



Metropolitan Development Commission Plat Committee (September 9, 2026) Meeting Agenda

Meeting Details

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

Date: Wednesday, September 09, 2026 **Time:** 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

1. **2026-PLT-035 | 931 South East Street**

Center Township, Council District #18, zoned C-5 (RC); D-8 (RC) (pending)
Akal Investments, by Pat Rooney

Approval of a Subdivision Plat, to be known as 931 South Commercial Subdivision, subdividing 0.471-acre into two lots.

2. **2026-PLT-039 (Amended) | 5151 East 82nd Street**

Washington Township, Council District #3, zoned C-S
LMR II Clear Water Springs LLC, by Joe Calderon

Approval of a Subdivision Plat, to be known as Clearwater Springs, subdividing 18.24 acres into six lots, with a waiver of the sidewalk requirement along Allisonville Road.

3. **2026-PLT-042 | 7500 South Sherman Drive**

Perry Township, Council District #24, zoned D-3 (Cluster)
Eugene & Elise J. Daulton, by Rachel Keesling

Approval of two Subdivision Plats, to be known The Trees at Southport Crossing Section 2A/2B and The Trees at Southport Crossing Section 3, dividing 27.5 acres into 67 lots, with a waiver of maximum number of two local streets used by emergency vehicles requirements for Section 2A, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance.

4. **2026-PLT-045 | 4514 E. 79th Street**

Washington Township, Council District #3, zoned D-S
Justin Kingen

Two-lot minor plat of 2.58 acres at Bodem Estates Subdivision for a site that received plat approval in 2022, through 2022-CPL-828 but not recorded prior to the two-year time limit to record.

- 5. 2026-PLT-050 | 2913 E Hanna Avenue**
Perry Township, Council District #19, zoned D-6II
FBT Gibbons, by Adam Wallace

Approval of a Subdivision Plat to be known as Stone Lake Apartments Minor Subdivision, subdividing 39.642 acres into 3 lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 6. 2026-VAC-007 | 1525, 1540, and 1543 West Ohio Street; 211, 217 and 221 North Reisner Street; & 126 and 130 Koehne Street**
Center Township, Council District #18
Church, Westside Pentecostal Assembly Trustees by Justin Kingen

Vacation of the first north-south alley east of Reisner Street, being 15 feet in width, beginning at the south right-of-way line of Ohio Street, south 180 feet, to the north right-of-way line of Everett Street, with a waiver of the assessment of benefits.

Vacation of the first north-south alley east of Reisner Street, being 15.12 feet in width, beginning at the south right-of-way line of Astor Street, south 56.20 feet, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 7. 2026-PLT-043 | 8006, 8015, 8016, & 8025 Sweet Lane (aka 12110 East 79th Street)**
Lawrence Township, Council District #4, zoned D-3
David and JoAnna Sweet, by Clark, Quinn, Moses, Scott & Grahm, LLP

Approval of Subdivision Plat to be known as David Sweet Family Subdivision, dividing 13.493 acres into 4 lots and 2 blocks, and a waiver of the sidewalk requirement, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

- 8. 2026-PLT-046 | 1050 South Emerson Avenue**
Center Township, Council District #18, zoned I-4
Kathleen Crebo

Approval of Subdivision Plat to be known as ABC Minor Subdivision, dividing 8.22 acres into two lots.

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
Kelly Evans	MDC	01/1/2026 - 12/31/2026
Brandon Herget	MDC	01/1/2026 - 12/31/2026
Joe Smoker	MDC	01/1/2026 – 12/31/2026
VACANT	MDC	
VACANT	MDC	

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



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

PLAT COMMITTEE

September 9, 2026

Case Number: 2026-PLT-035
Property Address: 931 South East Street (*Approximate Address*)
Location: Center Township, Council District # 18
Petitioner: Akal Investments, by Pat Rooney
Zoning: C-5 (RC); D-8 (RC) (pending)
Request: Approval of a Subdivision Plat, to be known as 931 South Commercial Subdivision, subdividing 0.471-acre into two lots
Waiver Requested: None
Current Land Use: Surface parking lot and a commercial structure
Staff Reviewer: Jeffrey York, Manager

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, 2026, 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.



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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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned C-5 (RC), however, proposed Lot 2 is the subject of a pending rezoning petition (2026-ZON-066), that, if approved, would rezone 0.222-acre to D-8 (RC), for residential development. Proposed Lot 1 would retain the C-5 (RC) zoning classification. Proposed Lot 1 would be 0.242-acre.

This proposed plat would combine and divide several lots that were part of Washington Smith's Subdivision, which was recorded on March 20, 1854. The plat also proposes to resolve a portion of the existing north-south alley abutting the site to the east. The plat indicates that 440 square feet of proposed Lot 2 would be dedicated as public right-of-way. Staff could not find evidence that this portion of the alley had ever been vacated, however, a re-dedication of this portion would clarify this right-of-way and provide for continued public use. The proposed plat generally meets the standards of the C-5 and D-8 zoning classifications for development.

STREETS

Both lots would have frontage along East Street.

