



# Metropolitan Development Commission Plat Committee (December 10, 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, December 10, 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.    **2025-PLT-078 | 9240 North Meridian Street**

Washington Township, Council District #2, zoned C-1  
IN-9240 Meridian, LLC, by Michael J. Smith

Approval of a Subdivision Plat, to be known as 9240 Meridian, dividing 3.110 acres into two lots, with a waiver of the sidewalk requirement along Meridian Street.

**\*\*Staff to request continuance to January 14 due to publication error\*\***

### 2.    **2025-PLT-079 | 8501 and 8601 South Emerson Avenue & 5620 Noggle Way**

Franklin Township, Council District #25, zoned D-10, C-4, and C-S (FF)  
Claybrooke Luxury Living, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed Use Subdivision, dividing 40.08 acres into one lot and three blocks.

**\*\*Staff to request continuance to January 14 due to publication error\*\***

### 3.    **7936 Beaumont Green Place**

Washington Township, Council District #3, zoned D-5  
Davis Homes, by Kenny Mitchell and Brian Robinson

Approval of a Subdivision Plat, to be known as Replat of Lot 28 Beaumont on the Green, dividing 0.406-acre lot into two lots.

**\*\*Staff to request continuance to January 14 due to publication error\*\***

### 4.    **2025-PLT-081 | 1438 North Park Avenue**

Center Township, Council District #13, zoned D-8 (ONS-IHPC)  
Timothy Joseph Graham, Trustee T Graham 2017 Revocable Trust, by John Cross

Approval of a Subdivision Plat, to be known as Replat of a Part of Lot 7 in Bradshaw and Butler's Addition to College Corner, dividing 0.12-acre into two single-family attached lots.

**\*\*Staff to request continuance to January 14 due to publication error\*\***

**5. 2025-PLT-082 | 9425 Hague Road**

Lawrence Township, Council District #4, zoned C-4  
Waffle House, Inc., by Eric Givens

Approval of a Subdivision Plat to be known as Waffle House Addition, subdividing 1.654 acres into two lots.

**\*\*Staff to request continuance to January 14 due to publication error\*\***

**6. 2025-PLT-084 | 3805 South East Street**

Perry Township, Council District #23, zoned C-5  
S & L Properties Indianapolis East, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Indy East St. Development, subdividing 4.13 acres into two lots.

**\*\*Staff to request continuance to January 14 due to publication error\*\***

**7. 2025-PLT-086 | 10010 and 10440 Pentecost Road**

Franklin Township, Council District #25, zoned D-P  
Pulte Homes of Indiana, LLC, by Brandon Burke

Approval of a Subdivision Plat to be known as Wolf Ridge, dividing 96.418 acres into 219 lots.

**\*\*Staff to request continuance to January 14 due to publication error\*\***

**8. 2025-VAC-011 | 8501 and 8601 South Emerson Avenue and 5260 Noggle Way**

Franklin Township, Council District #25  
Claybrooke Luxury Living, LLC, by Joseph D. Calderon

Vacation of drainage and utility easement, being 20 feet in width, from the north line of Claybrook Commons Drive (private street), north 701.16 feet to the south line of proposed Block "A" of Claybrooke Commons Mixed Use Subdivision (2025-PLT-079), with a waiver of the Assessment of Benefits.

**\*\*Staff to request continuance to January 14 due to publication error\*\***

**9. 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.

**\*\*Staff to request continuance to January 14 due to publication error\*\***

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**10. 2025-VAC-010 | Ashton Village, 7511 New August Road**

Pike Township, Council District #1  
Ashton Apartments LLC (Douglas B. Wagner), by Brian K. Robinson

Vacation of two (2) drainage easements identified as Instrument No. A201100029696 and Instrument No. A201600135192 in Exhibit 1, with a waiver of the assessment of benefits.

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

**11. 2025-PLT-046 (Amended) | 324 South College Avenue**  
Center Township, Council District #18, zoned D-8 (FP - IHPC) (TOD)  
Carmone Holdings, LLC, by Mark and Kim Crouch

Approval of a Subdivision Plat to be known as Stellard College Avenue Homes, dividing 0.18-acre into two lots, including a vacation of a 10-foot wide east-west alley abutting the parcel to the north, from the west right-of-way line of College Avenue, west 197.45 feet, to the east right-of-way line of Cincinnati Street, with a waiver of the assessment of benefits.

**12. 2025-PLT-073 | 11700 & 11850 East 38th Street and 4002 North Carroll Road**  
Lawrence Township, Council District #15, zoned D-4 (FF) (Cluster)  
Keith Russell and Robert Fraley, by David Gilman

Approval of a Subdivision Plat, to be known as Dotson Farms, dividing 46.75 acres into 138 lots.

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

**Additional Business:**

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

**PLAT COMMITTEE  
of the  
METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

Member	Approving Authority	Term
Janis Wilson (Chairperson)	MDC	01/1/2025 - 12/31/2025
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
Brittany Rasdall	MDC	01/1/2025 - 12/31/2025

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://www.indy.gov/Channel16LiveWebStream). 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://www.indy.gov/WatchPreviouslyRecordedPrograms).



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

December 10, 2025

**Case Number:** 2025-PLT-078

**Property Address:** 9240 North Meridian Street (*Approximate Address*)

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

**Petitioner:** IN-9240 Meridian, LLC, by Michael J. Smith

**Zoning:** C-1

**Request:** Approval of a Subdivision Plat, to be known as 9240 Meridian, dividing 3.110 acres into two lots, with a waiver of the sidewalk requirement along Meridian Street.

