



Metropolitan Development Commission Plat Committee (October 8, 2025) Meeting Agenda

Meeting Details

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

Date: Wednesday, October 08, 2025 **Time:** 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2025-PLT-046 | 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, and a vacation of a portion of a 15-foot wide east-west alley abutting the parcel to the south, 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.

** Continuance request to November 12, 2025

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 2. 2025-PLT-059 | 5102 West Bradbury Avenue**
Wayne Township, Council District #17, zoned D-4
Darin Jackson

Approval of a Subdivision Plat, to be known as Jackson's Beulah Avenue Lots, dividing 0.84-acre into four single-family detached lots.

- 3. 2025-PLT-060 | 2341 Adams Street**
Center Township, Council District #8, zoned D-5
Lazarus Development, LLC, by John Cross

Approval of a Subdivision Plat, to be known as 2341 – 2343 Adams Street, dividing 0.13-acre into two single-family attached lots.

4. 2025-PLT-061 | 3529 North Illinois Street
Center Township, Council District #8, zoned D-8
Lazarus Development, LLC, by John Cross

Approval of a Subdivision Plat, to be known as Replat of Lot 25 in Myers' North Illinois Street Addition, dividing 0.12-acre, into two single-family attached lots.

5. 2025-PLT-062 | 2427 & 2429 North Rural Street
Center Township, Council District #8, zoned D-5
Troy Terew

Approval of a Subdivision Plat, to be known as Replat of 13A and 13B of Rural Street Villas, Section 2, dividing 0.093-acre into two single-family attached lots.

6. 2025-PLT-063 | 71, 73, 75, and 77 Steeples Boulevard
Center Township, Council District #18, zoned D-P
Dunnhaven Homes, Inc., by Rick Ellis

Approval of a Subdivision Plat, to be known as Central Greens Rowhomes, dividing 0.32-acre into four lots.

7. 2025-PLT-064 | 614 Silver Fox Court
Perry Township, Council District #22, zoned D-5II
Williams Creek Homes, by Andrew Barkocy

Approval of a Subdivision Plat, to be known as Replat of Lot 8 in Fox Ridge Subdivision, dividing 0.26-acre into two lots.

8. 2025-PLT-065 | 11015 and 11127 East 46th Street
Lawrence Township, Council District #15, zoned D-P (FF)
Arbor Homes, by Lantz McElroy

Approval of a Subdivision Plat, to be known as Midelton, Section 2, dividing 15.79 acres into 91 lots.

9. 2025-PLT-066 | 2147, 2151, and 2155 North Illinois Street
Center Township, Council District #12, zoned D-8 (RC)
Near North Development Corporation, by Leslie Steinert

Approval of a Subdivision Plat, to be known as Near North Duplexes, dividing 0.41-acre into six single-family attached lots.

10. 2025-PLT-067 | 2344 Kenwood Avenue
Center Township, Council District #12, zoned D-8 (TOD)
Near North Development, by Leslie Steinert

Approval of a Subdivision Plat, to be known as 2344 Kenwood Avenue Duplex, dividing 0.11-acre into two single-family attached lots.

11. 2025-PLT-068 | 7610 West County Line Road
Decatur Township, Council District #21, zoned D-P
D. R. Horton - Indiana, LLC., by Keith R. Gilson

Approval of a Subdivision Plat, to be known as Parks at Decatur, Section 3, dividing 14.655 acres into 65 lots.

12. 2025-PLT-069 | 3602 North Dearborn Street
Center Township, Council District #8, zoned D-8
Isom, LLC, by Jorge Oscar Gonzales

Approval of a Subdivision Plat to be known as Replat of Lot 258 in E. F. Claypool's Northeastern Park Addition, dividing 0.23-acre into two single-family detached lots.

13. 2025-PLT-070 | 7338 Five Points Road
Franklin Township, Council District #8, zoned D-2
Narinder Singh Sodhi, by Josh Smith

Approval of a Subdivision Plat, to be known as Clover, dividing 5.54 acres into five lots.

14. 2025-PLT-071 | 8025 & 8141 Shelbyville Road
Franklin Township, Council District #25, zoned D-4
Drees Premier Homes, Inc., by Kevin Sumner

Approval of a Subdivision Plat, to be known as Preston Subdivision, dividing 23.7 acres into 53 lots, with a waiver of maximum number of two local streets used by emergency vehicles requirements, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance, a partial waiver of sidewalk requirements along Shelbyville Road, and a waiver of the multiple entry points for a subdivision with more than 30 lots requirement.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

15. 2025-PLT-052 | 5000 West 86th Street
Pike Township, Council District #1, zoned I-4
Marathon Petroleum Company, LP, by Andrew Dotson

Approval of Subdivision Plat to be known as Replat of Lot 6D of Asphalt Materials Minor Subdivision, dividing 81.68 acres into two lots, with a waiver of sidewalks along 86th Street.

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

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

Member	Approving Authority	Term
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/Channel-16-Live-Web-Stream). 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/Watch-Previously-Recorded-Programs).



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-046
Property Address:	324 South College Avenue (<i>Approximate Address</i>)
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, and a vacation of a portion of a 15-foot wide east-west alley abutting the parcel to the south, 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

To allow time for a 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 will request that this petition be continued to the November 12th Plat Committee hearing date. A full staff report will be made available in advance of that hearing date.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 8, 2025

Case Number: 2025-PLT-059
Property Address: 5102 West Bradbury Avenue (*approximate address*)
Location: Wayne Township, Council District # 17
Petitioner: Darin Jackson
Zoning: D-4
Request: Approval of a Subdivision Plat, to be known as Jackson's Beulah Avenue Lots, dividing 0.84-acre into four single-family detached lots.
Waiver Requested: None
Current Land Use: Residential
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

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

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-4 for residential uses and is currently developed with two (2) residential structures and an accessory storage building for the southernmost residence. The proposed plat would subdivide the property into four (4) lots: Lot 1 would contain a current residence and would have a width of 70 feet and an area of 7715 square feet. Lots 2 and 3 are currently undeveloped and would have widths of 77.97 feet and areas of around 8595 square feet. Lot 4 would contain the southern residence and have an area of 11896 square feet. The proposed plat meets the standards of the D-4 zoning classification.

STREETS

Lots 1 through 3 would front on Beulah Avenue, and Lot 4 would have frontage on both Bradbury Avenue and Beulah Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

No sidewalks are existing or proposed as a part of this plat. Since adjacent properties to the south, east, and west also do not contain sidewalks, none would be required per 744-303.B of the Ordinance.

GENERAL INFORMATION

Existing Zoning	D-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Office/Industrial Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-4	Residential
	South: C-7	Commercial
	East: D-4	Residential
	West: D-4	Residential
Thoroughfare Plan		
Bradbury Avenue	Local Street	50-foot existing and 48-foot proposed
South Beulah Avenue	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	July 14, 2025	

EXHIBITS

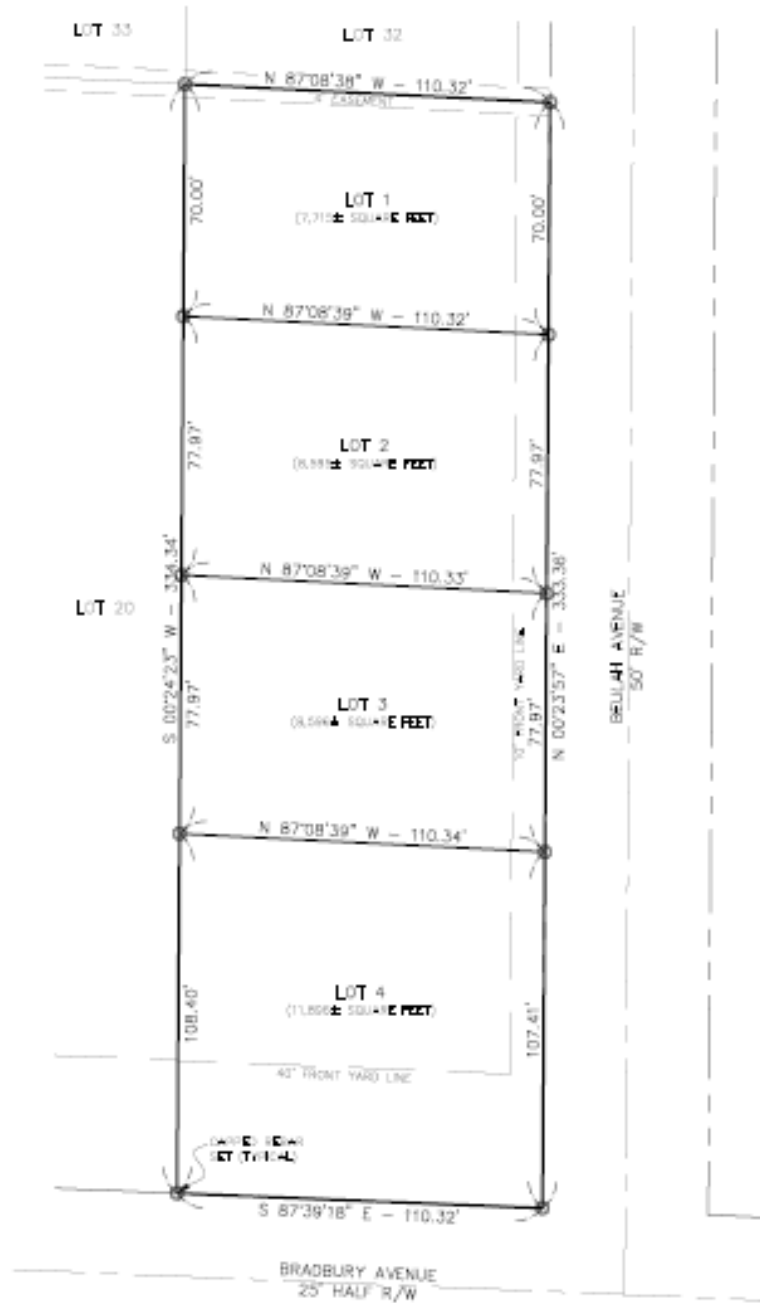
2025PLT059 ; Aerial Map





Department of Metropolitan Development
Division of Planning
Current Planning

2025PLT059 ; Proposed Plat



2025PLT059 ; Photographs



Photo 1: Proposed Lots 1-3 Viewed from East



Photo 2: Proposed Lot 4 Viewed from East

2025PLT059 ; Photographs (continued)



Photo 3: Subject Site Viewed from South (October 2024)



Photo 4: Adjacent Property to South

2025PLT059 ; Photographs (continued)



Photo 5: Adjacent Property to West



Photo 6: Adjacent Property to East



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

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-060
Property Address:	2341 Adams Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #8
Petitioner:	Lazarus Development, LLC, by John Cross
Zoning:	D-5
Request:	Approval of a Subdivision Plat, to be known as 2341 – 2343 Adams Street, dividing 0.13-acre into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 11, 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
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7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 183A and 183B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915, per the Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 183A would front on Adams Street and Glenn Drive and Lot 183B would front on Adams Street. No new streets are proposed. Sidewalks are existing along Adams Street and are required along Glenn Drive.

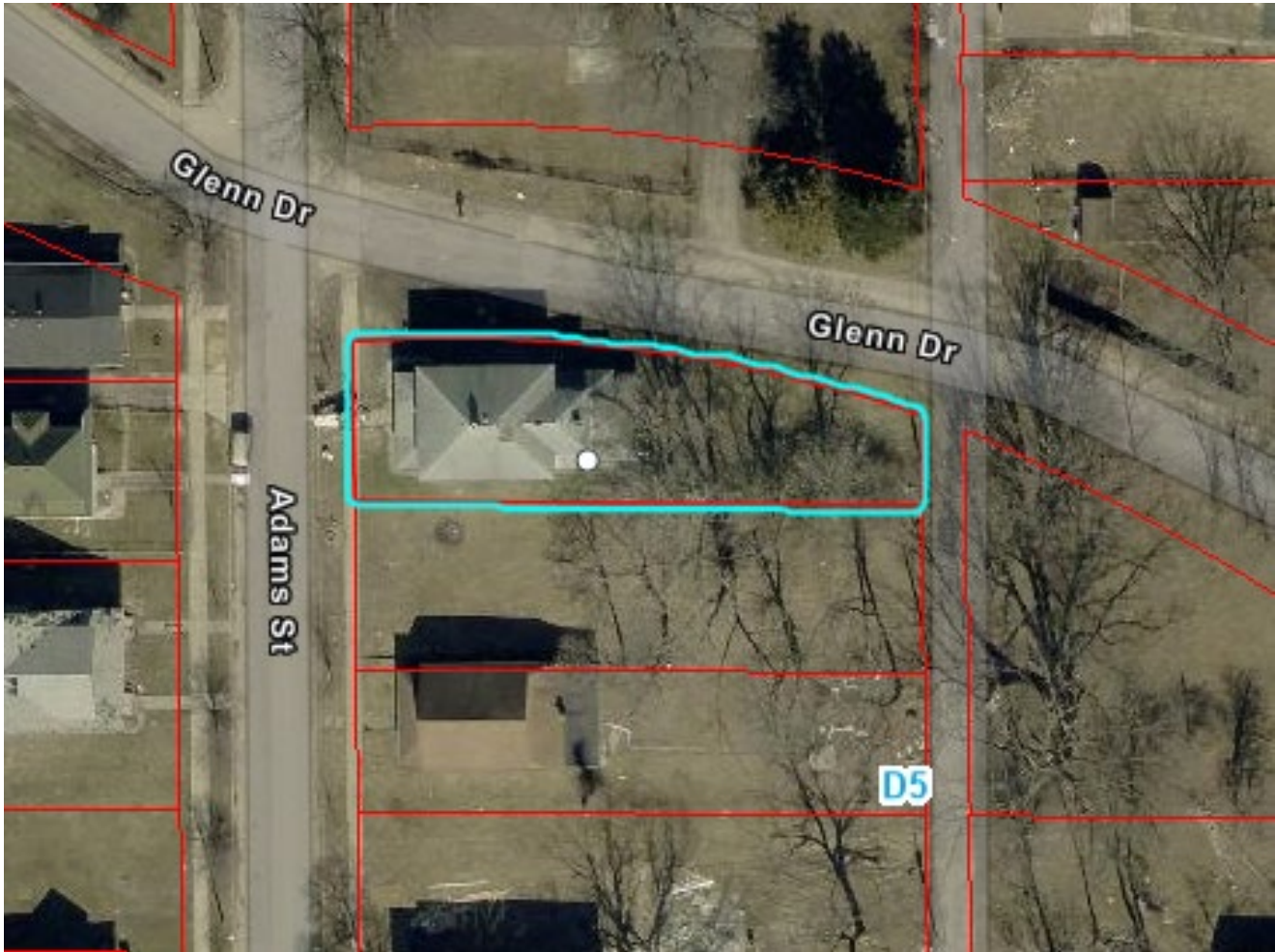
PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Two-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
Glenn Drive	Local Street	60-foot existing and 48-foot proposed
Adams Street	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	August 11, 2025	

EXHIBITS

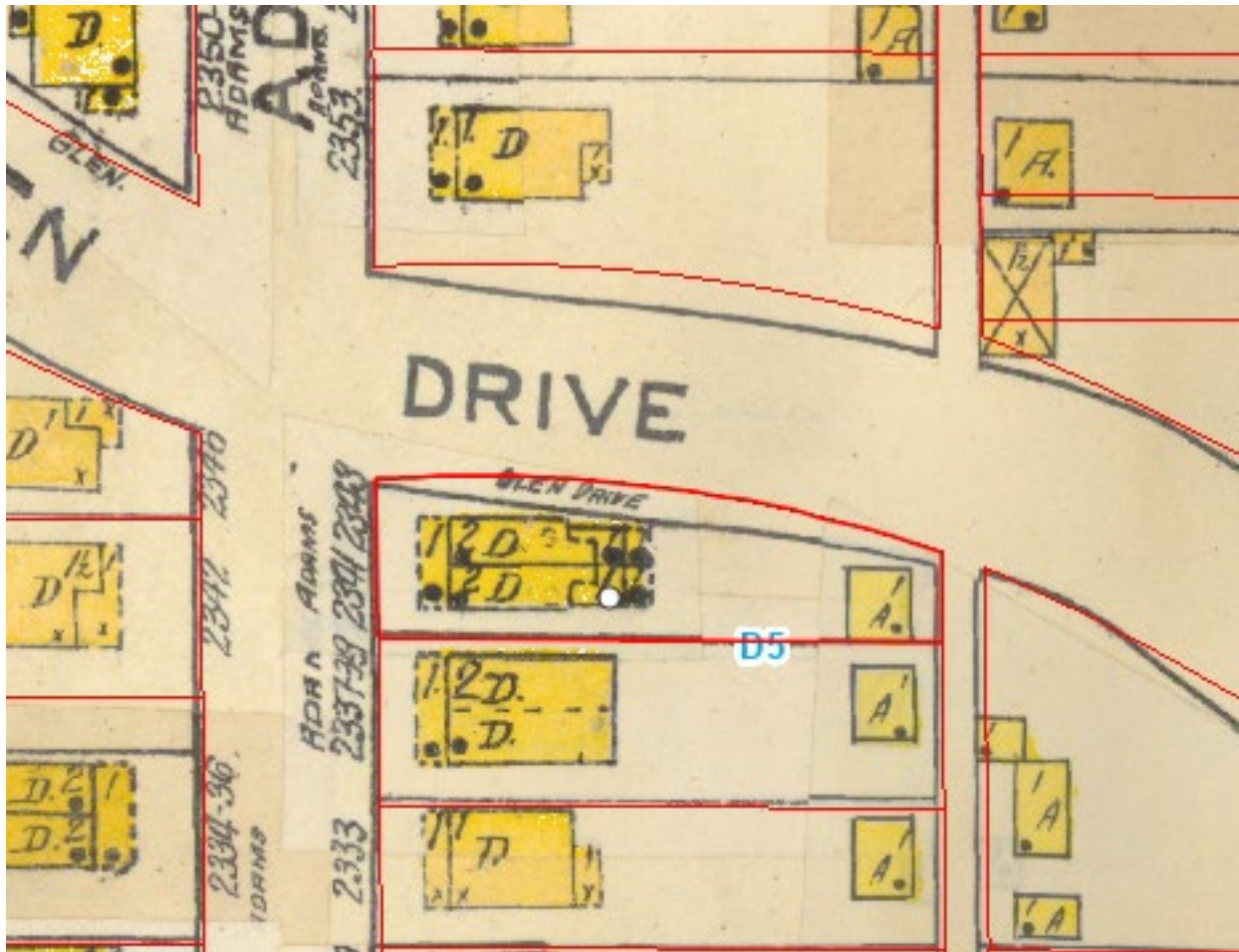


Present day aerial



Department of Metropolitan Development
Division of Planning
Current Planning





1915 Sanborn Map

PHOTOS







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

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-061
Property Address:	3529 North Illinois Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #8
Petitioner:	Lazarus Development, LLC, by John Cross
Zoning:	D-8
Request:	Approval of a Subdivision Plat, to be known as Replat of Lot 25 in Myers' North Illinois Street Addition, dividing 0.12-acre, into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 11, 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.
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8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 25A and 25B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915, per the Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 25A and 25B would front on North Illinois Street. No new streets are proposed. Sidewalks are existing along North Illinois Street.