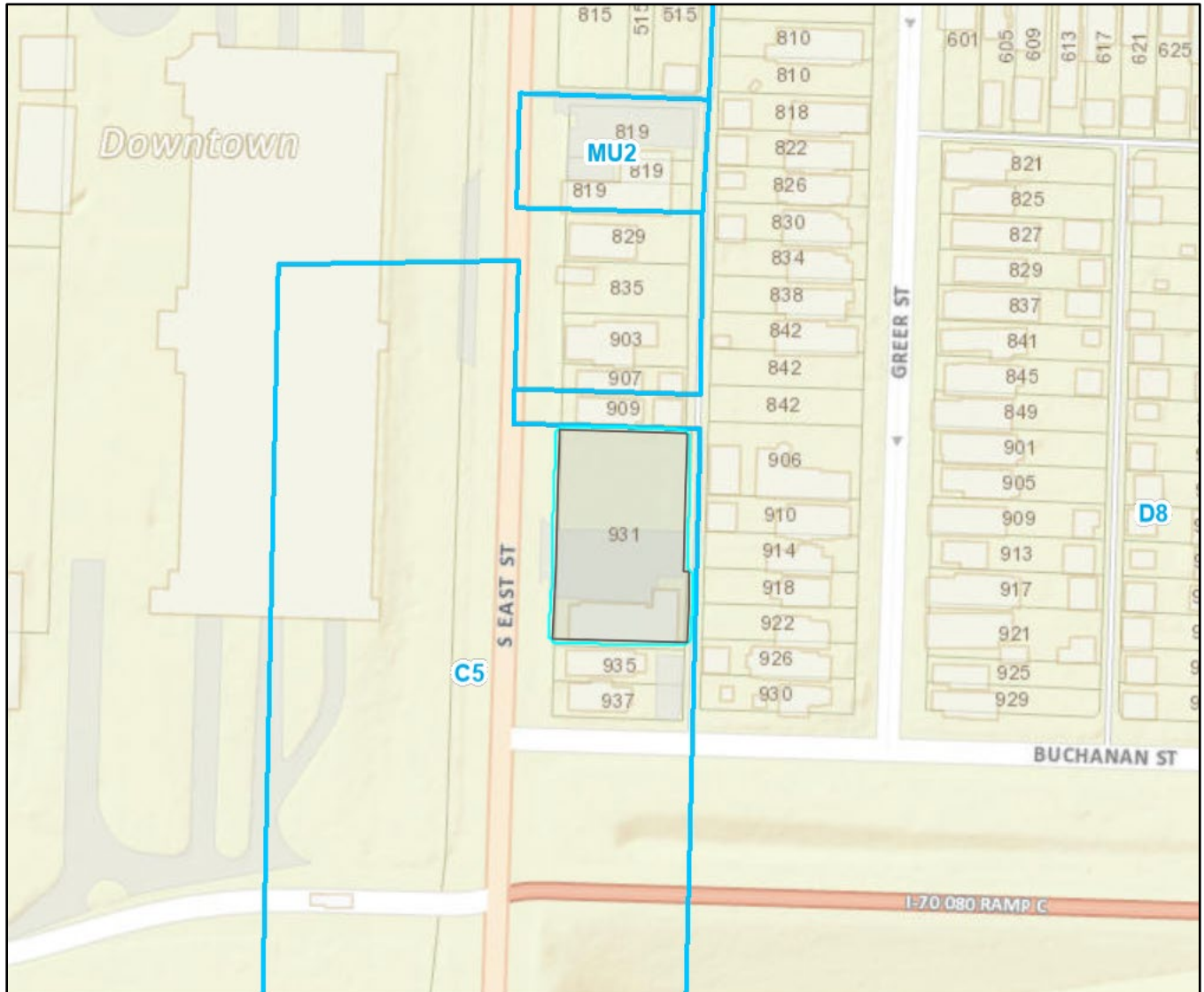
SIDEWALKS

Sidewalks exist along East Street.

GENERAL INFORMATION

Existing Zoning	C-5 (RC); D-8 (RC) (pending)	
Existing Land Use	Surface parking lot and a commercial structure	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8 (RC)	Residential
South:	D-P (RC)	Commercial
East:	D-8 (RC)	Residential
West:	C-5 (RC) / I-3 (RC)	Offices
Thoroughfare Plan		
East Street	Primary arterial	80 feet existing and 78 feet proposed
Petition Submittal Date	May 29, 2026	

EXHIBITS



Department of Metropolitan Development
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931 SOUTH COMMERCIAL SUBDIVISION



LINE TABLE	
LINE	BEARING AND DISTANCE
L1	S 02°03'04" W 7.25' MEAS.
L2	S 87°58'08" E 15.00' MEAS.
L3	S 02°03'04" W 44.00' MEAS.
L4	N 87°58'08" W 10.00' MEAS.
L5	S 02°03'04" W 67.21' MEAS.
L6	S 87°58'13" E 5.00' MEAS.
L7	S 02°03'04" W 60.00' MEAS.
L8	S 87°58'08" E 5.00' MEAS.
L9	S 02°03'04" W 76.25' MEAS.
L10	N 02°03'04" E 44.00' MEAS.
L11	S 02°03'04" W 95.01' MEAS.
L12	N 87°58'00" W 5.00' MEAS.



NOTE: Debt List in this Schedule is subject to an amendment for entry services to the extent left in the Schedule.

[illegible]

University of York, York, UK.]

Journal of Interpersonal Violence 26(9) 1807-1820
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10.1177/0886260511418801
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Summary of Contributions

Approved by and on signature of the day of August, 2020.

David B. Huber
P.S. 880028

This behavior was reported by Todd E. Miller, P.E.