**Waiver Requested:** Sidewalks

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

## PETITION HISTORY

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14<sup>th</sup> hearing date of the Plat Committee.



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

December 10, 2025

**Case Number:** 2025-PLT-079 / 2025-VAC-011

**Property Address:** 8501 and 8601 South Emerson Avenue and 5260 Noggle Way (*Approximate Addresses*)

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

**Petitioner:** Claybrooke Luxury Living, LLC, by Joseph D. Calderon

**Request:** Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed Use Subdivision, dividing 40.08 acres into one lot and three blocks.  
  
Vacation of drainage and utility easement, being 20 feet in width, from the north line of Claybrook Commons Drive (private street), north 701.16 feet to the south line of proposed Block "A" of Claybrooke Commons Mixed Use Subdivision (2025-PLT-079), with a waiver of the Assessment of Benefits.

**Waiver Requested:** Waiver of Assessment of Benefits

**Current Land Use:** Undeveloped

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

## PETITION HISTORY

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14<sup>th</sup> hearing date of the Plat Committee.



Department of Metropolitan Development  
Division of Planning  
Current Planning

**PLAT COMMITTEE****December 10, 2025**

**Case Number:** 2025-PLT-080  
**Address:** 7936 Beaumont Green Place (approximate address)  
**Location:** Washington Township, Council District #3  
**Zoning:** D-5  
**Petitioner:** Davis Homes, by Kenny Mitchell and Brian Robinson  
**Request:** Approval of a Subdivision Plat, to be known as Replat of Lot 28 Beaumont on the Green, dividing 0.406-acre lot into two lots.

**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14, 2026, hearing date of the Plat Committee.



Department of Metropolitan Development  
Division of Planning  
Current Planning

**PLAT COMMITTEE****December 10, 2025**

**Case Number:** 2025-PLT-081

**Address:** 1438 North Park Avenue (approximate address)

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

**Zoning:** D-8 (ONS – IHPC)

**Petitioner:** Timothy Joseph Graham, Trustee T Graham 2017 Revocable Trust, by John Cross

**Request:** Approval of a Subdivision Plat, to be known as Replat of a Part of Lot 7 in Bradshaw and Butler's Addition to College Corner, dividing 0.12-acre into two single-family attached lots.

**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14, 2026, hearing date of the Plat Committee.



Department of Metropolitan Development  
Division of Planning  
Current Planning

**PLAT COMMITTEE****December 10, 2025**

**Case Number:** 2025-PLT-082  
**Address:** 9425 Hague Road (approximate address)  
**Location:** Lawrence Township, Council District #4  
**Zoning:** C-4  
**Petitioner:** Waffle House, Inc., by Eric Givens  
**Request:** Approval of a Subdivision Plat to be known as Waffle House Addition, subdividing 1.654 acres into two lots.

**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14, 2026, hearing date of the Plat Committee.





Department of Metropolitan Development  
Division of Planning  
Current Planning

**PLAT COMMITTEE****December 10, 2025**

**Case Number:** 2025-PLT-084  
**Address:** 3805 South East Street (approximate address)  
**Location:** Perry Township, Council District #23  
**Zoning:** C-5  
**Petitioner:** S & L Properties Indianapolis East, LLC, by Joseph D. Calderon  
**Request:** Approval of a Subdivision Plat to be known as Indy East St. Development, subdividing 4.13 acres into two lots.

**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14, 2026, hearing date of the Plat Committee.



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

## PLAT COMMITTEE

**December 10, 2025**

Case Number: 2025-PLT-086

Property Address: 10010 and 10440 Pentecost Road (Approximate Addresses)

Location: Franklin Township, Council District #25

Petitioner: Pulte Homes of Indiana, LLC, by Brandon Burke

Zoning: D-P

Request: Approval of a Subdivision Plat to be known as Wolf Run, subdividing 96.418 acres into 219 lots.

Waiver Requested: None

Current Land Use: Agricultural / Residential

Staff Reviewer: Michael Weigel, Senior Planner

## PETITION HISTORY

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14<sup>th</sup> hearing date of the Plat Committee.



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

December 10, 2025

**Case Number:** 2025-PLT-079 / 2025-VAC-011

**Property Address:** 8501 and 8601 South Emerson Avenue and 5260 Noggle Way (*Approximate Addresses*)

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

**Petitioner:** Claybrooke Luxury Living, LLC, by Joseph D. Calderon

**Request:** Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed Use Subdivision, dividing 40.08 acres into one lot and three blocks.  
  
Vacation of drainage and utility easement, being 20 feet in width, from the north line of Claybrook Commons Drive (private street), north 701.16 feet to the south line of proposed Block "A" of Claybrooke Commons Mixed Use Subdivision (2025-PLT-079), with a waiver of the Assessment of Benefits.

**Waiver Requested:** Waiver of Assessment of Benefits

**Current Land Use:** Undeveloped

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

## PETITION HISTORY

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14<sup>th</sup> hearing date of the Plat Committee.



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

December 10, 2025

**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 15<sup>th</sup> 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 1<sup>st</sup> 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

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14<sup>th</sup> hearing date of the Plat Committee.

## PLAT COMMITTEE

December 10, 2025

**Case Number:** 2025-VAC-010  
**Property Address:** Ashton Village, 7511 New Augusta Road (*Approximate Address*)  
**Location:** Pike Township, Council District #1  
**Petitioner:** Ashton Apartments LLC (Douglas B. Wagner), by Brian K. Robinson  
**Request:** Vacation of two (2) drainage easements identified as Instrument No. A201100029696 and Instrument No. A201600135192 in Exhibit 1, with a waiver of the assessment of benefits.  
**Waiver Requested:** Assessment of Benefits  
**Current Land Use:** Undeveloped  
**Staff Reviewer:** Michael Weigel, Senior Planner

## PETITION HISTORY

This petition was continued from the November 12<sup>th</sup> hearing at staff's request due to a publication error.

