



# Metropolitan Development Commission Plat Committee (July 9, 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, July 09, 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

#### [2025-PLT-010](#) | 1421 East Michigan Street

Center Township, Council District #13, zoned D-8

Indy Real Estate Consulting, LLC, by Justin and David Kingen

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

\*\* To be withdrawn

## PETITIONS REQUESTING TO BE CONTINUED:

### 1. [2025-PLT-039](#) | 1135 & 1141 North Tacoma Avenue

Center Township, Council District #13, zoned D-5

Ariana Mathews and Joel D. Mathews, by Paul J. Lambie

Approval of a Subdivision Plat, to be known as Mathews' Tacoma Tracts, subdividing 0.36-acre into three lots.

\*\* Staff request to continue to August 13, 2025

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

### 2. [2025-PLT-017](#) | 6002 & 6014 Michigan Road, and 2116 & 2216 West 60th Street

Washington Township, Council District #2, zoned D-2, C-1, C-3, and I-2

Amerco Real Estate Company, by Jena Wicker

Approval of a Subdivision Plat to be known as 6002 West Michigan Road Minor Subdivision, dividing 6.02 acres into two lots.

- 3. 2025-PLT-034 | 7320 East Hanna Avenue**  
Franklin Township, Council District #20, zoned D-3  
Matt Howard, by Brett Huff

Approval of a Subdivision Plat, to be known as Grayson, Section 2, subdividing 25.67 acres into 52 lots.

- 4. 2025-PLT-035 | 3939 Madison Avenue**  
Perry Township, Council District #23, zoned C-7 (TOD)  
WEBV Indianapolis JV, LLC, by Pat Rooney

Approval of a Subdivision Plat, to be known as University Shops, subdividing 7.812 acres into two lots and one block.

- 5. 2025-PLT-036 | 10351 East Thompson Road**  
Franklin Township, Council District #25, zoned D-4  
Matt Howard, by Brett Huff

Approval of a Subdivision Plat, to be known as Sagebrook West, Section 4, subdividing 23.38 acres into 40 lots.

- 6. 2025-PLT-038 | 5800 and 5801 Mills Road**  
Decatur Township, Council District #21, zoned D-4  
Grand Communities, LLC, by John McWhorter

Approval of a Subdivision Plat to be known as Oak Springs, subdividing 16.47 acres into 74 lots.

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

- 7. 2025-PLT-030 | 8315 Center Run Road**  
Lawrence Township, Council District #4, zoned C-4 (FF)  
Sunbeam Development Corporation, by Max Mouser

Approval of a Subdivision Plat to be known as Castle Run Subdivision, subdividing 12.561 acres into two lots, with a waiver of the sidewalk requirement along Center Run Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

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

- 8. 2025-PLT-041 | 8115 Oaklandon Road, 12102, 12104, & 12106 East 79th Street**  
City of Lawrence, Lawrence Township, Council District #4, zoned D-2 and SU-1 (FF) (FW)  
David and Joanna Sweet, by Russell L. Brown

Approval of a Subdivision Plat, to be known as David Sweet Family Subdivision, subdividing 15.79 acres into four lots and two blocks, and a waiver of the sidewalk requirement, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

#### **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)**

<b>Member</b>	<b>Approving Authority</b>	<b>Term</b>
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://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).

## PLAT COMMITTEE

July 9, 2025

<b>Case Number:</b>	2025-PLT-010
<b>Property Address:</b>	1421 East Michigan Street ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District #13
<b>Petitioner:</b>	Indy Real Estate Consulting, LLC, by Justin and David Kingen
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat to be known as Replat of Lot 6 of North Arsenal Park Addition, dividing 0.14-acre into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Two-Family Dwelling
<b>Staff Reviewer:</b>	Noah Stern, Senior Planner

## PETITION HISTORY

This petition was continued from the March 12, 2025 hearing and from the April 9, 2025 hearing to the May 14, 2025 hearing to allow for a necessary variance to go through the process.

The petition was continued to the July 9, 2025 Plat Committee hearing to allow time for the variance process to be resolved.

The petitioner has indicated that this petition is to be withdrawn.





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## PLAT COMMITTEE

July 9<sup>th</sup>, 2025

<b>Case Number:</b>	2025-PLT-039
<b>Property Address:</b>	1135 & 1141 North Tacoma Avenue)
<b>Location:</b>	Center Township, Council District #13
<b>Petitioner:</b>	Ariana Mathews and Joel D. Mathews, by Paul J. Lambie
<b>Zoning:</b>	D-5
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Mathews' Tacoma Tracts, subdividing 0.36-acre into three lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Residential
<b>Staff Reviewer:</b>	Kiya Mullins, Associate Planner

## PETITION HISTORY

Staff has requested that this petition be continued to the August 13<sup>th</sup>, 2025, Plat Committee hearing to allow further discussions between staff and the petitioner.



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## PLAT COMMITTEE

**July 9, 2025**

**Case Number:** 2025-PLT-017

**Property Address:** 6002 and 6014 Michigan Road, and 2116 and 2216 West 60th Street  
(Approximate Address)

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

**Petitioner:** Amerco Real Estate Company, by Jena Wicker

**Zoning:** D-2, C-1, C-3, and I-2

**Request:** Approval of a Subdivision Plat to be known as 6002 West Michigan Road  
Minor Subdivision, dividing 6.02 acres into two lots.

**Waiver Requested:** None

**Current Land Use:** Commercial

**Staff Reviewer:** Noah Stern, 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 June 18, 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.



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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned D-2, C-1, C-3, and I-2 and is developed with commercial uses. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the existing zoning classifications.

### STREETS

Both Lot 1 and Lot 2 would have frontage along both Michigan Road and West 60<sup>th</sup> Street. No new streets are proposed as part of this petition.