931 SOUTH COMMERCIAL
SUBDIVISION

SECONDARY PLAT

P&H
PAPER & HYDRAULICS
2001 N. LAKE VIEW
MILWAUKEE, WI 48227
SUITE 1
PHONE: (317) 797-0000
FAX: (317) 797-0070
www.pandh.com

I affirm, under the penalties for perjury, that I have taken reasonable care to select each

PHOTOS





Department of Metropolitan Development
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PLAT COMMITTEE

September 9, 2026

Case Number: 2026-PLT-039 (Amended)
Property Address: 5151 East 82nd Street (*Approximate Address*)
Location: Washington Township, Council District #3
Petitioner: LMR II Clear Water Springs LLC, by Joe Calderon
Zoning: C-S
Request: Approval of a Subdivision Plat, to be known as Clearwater Springs, subdividing 18.24 acres into six lots, with a waiver of the sidewalk requirement along Allisonville Road.
Waiver Requested: Waiver of sidewalks
Current Land Use: Commercial
Staff Reviewer: Michael Weigel, Principal Planner I

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 July 2, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That required sidewalks, around 1915 linear feet in total, along 82nd Street be affixed to the final plat in a location approved by the Department of Metropolitan Development prior to recording.
13. That the request for a waiver of sidewalk requirements along Allisonville Road be **approved**.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-S, has a size of 18.24 acres, and is developed with a commercial integrated center that contains two internally subdivided lots. The proposed plat would subdivide the property into six lots in total. Lot 1 would be 2.727 acres in size and located to the southwest. Lot 2 would be 1.099 acres located to the northeast of Lot 1. Lot 3 would be 9.024 acres and would be located to the east of Lots 1 and 2. Lot 4 would be 1.657 acres in size and would be to the east of Lot 3 and one of the existing subdivided lots. Lot 5 would be 3.045 acres in size to the east of the subdivision. Lot 6 would be 0.723 acres in size to the northeast. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lots 2 through 6 would have frontage on 82nd Street, and Lot 5 would also front on Allisonville Road. Internal access drives and curb cut connections would remain throughout the integrated center, and no new streets are proposed as part of this petition.

SIDEWALKS + WAIVER REQUEST

Sidewalks currently exist along portions of the 82nd Street frontage to the north and the Allisonville Road frontage to the east: there is around 200 linear feet of sidewalk along Allisonville to the north of an existing access drive, as well as both (a) around 305 feet of sidewalk running along the furthest west portion of 82nd Street (recently installed) and (b) around 90 feet of sidewalk to the east of a private access drive parallel to Allison Pointe Drive to the north (installed by DPW in 2022 in relation to both a crosswalk placed across 82nd Street and an existing bus stop).

Although the petitioner initially applied for a waiver of sidewalk requirements for both the missing 1915 linear feet of sidewalks along 82nd Street as well as the 80 linear feet of sidewalk along Allisonville Road, the 82nd Street portion of the request was withdrawn on August 26th via emailed indication that the developer “will install sidewalks on 82nd Street”. A condition had been added indicating that these required sidewalks will be affixed to the final plat prior to recording. The Areas Requiring Sidewalk Waiver exhibit below shows, in yellow, areas where sidewalks will be added along 82nd Street as well as the area along Allisonville Road for which the waiver of sidewalk requirements is being sought.

The Ordinance indicates that sidewalk waivers should only be approved in “locations where site conditions cause extreme difficulty in the construction of sidewalks” and that “examples of such extreme difficulty include, but are not limited to, waterway crossing, significant elevation change, existing deep drainage swales in the right-of-way, and grades steeper than 3:1”. Per staff’s visit to the property, it appears that substantial treed area and grade changes exist to the south of the existing access drive along Allisonville Road (see Photo 8 and contour diagram within Exhibits below), which leads staff to recommend **approval** of the waiver request for sidewalks along Allisonville Road.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	D-6II / C-S / C-3	Residential / Commercial
South:	C-S	Undeveloped
East:	C-S / C-1	Commercial
West:	D-P	Commercial / Residential
Thoroughfare Plan		
82 nd Street	Primary Arterial	132-foot existing and 134-feet proposed
Allisonville Road	Secondary Arterial	120-foot existing and 102-foot proposed
Petition Submittal Date	July 2, 2026	

EXHIBITS

2026PLT039 ; Areas Requiring Sidewalk Waiver (Yellow)



2026PLT039 ; Aerial Map (East)



2026PLT039 ; Aerial Map (West)