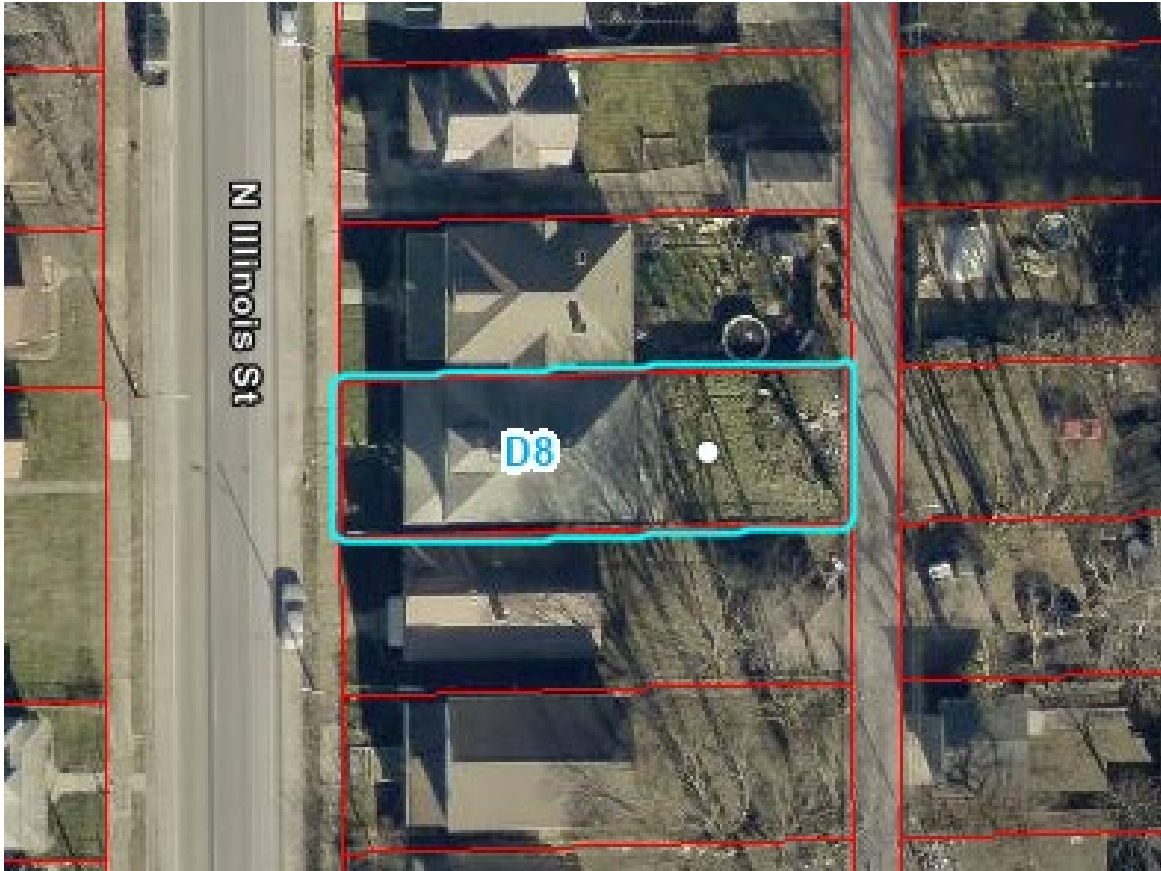
PROCEDURE

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

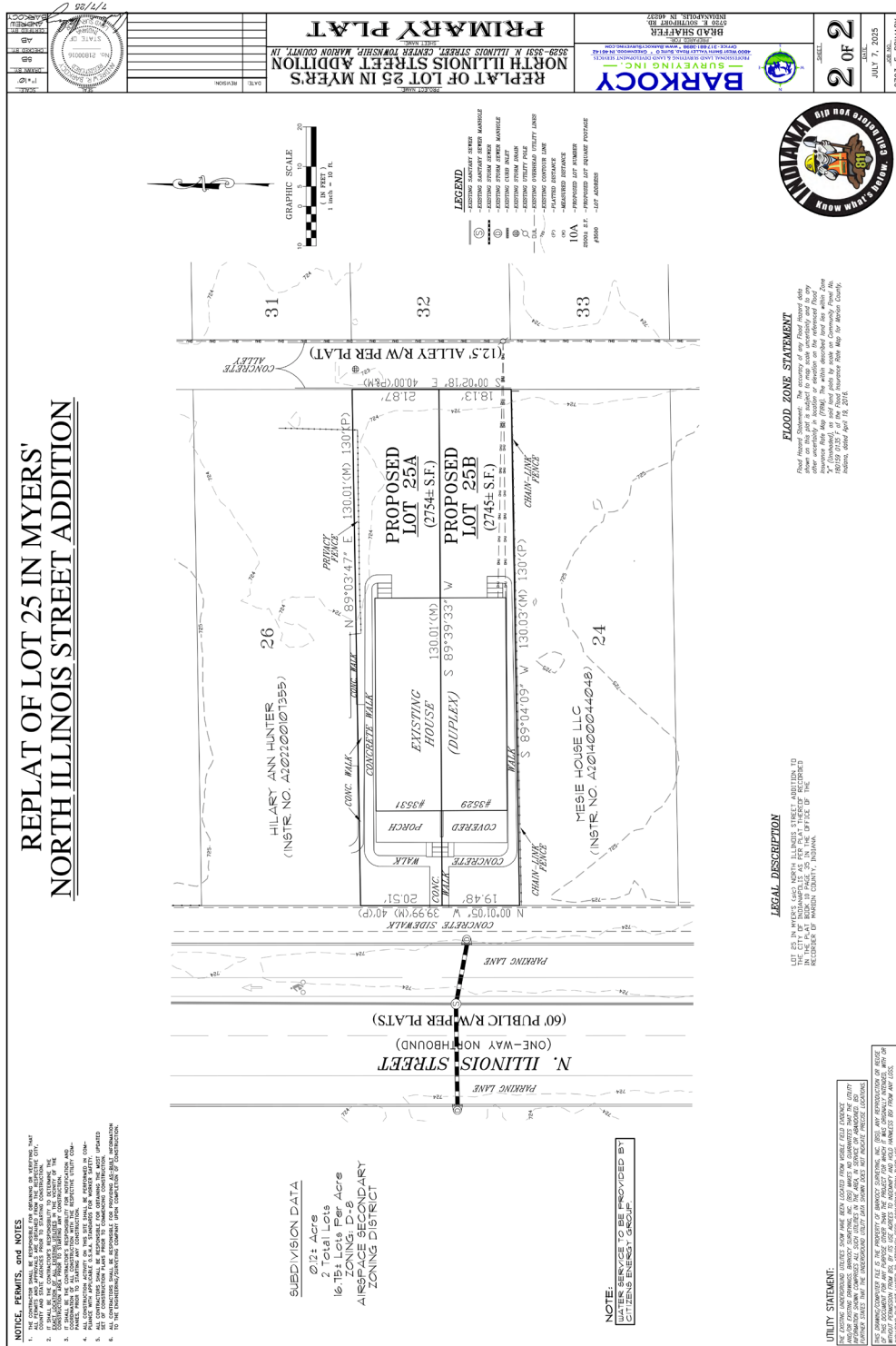
GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Two-Family residential
South:	D-8	Single-Family residential
East:	D-8	Two-Family residential
West:	D-8	Single-Family residential
Thoroughfare Plan		
North Illinois Street	Primary Arterial	60-foot existing and 56-foot proposed
Petition Submittal Date	August 11, 2025	

EXHIBITS

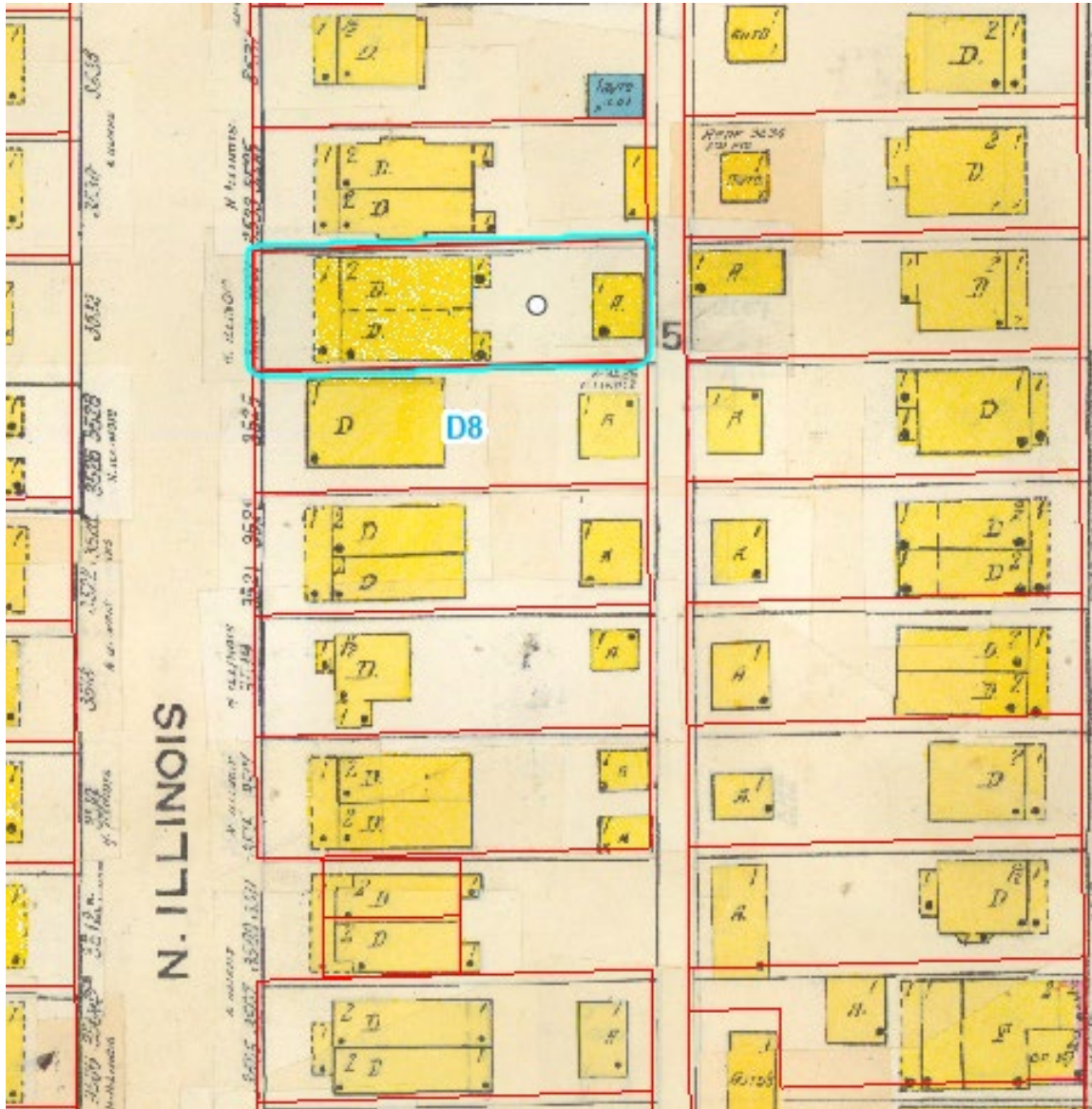


Present day aerial



Preliminary Plat

1915 Sanborn Map



PHOTOS







Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 8, 2025

Case Number: 2025-PLT-062
Property Address: 2427 and 2429 North Rural Street (*Approximate Address*)
Location: Center Township, Council District # 8
Petitioner: Troy Terew
Zoning: D-5
Request: Approval of a Subdivision Plat, to be known as Replat of 13A and 13B of Rural Street Villas, Section 2, dividing 0.093-acre into two single-family attached lots.
Current Land Use: Single-Family Attached Dwellings
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 August 20, 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.
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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.



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and was recently improved with a two-unit attached dwelling. The lots were previously replatted via 2024-PLT-028 to create two 92) single-family attached lots, and the variance petition 2024-DV2-24 was approved to allow for deficient lot widths as small as eight (8) feet for the lot split.

This proposed plat would amend the previous plat to create two (2) new lots with widths of nine (9) feet and 21 feet per the below exhibit (new Lot 13A and 13B). The proposed plat would meet the standards of the D-5 zoning classification for two-family dwellings except for deficient lot widths which are allowed per approval of 2024-DV2-024 and would still be applicable for the proposed plat.

STREETS

Both lots would front onto Rural Street. Alley access is available to the east in addition to street parking.

SIDEWALKS

Sidewalks are existing along the eastern side of Rural Street.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single-Family Attached Dwellings	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Residential
South:	D-5	Residential
East:	D-5	Residential
West:	D-5	Residential
Thoroughfare Plan		
Rural Street	Local Street	60-feet existing and 48-feet proposed
Petition Submittal Date	August 20, 2025	

EXHIBITS

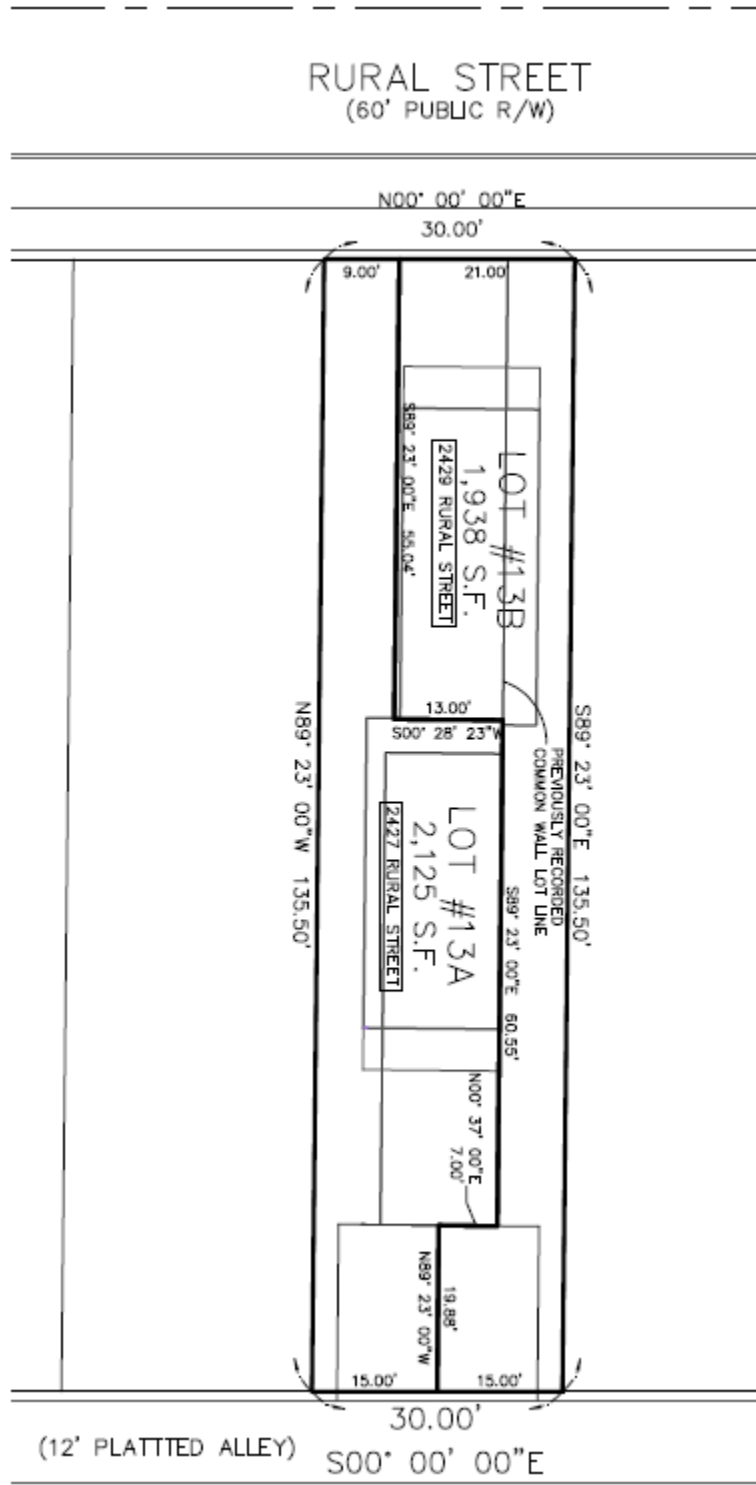
2024PLT028 ; Aerial Map





Department of Metropolitan Development
Division of Planning
Current Planning

2024PLT028 ; Proposed Plat



PHOTOS



Photo 1: Subject Parcels Viewed from Across Street to West



Photo 2: Subject Parcels Viewed from West



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-063
Property Address:	71, 73, 75, and 77 Steeples Boulevard (<i>Approximate Address</i>)
Location:	Center Township, Council District # 18
Petitioner:	Dunnhaven Homes, Inc., by Rick Ellis
Zoning:	D-P
Request:	Approval of a Subdivision Plat, to be known as Central Greens Rowhomes, dividing 0.32-acre into four lots.
Waiver Requested:	None
Current Land Use:	Vacant
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated September 11, 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.
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10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P and developed with four row houses. This proposed plat would divide this property into four single-family attached lots along the common walls—Lots 18, 19, 20, and 21. The proposed plat generally meets the standards of the D-P zoning classification per the DP Statement from 2007ZON134 and 2013ZON065.