## 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 2025-VAC-010; 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 single-family residential development per the approval of the combination petition 2024-CPL-848 (subdivided the site into 138 lots with a waiver of amenity requirements), 2024-CAP-848 (modified commitments from a 2018 rezoning to allow for attached single-family homes), and 2024-CVR-848 (allowed for row house lots with front loaded garages exceeding 45% of the front façade and reduced front-yard landscaped materials).

Two (2) drainage easements were recorded at the site in 2011 and 2016 under the instrument numbers A201100029696 and A201600135192. The locations of those easements are shown within the below Exhibits, and per Findings of Fact the easements were related to a storm pipe that no longer exists at the site and that approval of this vacation (in addition to the previously approved plat) would be needed to allow for subdivision development. Staff would note that a separate drainage review (DRN25-01329) would be conducted prior to development of the property and finds the vacation to 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

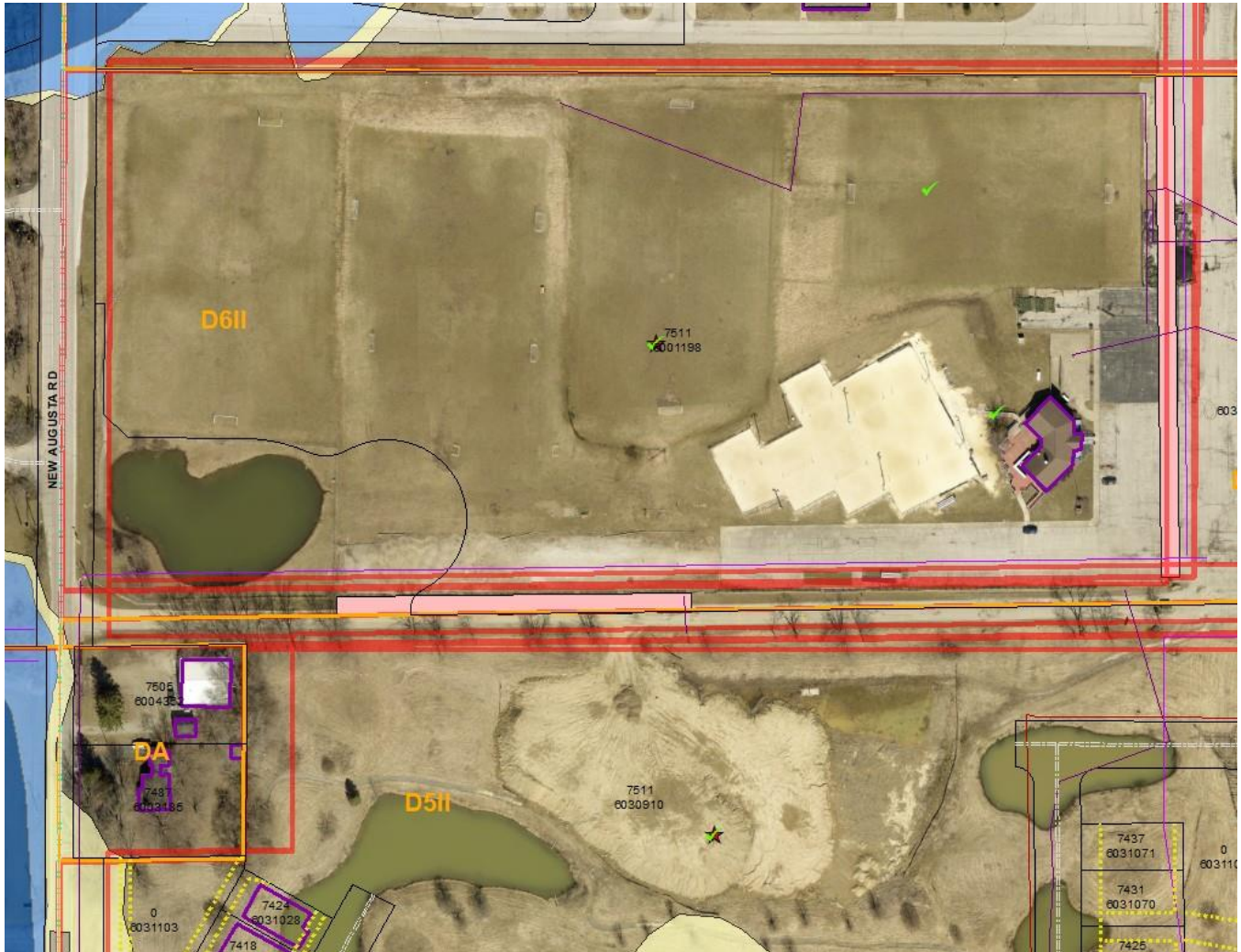
The petitioner has requested a waiver of the Assessment of Benefits. The subject easements are drainage easements that have not been improved or maintained by the City of Indianapolis. Therefore, a waiver of the Assessment of Benefits would be appropriate.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-6II / D-5II	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood / Large-Scale Park	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	SU-2	Educational
South:	D-5II / D-A	Residential
East:	D-4	Residential
West:	D-6II / D-5II / D-A	Residential
<b>Thoroughfare Plan</b>		
New Augusta Road	Primary Collector	60-foot existing and 80-feet proposed
<b>Petition Submittal Date</b>	September 29, 2025	