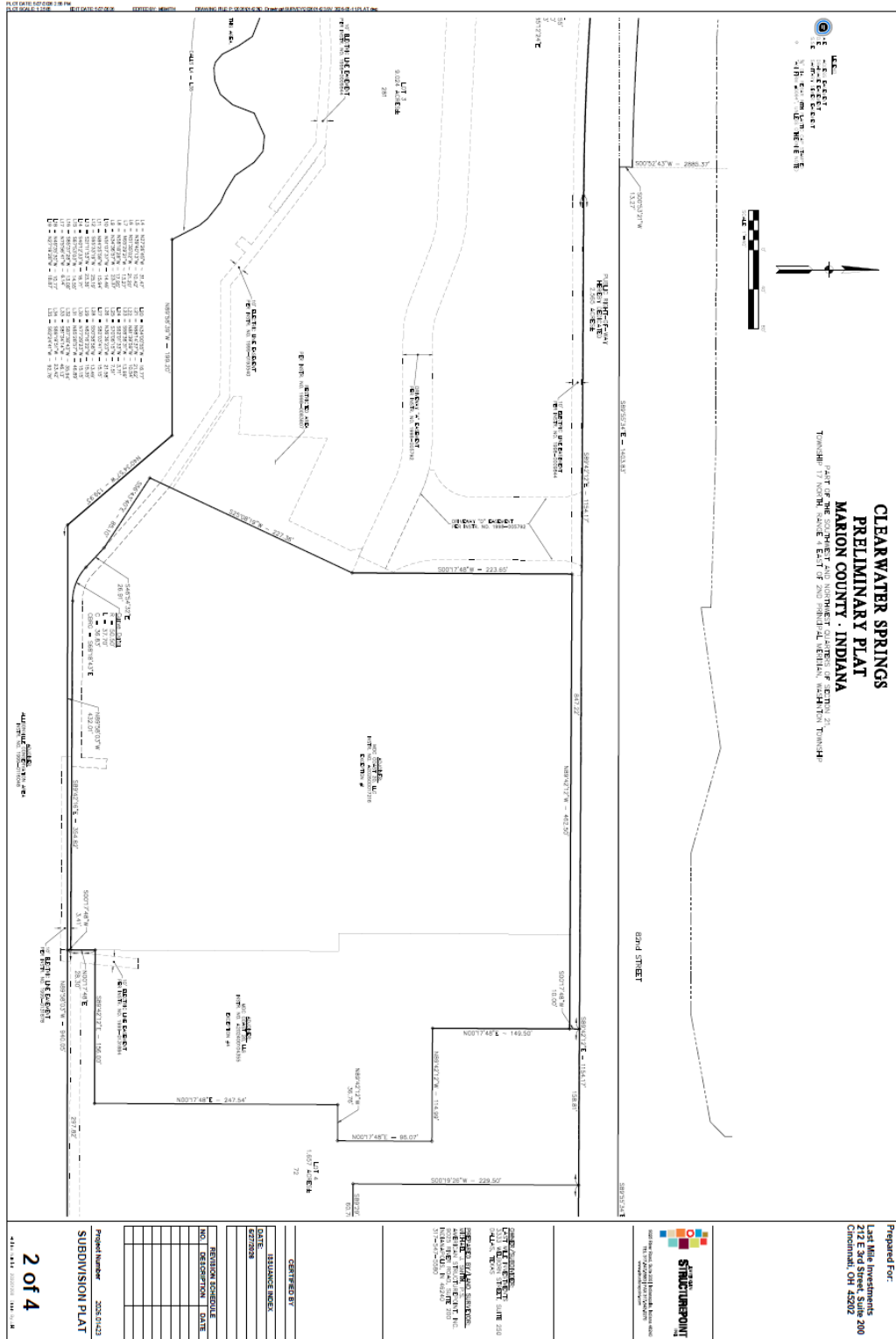






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2026PLT039 ; Preliminary Plat (2 of 3)



2026PLT039 ; Preliminary Plat (3 of 3)

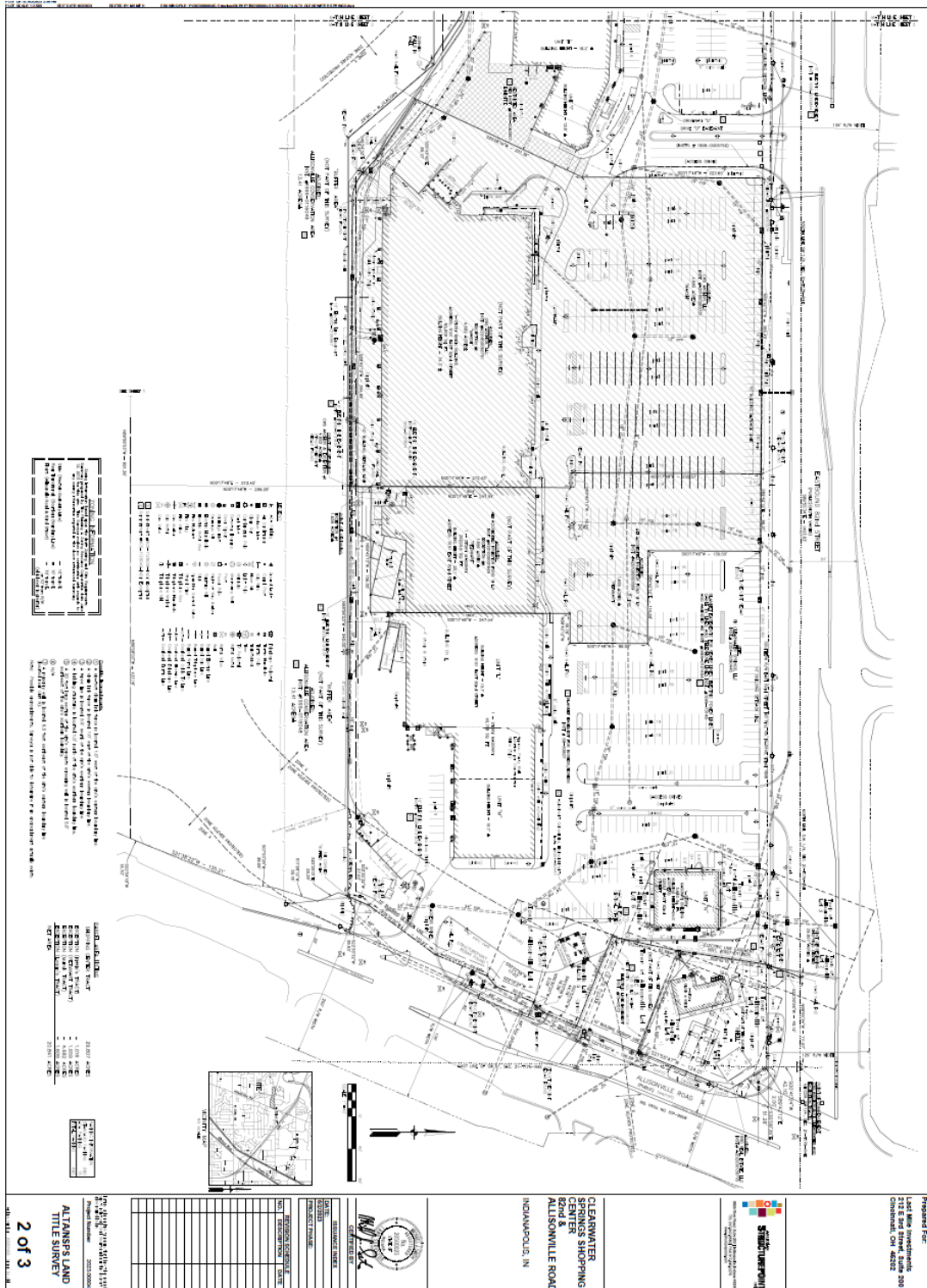






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2026PLT039 ; Existing Conditions Survey (2 of 2)



2026PLT039 ; Countour/Grade Change Diagram (Southeast)



2026PLT039 ; Findings of Fact (Sidewalk Waiver)

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:

the property is already improved without sidewalks and the improved environment is not changing.