STREETS

All lots would front on Steeples Boulevard and Lot 21 would also front along Central Greens Boulevard. No new streets are proposed.

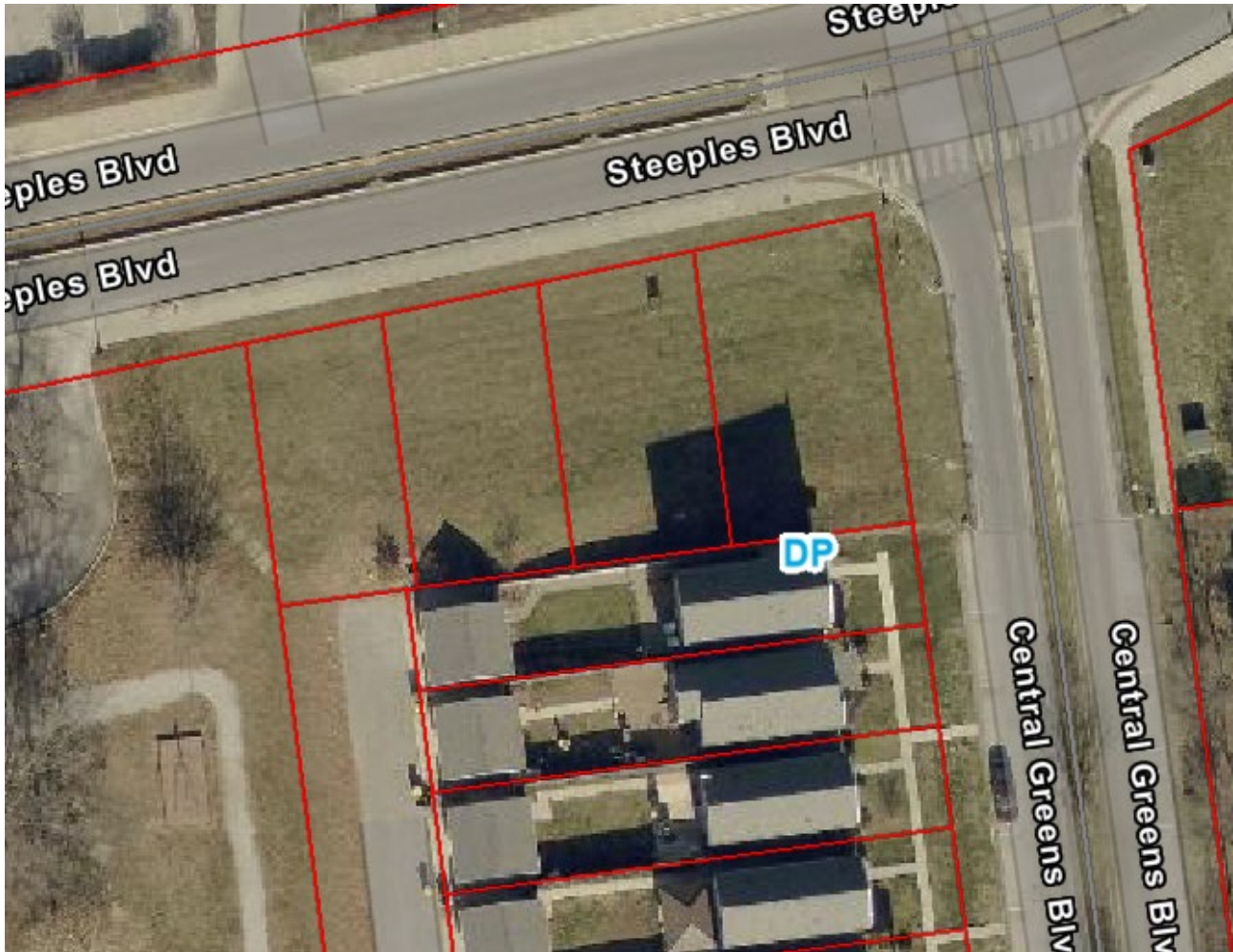
SIDEWALKS

Sidewalks are existing on Steeples Boulevard and are required to be installed along Central Greens Boulevard.

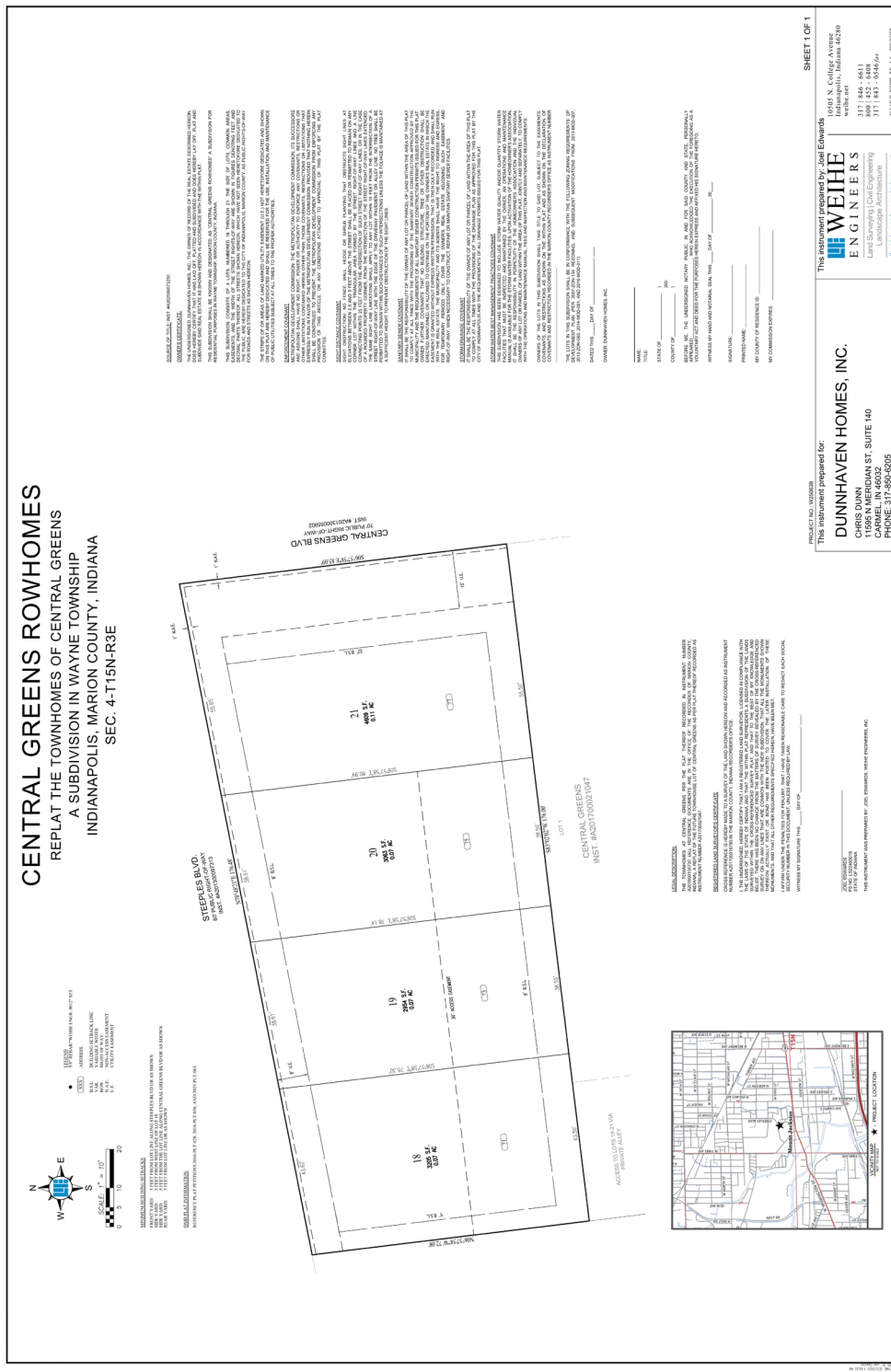
GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Vacant	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Special uses
South:	D-P	Single-Family attached residential
East:	D-P	Single-Family attached residential
West:	D-P	Special uses
Thoroughfare Plan		
Steeples Boulevard	Local Street	80-feet existing and 48-feet proposed
Central Greens Blvd	Local Street	72-feet existing and 48-feet proposed
Petition Submittal Date	August 28, 2025	

EXHIBITS



Aerial Photo



Preliminary Plat

PHOTOS





Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-064
Property Address:	614 Silver Fox Court (<i>Approximate Address</i>)
Location:	Perry Township, Council District #22
Petitioner:	Williams Creek Homes, by Andrew Barkocy
Zoning:	D-5II
Request:	Approval of a Subdivision Plat, to be known as Replat of Lot 8 in Fox Ridge Subdivision, dividing 0.26-acre into two lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated September 2, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**Department of Metropolitan Development
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10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5II and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 8A and 8B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 8A would front on Silver Fox Drive and Silver Fox Court and Lot 8B would front on Silver Fox Court. No new streets are proposed. Sidewalks are existing on Silver Fox Court and Silver Fox Drive.

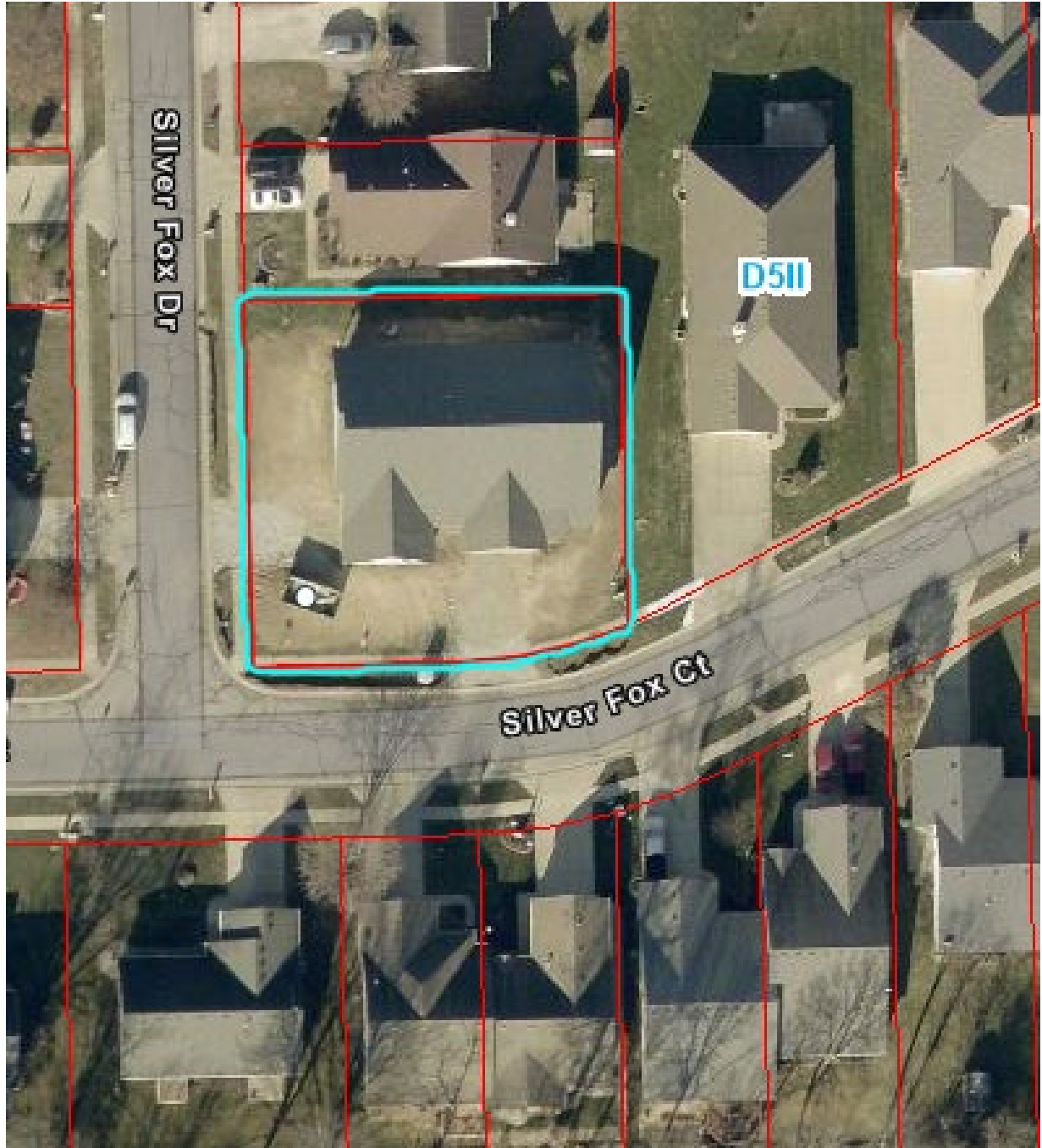
PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5II Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-5II	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5II	Single-Family residential
South:	D-5II	Single-Family residential
East:	D-5II	Single-Family residential
West:	D-5II	Two-Family residential
Thoroughfare Plan		
Silver Fox Drive	Local Street	50-foot existing and 48-foot proposed
Silver Fox Court	Local Street	60-foot existing and 56-foot proposed
Petition Submittal Date	August 29, 2025	

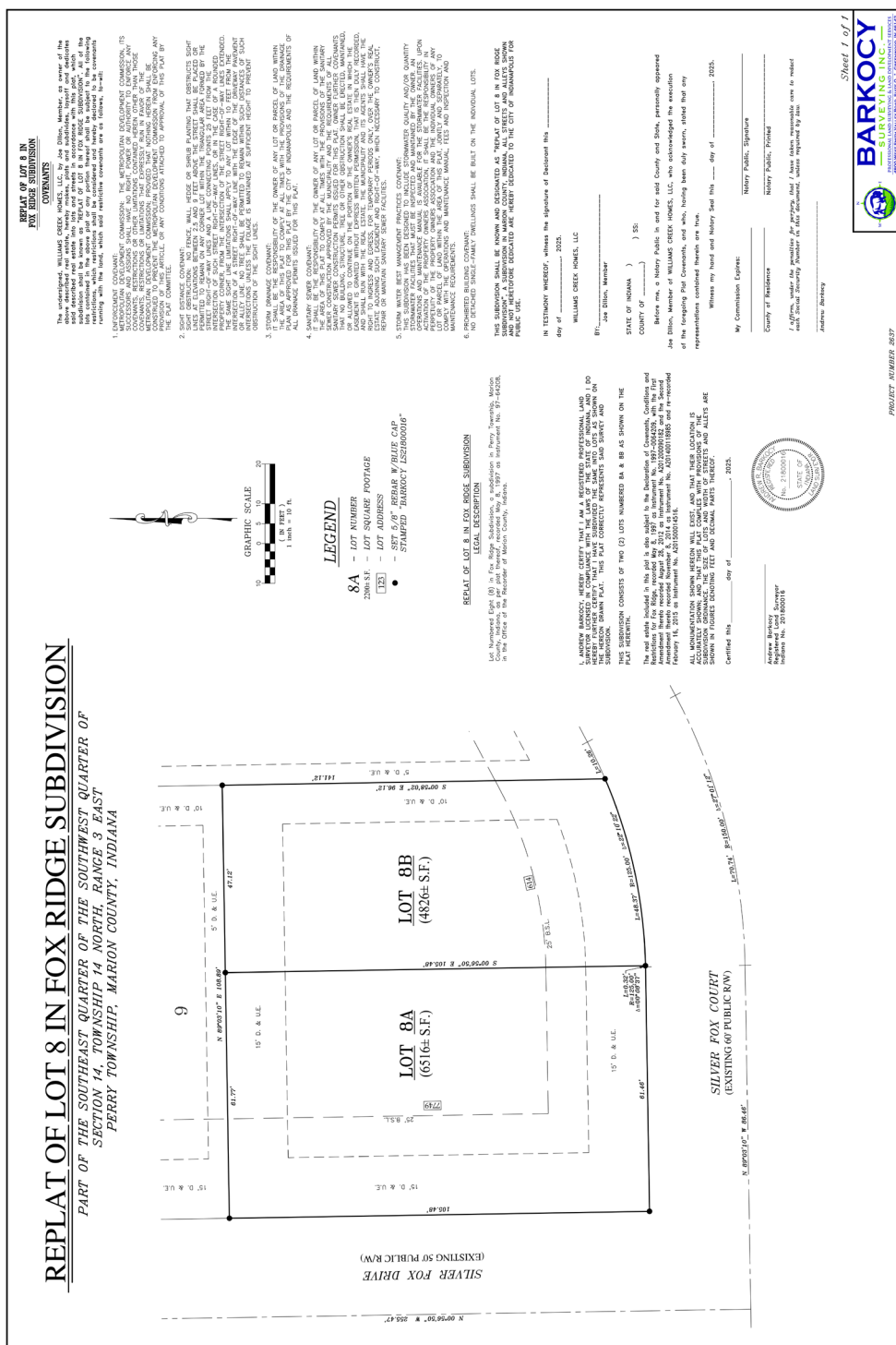
EXHIBITS



Present day aerial

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



PHOTOS







Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 8, 2025

Case Number: 2025-PLT-065
 Property Address: 11015 and 11127 East 46th Street (*Approximate Addresses*)
 Location: Lawrence Township, Council District #15
 Petitioner: Arbor Homes, by Lantz McElroy
 Zoning: D-P (FF)
 Request: Approval of a Subdivision Plat to be known as Midelton, Section 2, dividing 15.79 acres into 91 lots.
 Waiver Requested: None
 Current Land Use: Undeveloped
 Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is this first public hearing for this petition.