## EXHIBITS

### 2025VAC010 ; Aerial Map



*(Note: easement locations shown in the two thin pink triangles to the south and east of the northern 7511 parcel)*

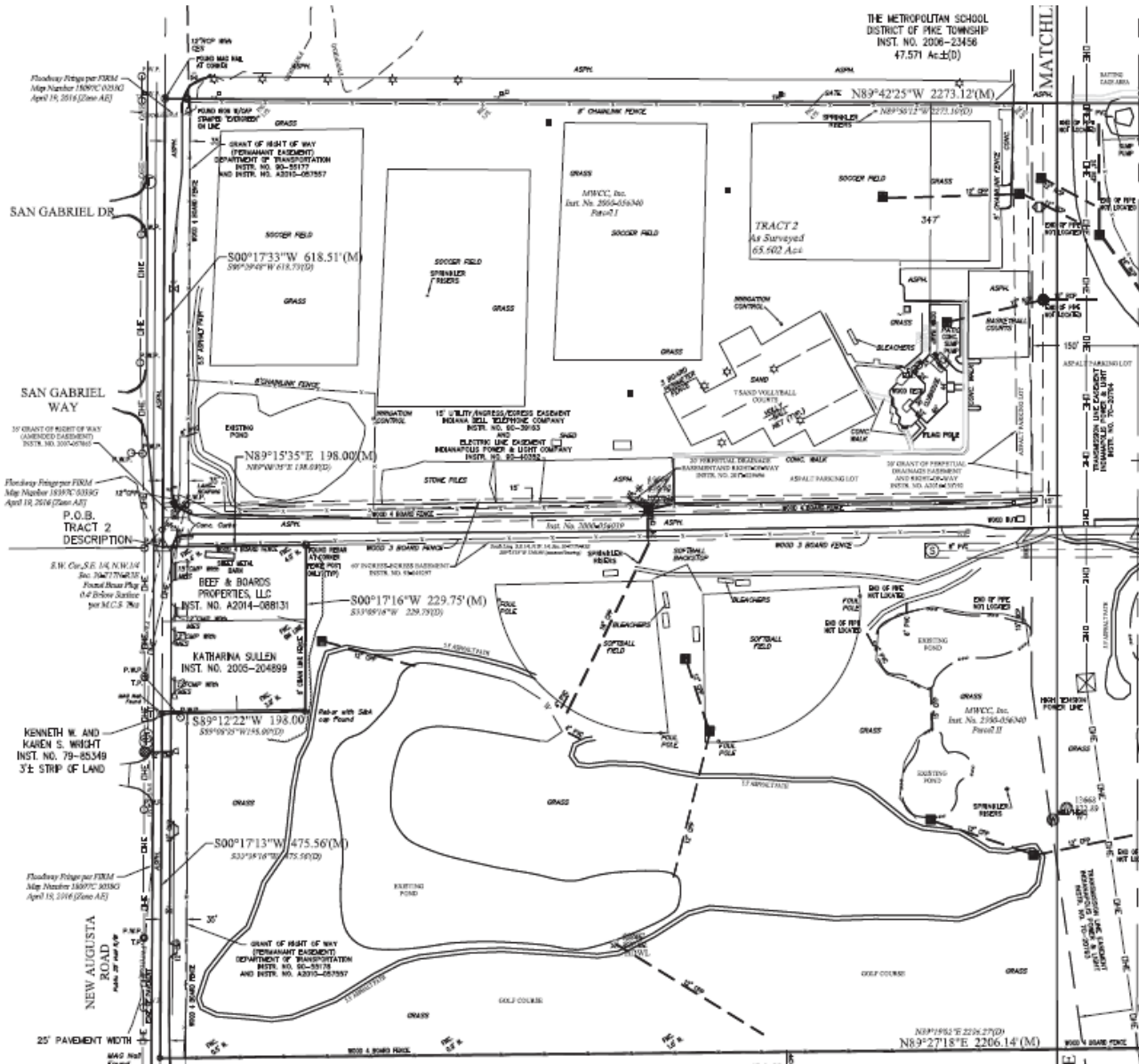
### 2025VAC010 ; Findings of Fact

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

The storm pipe no longer exists and the storm easement is no longer needed. Removal of these easements allows for the new recently approved Ashton Village subdivision to be built, providing much needed housing for the area.



**2025VAC010 ; Exhibit**





## PHOTOS



Photo 1: Subject Site Viewed from Northwest



Photo 2: Subject Site Viewed from West



Photo 3: Subject Site Viewed from Southwest



Photo 4: Subject Site Viewed from South





Photo 5: Subject Site Viewed from Southeast



Photo 6: Adjacent Property to West

## PLAT COMMITTEE

December 10, 2025

**Case Number:** 2025-PLT-046 (Amended)  
**Property Address:** 324 South College Avenue (*Approximate Address*)  
**Location:** Center Township, Council District # 18  
**Petitioner:** Prestige Developments, LLC, by Mark and Kim Crouch  
**Zoning:** D-8 (FP – IHPC) (TOD)  
**Request:** Approval of a Subdivision Plat to be known as Stellard College Avenue Homes, dividing 0.18-acre into two lots, including a vacation of a 10-foot wide east-west alley abutting the parcel to the north, from the west right-of-way line of College Avenue, west 197.45 feet, to the east right-of-way line of Cincinnati Street, with a waiver of the assessment of benefits.  
**Waiver Requested:** Waiver of Assessment of Benefits  
**Current Land Use:** Vacant lot; alleys  
**Staff Reviewer:** Michael Weigel, Senior Planner

## PETITION HISTORY

**11/12/25:** Staff requested a continuance to the December 10, 2025 hearing to allow additional time for a meeting between staff, the petitioner, and a neighborhood representative as well as time for clarification of the scope of work and provision of an updated survey.