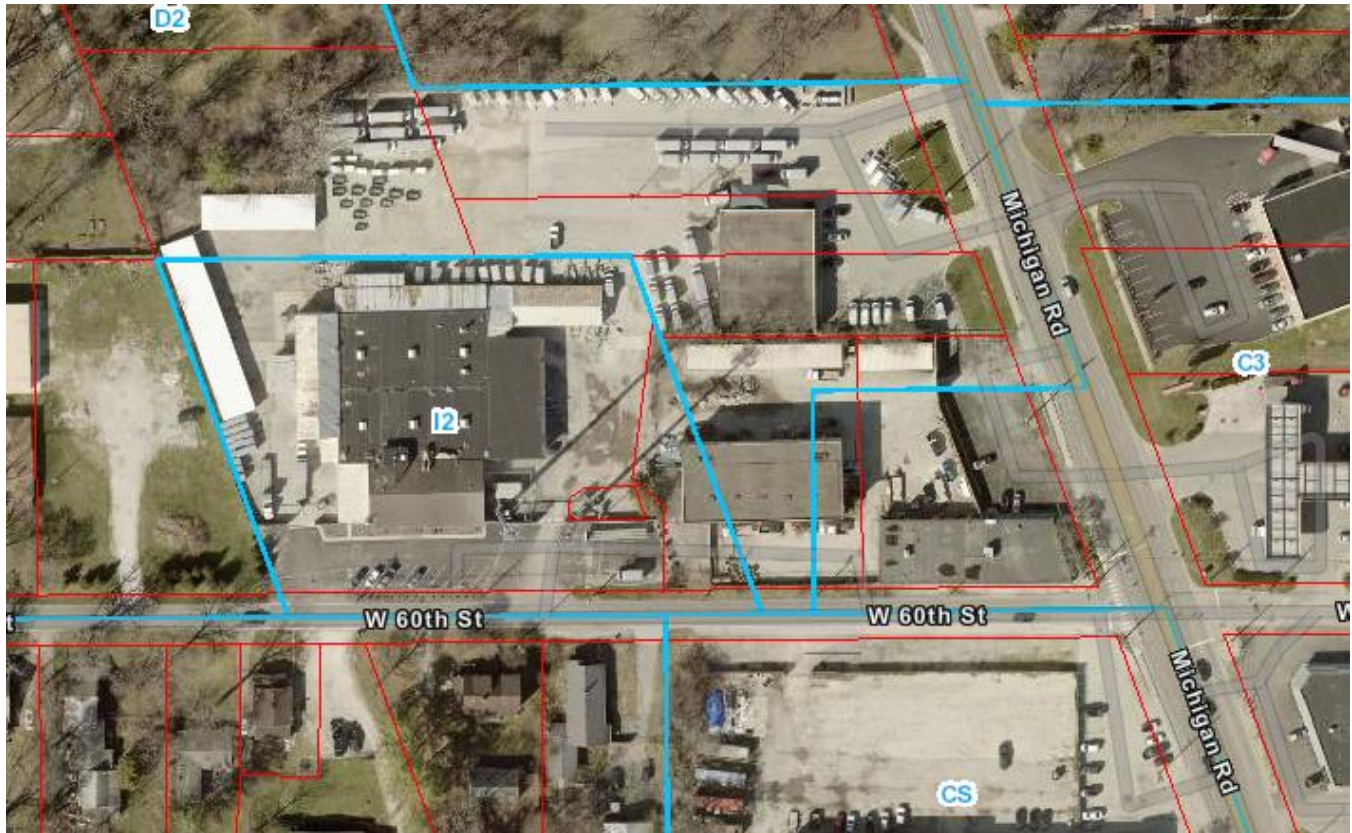
### SIDEWALKS

Sidewalks are existing on along Michigan Road and are required along West 60<sup>th</sup> Street.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-2, C-1, C-3, and I-2	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: D-2	Single-family residential
	South: C-S	Commercial
	East: C-3	Commercial
	West: D-2	Single-family residential
<b>Thoroughfare Plan</b>		
Michigan Road	Primary Arterial	80-foot ROW existing and 102-foot proposed
West 60 <sup>th</sup> Street	Local Street	40-foot ROW existing and 50-foot proposed
<b>Petition Submittal Date</b>	5/23/25	

## EXHIBITS



Present Aerial

[illegible]



PHOTOS





















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## PLAT COMMITTEE

July 9, 2025

Case Number: 2025-PLT-034  
 Property Address: 7320 East Hanna Avenue (Approximate Address)  
 Location: Franklin Township, Council District #20  
 Petitioner: Matt Howard, by Brett Huff  
 Zoning: D-3  
 Request: Approval of a Subdivision Plat to be known as Grayson Section 2, subdividing 25.67 acres into 52 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 May 7, 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.



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10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That a Topographic Map, Traffic Control Plan, and Natural Infrastructure Plan be submitted prior to recording the Final Plat.
13. That the location of required sidewalks along newly created internal road and along Hanna Avenue to the south be affixed to the Final Plat.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned D-3 and is currently unimproved and borders Grayson Section 1 which was platted via 2023-PLT-065. The site was rezoned to D-3 in 2021 via 2021-ZON-075. Variances of Development Standards (2021-VAR-012 and 2022-CVR-830) were also approved to allow for minimum lot sizes of 7200 square feet and minimum lot widths of 60 feet. The plat indicates this section would be comprised of 52 lots and two (2) common areas within 25.67 acres to allow for single-family residential development. The proposed plat meets the standards of the D-3 zoning district, subdivision regulations, and applicable commitments from 2021-ZON-075.

### STREETS

New internal streets would be created in association with this plat: Teakmill Trail, Quinn Road, and Asher Way (with stub connection to the east) would be developed in addition to an extension of the existing Waylon Way from Section 1 of the subdivision.

### SIDEWALKS

Sidewalks are required both along the internal streets created as well as along the portions of Hanna Avenue to the south that would be included in the platted area. The Final Plat would need to show placement of those sidewalks per the above Condition #13.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	D-A	Residential
South:	D-A	Residential
East:	D-3/D-A/SU-43/D-2	Residential
West:	D-A	Residential
<b>Thoroughfare Plan</b>		
East Hanna Avenue	Primary Collector	30-foot existing and 80-foot proposed
<b>Petition Submittal Date</b>	May 7, 2025	

## SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> <li>Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>Boundary Lines, Existing Street Names, and dimensions.</li> <li>Layout of Proposed Streets – names, widths, classifications.</li> <li>Layout of all easements and purpose thereof.</li> <li>Layout of lots with numbering and dimensions.</li> <li>Floodway/Floodplain Delineation.</li> <li>Topographic Map.</li> <li>Area Map.</li> </ul>	Satisfied - except for Topographic Map
	<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> <li>Traffic control street signs and devices.</li> <li>Traffic calming devices.</li> <li>Bicycle facilities.</li> <li>Sidewalks and pedestrian facilities.</li> <li>Transit facilities, such as bus stops pads or shelter.</li> <li>Street lighting.</li> </ul>	Required
	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</li> <li>Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	Required
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</li> <li>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</li> <li>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</li> <li>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</li> <li>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</li> </ul>	None Requested
741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION



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

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741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> <li>Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i></li> <li>Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>Not more than two streets shall intersect at any one point.</li> <li>Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>All streets shall be dedicated to the public. Alleys may be private.</li> <li>Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.</li> </ul>	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		EVALUATION
Additional Development Items	<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>	Required

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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:	Required
<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:	Required
<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

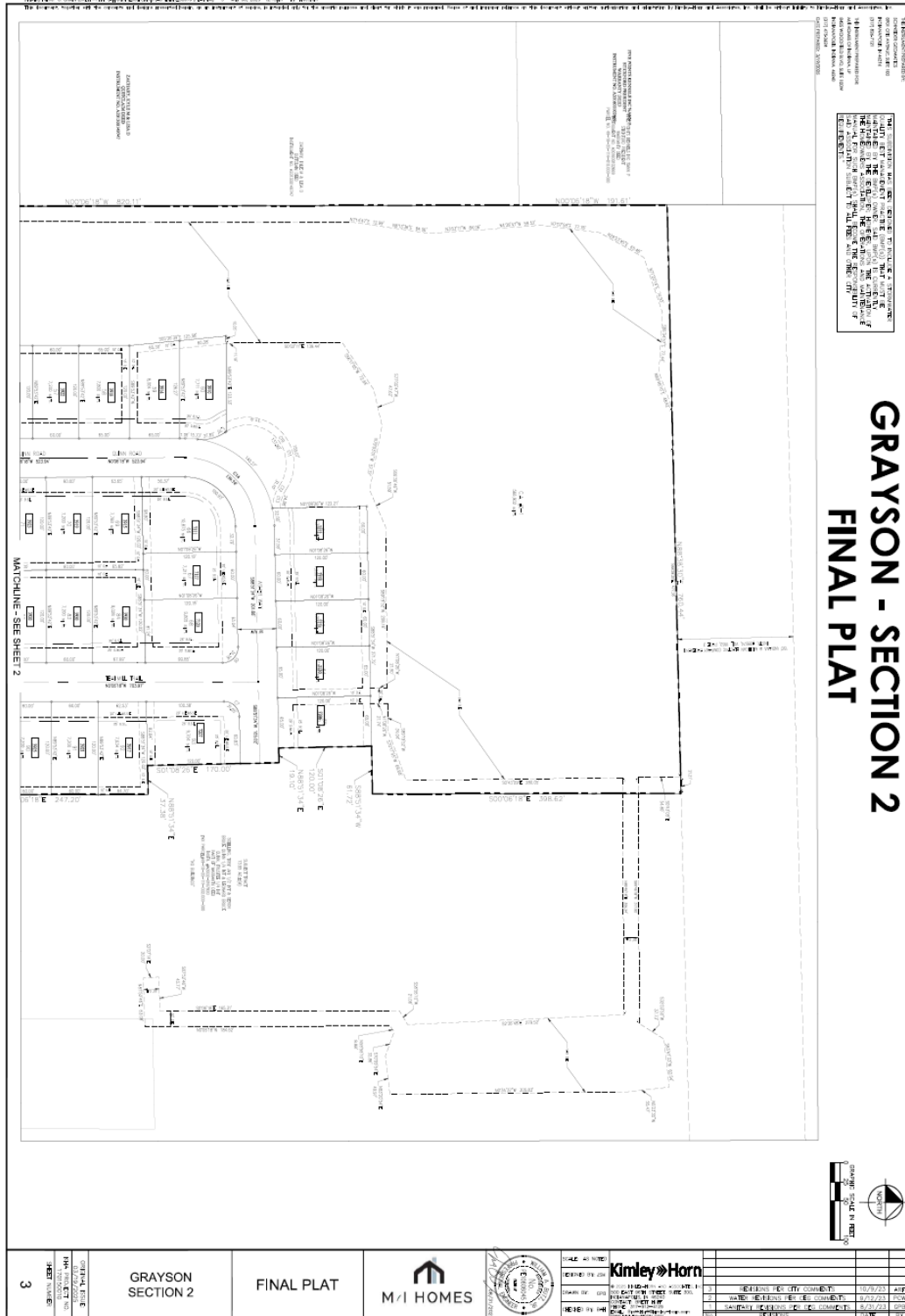
### 2025PLT034 ; Aerial Map





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2025PLT034 ; Plat (page 1 of 2)



**2025PLT034 ; Plat (page 2 of 2)**



**2025PLT034 ; Photographs**



Photo 1: Subject Site Viewed from South



Photo 2: Subject Site Viewed from East



**2025PLT034 ; Photographs (continued)**



Photo 3: Subject Site Viewed from Grayson Blvd stub (East)



Photo 4: Adjacent Property to South



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## PLAT COMMITTEE

July 9, 2025

<b>Case Number:</b>	2025-PLT-035
<b>Property Address:</b>	3939 Madison Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Perry Township, Council District #23
<b>Petitioner:</b>	WEBV Indianapolis JV, LLC, by Pat Rooney
<b>Zoning:</b>	C-7 (TOD)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as University Shops, subdividing 7.812 acres into two lots and one block.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Noah Stern, 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 May 19, 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.
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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.