STAFF RECOMMENDATION

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This property was rezoned to the D-P zoning district via the petition 2023ZON117 for development of a residential subdivision with up to 249 single-family residences. The rezoning to D-P was subject to a development statement and commitments that impose requirements related to tree preservation, required dedications of rights-of-way, minimum lot sizes and widths, and more.

A previous plat petition (2025-PLT-011) was approved for Midelton, Section 1 to create 78 lots out of 32.11 acres. This petition would result in the creation of Midelton, Section 2 to divide 15.79 acres into 91 lots per the below primary plat. The proposed plat would comply with the standards of the approved D-P development statement, zoning commitments, and Subdivision regulations.

STREETS

Section 2 of this replat would result in the extension of Calytrix Way to the west of the existing Section 1, as well as the creation of two (2) new streets: Zaria Lane and Anthurium Lane. The new streets would intersect with private streets created for Midelton Section 1 as well as the existing subdivision to the east.

SIDEWALKS

Per the zoning commitments and Ordinance rules, sidewalks are required along all private streets as well as along 46th Street and German Church Road. Required sidewalks are shown on the proposed plat.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	1.73 – 3.5 Residential Units per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-A Residential
	South:	D-A Residential
	East:	D-P Residential
	West:	D-A Undeveloped
Thoroughfare Plan		
46 th Street	Primary Collector	30-foot existing right-of-way and 80-foot proposed right-of-way
German Church Road	Primary Arterial	90-foot existing right-of-way and 119-foot proposed right-of-way
Petition Submittal Date	August 28, 2025	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> Plat name, Legal Description, Surveyor Seal, Scale. Boundary Lines, Existing Street Names, and dimensions. Layout of Proposed Streets – names, widths, classifications. Layout of all easements and purpose thereof. Layout of lots with numbering and dimensions. Floodway/Floodplain Delineation. Topographic Map. Area Map. 	Satisfied
	<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> Traffic control street signs and devices. Traffic calming devices. Bicycle facilities. Sidewalks and pedestrian facilities. Transit facilities, such as bus stops pads or shelter. Street lighting. 	Satisfied
	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry Location of Open Space Areas of the open space common area, indicating size and general improvements Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	Satisfied
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	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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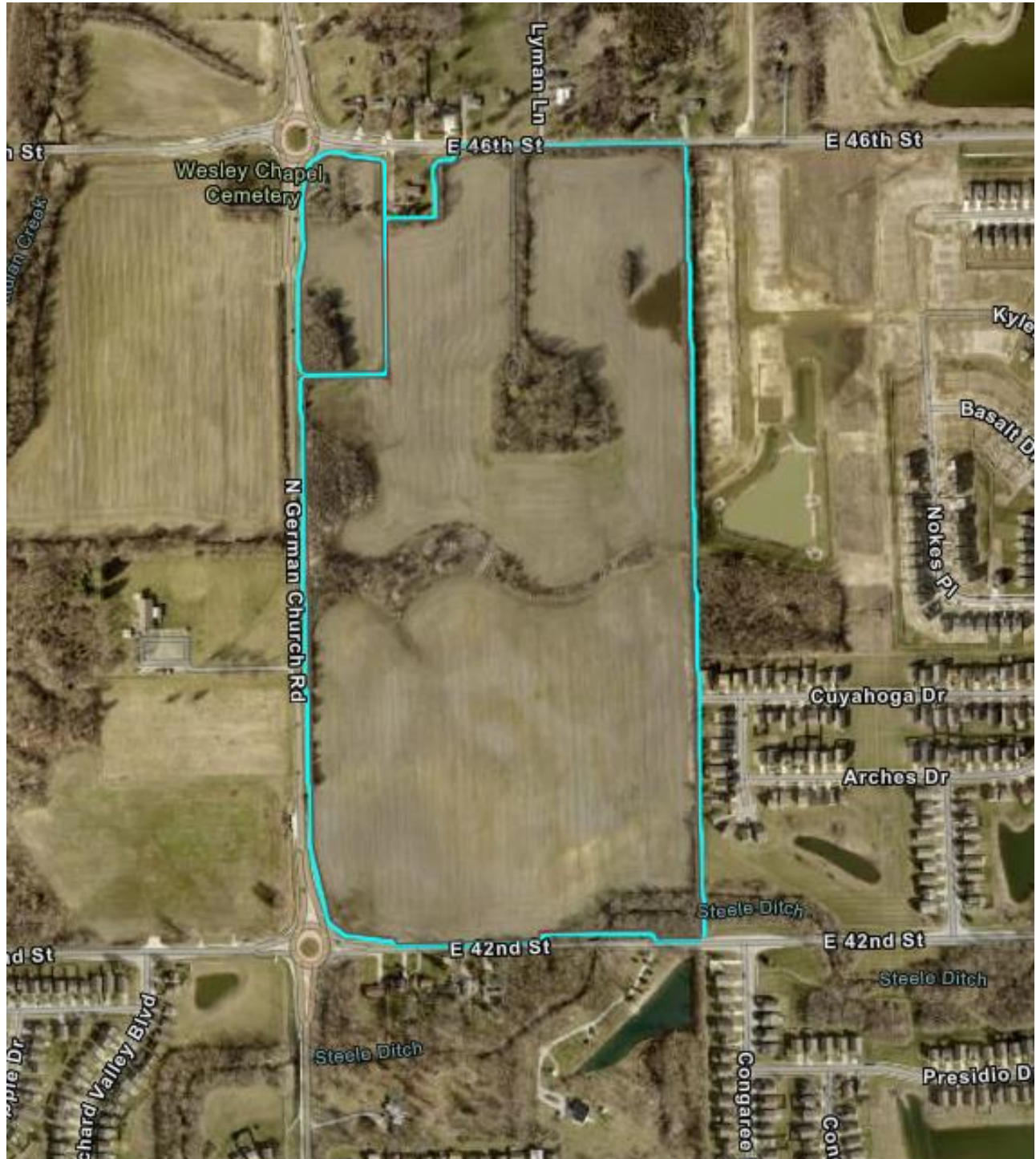
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	Satisfied
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	Satisfied
<p>741-304-316</p> <p>Additional Development Items</p> <p>EVALUATION</p>		
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	Satisfied
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	Satisfied
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> <i>Sidewalks shall be provided along all internal and external streets.</i> 	Satisfied
	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> <i>All utilities shall be located underground.</i> <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	Satisfied

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	<p><i>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <i>Required for subdivisions with more than 20 dwelling units.</i> <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> <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> <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> <i>Reservation of land for public/semi-public purpose.</i> 	Satisfied
	<p><i>741-312 – Monuments</i></p> <ul style="list-style-type: none"> <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> 	Satisfied
	<p><i>741.313 – Flood Control:</i></p> <ul style="list-style-type: none"> <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> <i>For Zone AE areas, the plat must show the BFE topographic line.</i> <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> 	Satisfied
	<p><i>741.316 – Street Lighting:</i></p> <ul style="list-style-type: none"> <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i> 	Satisfied

EXHIBITS

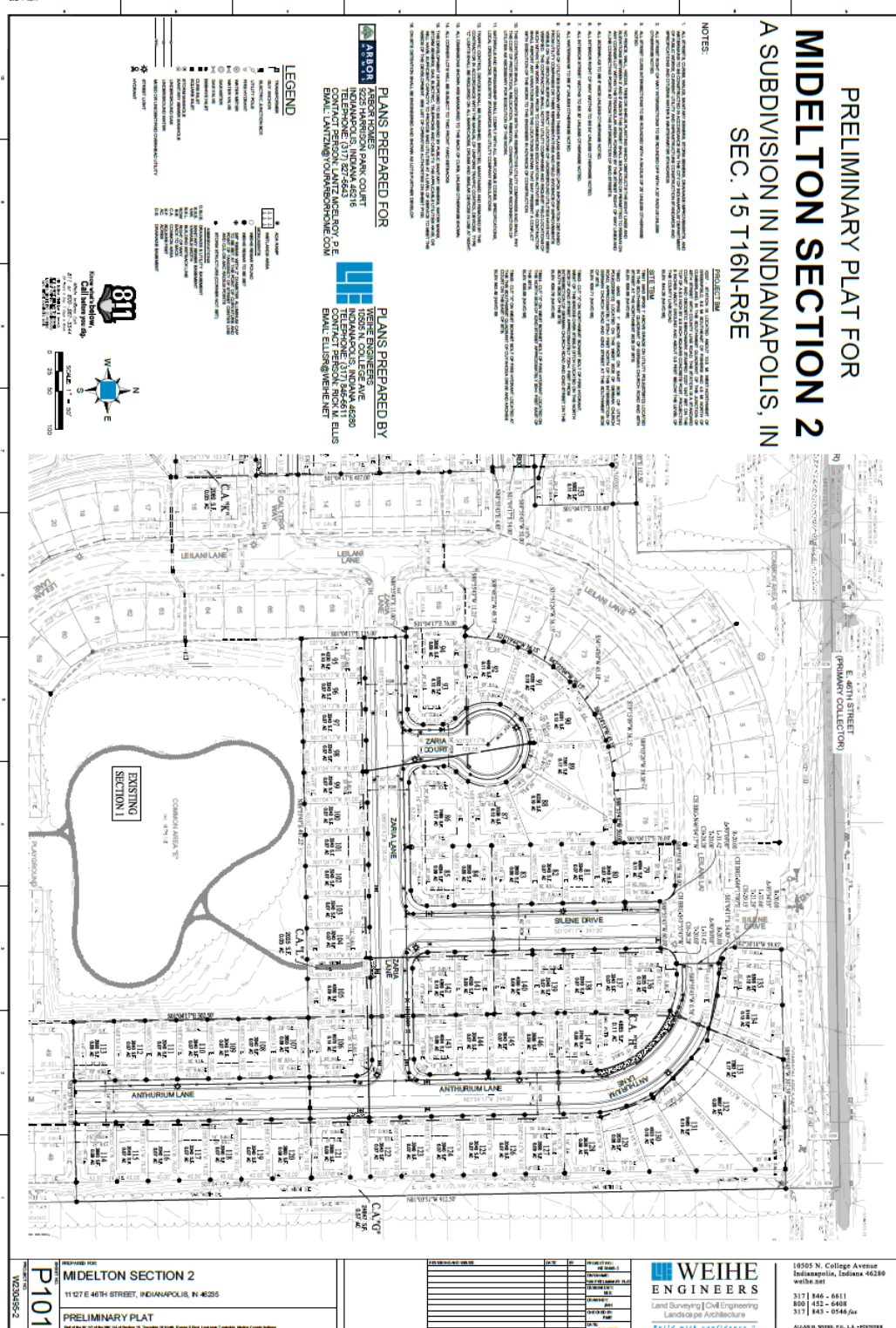
2025PLT065 ; Aerial Map





Department of Metropolitan Development
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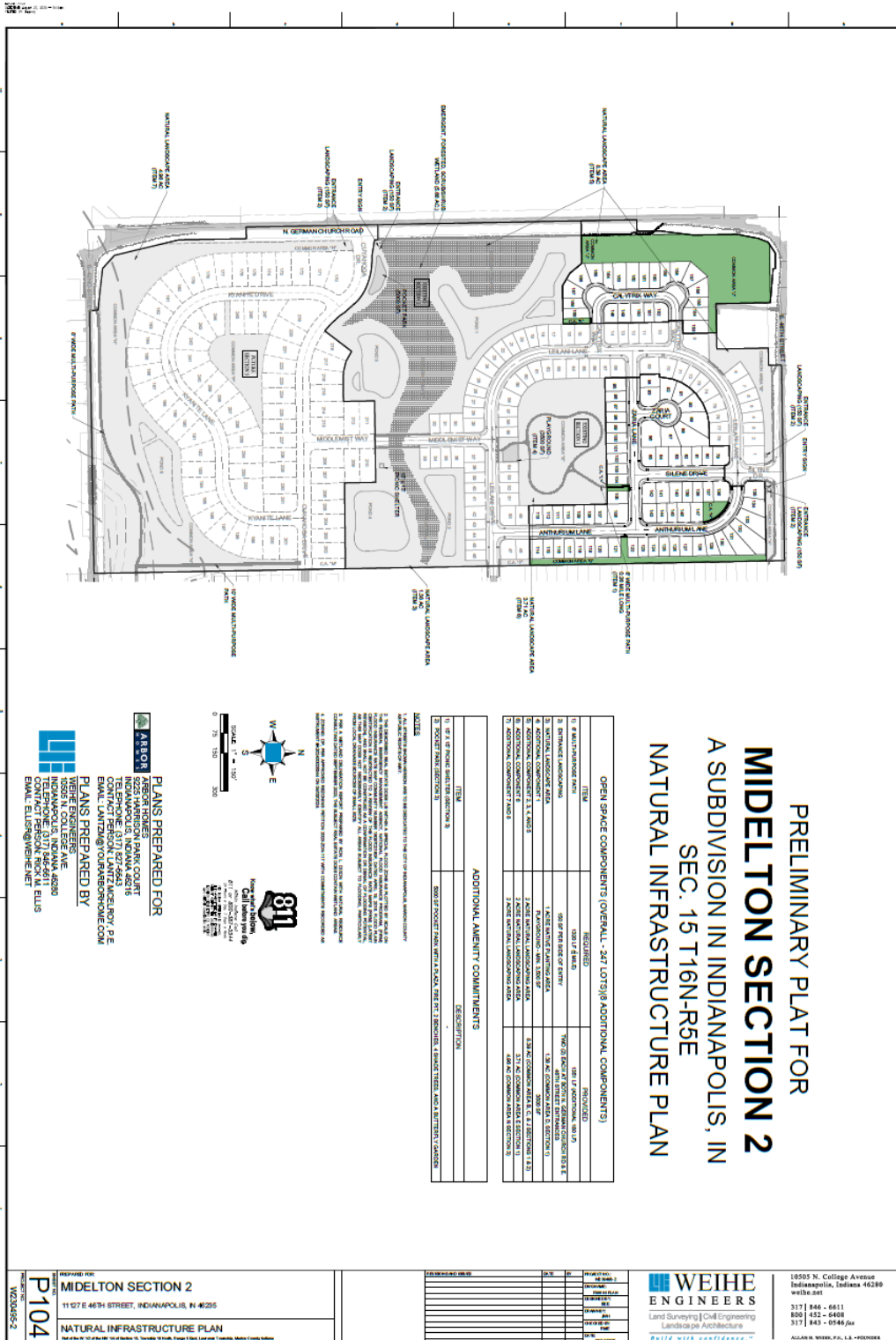
2025PLT065 ; Preliminary Plat (1 of 2)







2025PLT065 ; Natural Infrastructure Plan







PHOTOS (TAKEN 2023)



Photo looking south on to the subject site from 46th Street.



Photo looking south on to the subject site from 46th Street.



Photo looking east where the sidewalk ends along 46th Street.



Photo looking east across German Church Road to the corner subject site. Buildings to be removed .



Photo looking east at the subject site from German Church Road.



Photo looking southeast at the subject site from German Church Road.



Photo looking east at the subject site from the church on German Church Road.