**10/8/25:** To allow time for revised survey to be provided, for the scope of work to be clarified, and to allow for additional time for discussion between, staff, the petitioner, and the neighborhood, staff requested a continuance to the November 12, 2025 Plat Committee hearing date.

## STAFF RECOMMENDATION

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

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.

6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That a 5-foot right-of-way shall be dedicated along the southern portion of the property to result in the creation of a 15-foot public alley, and that the developer shall pave 12 feet of that 15-foot alley for public usage.
13. That the existing curb cut along the vacated alley shall be closed off and the sidewalk network shall be restored within 12 months of the approval of 2025-PLT-046.

Staff finds the vacation of the 10-foot northern alley would be in the public interest and recommends that the vacation petition be **approved**. Staff supports the **Waiver of the Assessment of Benefits** and recommends **approval** subject to the above condition #13.

**RECOMMENDED MOTION (approval):** That the Plat Committee find that the proposed vacation is in the public interest; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-PLT-046; that a hearing upon the Assessment of Benefits be waived; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is currently a vacant lot with a width of 45 feet bordered by College Avenue to the east, Cincinnati Street to the west, and alleys to the north and south. The property is within a D-8 (FP – IHPC) (TOD) zoning district, and is within the locally-designated Fletcher Place historic neighborhood.

Petition approval would create two (2) new lots from both the currently existing lot as well as from the ten-foot alley to the north. The alley to the north would also be vacated as a part of this proposal. The alley to the south would be expanded by the dedication of five (5) additional feet of right-of-way from the subject property, per condition #12 above.

Plans for development of the site based on the proposed split have approved by IHPC, via the petition 2023COA111.

The proposed plat would meet the standards of the D-8 zoning district.

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

## STREETS & SIDEWALKS

Lot 1 would be bordered by Cincinnati Street to the west, and Lot 2 would be bordered by College Avenue to the east. No new streets would be created from the approval of this petition, although the existing alley to the south of the site would be expanded by five (5) feet from dedication of new right-of-way. Sidewalks exist along College Avenue and would not be required along Cincinnati Street due to the exception found within 744-302.B of the Ordinance. Development plans approved via 2023COA111 also show the placement of sidewalk along the southern portion of the property.

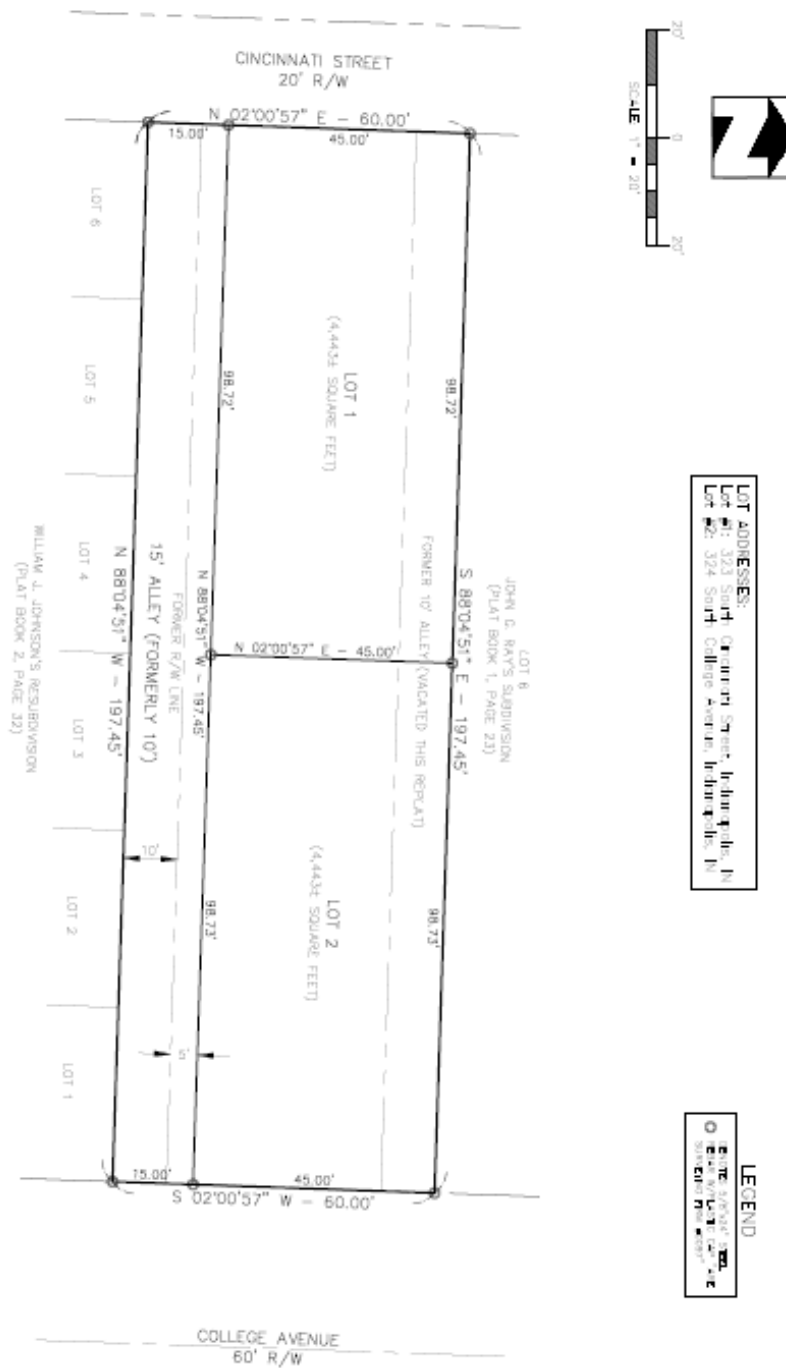
## VACATION + WAIVER OF ASSESSMENT OF BENEFITS