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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-7 (TOD) and developed with commercial uses. The proposed plat would subdivide the property into two lots and one block to provide for a commercial development. The proposed plat meets the standards of the C-7 zoning classification.

### STREETS

Block A and Lot One would front along both Madison Avenue and Hanna Avenue. Lot 2 would front along Madison Avenue. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are existing on Madison Avenue and Hanna Avenue.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	I-3	Industrial
South:	C-3	Commercial
East:	UQ-1	University
West:	C-4	Commercial
<b>Thoroughfare Plan</b>		
Madison Avenue	Secondary Arterial	118-foot ROW existing and 88-foot proposed
Hanna Avenue	Primary Arterial	80-foot ROW existing and 50-foot proposed
<b>Petition Submittal Date</b>	May 8, 2025	

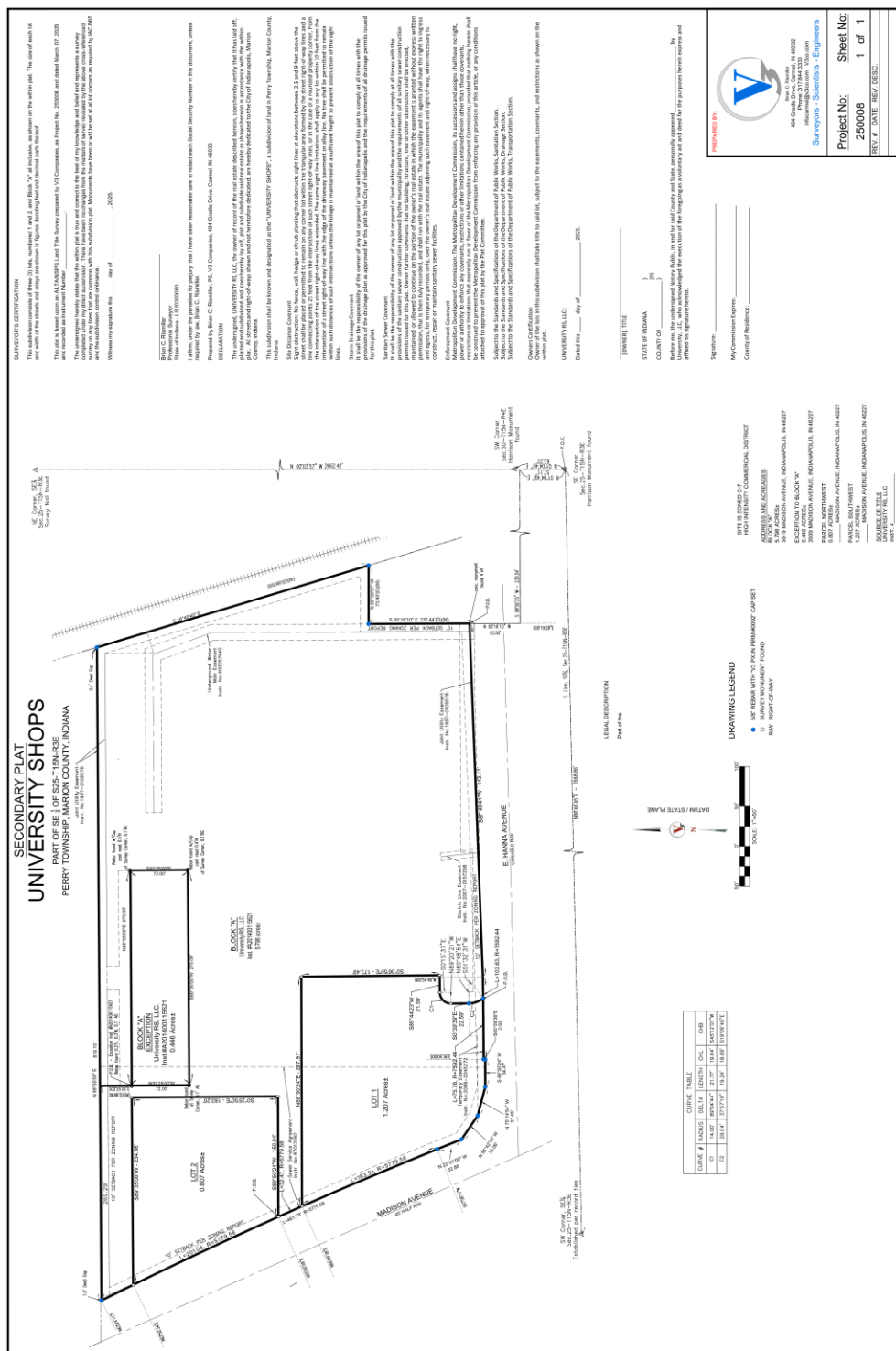
EXHIBITS



Present Aerial



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### Proposed Plat

PHOTOS

















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## PLAT COMMITTEE

July 9, 2025

Case Number: 2025-PLT-036  
 Property Address: 10351 East Thompson Road (Approximate Address)  
 Location: Franklin Township, Council District #25  
 Petitioner: Matt Howard, by Brett Huff  
 Zoning: D-4  
 Request: Approval of a Subdivision Plat, to be known as Sagebrook West, Section 4, subdividing 23.38 acres into 40 lots.  
 Waiver Requested: None  
 Current Land Use: Residential; 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 May 28, 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.



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10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That a Topographic Map, Traffic Control Plan, and Natural Infrastructure Plan be submitted prior to recording the Final Plat.
13. That the location of required sidewalks along new internal roads be affixed to the Final Plat.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is comprised of three separate parcels, is predominantly unimproved (although one single-family residence and accessory storage building exists within the northern portion of the subject site) and borders a previous section of Sagebrook West to the south. The site was rezoned to D-4 in 2021 via 2021-ZON-009. The plat indicates this section would be comprised of 40 lots and one (1) common area within 23.38 acres to allow for single-family residential development.

The proposed plat meets the standards of the D-4 zoning district, subdivision regulations, and applicable commitments from 2021-ZON-009.

### STREETS

New internal streets would be created in association with this plat: Breadfruit Drive and Dragon Tree Way (with stub connection to the west) would be developed in addition to extensions of the existing roads Dragon Tree Lane and Jacaranda Drive from the previous subdivision section.