Photo looking north at the southern property boundary along 42nd Street.



Photo of the adjacent residential neighborhood where the street connection will take place.



Photo of the subject site looking north from the eastern property boundary.



Photo of the subject site looking west from the eastern property boundary.



Photo of the subject site looking south from the eastern property boundary.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-066
Property Address:	2147, 2151, and 2155 North Illinois Street (<i>Approximate Addresses</i>)
Location:	Center Township, Council District #12
Petitioner:	Near North Development Corporation, by Leslie Steinert
Zoning:	D-8 (RC)
Request:	Approval of a Subdivision Plat, to be known as Near North Duplexes, dividing 0.41-acre into six single-family attached 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 August 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.



Department of Metropolitan Development
Division of Planning
Current Planning

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That all required internal sidewalks will be affixed to the Final Plat prior to recording.
13. That the traffic plan and natural infrastructure plan be affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

These three parcels and areas to the north were platted via the petition 2024-PLT-069 to create 23 single-family attached lots to the north as well as three (3) single-family detached lots to the south. The property was also recently rezoned to the D-8 district and received a variance to allow for lots with deficient square footage. This plat petition would further subdivide the three (3) parcels furthest to the south (0.41-acre in total) into six (6) single-family attached lots per the below plat. The proposed plat meets the standards of the D-8 zoning district.

STREETS

The property is bordered by other parcels created by 2024-PLT-069 to the north, Illinois Street to the west, and McLean Place to the south.

SIDEWALKS

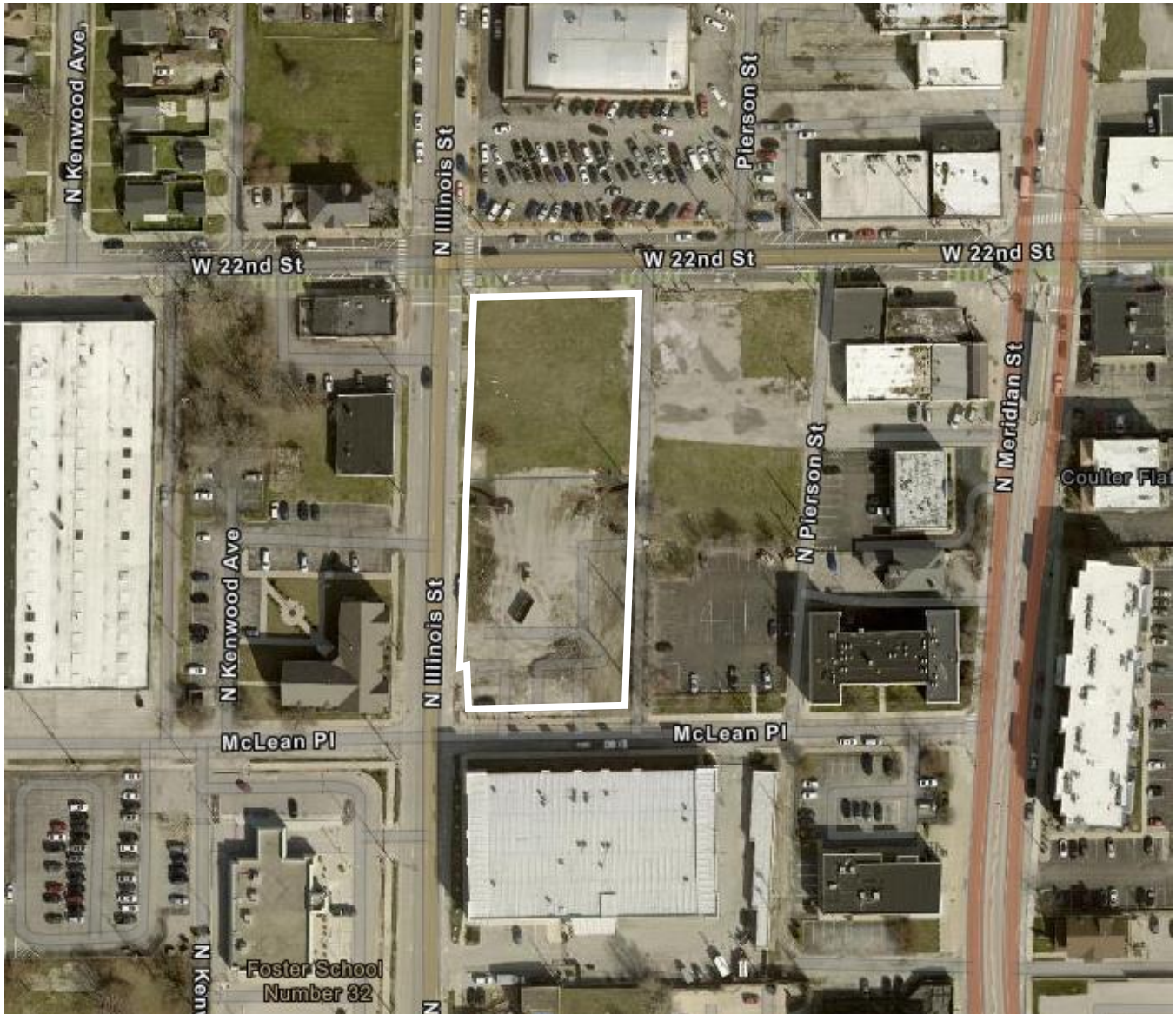
Sidewalks are required and existing along both Illinois Street and McLean Place.

GENERAL INFORMATION

Existing Zoning	D-8 (RC)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Medium-Density Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-4	Commercial
South:	D-8	Commercial
East:	C-4 / MU-2	Parking Lot / Undeveloped
West:	C-4	Commercial
Thoroughfare Plan		
Illinois Street	Primary Arterial	70-foot existing right-of-way and 78-foot proposed right-of-way
22 nd Street	Primary Arterial	60-foot existing right-of-way and 78-foot proposed right-of-way
McLean Place	Local Street	48-foot existing right-of-way and 48-foot proposed right-of-way
Petition Submittal Date	August 28, 2025	

EXHIBITS

2025-PLT-066 ; Aerial Map



2025-PLT-066 ; Secondary Plat

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2025-PLT-066 ; Photographs



View looking south along North Illinois Street



View looking north along North Illinois Street



View of site looking north across Mc Lean Place



View of site looking northwest from adjacent property to the east



View of site looking north from adjacent property to the east



View of site looking west



View of site looking west



View of site looking west



View of site looking south across West 22nd Street



View of site looking south across West 22nd Street

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-067
Property Address:	2344 North Kenwood Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District #12
Petitioner:	Near North Development, by Leslie Steinert
Zoning:	D-8 (TOD)
Request:	Approval of a Subdivision Plat, to be known as 2344 Kenwood Avenue Duplex, dividing 0.11-acre into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Vacant
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated September 2, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

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

STREETS

Both lots would front along North Kenwood Avenue. No new streets are proposed. Sidewalks are existing along Kenwood Avenue.

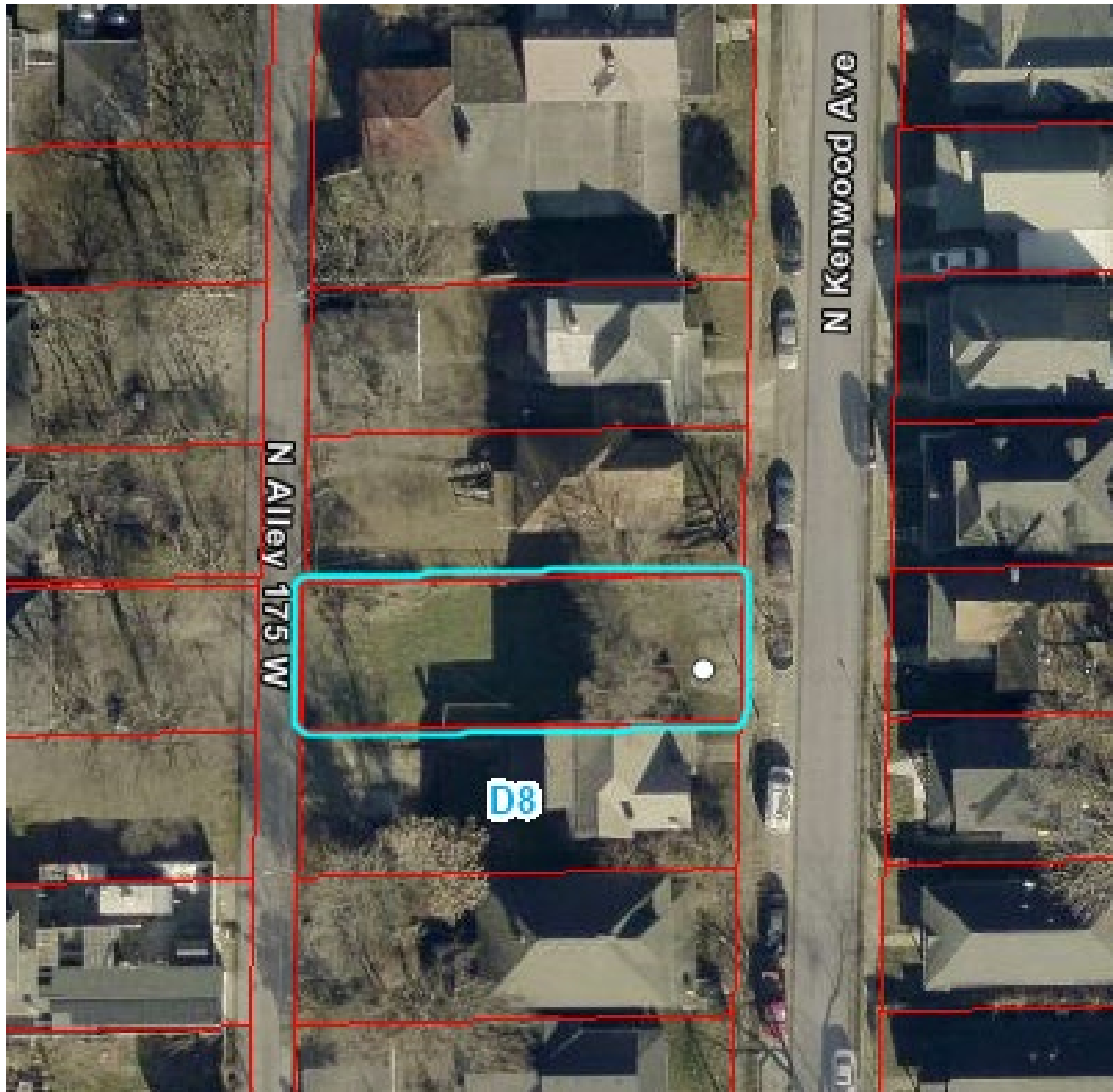
PROCEDURE

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

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-8	Single-Family residential
West:	D-8	Single-Family residential
Thoroughfare Plan		
North Kenwood Avenue	Local Street	40-foot existing and 48-foot proposed
Petition Submittal Date	August 28, 2025	

EXHIBITS



Present day aerial

PHOTOS



PLAT COMMITTEE

October 8, 2025

Case Number: 2025-PLT-068
Property Address: 7610 West County Line Road (Approximate Address)
Location: Decatur Township, Council District #21
Petitioner: D. R. Horton – Indiana, LLC. By Keith R. Gilson
Zoning: D-P
Request: Approval of a Subdivision Plat, to be known as Parks at Decatur, Section 3, dividing 14.655 acres into 65 lots.
Waiver Requested: None
Current Land Use: Vacant
Staff Reviewer: Noah Stern, 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 September 2, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-P and is improved with an industrial building. The site was rezoned to D-P in 2021, via 2021-ZON-048. The approved D-P development statement indicates that the proposed development as a whole would consist of 226 dwelling units, with this plat involving 65 of those lots.

The proposed plat meets the standards of the approved D-P development statement, per 2021-ZON-048, and the subdivision regulations.

STREETS

New streets would be developed to access all lots via public rights-of-way. Smokey Mountain Drive would extend from the existing Wind Cave Boulevard. White Sands Road would intersect with Smokey Mountain Drive and then turn into Cascades Lane, which would intersect with the existing Sand Dunes Avenue.

SIDEWALKS

Sidewalks are required, per the D-P statement, throughout the development with connections to Ralston Road.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Vacant	
Comprehensive Plan	Agricultural Preservation	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-A Agriculture
	South:	D-P Single-family dwellings
	East:	D-P Single-family dwellings
	West:	D-P Single-family dwellings
Thoroughfare Plan		
	Ralston Road	Primary Collector 32-foot existing and 80-foot proposed
Petition Submittal Date	August 28, 2025	

SUBDIVISION PLAT REGULATIONS

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

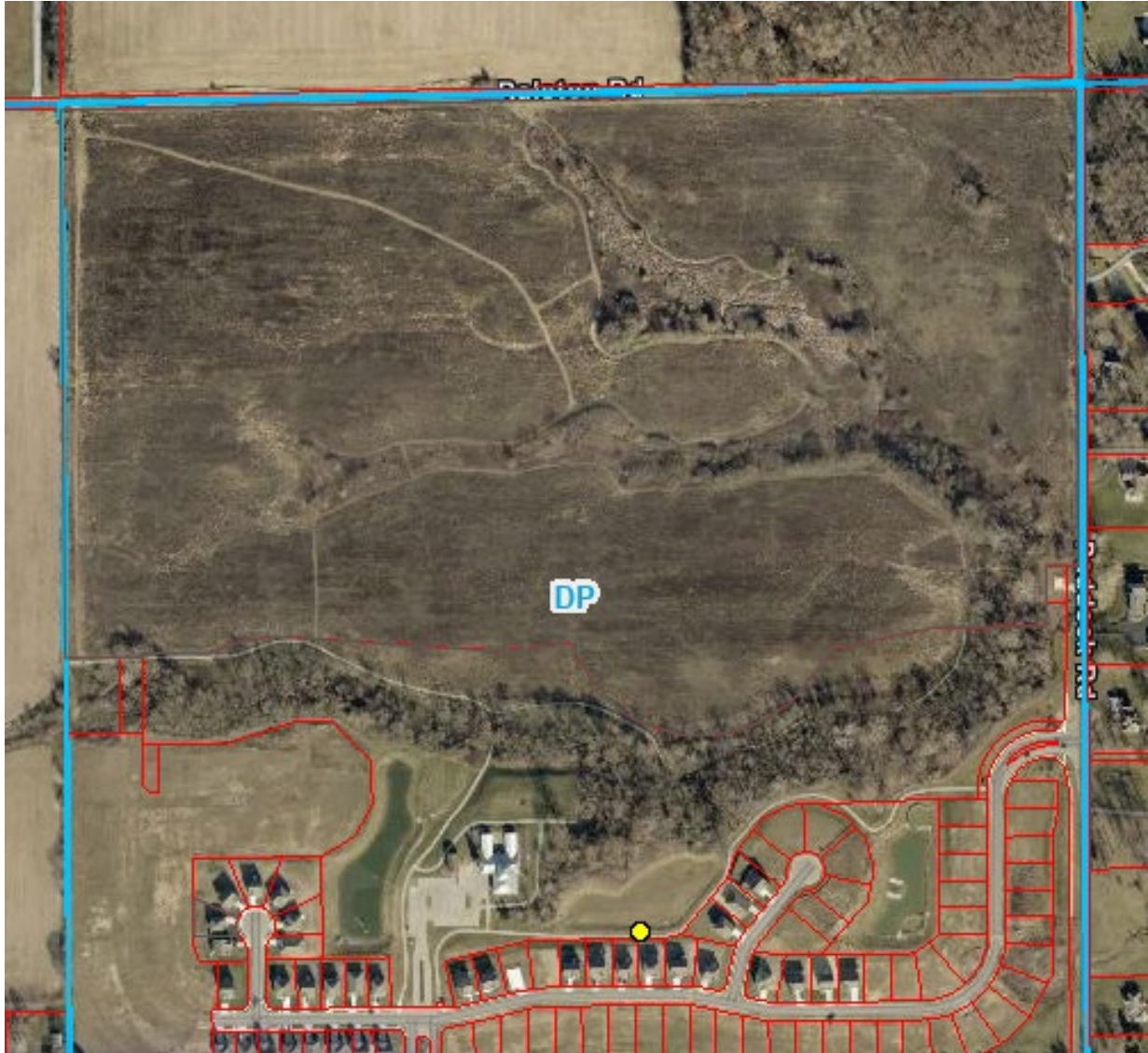
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	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • <i>Comply with zoning district and any cluster approval or variance grant.</i> • <i>Lots must have positive drainage away from buildings.</i> • <i>No more than 25% of lot area may be under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