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 subdivision is taking place on parcels which are already improved.

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 property is already improved and the as-built environment will not change following the subdivision.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

the subdivision is not changing the as-built environment or existing conditions.

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 subdivision is complying with all zoning development standards.

2026PLT039 ; Photographs



Photo 1: Proposed Lot 1 Viewed from Northeast



Photo 2: Proposed Lot 2 Viewed from North

2026PLT039 ; Photographs (continued)



Photo 3: Proposed Lot 3 Viewed from North



Photo 4: Proposed Lot 3 Viewed from North

2026PLT039 ; Photographs (continued)



Photo 5: Proposed Lot 4 Viewed from North



Photo 6: Proposed Lot 5 Viewed from East

2026PLT039 ; Photographs (continued)



Photo 7: Proposed Lot 6 Viewed from North



Photo 8: Allisonville Road Frontage South of Access Drive (September 2024)

2026PLT039 ; Photographs (continued)



Photo 9: Allisonville Road Existing Sidewalk from North



Photo 10: Allisonville Road Existing Sidewalk from South



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PLAT COMMITTEE

September 9, 2026

Case Number: 2026-PLT-042

Property Address: 7500 South Sherman Drive (*Approximate Address*)

Location: Perry Township, Council District #24

Petitioner: Eugene & Elise J. Daulton, by Rachel Keesling

Zoning: D-3 (Cluster)

Request: Approval of two Subdivision Plats, to be known The Trees at Southport Crossing Section 2A/2B and The Trees at Southport Crossing Section 3, dividing 27.5 acres into 67 lots, with a waiver of maximum number of two local streets used by emergency vehicles requirements for Section 2A, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance.

Waiver Requested: Max Number of Local Streets Used by Emergency Vehicle Requirements

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Principal Planner I

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 July 8, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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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 requested waiver of maximum number of local street used by emergency vehicle requirement, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance, be **approved**.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-3 (cluster) and is currently unimproved. Large electrical transmission towers bisect the site to the southeast. The rezoning petition 2014-ZON-144 was approved in May 2025 to allow for residential development with a variety of commitments, including a commitment to utilize the 'cluster option', as provided in the Ordinance. A cluster subdivision plan was approved to allow for development of 132 single-family detached lots. The cluster plan provides for preservation of existing wetlands and numerous trees. Approval of this petition would create both Sections 2A/2B and Section 3 of the subdivision, per the documents within Exhibits below.

The proposed plats would meet the standards of the D-3 zoning district, the commitments, and the subdivision regulations (except for the waiver request discussed below).

STREETS + WAIVER REQUEST

New streets would be developed to access all lots via public rights-of-way. Section 2A/2B would be accessed from the existing Saffron Drive and Featherbark Drive within Section 1, and Section 3 would be accessed from a subdivision to the south. New streets would include extensions of Sprig Way and Saffron Drive as well as the new cul-de-sac Autumn Court.

The Ordinance specifies that emergency vehicles must not have to use more than two different local streets to reach any destination lot. The site is accessed via several local streets within existing development in all directions. Stop 10 Road directly accesses Sherman Drive (a primary collector street) to the west. The waiver would only be required for the cul-de-sac Autumn Court, which would offer an adequate turn radius and access (per an Indianapolis Fire Department Representative) and would only impact 11 of the 132 lots within the subdivision. Therefore, this would be a minor deviation from Ordinance requirements and staff would recommend **approval** of the waiver request.

SIDEWALKS

Sidewalks are required and proposed along all internal streets.



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GENERAL INFORMATION

Existing Zoning	D-3 (Cluster)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-3	Residential
South:	D-3 / D-P	Residential
East:	D-3	Residential
West:	D-3	Residential
Thoroughfare Plan		
Saffron Drive	Primary Collector	50-foot existing and 50-foot proposed
Whitaker Valley Blvd	Secondary Arterial	50-foot existing and 50-foot proposed
Stop 10 Road	Local Street	50-foot existing and 50-foot proposed
Petition Submittal Date	July 8, 2026	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	741.203.A-C – Primary Plat Requirements: - 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
	741-203.D – Traffic Control Plan - 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
	741-203.E– Natural infrastructure plan (major plats containing more than 20 lots) - 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
	741-205 – Waivers - 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.	See Condition #12 above
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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	741-302.A – Lots: • <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>	Satisfied
	741-302.B – Frontage and Access: • <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>	Satisfied
	741-302.C – Blocks: • <i>Shall not exceed maximum block lengths per Table 741-302.1</i> • <i>If exceeded, it must be demonstrated that:</i> ○ <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	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
	741-303.A – General: • 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

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	741-303.B – Through Connectivity (Metro Context Area): - 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
	741-303.D – Cul-de-sacs (Metro Context Area): 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		
	741.304.A-C – Traffic Control Devices: <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: <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>	See Condition #5
	741.306 – Sidewalks: <i>Sidewalks shall be provided along all internal and external streets.</i>	Satisfied
	741.307-309 – Easements, Utilities, Stream Protection Corridors: <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> - 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. <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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	741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i> <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
	741.312 – <i>Monuments</i> <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
	741.313 – <i>Flood Control:</i> <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
	741.316 – <i>Street Lighting:</i> <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i>	Required