### SIDEWALKS

Sidewalks are required along the internal streets that would be created and extended by this petition. The Final Plat would need to show placement of those sidewalks per the above Condition #13.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Residential; Undeveloped	
<b>Comprehensive Plan</b>	Rural or Estate Neighborhood / Office-Industrial Mixed-Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: D-P	Residential
	South: D-4	Residential
	East: SU-2	Institutional (school)
	West: D-A	Residential
<b>Thoroughfare Plan</b>		
Dragon Tree Lane	Private Street	50-foot existing right-of-way
Jacaranda Drive	Private Street	50-foot existing right-of-way

## SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> <li>Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>Boundary Lines, Existing Street Names, and dimensions.</li> <li>Layout of Proposed Streets – names, widths, classifications.</li> <li>Layout of all easements and purpose thereof.</li> <li>Layout of lots with numbering and dimensions.</li> <li>Floodway/Floodplain Delineation.</li> <li>Topographic Map.</li> <li>Area Map.</li> </ul>	Satisfied - except for Topographic Map
	<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> <li>Traffic control street signs and devices.</li> <li>Traffic calming devices.</li> <li>Bicycle facilities.</li> <li>Sidewalks and pedestrian facilities.</li> <li>Transit facilities, such as bus stops pads or shelter.</li> <li>Street lighting.</li> </ul>	Required
	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry</li> <li>Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	Required
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</li> <li>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</li> <li>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</li> <li>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</li> <li>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</li> </ul>	None Requested
741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION



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

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741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> <li>Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i></li> <li>Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>Not more than two streets shall intersect at any one point.</li> <li>Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>All streets shall be dedicated to the public. Alleys may be private.</li> <li>Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.</li> </ul>	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		EVALUATION
Additional Development Items	<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>	Required

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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:	Required
<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

2025PLT036 ; Aerial Map

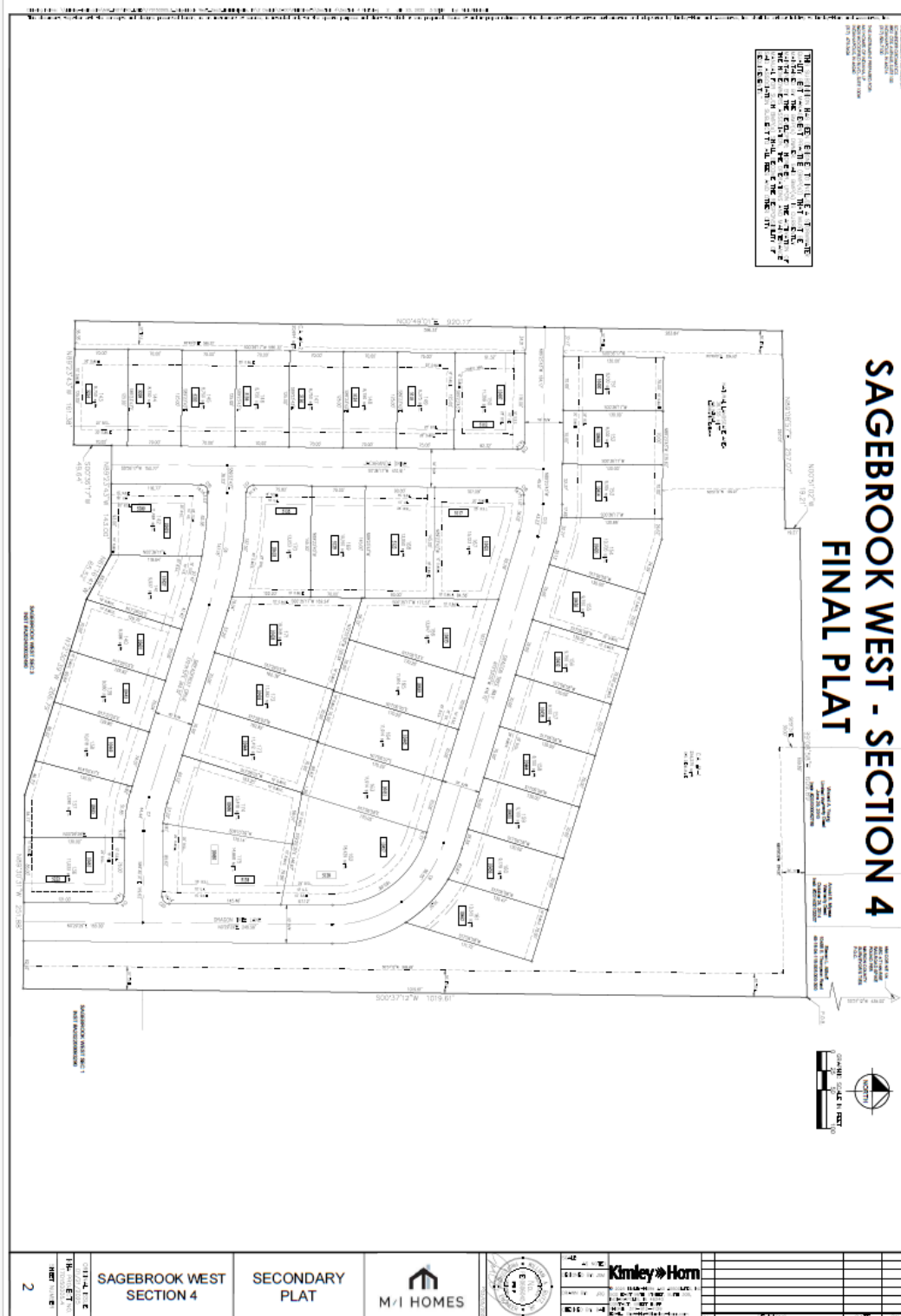






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**2025PLT036 ; Plat**



**2025PLT036 ; Photographs**



Photo 1: Subject Site Viewed from Jacaranda Drive (southwest)



Photo 2: Subject Site Viewed from Jacaranda Drive (southwest)

**2025PLT036 ; Photographs (continued)**



Photo 3: Subject Site Viewed from Dragon Tree Lane (southeast)



Photo 4: Subject Site Viewed from Thompson Road (north)





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## PLAT COMMITTEE

July 9, 2025

**Case Number:** 2025-PLT-038  
**Property Address:** 5800 and 5801 Mills Road (Approximate Addresses)  
**Location:** Decatur Township, Council District #21  
**Petitioner:** Grand Communities, LLC, by John McWhorter  
**Zoning:** D-4 Medium Intensity Residential  
**Request:** Approval of a Subdivision Plat to be known as Oak Springs, subdividing 16.47 acres into 74 lots.  
**Waiver Requested:** N/A  
**Current Land Use:** Agricultural  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 25, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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





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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is 16.47-acre in the D-4 zoning district and is undeveloped. It was rezoned to the D-4 classification in 2025 (2025-CZN-802/2025-CPL-802/2025-CVR-802) to provide for the proposed single-family residential development. If approved, this plat petition will divide the existing parcel into 74 lots, resulting in a density of approximately 4.49 dwelling units per acre.

As a part of the 2025 petition (2025-CPL-80), waivers were granted from the Subdivision Regulations 741-303. B.3.c and 741-303. B.3.d. to allow for dead-ended streets, which are otherwise prohibited.

Variance of Development Standards were also granted to permit:

- A reduced lot width of 76-foot for all lots (minimum 90- foot lot width required),
- Seven (7) lots with lot areas ranging from 9,194 to 9,815 square feet (minimum 10,000 square foot lot area required), and
- 10 lots without public street frontage (public street frontage required).

### STREETS

The plat would provide for (3) three new public streets, and three (3) new private streets. Two of the new streets would connect to the northward to Mills Road. Driveways would be constructed to provide access from individual lots to both the private and public streets, ultimately connecting to Mills Road

### SIDEWALKS

Sidewalks are required along all proposed interior streets and will be provided as part of the development.

### PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. The new dwellings would be required to meet all development standards of the D-4 Dwelling District, including, but not limited to, setbacks, minimum open space, minimum lot width, and frontage.



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<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-A	Residential (Single-family dwellings)
South:	D-4	Residential (Single-family dwellings)
East:	D-4	Residential (Single-family dwellings)
West:	D-4	Residential (Single-family dwellings)
<b>Thoroughfare Plan</b>		
Mills Road	Primary Collector	80-foot existing; 91-foot proposed.
<b>Petition Submittal Date</b>	May 29, 2025	
<b>Final Plat Submittal Date</b>	June 25, 2025	

## SUBDIVISION PLAT REGULATIONS

741-203 Required  
Documents for  
Approval

EVALUATION

	<p><b>741.201.A-C – Primary Plat Requirements:</b></p> <ul style="list-style-type: none"> <li>• <i>Plat name, Legal Description, Surveyor Seal, Scale.</i></li> <li>• <i>Boundary Lines, Existing Street Names and dimensions.</i></li> <li>• <i>Layout of Proposed Streets – names, widths, classifications.</i></li> <li>• <i>Layout of all easements and purpose thereof.</i></li> <li>• <i>Layout of lots with numbering and dimensions.</i></li> <li>• <i>Floodway/Floodplain Delineation.</i></li> <li>• <i>Topographic Map.</i></li> <li>• <i>Area Map.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><b>741-203.D – Traffic Control Plan</b></p> <ul style="list-style-type: none"> <li>• <i>Traffic control street signs and devices.</i></li> <li>• <i>Traffic calming devices.</i></li> <li>• <i>Bicycle facilities.</i></li> <li>• <i>Sidewalks and pedestrian facilities.</i></li> <li>• <i>Transit facilities, such as bus stops pads or shelter.</i></li> <li>• <i>Street lighting.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><b>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</b></p> <ul style="list-style-type: none"> <li>• <i>Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry.</i></li> <li>• <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i></li> <li>• <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i></li> </ul>	<p><b>Satisfied</b></p>

