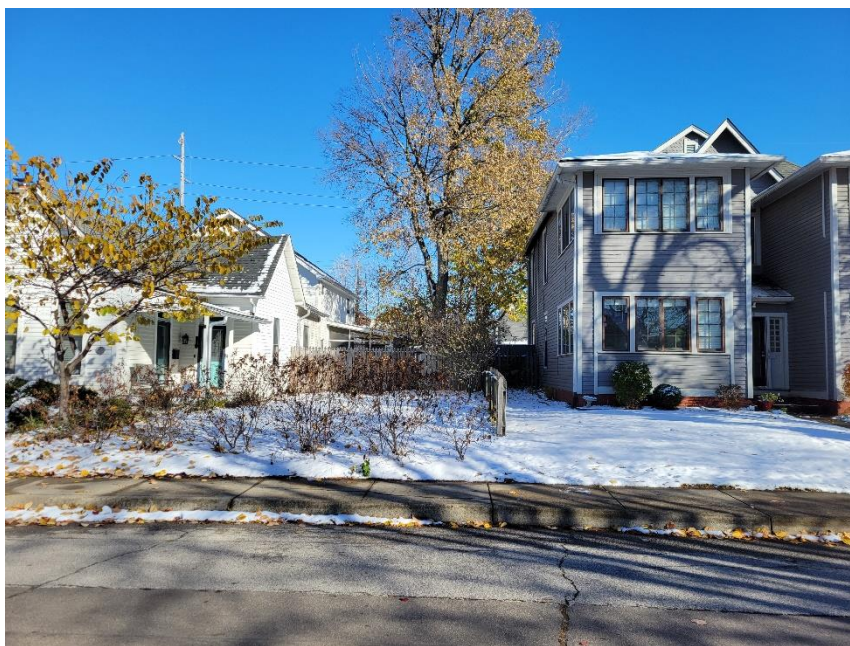


Photo 6: Adjacent Property to East of Proposed Vacation



Photo 7: Existing Alley Viewed from West



Photo 7: Adjacent Property to West of Proposed Vacation



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

February 11, 2026

Case Number: 2026-PLT-003

Property Address: 10320 Pendleton Pike (*Approximate Address*)

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

Petitioner: GMX Real Estate Group, by Joseph D. Calderon

Zoning: C-7

Request: Approval of Subdivision Plat to be known as Dutch Bros on Pendleton, dividing 7.299 acres into two (2) lots, with a waiver of the sidewalk requirement along Teresa Lane.

Waiver Requested: Sidewalks

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 3, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

10. That 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 requested waiver of sidewalk requirements along Teresa Lane be **denied**; and that the required sidewalk shall be shown on and affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned C-7 and is currently developed with a structure housing a used car dealer and automobile parts store, along with accessory parking areas on each side of the building. The proposed plat would subdivide the parcel to create a new lot and new block per the below plat: Block A would be comprised of 6.603 acres and would contain the existing structure, while Lot 1 would be 0.696 acres to the southeast to allow for outlot development. The proposed plat would meet the standards of the C-7 zoning district and the subdivision regulations, except for the requested waiver related to sidewalks.

STREETS

Lot 1 would front on Pendleton Pike to the southeast but would not have direct vehicle access. Block A would front on both Pendleton Pike to the southeast and Teresa Lane to the west, and would allow for vehicle access to Lot 1. No new streets are proposed as a part of this plat.

SIDEWALKS

Sidewalks currently exist along Pendleton Pike and would be required to be placed along Teresa Lane as a condition of Plat approval. The applicant is seeking a waiver of this requirement along the 568 feet of frontage comprising Teresa Lane. Findings of Fact submitted by the applicant in support of this waiver are included within the Exhibits below.

The Ordinance indicates that waivers of the sidewalk requirement may be contemplated in instances of “extreme difficulty” caused by features such as “waterway crossing, significant elevation change, existing deep drainage swales in the right-of-way, and grades steeper than 3:1”. When visiting the site, staff did not note the presence of any site-specific factor that would meet this standard, and the petitioner’s Findings did not identify any site-specific reason as to why sidewalk could not be placed per requirements.

Although the subject property and areas to the north are currently developed with heavy commercial uses, staff would note that the Teresa Lane frontage is directly adjacent to sidewalks to both the east and west running directly along Pendleton Pike, and would constitute a direct continuation of that existing sidewalk network. New sidewalk in this location could be supportive of existing tenants or of future land uses that might be more directly pedestrian-oriented.

The installation of an expansive and interconnected sidewalk network is a core component of the City’s Vision Zero initiative to reduce traffic fatalities and promote walkable communities. Staff is in full support of the Vision Zero framework and feels that placement of sidewalk in this location per Ordinance requirement would be in harmony with those goals. For these reasons, staff recommends denial of the waiver request.



Department of Metropolitan Development
Division of Planning
Current Planning

GENERAL INFORMATION

Existing Zoning	C-7	
Existing Land Use	Commercial	
Comprehensive Plan	Heavy Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-7 / I-4	Commercial / Industrial
South:	C-7 / D-A	Commercial / Residential
East:	C-7	Commercial
West:	C-7 / I-3	Commercial / Industrial
Thoroughfare Plan		
Pendleton Pike	Primary Arterial	141-foot existing and 102-foot proposed
Teresa Lane	Local Street	52-foot existing and 50-foot proposed
Petition Submittal Date	January 3, 2026	

EXHIBITS

2026PLT003 ; Aerial Map







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

2026PLT003 ; 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:

Teresa Lane is a dead end road that has Industrial/Commercial businesses on both sides and not normally used by pedestrians.

Pedestrians currently use the existing sidewalk along the frontage of Pendleton Pike.

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 purpose of this proposed plat is allow for the sale and development of Lot 1 that fronts along Pendleton Pike. There are no plans to change or develop the remaining bulk the property (Block A) and requiring a sidewalk along Teresa Lane plat would be a substantial extra expense on Lot 1.

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:

A sidewalk along the industrial sites fronting Teresa Lane and dead ending at an industrial development could be hazardous to the pedestrians due to the heavy trucking.

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 and plans are to develop Lot 1 and to not change or develop Block A that fronts Teresa Lane.

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:

The use of the building on proposed Block A meets the C7 zoning with adequate parking, setbacks, and transition yards.

PHOTOS



Photo 1: Subject Site Viewed from South



Photo 2: Proposed Lot 1 Viewed from South



Photo 3: Subject Site Viewed from West



Photo 4: Pendleton Pike Sidewalk at Intersection looking Northeast



Photo 5: Pendleton Pike Sidewalk at Intersection looking Southwest



Photo 6: Teresa Lane Frontage at Intersection looking North



Photo 7: Teresa Lane Frontage at Interior Drive Looking North



Photo 8: Teresa Lane Frontage at Interior Drive Looking South



Photo 9: Teresa Lane Frontage at Northern Boundary Looking North



Photo 10: Teresa Lane Frontage at Northern Boundary Looking South



Photo 11: Adjacent Property to West



Photo 12: Adjacent Property to Southeast