EXHIBITS

2026PLT042 ; Aerial Map







2026PLT042 ; Preliminary Plat (Section 2A/2B ; 1 of 3)



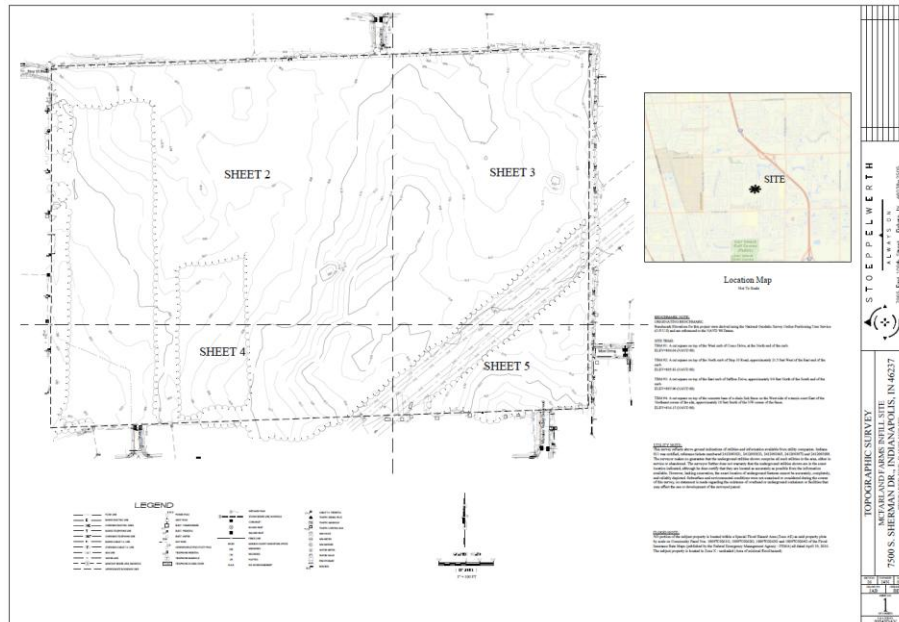




2026PLT042 ; Preliminary Plat (Section 3)







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:

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:

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:

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:

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:

39

2026PLT042 ; Photographs



Photo 1: Subject Site Viewed from Saffron Drive to North



Photo 2: Subject Site Viewed from Stop 10 Road to West

2026PLT042 ; Photographs (continued)



Photo 3: Subject Site Viewed from Whitaker Valley Blvd to South



Photo 4: Subject Site Viewed from East



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PLAT COMMITTEE

September 9, 2026

Case Number: 2026-PLT-045
Property Address: 4514 E. 79th Street
Location: Washington Township, Council District #3
Petitioner: Justin Kingen
Zoning: D-S
Request: Approval of a Subdivision Plat to be known as Bodem Estates Subdivision, dividing 2.58 acres into two lots for a site that received approval in 2022, through **2022-PCL-828** but not recorded prior to the two-year time limit to record.
Waiver Requested: Waiver of the sidewalk requested along 79th Street and 80th Street.
Current Land Use: Residential
Staff Reviewer: Jasmine Dillard Nikolich, Senior Planner

PETITION HISTORY

This is the first petition for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 22, 2026, 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.



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-S for residential uses currently developed with a one residential structure and detached accessory structures. The proposed plat would subdivide the property into two (2) lots. Lot 1 is currently undeveloped and would contain a new single-family residential structure to the north. Lot 2 would contain the existing residential structure with the detached accessory structures. This subdivision would create a one-acre lot on the north frontage and a 1.42-acre lot on the south frontage. Each lot would meet the standards of the D-S district. The site was rezoned from D-A to D-S in 2022 through petition 2022-CZN-828 and received variance approval through petition 2022-CPL-828. However, the required information was not recorded prior to the two-year time limit to record.

STREETS

The proposed Lot Two would be accessed via the existing driveway on 79th Street. The proposed Lot One would be accessed from 80th Street. 80th Street is a developed local street with 50 feet right-of-way. This street is owned and maintained by the Department of Public Works.

SIDEWALKS

Sidewalks do not exist on the subject site's location along 79th Street and 80th Street. However, sidewalks are exempted according to *744-303.B Section 03: Single-and Two-Family Sidewalk Standards* because sidewalks do not exist in the neighborhood. Therefore, a sidewalk waiver is not necessary.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the D-S district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.