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	<p><b>741-205 – Waivers</b></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
<b>741-300 Design and Installation Standards</b>	<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>	<b>EVALUATION</b>
	<p><b>741-302.A – Lots:</b></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><b>741-302.B – Frontage and Access:</b></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



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	<p><b>741-302.C – Blocks:</b></p> <ul style="list-style-type: none"> <li>• Shall not exceed maximum block lengths per Table 741-302.1</li> <li>• If exceeded, it must be demonstrated that: <ul style="list-style-type: none"> <li>○ There are improved pedestrian easements at intervals of 400 feet or less.</li> <li>○ Adequate traffic calming provisions are made.</li> <li>○ The block length must be exceeded because of physical conditions of the land.</li> </ul> </li> </ul>	<b>Satisfied</b>
<b>741-303 Streets and Connectivity</b>	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.	<b>EVALUATION</b>
	<p><b>741-303.A – General:</b></p> <ul style="list-style-type: none"> <li>• Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i></li> <li>• Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>• Not more than two streets shall intersect at any one point.</li> <li>• Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>• All streets shall be dedicated to the public. Alleys may be private.</li> <li>• Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.</li> </ul>	<b>Satisfied</b>
	<p><b>741-303.B – Through Connectivity (Metro Context Area):</b></p> <ul style="list-style-type: none"> <li>• Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination.</li> <li>• Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>• All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision.</li> <li>• Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines.</li> <li>• Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street.</li> <li>• Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	<b>Satisfied</b>
	<p><b>741-303.D – Cul-de-sacs (Metro Context Area):</b></p> <ul style="list-style-type: none"> <li>• In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	<b>Satisfied</b>

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741-304-316

Additional  
Development Items

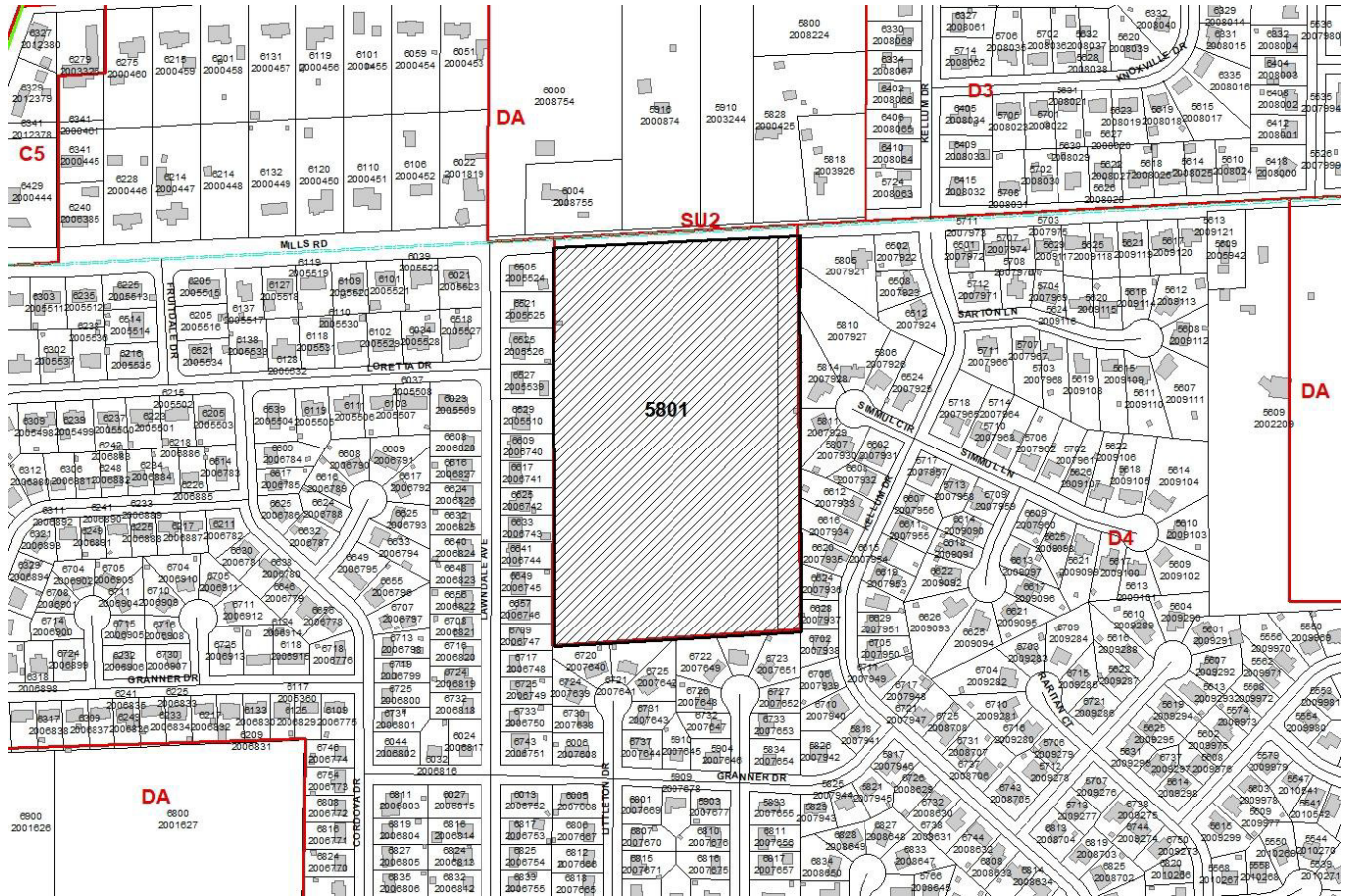
EVALUATION

	<p><b>741.304.A-C – Traffic Control Devices:</b></p> <ul style="list-style-type: none"> <li>• <i>Street name signs, traffic control signs, bike route signs.</i></li> <li>• <i>Traffic control devices for streets exceeding 900 feet in length.</i></li> <li>• <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i></li> </ul>	<b>Satisfied</b>
	<p><b>741.305 – Numbering and naming:</b></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<b>Street numbering not submitted</b>
	<p><b>741.306 – Sidewalks:</b></p> <ul style="list-style-type: none"> <li>• <i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<b>Satisfied</b>
	<p><b>741.307-309 – Easements, Utilities, Stream Protection Corridors:</b></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<b>Satisfied</b>
	<p><b>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</b></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<b>Satisfied</b>
	<p><b>741-312 – Monuments</b></p> <ul style="list-style-type: none"> <li>• <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i></li> </ul>	<b>Satisfied</b>

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	<p><b>741.313 – Flood Control:</b></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<b>Satisfied</b>
	<p><b>741.316 – Street Lighting:</b></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<b>Satisfied</b>

## EXHIBITS



2025-PLT-038 Location Map





Looking east along Mills Road



Looking south from Mills Road towards the subject property





Looking north at subject property.



Looking north from the subject property.



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## PLAT COMMITTEE

July 9, 2025

<b>Case Number:</b>	2025-PLT-030
<b>Property Address:</b>	8315 Center Run Road ( <i>approximate address</i> )
<b>Location:</b>	Lawrence Township, Council District # 4
<b>Petitioner:</b>	Sunbeam Development Corporation, by Max Mouser
<b>Zoning:</b>	C-4 (FF)
<b>Request:</b>	Approval of a Subdivision Plat to be known as Castle Run Subdivision, subdividing 12.561 acres into two lots, with a waiver of the sidewalk requirement along Center Run Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.
<b>Waiver Requested:</b>	Waiver of sidewalks
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Michael Weigel, Senior Planner

## PETITION HISTORY

A timely automatic continuance request was filed by a registered neighborhood organization in advance of the June 11, 2025 hearing date of the Plat Committee. The petition was continued to today's hearing.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 22, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
10. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. That the waiver of sidewalks be denied, and sidewalks be installed along the required portions of Center Run Road's frontage (approximately 827.5 linear feet), except for the 125 linear feet closest to the northern property line.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-4 (FF) and developed with a commercial integrated center. The proposed plat would subdivide the property into two (2) lots and common area. Lot 1 would comprise 7.757 acres and would contain an existing vacant commercial structure as well as parking areas to the west and south and a portion of the Howland Ditch legal drain. Lot 2 would comprise 4.345 acres and would contain an existing multitenant commercial building as well as parking areas to the west. Common Area A would comprise 0.459 acres and would contain an existing drainage/retention pond on the western portion of the site. The proposed plat meets the standards of the C-4 zoning classification.