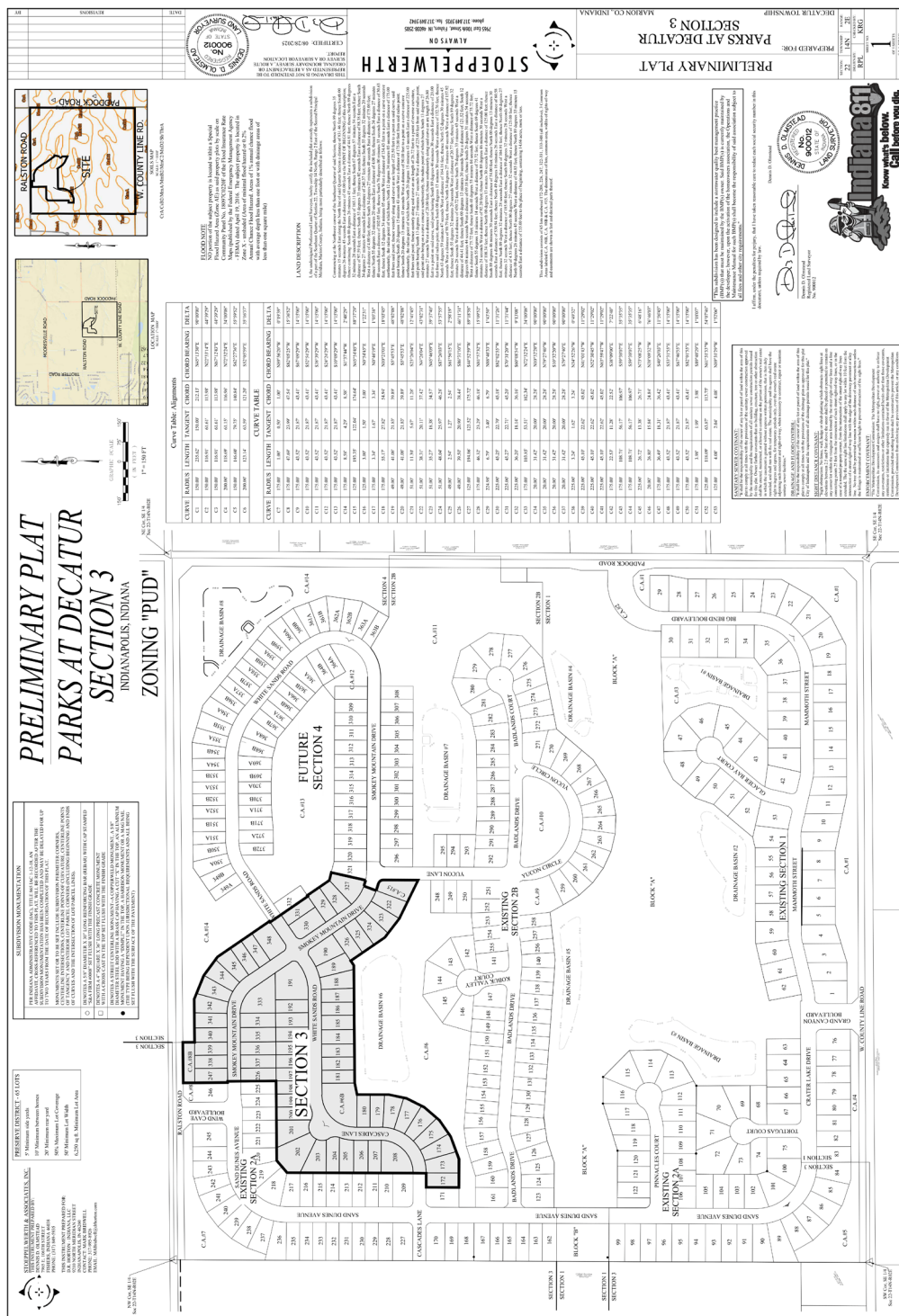
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> Subdivisions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

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

EXHIBITS



Aerial Photo

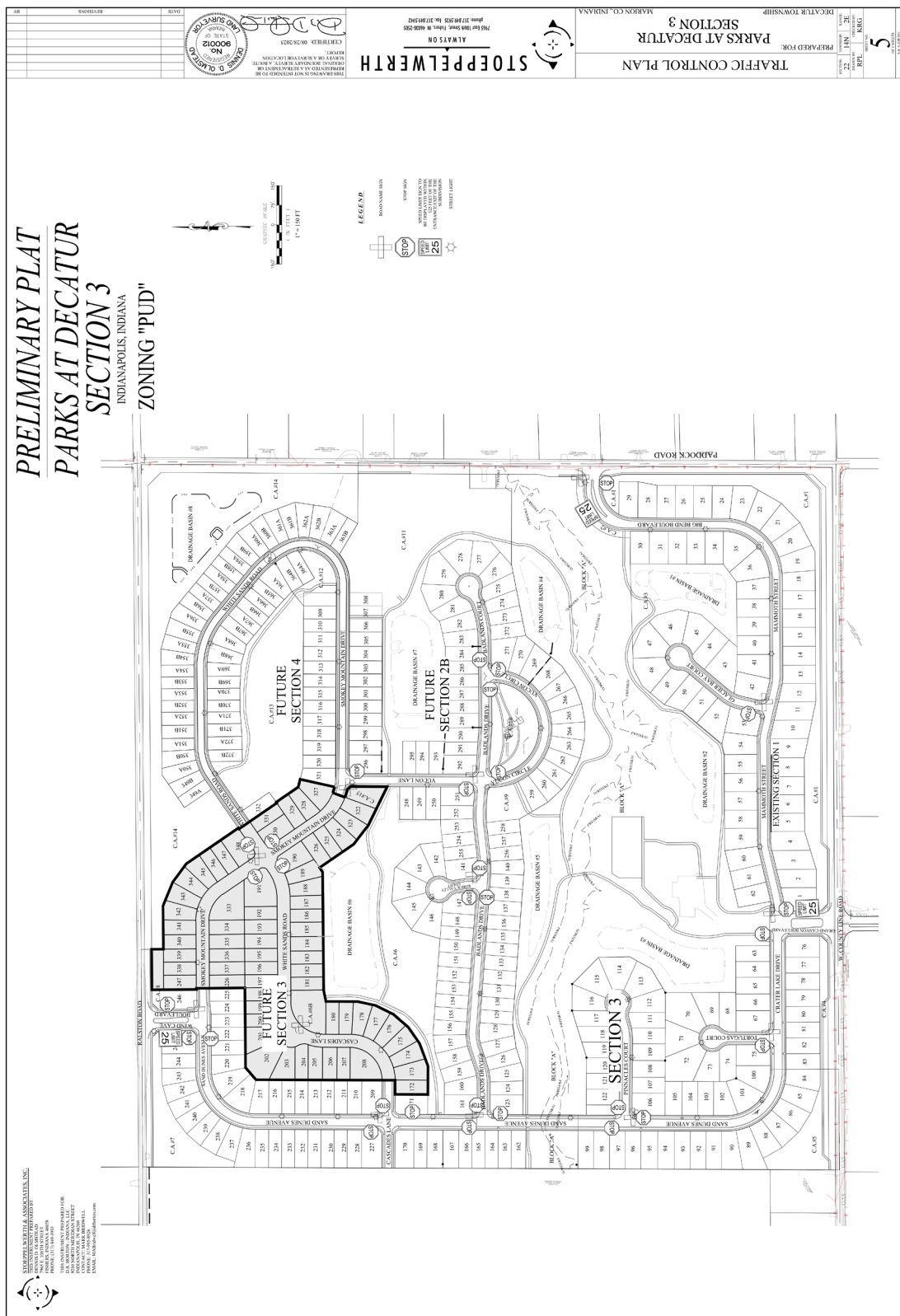


Preliminary Plat









PHOTOS



Department of Metropolitan Development
Division of Planning
Current Planning



PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-069
Property Address:	3602 North Dearborn Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #8
Petitioner:	Isom, LLC, by Jorge Oscar Gonzales
Zoning:	D-5
Request:	Approval of a Subdivision Plat to be known as Replat of Lot 258 in E. F. Claypool's Northeastern Park Addition, dividing 0.23-acre into two single-family detached lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

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

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 1 and 2 would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 1 would front on 36th Street and Lot 2 would front on 36th Street and North Dearborn Street. No new streets are proposed. Sidewalks are not existing on either of the adjacent lots and, therefore, are not required as a part of this plat.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

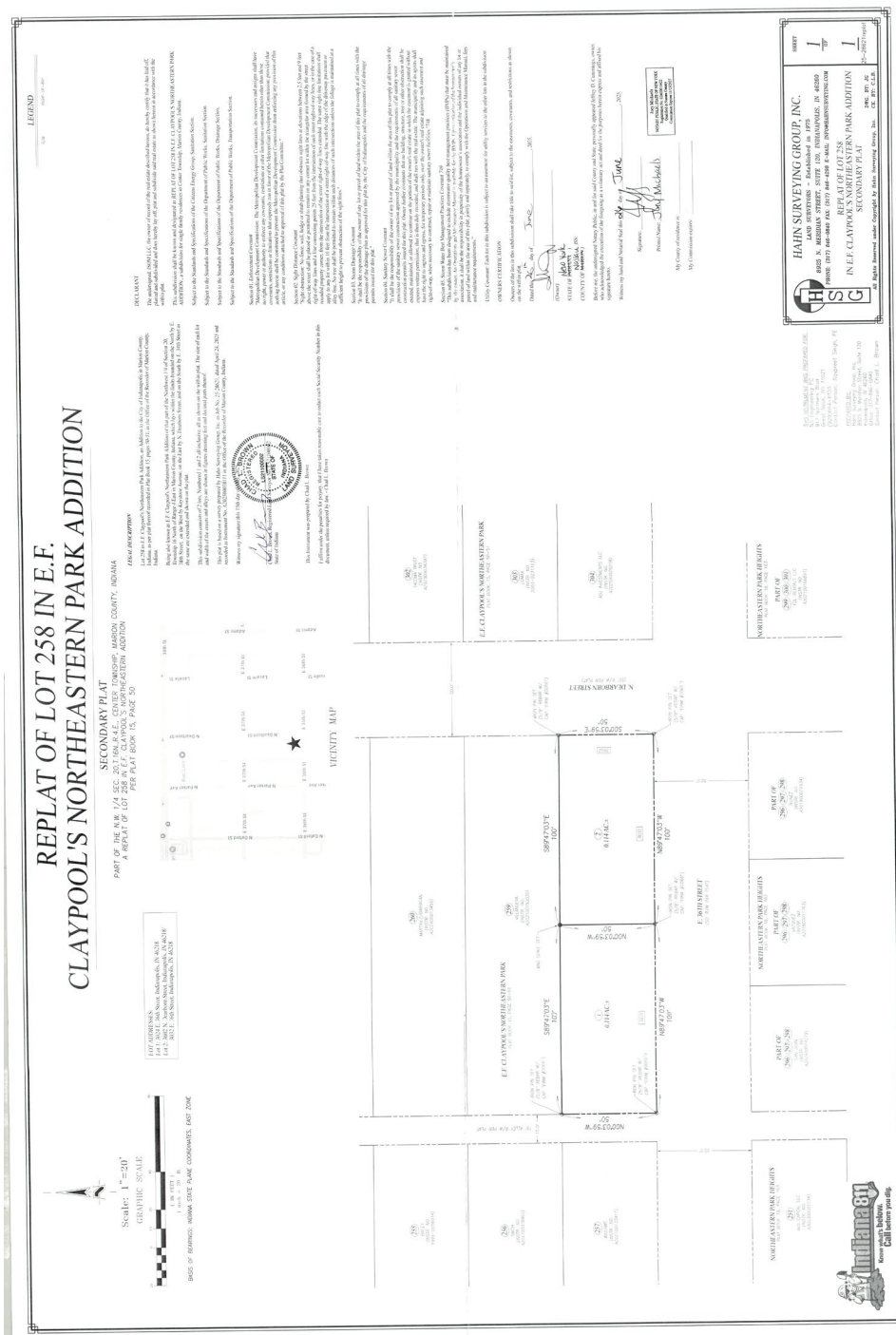
GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Two-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
East 36 th Street	Local Street	50-foot existing and 48-foot proposed
North Dearborn Street	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	August 19, 2025	

EXHIBITS



Present day aerial



Preliminary plat

PHOTOS



Department of Metropolitan Development
Division of Planning
Current Planning



PLAT COMMITTEE

October 8, 2025

Case Number: 2025-PLT-070
Property Address: 7338 Five Points Road (*Approximate Address*)
Location: Franklin Township, Council District # 8
Petitioner: Narinder Singh Sodhi, by Josh Smith
Zoning: D-2
Request: Approval of a Subdivision Plat, to be known as Clover, dividing 5.54 acres into five lots.
Waiver Requested: None
Current Land Use: Residential/Undeveloped
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 29, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject property is zoned D-2, and was rezoned to that designation from the D-A zoning district in 2023 to allow for single-family detached dwellings beyond the one home that currently exists to the southeast of the site. The variance petition 2023-CVR-858 was also approved to allow for a reduced front-yard setback and reduced lot width for the proposed Lot 1 as well as for two (2) lots (the proposed Lots 4 and 5) only having frontage along private streets.

The proposed plat would subdivide the property into five (5) lots: Lot One would be 0.37 acres and would contain the residence currently on the site. Lots 2-5 would range between 0.79 and 1.34 acres and are currently undeveloped. The proposed plat would meet the standards of the D-2 zoning classification.

STREETS

Approval of this plat petition would allow for creation of the private drive Nanak Court, onto which all five (5) proposed lots would front. Additionally, Lots 1 and 2 would have frontage on Five Points Road, and lots 2 and 3 would have frontage on Shelbyville Road.

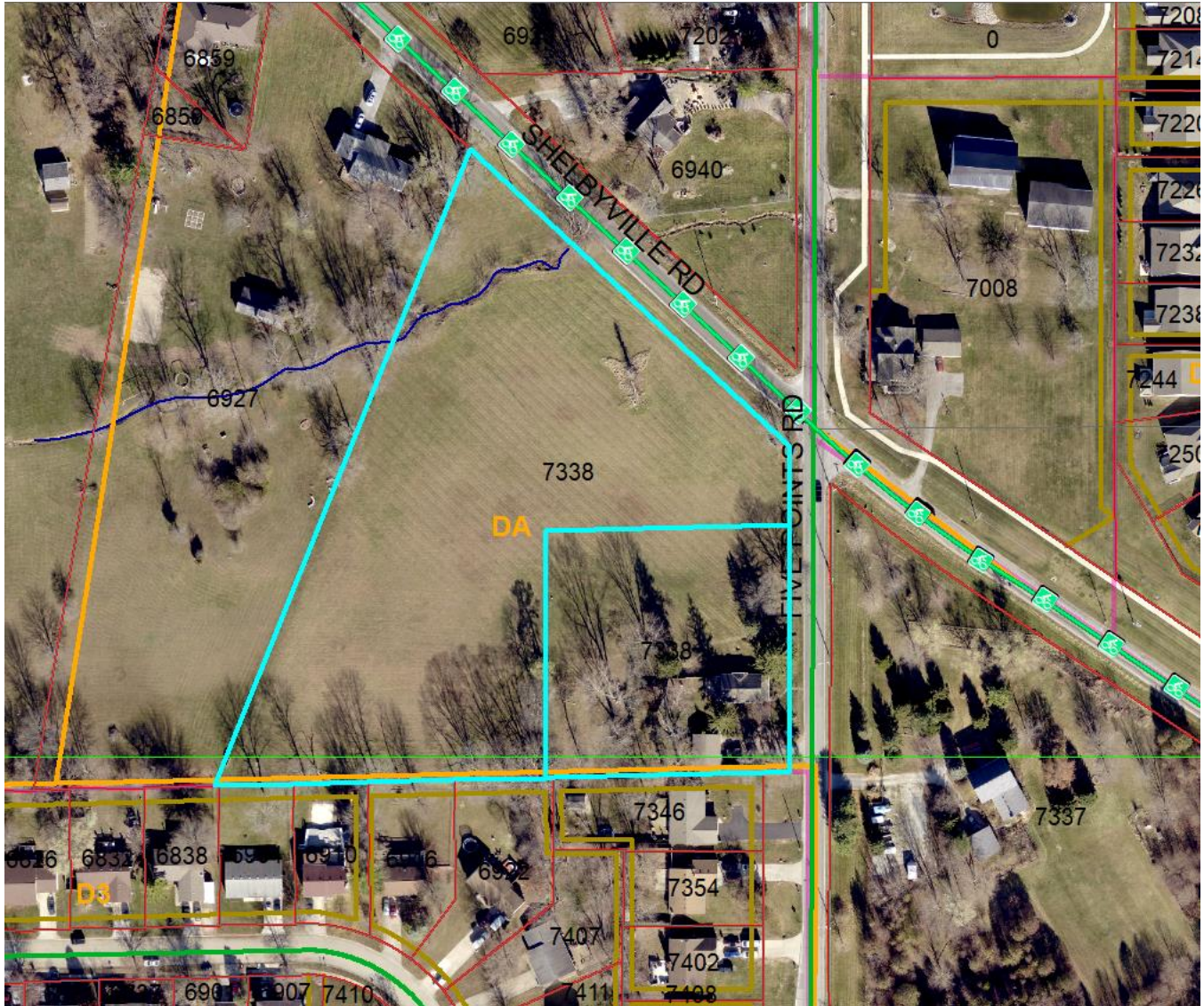
SIDEWALKS

Sidewalks are required along both public street frontages on Shelbyville Road and Five Points Road, and the petitioner has indicated these will be affixed to the Final Plat. No sidewalks would be required along the internal private drive Nanak Court.