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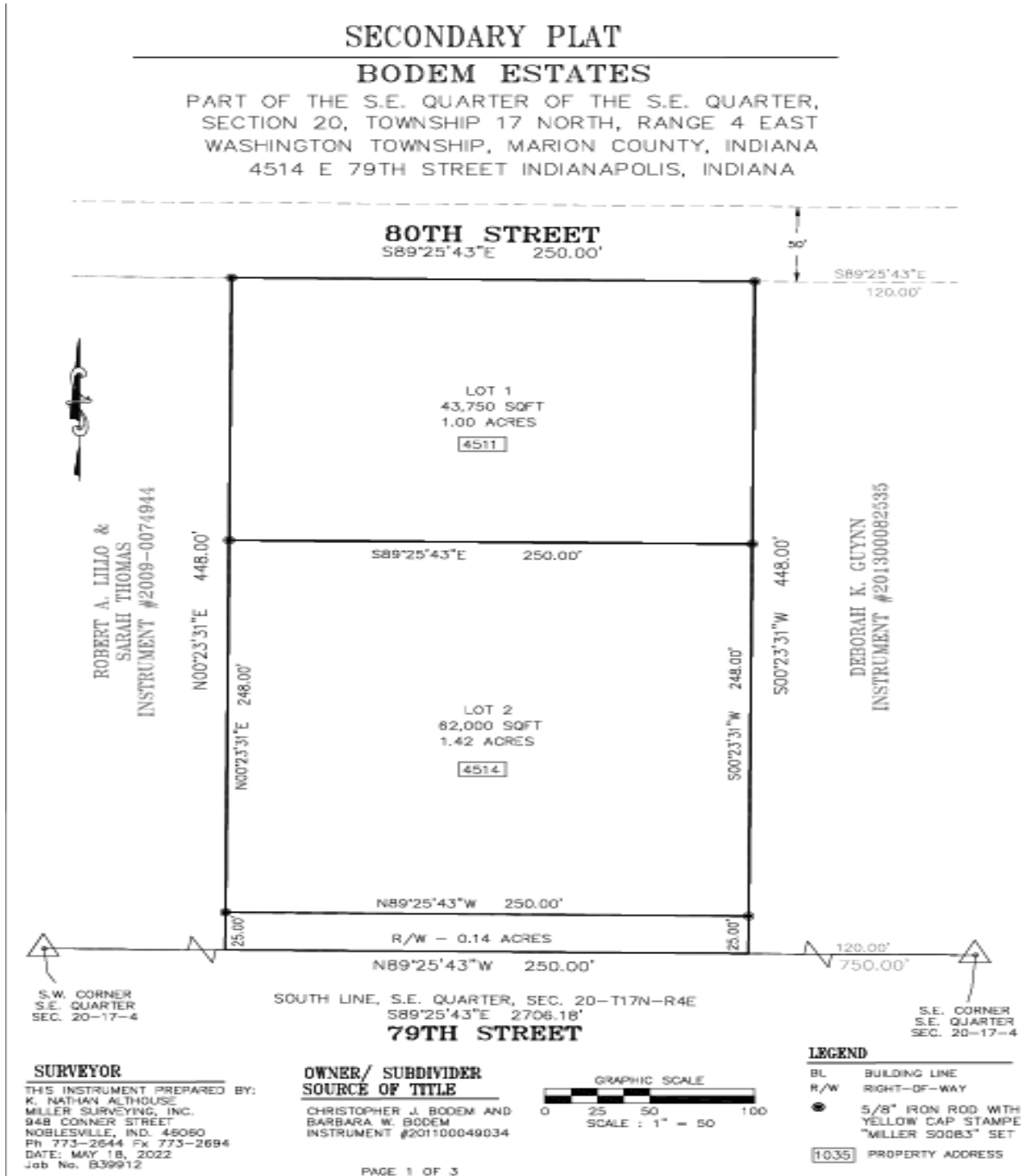
Existing Zoning	D-S	
Existing Land Use	Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A	Residential
South:	D-A	Residential
East:	D-A	Residential
West:	D-A	Residential
Thoroughfare Plan		
79 th Street	Primary Arterial	55-feet existing and 80-feet proposed
80 th Street	Local Street	50-feet existing and 50-feet proposed
Petition Submittal Date	July 22, 2026	
Final Plat Submittal Date	July 22, 2026	

EXHIBITS

2026-PLT-045: Aerial Map



2026-PLT-045: Plat Plan





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2026-PLT-045: Findings of Fact

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

**WAIVER OF THE SUBDIVISION REGULATIONS
FINDINGS OF FACT**

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

The surrounding area along 79th Street consists of large-lot, low-density single-family residences with no existing sidewalk network. Constructing an isolated segment of sidewalk serving only these two lots would not meaningfully improve pedestrian safety and would be inconsistent with the pedestrian infrastructure (or lack thereof) already in place along this corridor.

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

This is a simple two-lot subdivision of an existing single-family estate lot, not a new development anticipated to generate additional pedestrian traffic. The lack of surrounding sidewalk infrastructure is a condition of this established neighborhood, not something generally true of all subdivisions.

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:

Requiring sidewalk construction here would create a disconnected fragment of sidewalk with no logical connection point to any existing pedestrian path, serving no practical pedestrian circulation function while imposing real construction cost.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

The subdivision's design otherwise complies fully with applicable standards, and the character and safety of the area remain consistent with its current, established condition.

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:

This waiver relates solely to a subdivision improvement requirement and does not seek any change to the zoning classification, use, or official zoning maps.

2026-PLT-045: Photographs

Photo 1: Subject Site of Existing Dwelling



Photo 2: Subject Site Viewed from the North of Lot Two (2) - 79th Street Frontage



Photo 3: Subject Site Viewed from the East of Lot Two (2) - Existing Home



Photo 4: Subject Site Viewed from the West of Lot Two (2) -Existing Home



**Photo 5: Subject Site Viewed of proposed Lot One (1) -80th Street Frontage/
South of Lot Two (2)**



Photo 6: Google Streetview 2009- View of Proposed Lot One from 80th Street





Department of Metropolitan Development
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PLAT COMMITTEE

September 9th, 2026

Case Number:	2026-PLT-050
Property Address:	2913 East Hanna Avenue (Approximate Address)
Location:	Perry Township, Council District #19
Petitioner:	FBT Gibbons, By Adam Wallace
Zoning:	D-6II
Request:	Approval of a Subdivision Plat to be known as Stone Lake Apartments Minor Subdivision, subdividing 39.642 acres into 3 lots.
Current Land Use:	Suburban Neighborhood multi-family
Staff Reviewer:	Adam Skrzyszewski, 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 July 30th, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. Sidewalks shall be extended from the existing sidewalks on both sides of the East Hanna Avenue entrance to the public right-of-way and to the bus stop, and shall be affixed to the final plat prior to the final recording.
13. All sidewalks on public rights-of-way on Carson Avenue and Rural Street should also be affixed to the plat prior to the final recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-6II and is currently occupied by a suburban multi-family housing neighborhood. The proposed plat would combine 3 parcels to have 3 new parcels oriented vertically to separate the units. Lot 1 would cover the Eastern side of the neighborhood, approximately 13.102 acres, lot 2 would cover the entrance and the middle of the neighborhood, approximately 14.377 acres, and lot 3 would cover the western portion of the neighborhood, approximately 11.535 acres.