### STREETS

Lot One would be accessed from Center Run Road, and Lot Two would be accessed from both Center Run Road and 82<sup>nd</sup> Street. All vehicle access points are previously existing, and no new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalk currently exists along 82<sup>nd</sup> Street to the south of the proposed replat. However, sidewalks do not currently exist along the portions of Center Run Drive on which Lot 1 and Common Area A have frontage. A waiver has been requested to exempt the petitioner from the need to install the approximately 827.5 feet of sidewalk that would be required along the western frontage.

Waivers of sidewalk requirements are appropriate in areas of extreme topography or other special circumstances. Staff notes that the Department of Public Works has plans for a future daylighting and culvert replacement project for the 125-foot portion of the site comprised by the Howland Ditch legal drain and easement which would involve placement of sidewalks (see Exhibits). Staff would be supportive of a waiver of the sidewalk requirements for this 125-foot portion of the frontage.

However, staff **would not** be supportive of a waiver for the rest of the Center Run frontage (around 707.5 linear feet). Per site photographs (also within Exhibits; see Photos 8 through 11 in particular), it doesn't appear that intense grade changes or site-specific practical difficulty exists along these portions of the frontage, and additional site engineering would allow for the comfortable placement of compliant sidewalks along the length of the frontage not that wouldn't be impacted by the future DPW project.





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Although the Findings provided by the applicant are correct that the two outlots existing between their portion of the frontage and sidewalks along 82<sup>nd</sup> Street do not currently contain sidewalks, it does not appear that past development on either property has been exempted from the need for sidewalks via ‘in lieu of’ payments into the City’s sidewalk fund as outlined within 744-301.G of the Ordinance, and future redevelopment would offer opportunities for their installation and for greater usage of existing north-south crosswalks across 82<sup>nd</sup> Street.

Additionally, the Comprehensive Plan indicates plans for a future greenway in this area, and the Castleton Strategic Revitalization Plan (2020) both encourages the addition of pedestrian trails and paths to promote walkability in a general sense and envisions future development of a greenway with associated residential development in areas along the Howland Ditch and to the west of the property (see Exhibits). Staff is supportive of these plans and feels that required installation of sidewalk in this area would be a long-term benefit both for existing apartments to the north and potential future residential development to the west. Staff therefore recommend that the sidewalk waiver request be denied, except for the 125 linear feet closest to the northern property line.

## GENERAL INFORMATION

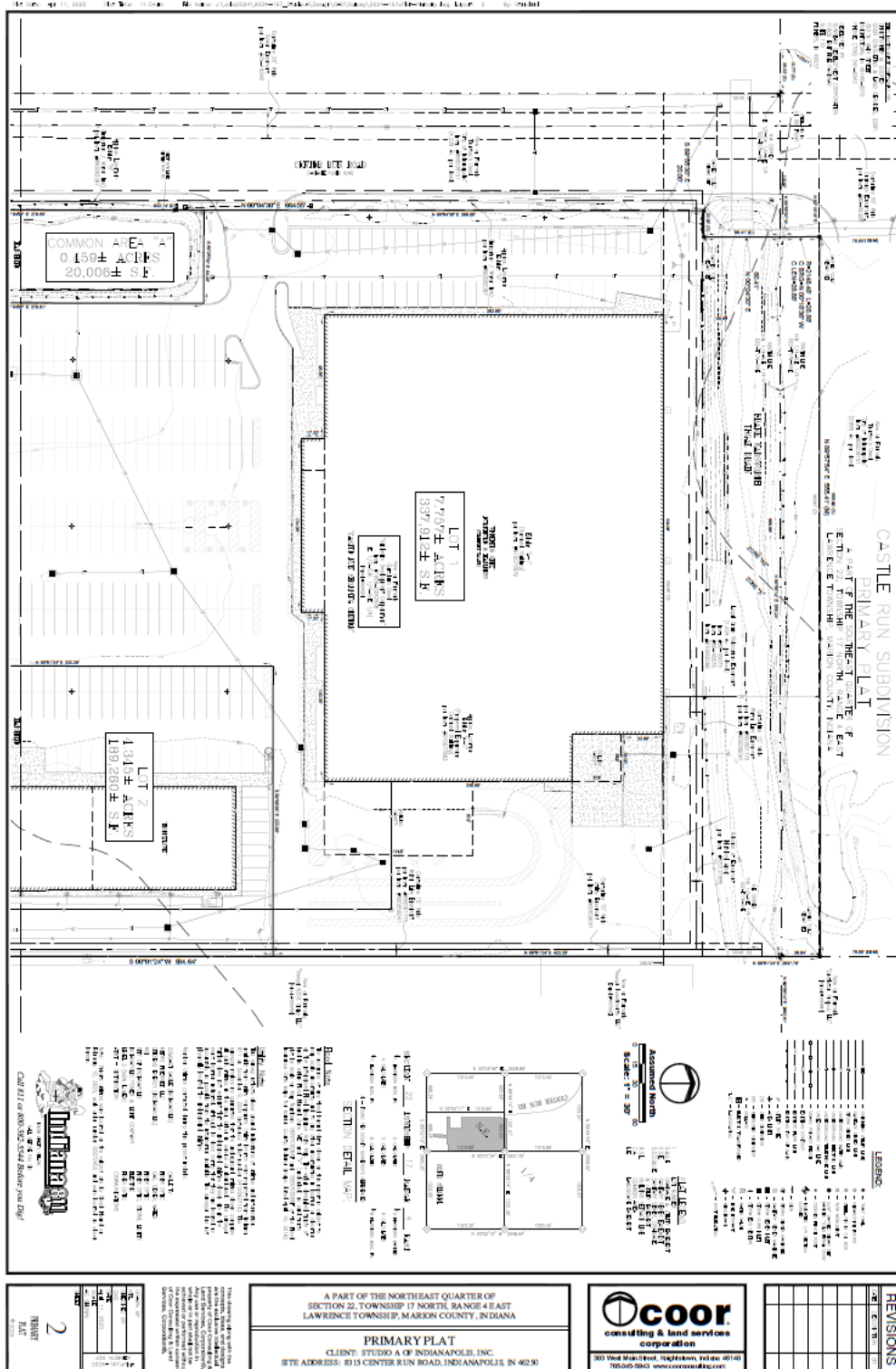
<b>Existing Zoning</b>	C-4 (FF)	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-4	Undeveloped
South:	C-4	Commercial
East:	C-4 / C-S	Commercial
West:	C-4	Commercial
<b>Thoroughfare Plan</b>		
Center Run Road	Primary Collector	108-foot existing and 102-feet proposed
82 <sup>nd</sup> Street	Primary Arterial	146-foot existing and 134-foot proposed
<b>Petition Submittal Date</b>	April 22, 2025	