GENERAL INFORMATION

Existing Zoning	D-2	
Existing Land Use	Residential/Undeveloped	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-A	Residential
	South: D-3	Residential
	East: D-P / D-A	Residential
	West: D-A	Residential
Thoroughfare Plan		
Five Points Road	Primary Collector	40-foot existing and 80-foot proposed
Shelbyville Road	Secondary Arterial	60-foot existing and 90-foot proposed
Petition Submittal Date	August 29, 2025	

EXHIBITS



PHOTOS



Photo 1: Subject Site Viewed from North



Photo 2: Subject Site Viewed from Northeast

PHOTOS



Photo 3: Existing Residence to Southeast of Site Viewed from East



Photo 4: Existing Treeline and Ditch Intersecting Shelbyville Road Viewed from East

PHOTOS



Photo 5: Five Points Frontage Looking North (May 2025)



Photo 6: Five Points Frontage Looking South (May 2025)

PHOTOS



Photo 7: Shelbyville Frontage Looking West (May 2025)



Photo 8: Shelbyville Frontage Looking East (May 2025)

PHOTOS



Photo 9: Adjacent Property to North



Photo 10: Adjacent Property to Northeast

PHOTOS



Photo 11: Adjacent Property to Southeast



Photo 12: Adjacent Property to South

PLAT COMMITTEE

October 8, 2025

Case Number: 2025-PLT-071 (Amended)
Property Address: 8025 and 8141 Shelbyville Road (*Approximate Address*)
Location: Franklin Township, Council District #25
Petitioner: Drees Premier Homes, Inc., by Kevin Sumner
Zoning: D-4
Request: Approval of a Subdivision Plat, to be known as Preston Subdivision, dividing 23.7 acres into 53 lots, with a waiver of the multiple entry points for a subdivision with more than 30 lots requirement, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance.
Waiver Requested: Number of Entry Points
Current Land Use: Agricultural / Residential
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 September 22, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That the location of all required sidewalks along both portions of the lots along Shelbyville Road be affixed to the Final Plat prior to recording.
13. That the waiver request for a single entry point from the existing street network for a subdivision with more than 30 lots be approved.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject properties are currently improved with two (2) single-family residences as well as agricultural development. Both parcels were recently rezoned to the D-4 zoning designation per 2025-ZON-042. Approval of this plat petition would result in the creation of 53 total lots to allow for single-family residential development. The proposed plat meets the standards of the D-4 zoning district and the subdivision regulations, except for the waiver discussed below.

STREETS

Three (3) new streets would be created by this petition: the collector street Preston Lane and the local streets Preston Way and Preston Court. Stub streets would allow for connections to future development to the south and east, and Preston Lane would be accessed from Shelbyville Road to the northeast.

SIDEWALKS

Sidewalks would be required internally throughout the development as well as the two (2) portions of the subdivision that would have frontage along Shelbyville Road. Sidewalks are shown on the northwestern portion as well as internally, and the petitioner has indicated they will add sidewalks for the portion of Shelbyville Road not containing the primary entrance.

WAIVER REQUEST

Section 741-303.B.3.f of the Indianapolis Zoning Ordinance indicates that for subdivisions proposing 30 or more lots, there shall be more than one (1) access to the existing street network, and that subdivisions with single-outlet access should provide a landscaped median at the intersection of the existing street dividing the two directions of traffic. Although this plat shows the required median, it would result in a subdivision of 53 lots with a single point of access, which would require a waiver. The proposed emergency access easement of 50 feet that would extend from the cul-de-sac of Preston Court to Shelbyville Road would not fully meet this standard.

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Per a condition of the sale of property, Lot 53 would be unable to have the existing residence removed, and this would result in inadequate room for a full entry point at the southeastern portion of the site bordering Shelbyville Road. This regulation exists for public safety reasons, and a representative of the Indianapolis Fire Department has expressed to Staff in writing that the proposed layout of one primary entrance and the emergency access easement/fire apparatus access road would be satisfactory to meet their requirements for public safety. For these reasons, staff recommends approval of the waiver.

GENERAL INFORMATION

Existing Zoning	D-4	
Existing Land Use	Undeveloped / Residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-A	Residential
South:	D-A	Agricultural
East:	D-A	Residential
West:	D-P / D-A	Residential / Agricultural
Thoroughfare Plan		
Shelbyville Road	Secondary Arterial	66-foot existing and 90-foot proposed
Petition Submittal Date	September 22, 2025	

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

<p>741.203.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> Plat name, Legal Description, Surveyor Seal, Scale. Boundary Lines, Existing Street Names, and dimensions. Layout of Proposed Streets – names, widths, classifications. Layout of all easements and purpose thereof. Layout of lots with numbering and dimensions. Floodway/Floodplain Delineation. Topographic Map. Area Map. 	Satisfied
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> Traffic control street signs and devices. Traffic calming devices. Bicycle facilities. Sidewalks and pedestrian facilities. Transit facilities, such as bus stops pads or shelter. Street lighting. 	Satisfied

	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry. • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	Satisfied
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property. • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	None Requested
741-300 Design and Installation Standards	<p>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.</p>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. 	Satisfied
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • Through lots should be avoided except where necessary for primary arterial separation and topography challenges. • Triple frontage lots are prohibited. • Lots abutting alleys must have vehicular access exclusively from alley. • Lots shall not have direct access to arterial streets. • Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet. 	Satisfied

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	<p>741-302.C – <i>Blocks:</i></p> <ul style="list-style-type: none"> • <i>Shall not exceed maximum block lengths per Table 741-302.1</i> • <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> ○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i> ○ <i>Adequate traffic calming provisions are made.</i> ○ <i>The block length must be exceeded because of physical conditions of the land.</i> 	Satisfied
741-303 Streets and Connectivity	<p>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.</p>	EVALUATION
	<p>741-303.A – <i>General:</i></p> <ul style="list-style-type: none"> • Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> • Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. • Not more than two streets shall intersect at any one point. • Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. • All streets shall be dedicated to the public. Alleys may be private. • Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	Satisfied
	<p>741-303.B – <i>Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> • Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. • Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. • All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. • Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. • Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. • Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	See Condition #13
	<p>741-303.D – <i>Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> • In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	Satisfied

741-304-316

Additional Development Items

EVALUATION

	<p>741.304.A-C – Traffic Control Devices:</p> <ul style="list-style-type: none"> • <i>Street name signs, traffic control signs, bike route signs.</i> • <i>Traffic control devices for streets exceeding 900 feet in length.</i> • <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	Satisfied
	<p>741.305 – Numbering and naming:</p> <ul style="list-style-type: none"> • <i>Street numbering per adopted addressing guidelines.</i> • <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	Satisfied
	<p>741.306 – Sidewalks:</p> <ul style="list-style-type: none"> • <i>Sidewalks shall be provided along all internal and external streets.</i> 	See Condition #12
	<p>741.307-309 – Easements, Utilities, Stream Protection Corridors:</p> <ul style="list-style-type: none"> • <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> • <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> • <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> • <i>All utilities shall be located underground.</i> • <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	Satisfied
	<p>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</p> <ul style="list-style-type: none"> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <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> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <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> • <i>Reservation of land for public/semi-public purpose.</i> 	Satisfied
	<p>741-312 – Monuments</p> <ul style="list-style-type: none"> • <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> 	Satisfied

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

EXHIBITS

2025PLT071 ; Aerial Map

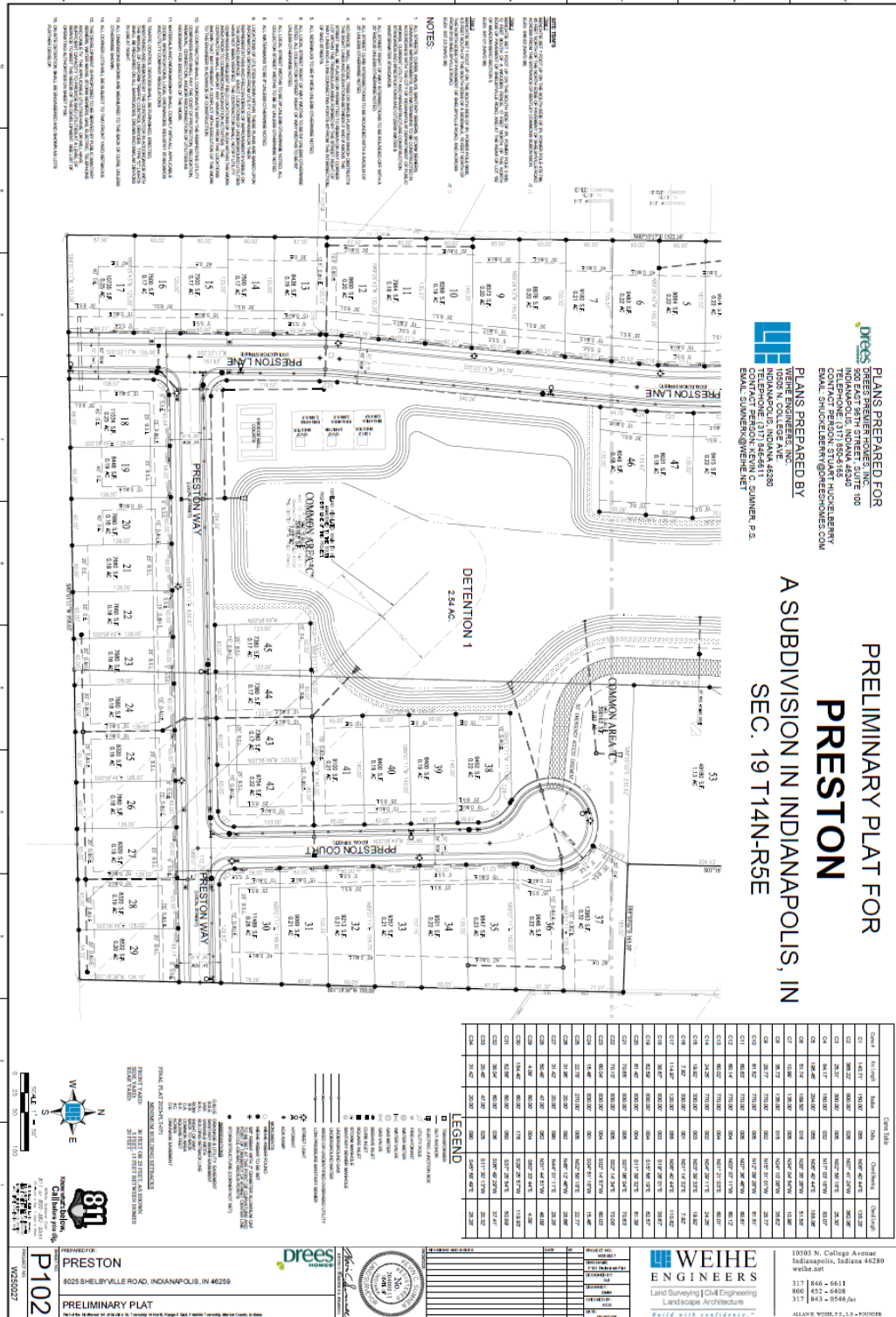




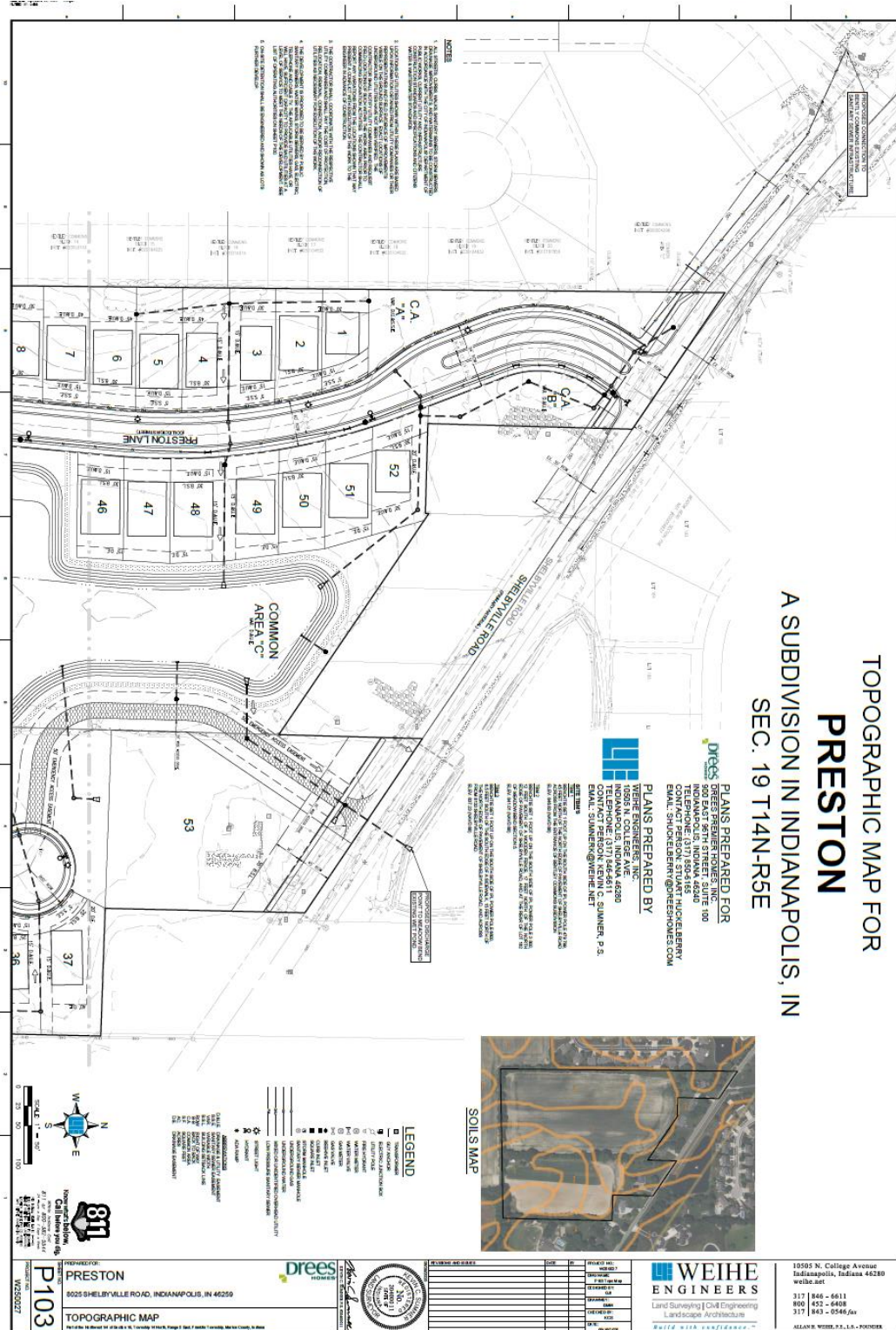


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2025PLT071 ; Preliminary Plat (2 of 2)



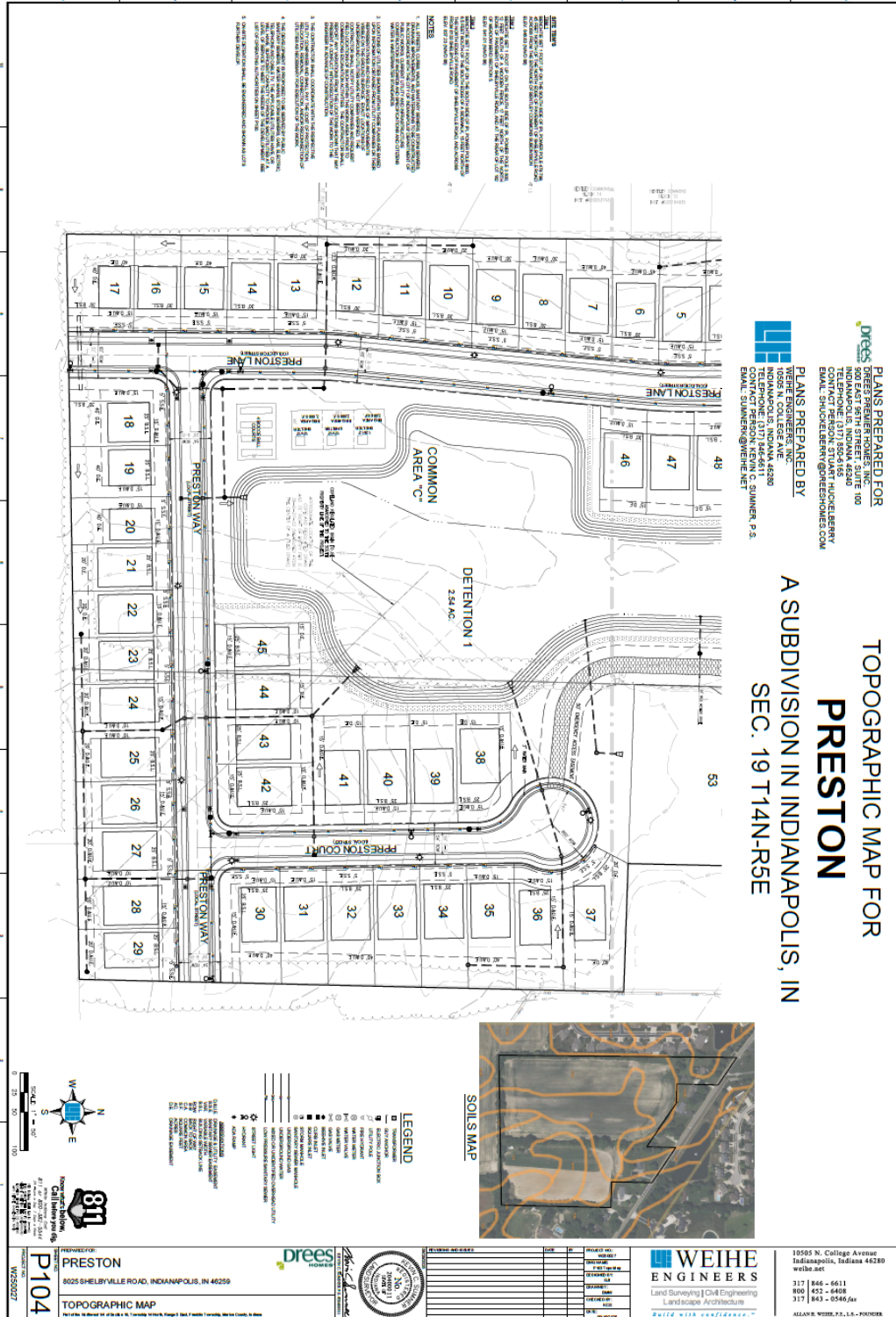
2025PLT071 ; Topographic Map (1 of 2)





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2025PLT071 ; Topographic Map (1 of 2)





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2025PLT071 ; Traffic Control Plan





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2025PLT071 ; Natural Infrastructure Plan



2025PLT071 ; Photographs



Photo 1: Northwestern Access Point from Shelbyville (May 2025)



Photo 2: Southeastern Frontage from Shelbyville (May 2025)

2025PLT071 ; Photographs (continued)



Photo 3: Existing Sidewalk to Northwest of Subject Site



Photo 4: Subject Site Viewed from Existing Sidewalk to Northwest

2025PLT071 ; Photographs (continued)



Photo 5: Portion of Shelbyville Frontage to Northwest Requiring Sidewalks



Photo 6: Area Between Two Portions of Shelbyville Frontage (not subject site)

2025PLT071 ; Photographs (continued)



Photo 7: Portion of Shelbyville Frontage to Northwest Requiring Sidewalks (looking NW)



Photo 8: Shelbyville Frontage to Southeast of Subject Site

PLAT COMMITTEE

October 8, 2025

Case Number: 2025-PLT-052

Property Address: 5000 West 86th Street (*Approximate Address*)

Location: Pike Township, Council District #1

Petitioner: Marathon Petroleum Company, LP, by Andrew Dotson

Zoning: I-4

Request: Approval of Subdivision Plat to be known as Replat of Lot 6D of Asphalt Materials Minor Subdivision, dividing 81.68 acres into two lots, with a waiver of sidewalks along 86th Street.