Findings of Fact in support of the vacation petition provided by the applicant indicate that their petition would “vacate an unused and undeveloped alley to the north”. Staff feels that vacation of the 10-foot northern alley would be in the public interest given the lack of alleyway extending beyond it to the east or west and the existing alleyway to the south of the site set to be expanded making this alley redundant. This recommendation of approval, as well as a recommendation of approval of the request for the waiver of the assessment of benefits, would be subject to a condition that the curb along that portion of the sidewalk be restored to prevent regular vehicle access and to restore the sidewalk network in this area (see condition #13 above).

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Vacant lot; alleys	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-8	Residential
South:	D-8 / MU-2	Residential / Commercial
East:	C-S	Vacant Commercial
West:	D-8	Residential
<b>Thoroughfare Plan</b>		
College Avenue	Primary Arterial	60-foot existing and 78-foot proposed
Cincinnati Street	Local Street	20-foot existing and 48-foot proposed
<b>Petition Submittal Date</b>	December 3, 2025	

## EXHIBITS

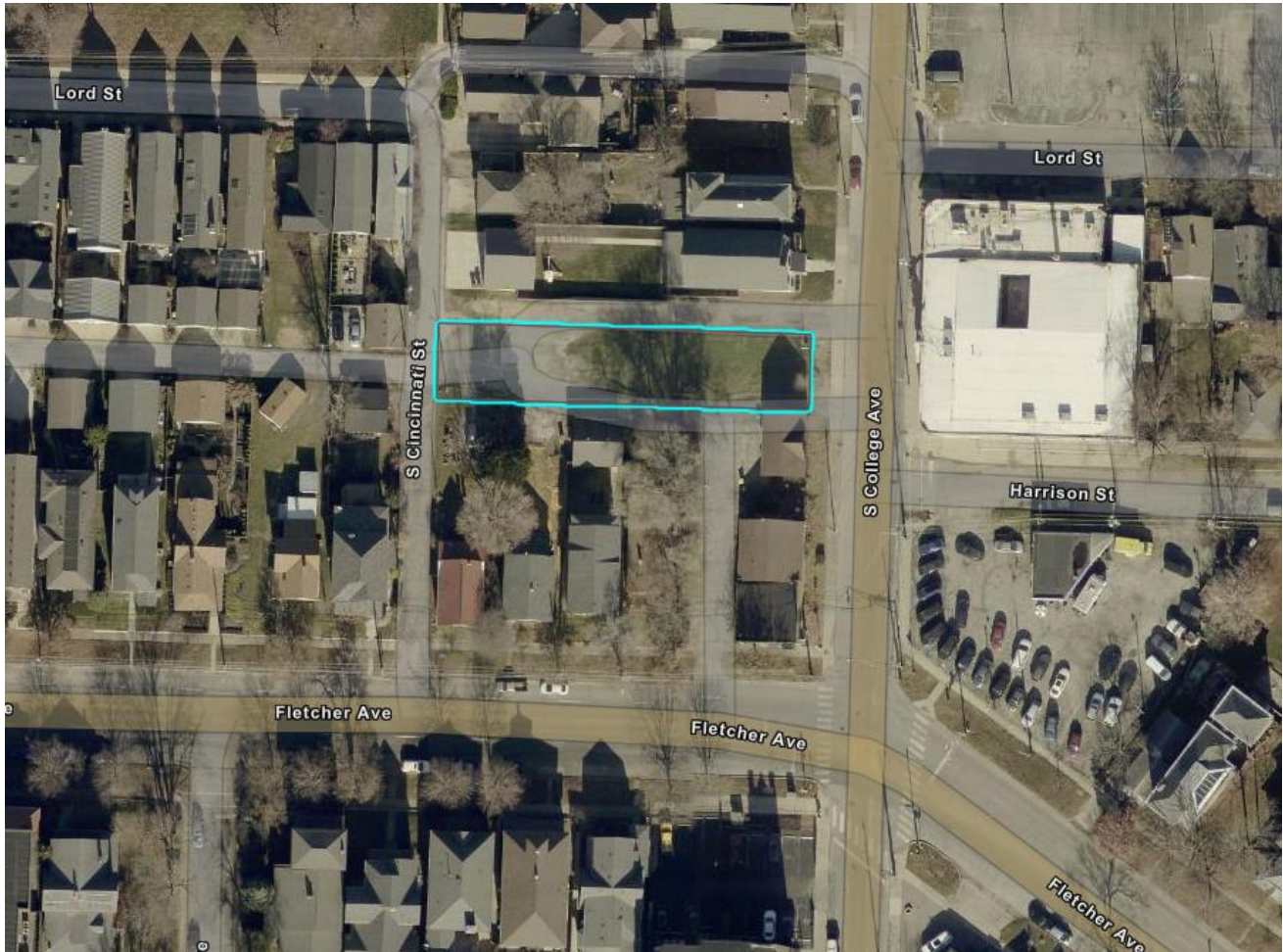
2025PLT046 ; Proposed Plat





Department of Metropolitan Development  
Division of Planning  
Current Planning

**2025PLT046 ; Aerial Map**

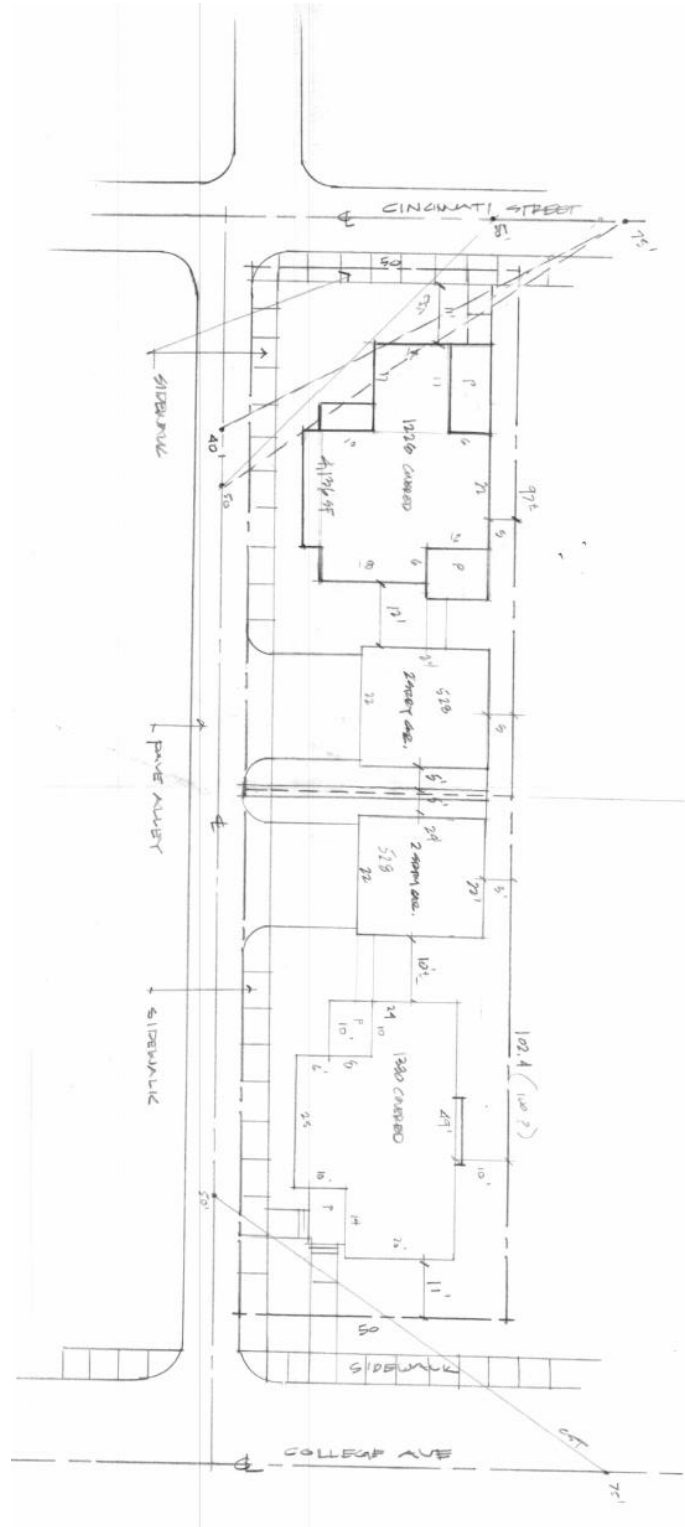


**2025PLT046 ; Findings of Fact**

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:  
the vacation will vacate an unused & undeveloped alley to the north of the proposed plat and allow for better alley  
access and maneuverability.



**2025PLT046 ; Site Development Plan (2023COA111)**



**2025PLT046 ; Photographs**



Photo 1: Subject Site Viewed from East



Photo 2: Subject Site Viewed from West



**2025PLT046 ; Photographs (continued)**



Photo 3: Alley to North and Adjacent Property Viewed from East



Photo 4: Alley to South Viewed from East