## EXHIBITS

### 2025PLT023 ; Aerial Map



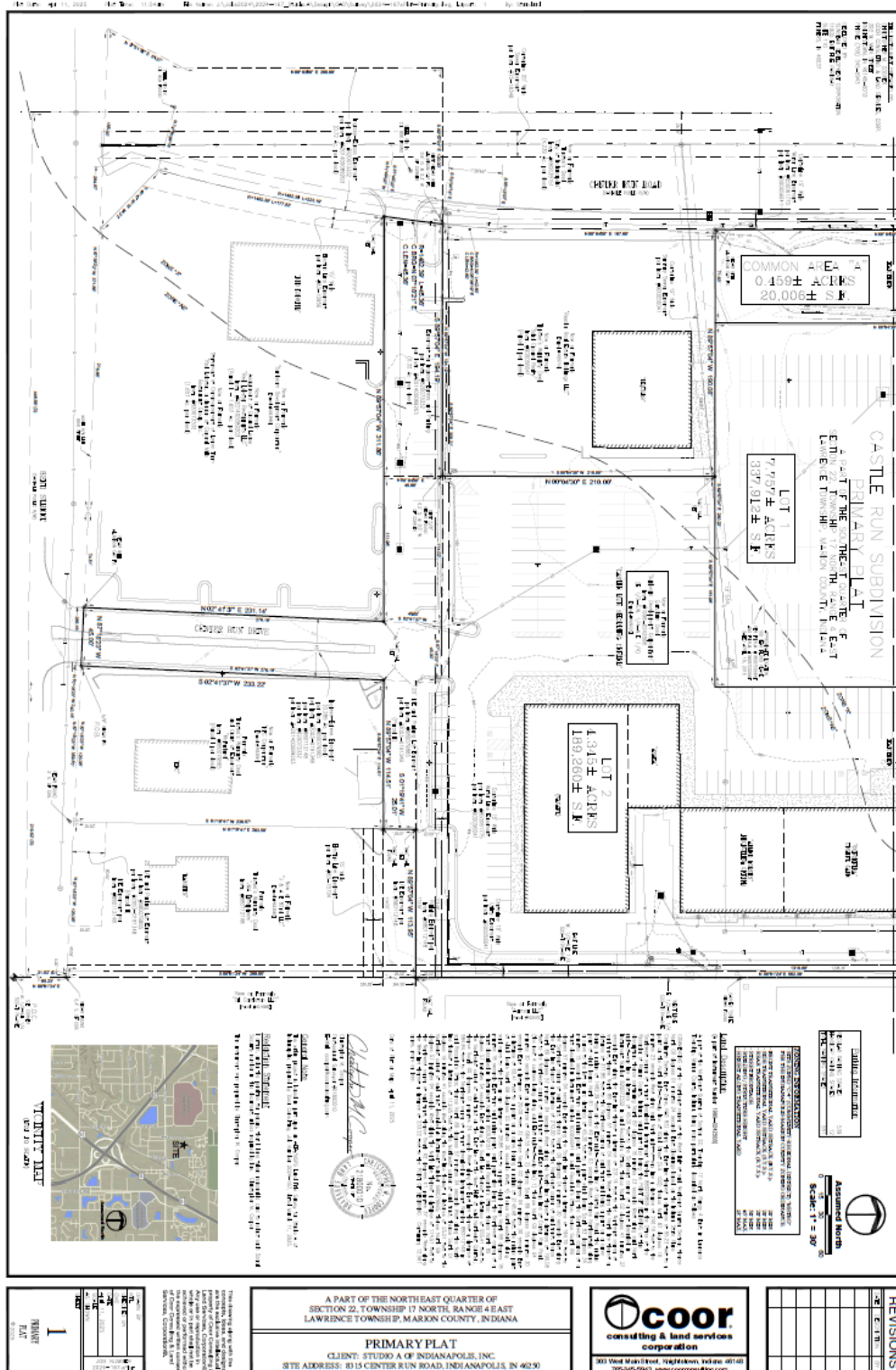
**2025PLT023 ; Proposed Plat (page 1 of 2)**





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2025PLT023 ; Proposed Plat (page 2 of 2)







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## 2025PLT023 : 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:

Currently there are no other sidewalks adjacent to this property along Center Run Road. There are 2 properties to the south that would need to install sidewalk to connect to 88th Street. This distance is approximately 520 feet of sidewalk that would need installed across these 2 properties. There are 7 properties to the north that would need to install sidewalks to connect to the closest sidewalk. This distance is approximately 3,090 feet to connect to the closest sidewalk to the north. The existing sidewalk to the north is only 273' long and would require an additional 2,390 feet to connect to the existing sidewalk at Allisonville Road.

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:

This property began construction in 1979. In 1979 Center Run Road did not exist along this property. Center Run Road was constructed by the City of Indianapolis in 1985-1988. When Center Run Road was built the City of Indianapolis did not install sidewalks. The pond existed that is at the time Center Run Road was built. The slope from curb on Center Run Road to the water's edge is a 3:1 slope. The addition of a sidewalk where the pond is located will make the pond bank steeper than a 3:1 slope and will exceed the allowable slope allowed by the City of Indianapolis. There are (3) 48 inch culvert pipes in the Howland Ditch/ Frank Wadworth Legal Drain. The slope from the curb on Center Run Road to the bottom of the pipes is a 3:1 slope. By adding a sidewalk and clear zone the new slope would be greater than 2:1.

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:

This property has an existing retention pond next to the right-of-way of Center Run Road. The existing pond bank has a 3:1 slope the maximum slope allowed by the City of Indianapolis for a pond bank. If a sidewalk is added next to the curb the pond bank would exceed the maximum 3:1 slope. The other area is where the Howland Ditch/ Frank Wadworth Legal Drain crosses the northern portion of the property. Where there are (3) 48 inch corrugated metal pipes cross under Center Run Road. The slope is a 3:1 slope from the curb to the bottom of the pipes. If a sidewalk is added the slope would have to change to a 2:1 slope. To achieve a 2' clear zone next to the sidewalk the slope would be greater than a 2:1 slope.

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:

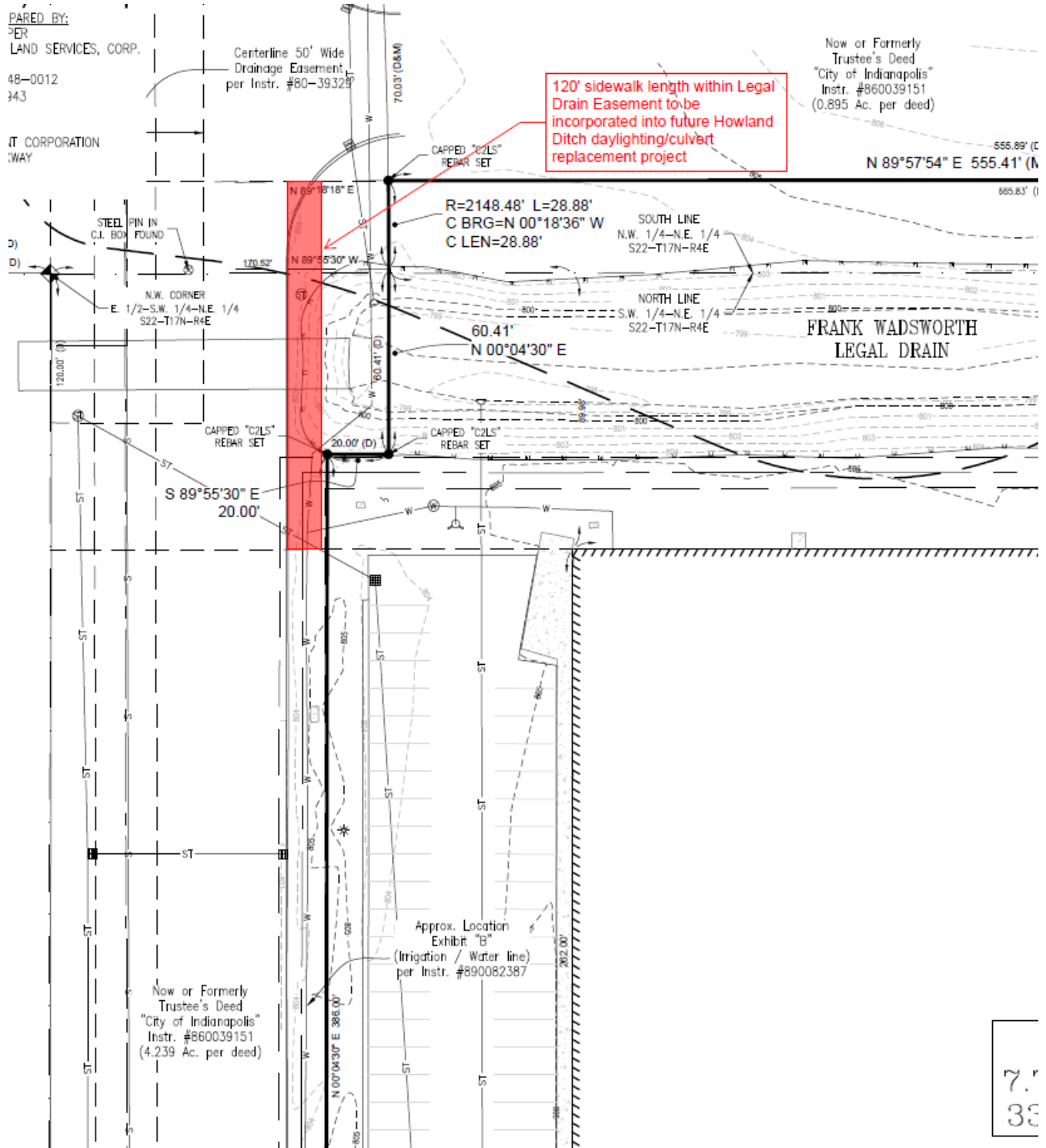
Without the waiver of sidewalks the proposed sale of the vacant 98,318 square foot building might be cancelled. The proposed purchaser (VASA) is scheduled to close as soon as we get the plat recorded. The current schedule is to be heard at the June 11, 2025 Development Commission meeting. The construction schedule has VASA starting construction June 1, 2025 to open December 31, 2025. If the waiver is not approved VASA will not be able to start construction until the sidewalk construction plans are approved. It is estimated that creating the sidewalk plans, filing the plans and making plan revisions could take 60 +/- days. If the City's reviewer does not approve the greater slopes the pond would need modifications, and the pipe would need extended. This is a hardship of time and money that was not anticipated. If VASA can't open and the cost is too great the sale will be canceled, and the existing building will remain empty. By VASA owning/occupying the building will only add to the economic development of this area.