Waiver Requested: Sidewalks

Current Land Use: Industrial

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

Due to a lack of quorum able to hear this petition at the September 10th Plat Committee hearing, the hearing was automatically continued to the October 8th date.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 14, 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 requested waiver of the sidewalk requirement along 86th Street be denied, and that required sidewalks be affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-4 and developed with an asphalt plant. The site was previously subdivided by the petitions 2023-PLT-017 to create six (6) lots and 2023-PLT-096 to further subdivide Lot 6 from the earlier 2023 plat. The former petition received a waiver of the sidewalk requirements along 86th Street. The proposed plat would subdivide the former Lot 6D into two lots (6D and 6E) per the below plat. The proposed plat would meet the standards of the I-4 zoning classification and the subdivision regulations.

STREETS

All lots would have access via easement to 86th Street as shown on the plat. No new streets are proposed.

SIDEWALKS

Sidewalks would be required along 86th Street, and the applicant is seeking a waiver of the requirement along the 166 linear feet of frontage. Although this portion of the frontage was included within the previous granted waiver from 2023-PLT-017, the further subdivision would require another waiver to be granted. Findings of Fact submitted by the applicant are included within the Exhibits below.

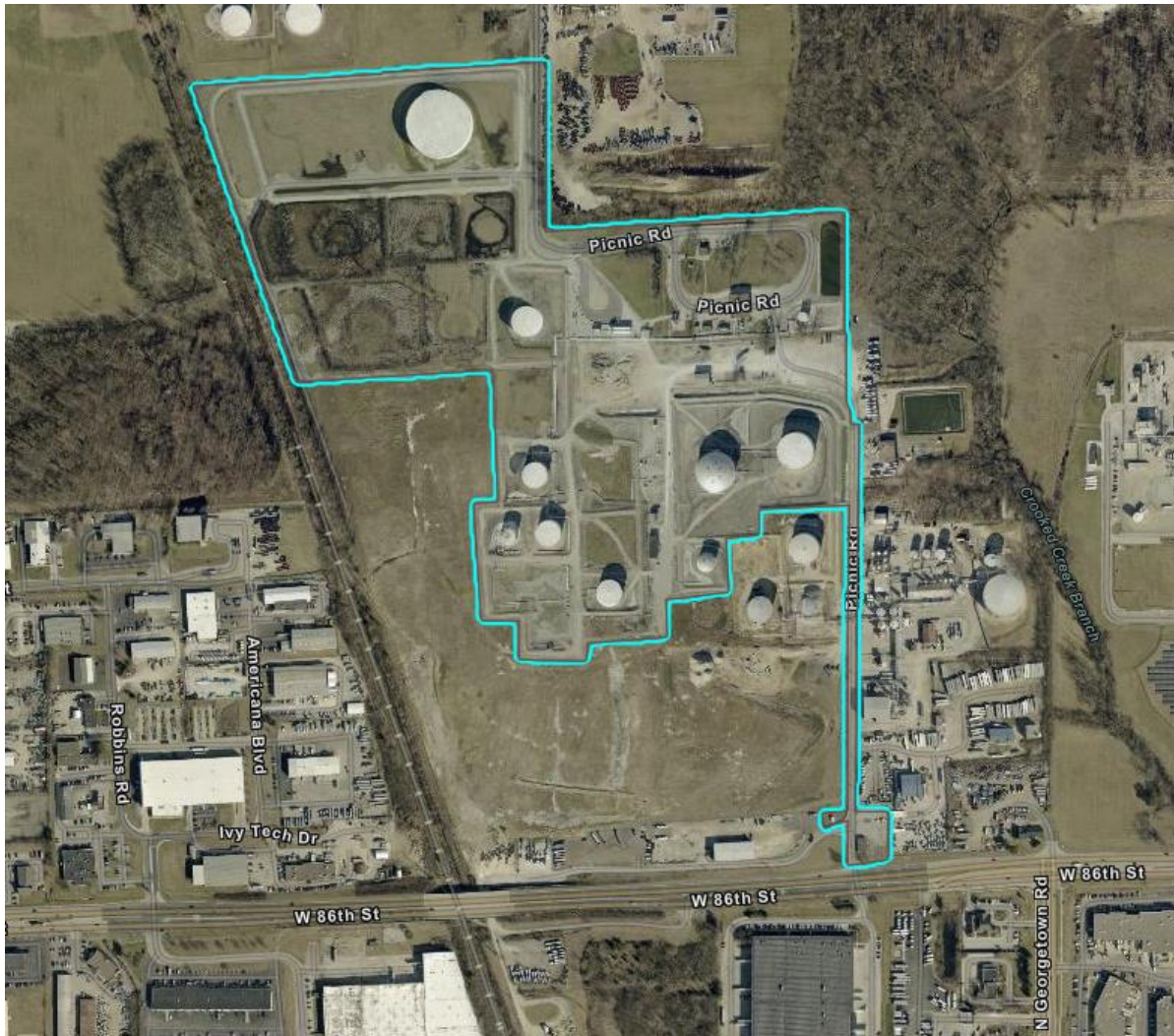
When visiting the site, staff did note any physical limitations of the land that would prevent the installation of sidewalks along the frontage (see Photos 5-6). The Ordinance indicates that waivers may be contemplated in instances of *extreme* difficulty caused by topography or grade change, which does not appear to be the case for this property (744-301.G). Additionally, installation of an expansive and interconnected sidewalk network (even in industrial areas) is a core component of the City's Vision Zero initiative to reduce traffic fatalities and promote walkable communities.

Staff also notes that this stretch of 86th Street is identified by the Greenways Plan for potential future placement of the 86th-82nd Street Connector. The specific design, placement, and alignment of the connecting greenway is still in the early stages of development, but the Plan identifies this as an area where increased walkability would serve as a valuable connection between where people live and work and would further City goals of transportation connectivity, economic development, and potential connections to trails in Hamilton County (such as the Big 4 Trail). For these reasons, staff recommends denial of the waiver request.

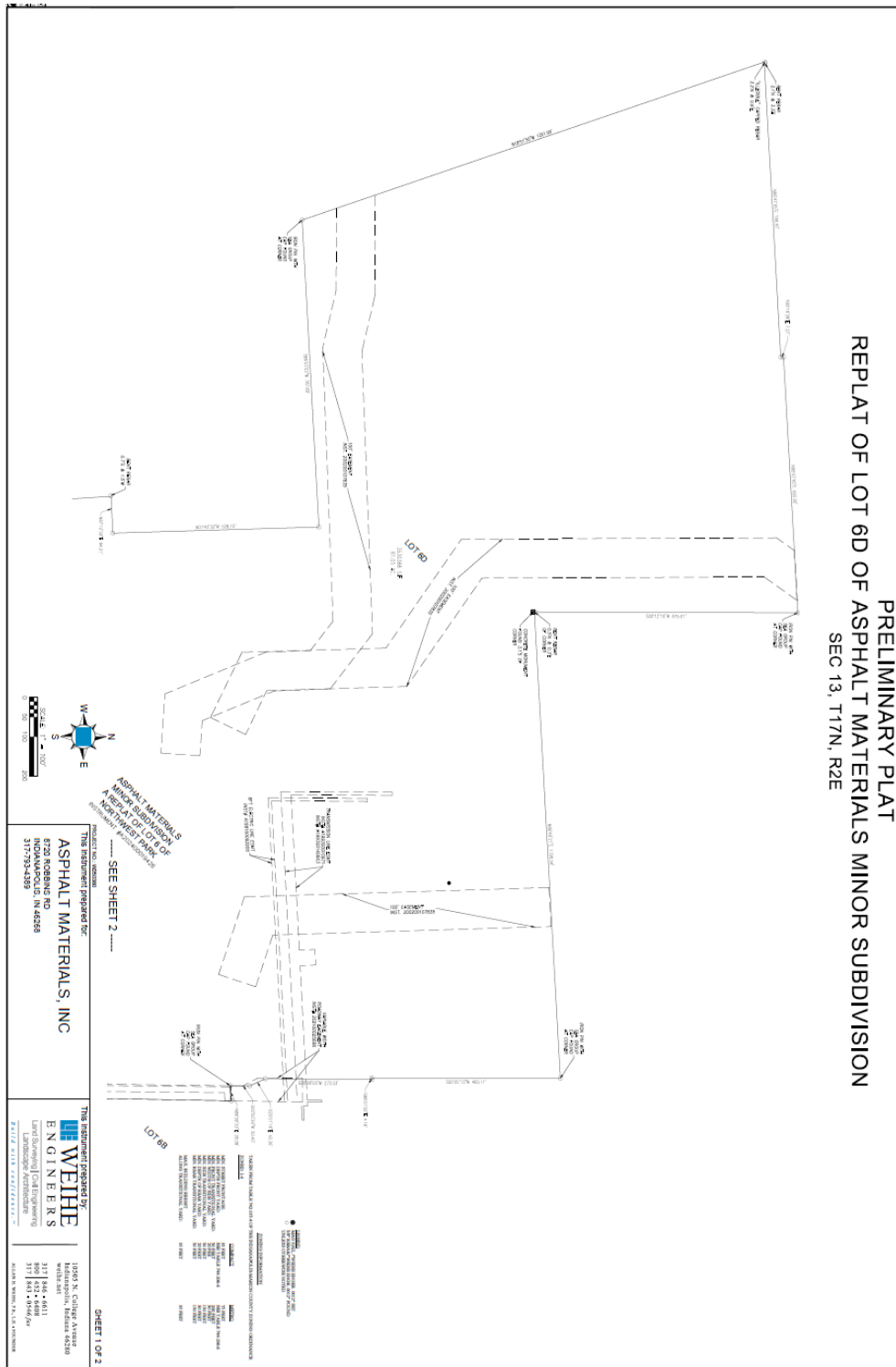
GENERAL INFORMATION

Existing Zoning	I-4	
Existing Land Use	Industrial	
Comprehensive Plan	Heavy Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4	Industrial
South:	I-2	Industrial
East:	I-4	Industrial
West:	I-3 / I-4	Industrial
Thoroughfare Plan		
86 th Street	Primary Arterial	160-foot existing and 134-foot proposed
Petition Submittal Date	July 14, 2025	

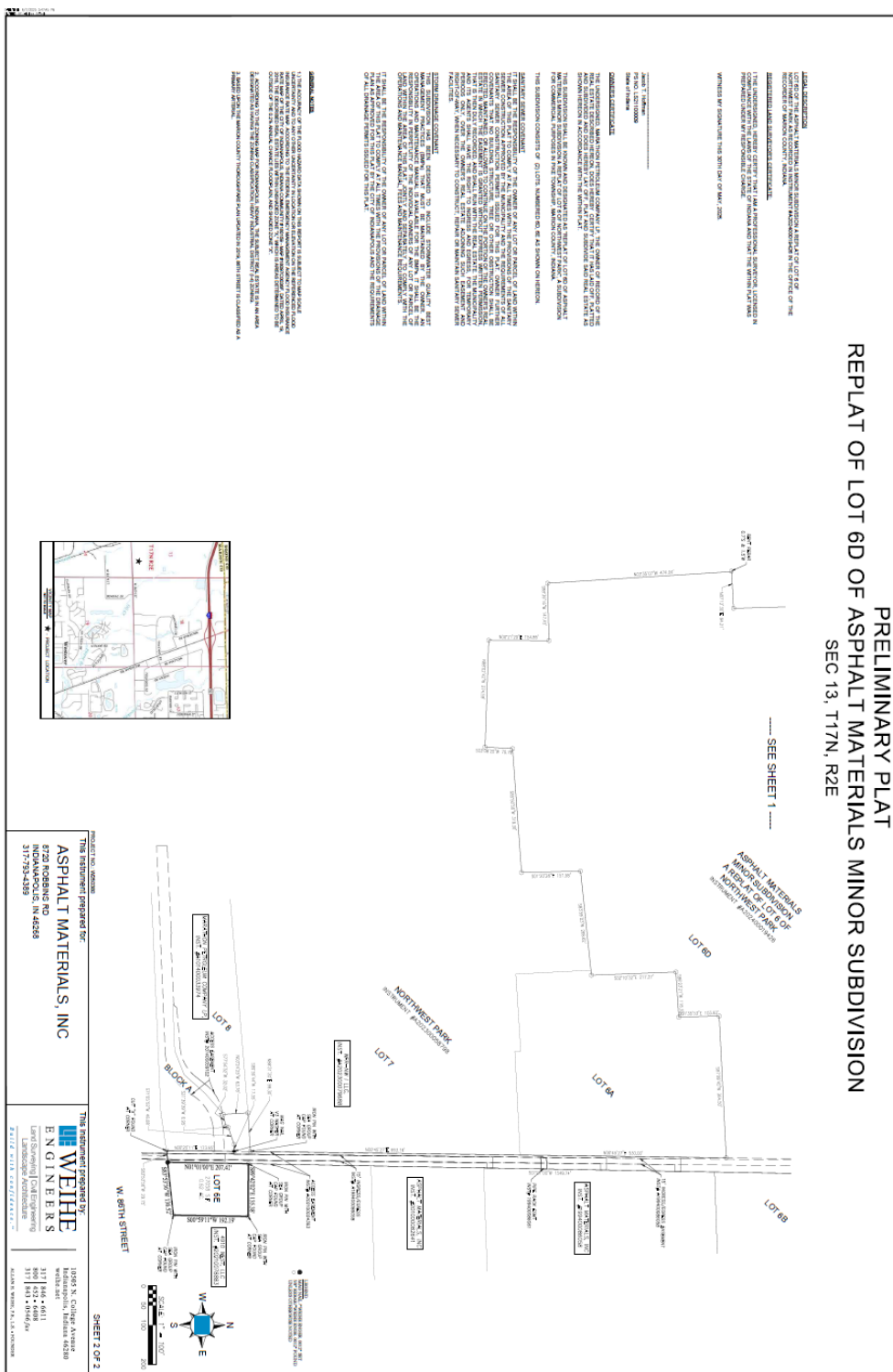
EXHIBITS







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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:

Not having a sidewalk along 86th Street will not be detrimental to the public health, safety, or welfare or injurious to other property as this is an heavy industrial use area and the sidewalk would lead to nowhere as there are no other sidewalks in the area.

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

The site is heavy industrial use and no other sidewalks are installed in the area

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

The site is industrial and would lead to sites where sidewalks would lead to other industrial sites.

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:

It allows the site to be economically viable to be split into two separate lots without the additional expense of a sidewalk that would not be beneficial to the public.

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 only waiver that we are asking for is the sidewalk waiver, the subdivision will otherwise be in compliance with the ordinance.

PHOTOS



Photo 1: Proposed Lot 6E from the West



Photo 2: Existing Access Road Viewed from South



Photo 3: Adjacent Property to the Northeast



Photo 4: Adjacent Property to the Northwest



Photo 5: 86th Street Looking East



Photo 6: 86th Street Looking West

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Photo 7: Adjacent Property to West



Photo 8: Adjacent Property to South