**2025PLT046 ; Photographs (continued)**



Photo 5: Sidewalks along College to East of Site Viewed from South



Photo 6: Adjacent Property to East



**2025PLT046 ; Photographs (continued)**



Photo 7: Adjacent Improved Alley to West



Photo 8: Adjacent Property to South (630 Fletcher)



**2025PLT046 ; Photographs (continued)**



Photo 9: Adjacent Property to South (622 Fletcher)



Photo 10: Adjacent Property to South (620 Fletcher)



**2025PLT046 ; Photographs (continued)**



Photo 11: Adjacent Property to North Viewed from West



Photo 12: Cincinnati Street from Alley Looking South



**2025PLT046 ; Photographs (continued)**



Photo 13: Interior Southern Alley Looking East



Photo 14: Interior Southern Alley Looking West



## PLAT COMMITTEE

December 10, 2025

Case Number: 2025-PLT-073

Property Address: 11700 & 11850 East 38<sup>th</sup> Street and 4002 North Carroll Road (Approximate Addresses)

Location: Lawrence Township, Council District #15

Petitioner: Keith Russell and Robert Fraley, by David Gilman

Zoning: D-4 (FF) (Cluster)

Request: Approval of a Subdivision Plat, to be known as Dotson Farms, dividing 46.75 acres into 138 lots.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

## PETITION HISTORY

This petition was continued from the November 12<sup>th</sup> hearing at staff's request due to a publication error.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 20, 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 satisfied prior to Final Plat recording.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The primary zoning designation of this site is D-4 (Cluster), and it is partially located within the Floodway Fringe (FF). The site was rezoned to the D-5 zoning designation via 2022-ZON-030, and in 2024 the variance petition 2024-DV3-023 was denied that would have allowed for the site to be developed out of accordance with current D-5 standards. Subsequently, the property was rezoned to the D-4 (Cluster) designation via the petition 2024-ZON-135. Administrative Approval of the cluster layout was granted on September 19<sup>th</sup>, 2025.