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 relief sought does not vary from the Zoning Ordinance. In Section 01, Chapter 744, Article III, G. Waiver of Sidewalks:

"In locations where site conditions cause extreme difficulty in the construction of sidewalks, the Administrator may, upon written request, waive that portion of sidewalks. Examples of extreme difficulty include, but are not limited to, waterway crossings, significant elevation change, existing deep drainage swales in the right-of-way, and grades steeper than 3:1. The request shall include supporting documentation. The waiver would be pursuant to a written agreement and subject to a contribution in lieu of sidewalks that shall be made to the City for the provision of sidewalks in Marion County. The rate amount shall be set annually." The examples used in the ordinance above are exactly what is described in the above Finding of Facts. VASA and the current property owner are will to pay the in lieu fee.

## 2025PLT023 ; Future DPW Project Location



**2025PLT023 ; Proposed Howland Greenway District (from Castleton Revitalization Plan)**





**2025PLT023 ; Photographs**



Photo 1: Subject Site Viewed from South



Photo 2: Vacant Lot 1 Building Viewed from Southwest



**2025PLT023 ; Photographs (continued)**



Photo 3: Existing Lot 2 Building Viewed from Southwest

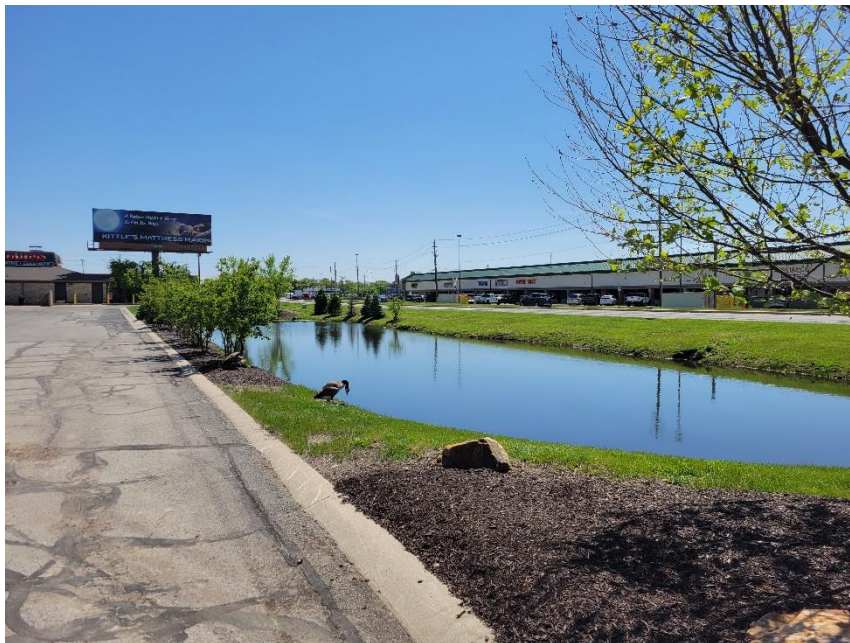


Photo 4: Existing Common Area Viewed from Northwest

**2025PLT023 ; Photographs (continued)**



Photo 5: 8215 Center Run Outlot Viewed from East



Photo 6: 6410 E 82<sup>nd</sup> Outlot Viewed from South



**2025PLT023 ; Photographs (continued)**



Photo 7: Center Run Frontage to North of Subject Site



Photo 8: Center Run Frontage along Lot 1 Viewed from North

**2025PLT023 ; Photographs (continued)**



Photo 9: Center Run Frontage along Lot 1 Viewed from South



Photo 10: Center Run Frontage along Common Area Viewed from North



**2025PLT023 ; Photographs (continued)**



Photo 11: Photo 10: Center Run Frontage along Common Area Viewed from South



Photo 12: Center Run Frontage Viewed from 82<sup>nd</sup>/Center Run Intersection

**2025PLT023 ; Photographs (continued)**



Photo 13: Existing Sidewalk Along 82<sup>nd</sup> Street Facing 82<sup>nd</sup>/Center Run Intersection



Photo 14: Adjacent Property to West of Common Area



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## PLAT COMMITTEE

July 9, 2025

<b>Case Number:</b>	2025-PLT-041
<b>Property Address:</b>	8115 Oaklandon Road, 12102, 12104, and 12106 East 79th Street (Approximate Address)
<b>Location:</b>	City of Lawrence, Lawrence Township, Council District #4
<b>Petitioner:</b>	David and Joanna Sweet, by Russell L. Brown
<b>Zoning:</b>	D-2 and SU-1 (FF) (FW)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as David Sweet Family Subdivision, subdividing 15.79 acres into four lots and two blocks, and a waiver of the sidewalk requirement, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.
<b>Waiver Requested:</b>	Waiver of the sidewalk requirement along East 79 <sup>th</sup> Street
<b>Current Land Use:</b>	Residential
<b>Staff Reviewer:</b>	Noah Stern, Senior Planner

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 16, 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.





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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
13. That a site plan including a concrete sidewalk along the entire frontage on \_Road in compliance with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
14. That the waiver of the sidewalk requirement along East 79<sup>th</sup> Street be denied.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-2 and SU-1 and is undeveloped. This proposed plat would divide this property into four lots and two blocks. The City of Lawrence Board of Zoning Appeals approved a variance (#25LSV07) for reduced lot frontage for the proposed lots. Additional information regarding the variance can be found in the approval letter below. The proposed plat generally meets the remaining standards of the D-2 zoning classification.

### STREETS

All lots would be accessed via private drive that connects to East 79<sup>th</sup> Street. No new streets are proposed.

### SIDEWALKS

Sidewalks do not exist on the subject site's location along East 79<sup>th</sup> Street and would be required as a part of this plat petition. Staff believes adding sidewalks along this portion of East 79<sup>th</sup> Street to be a necessary in the ongoing effort to expand the City's pedestrian infrastructure. Staff sees sidewalks to be a vital in achieving pedestrian safety along the City's roads and streets. Additionally, with sidewalks already existing just east of the subject site along East 79<sup>th</sup> Street, Staff sees adding sidewalk at this location to be an important addition that with help with eventually connecting to nearby sidewalks.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-2 and SU-1	
<b>Existing Land Use</b>	Single-family attached dwelling	
<b>Comprehensive Plan</b>	Rural or Estate Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	SU-1	Religious Uses





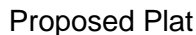
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South:	D-A	Single-Family residential
East:	D-3	Single-Family residential
West:	D-A	Single-family residential
<b>Thoroughfare Plan</b>		
East 79 <sup>th</sup> Street	Primary Arterial	140-feet existing and 119-feet proposed
<b>Petition Submittal Date</b>	April 23, 2025	

EXHIBITS



Present Aerial







**Department of Metropolitan Development  
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City of  
**Lawrence**  
Indiana

June 18, 2025

David and Joanna Sweet  
12110 E 79<sup>th</sup> St  
Lawrence, IN 46236

RE: Petition #25 LSV 07  
Parcel 4033614, 4034189, and 4033615  
12102, 12104 and 12106 E 79<sup>th</sup> St  
Lawrence, IN 46236

To Whom It May Concern,

On June 17, 2025 the Lawrence Board of Zoning Appeals heard your petition for a Variance of Development Standards of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance from Table 742-103-4: Minimum Lot Frontage within D2 District, proposed 0, required 40' for a proposed 4 lot major subdivision accessed via a private drive from E 79th St.

The City of Lawrence Board of Zoning Appeals granted your petition with a unanimous vote

The Board's Findings are of record in the office of the Board of Zoning Appeals. If you have any questions regarding this matter, please contact our office.

Remain in good health,

*Renea Rafala*  
Board Secretary

Board of Zoning Appeals  
9001 E. 59<sup>th</sup> Street, Suite 205 • Lawrence, IN 46216  
(317) 545-8787 • Fax (317) 549-4837

Variance Approval Letter

PHOTOS