Approval of this plat would result in subdivision of the 46.75 acres of the three (3) subject parcels into 138 lots to allow for residential development of single-family homes, per the below plat. The proposed plat meets the minimum open space and lot clustering requirements as outlined in Sections 742-207 and 742-208, including the preservation of common open areas, the dedication of stormwater management easements, and commitments associated with 2024-ZON-135.

### STREETS

New interior streets would be developed in association with this Plat and would be public dedicated per the Subdivision Control Ordinance. Kenneth Owen Drive would be accessed from Carroll Road to the east, Nana Fern Drive would be accessed from 38<sup>th</sup> Street to the south, and the existing Denali Drive stub to the north of the site would be extended. Additional interior streets would include Ralph Wiley Drive, Charles Wert Lane, and Chester David Lane.

### SIDEWALKS

Sidewalks are required both internally to the development and along the existing 38<sup>th</sup> Street and Carroll Road frontages. The proposed plat shows placement of the required sidewalks along external frontages per the Subdivision Control Ordinance.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-4 (FF) (Cluster)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Airport Related Mixed Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-P / D-3 / D-A	Residential
South:	D-7 / D-4	Undeveloped / Residential
East:	D-A / Hancock County	Residential

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West:	D-P	Residential
<b>Thoroughfare Plan</b>		
38 <sup>th</sup> Street	Primary Arterial	53-foot half-ROW dedication required
Carroll Road	Primary Collector	45-foot half-ROW dedication required

**SUBDIVISION PLAT REGULATIONS**

741-203 Required Documents for Approval		EVALUATION
	<p><i>741.203.A-C – Primary Plat Requirements:</i></p> <ul style="list-style-type: none"> <li>• <i>Plat name, Legal Description, Surveyor Seal, Scale.</i></li> <li>• <i>Boundary Lines, Existing Street Names, and dimensions.</i></li> <li>• <i>Layout of Proposed Streets – names, widths, classifications.</i></li> <li>• <i>Layout of all easements and purpose thereof.</i></li> <li>• <i>Layout of lots with numbering and dimensions.</i></li> <li>• <i>Floodway/Floodplain Delineation.</i></li> <li>• <i>Topographic Map.</i></li> <li>• <i>Area Map.</i></li> </ul>	<b>Satisfied</b>
	<p><i>741-203.D – Traffic Control Plan</i></p> <ul style="list-style-type: none"> <li>• <i>Traffic control street signs and devices.</i></li> <li>• <i>Traffic calming devices.</i></li> <li>• <i>Bicycle facilities.</i></li> <li>• <i>Sidewalks and pedestrian facilities.</i></li> <li>• <i>Transit facilities, such as bus stops pads or shelter.</i></li> <li>• <i>Street lighting.</i></li> </ul>	<b>Satisfied</b>
	<p><i>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</i></p> <ul style="list-style-type: none"> <li>• <i>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</i></li> <li>• <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i></li> <li>• <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i></li> </ul>	<b>Satisfied</b>

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	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>• <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i></li> <li>• <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i></li> <li>• <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i></li> <li>• <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i></li> <li>• <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i></li> </ul>	None Requested
741-300 Design and Installation Standards	<p><i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i></p>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> <li>• <i>Comply with zoning district and any cluster approval or variance grant.</i></li> <li>• <i>Lots must have positive drainage away from buildings.</i></li> <li>• <i>No more than 25% of lot area may be under water.</i></li> <li>• <i>Side lots lines at right angles to streets or radial to curving street line.</i></li> <li>• <i>Layout of lots with numbering and dimensions.</i></li> <li>• <i>Floodway/Floodplain Delineation.</i></li> <li>• <i>Topographic Map.</i></li> </ul>	Satisfied
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i></li> <li>• <i>Triple frontage lots are prohibited.</i></li> <li>• <i>Lots abutting alleys must have vehicular access exclusively from alley.</i></li> <li>• <i>Lots shall not have direct access to arterial streets.</i></li> <li>• <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i></li> </ul>	Satisfied
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• <i>Shall not exceed maximum block lengths per Table 741-302.1</i></li> <li>• <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> <li>○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i></li> <li>○ <i>Adequate traffic calming provisions are made.</i></li> <li>○ <i>The block length must be exceeded because of physical conditions of the land.</i></li> </ul> </li> </ul>	Satisfied

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

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



## EXHIBITS

### 2025PLT073 ; Aerial Map





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2025PLT073 ; Primary Plat





**2025PLT073 ; Topographic Map (1 of 4)**





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**2025PLT073 ; Topographic Map (2 of 4)**





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2025PLT073 : Topographic Map (3 of 4)







**2025PLT073 ; Photographs (taken Sept 2024)**



Photo 1: Subject Site from North (Denali)



Photo 2: Adjacent Property to North



Photo 3: Subject Site from South (38<sup>th</sup>)



Photo 4: Adjacent Property to South





Photo 5: Subject Site from East (Carroll)



Photo 6: Adjacent Property to East (December 2021)