STREETS

Lot 3 will have frontage on Carson Avenue on the Southwest side of the plat with an entrance to the neighborhood, and Lot 2 will front East Hanna Avenue to the North with another entrance to the neighborhood.

SIDEWALKS

Sidewalks and walkways already exist within the neighborhood. Sidewalks will be added to the entrance of East Hanna Avenue, extending from the current sidewalks at the entrance on both sides to the public right-of-way and the bus stop. Sidewalks will also be added to all public rights-of-way that front the parcels of the neighborhood on South Rural Street, and the entrance to the neighborhood on Carson Avenue.

PROCEDURE

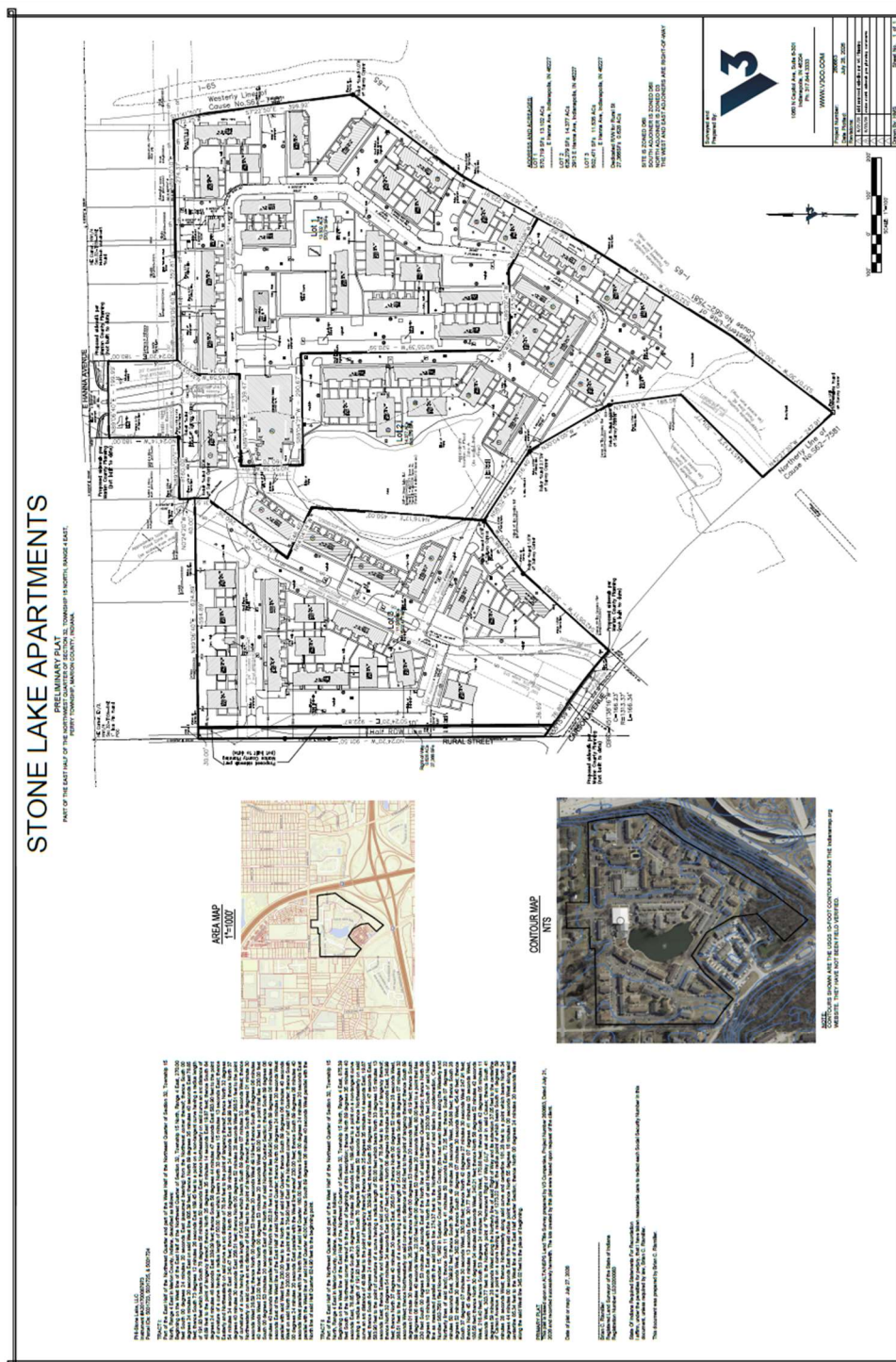
This plat petition, if approved, only legally establishes the division of land and all commitments. Any new developments or infrastructure improvements to the neighborhood and rights-of-way would be required to receive permits from the Department of Business and Neighborhood Services, and meet all development standards of the D-6II district. The infrastructure improvements within the neighborhood, taking place in a three-step process one lot at a time, will be planned and carried out after approval of this plat petition.



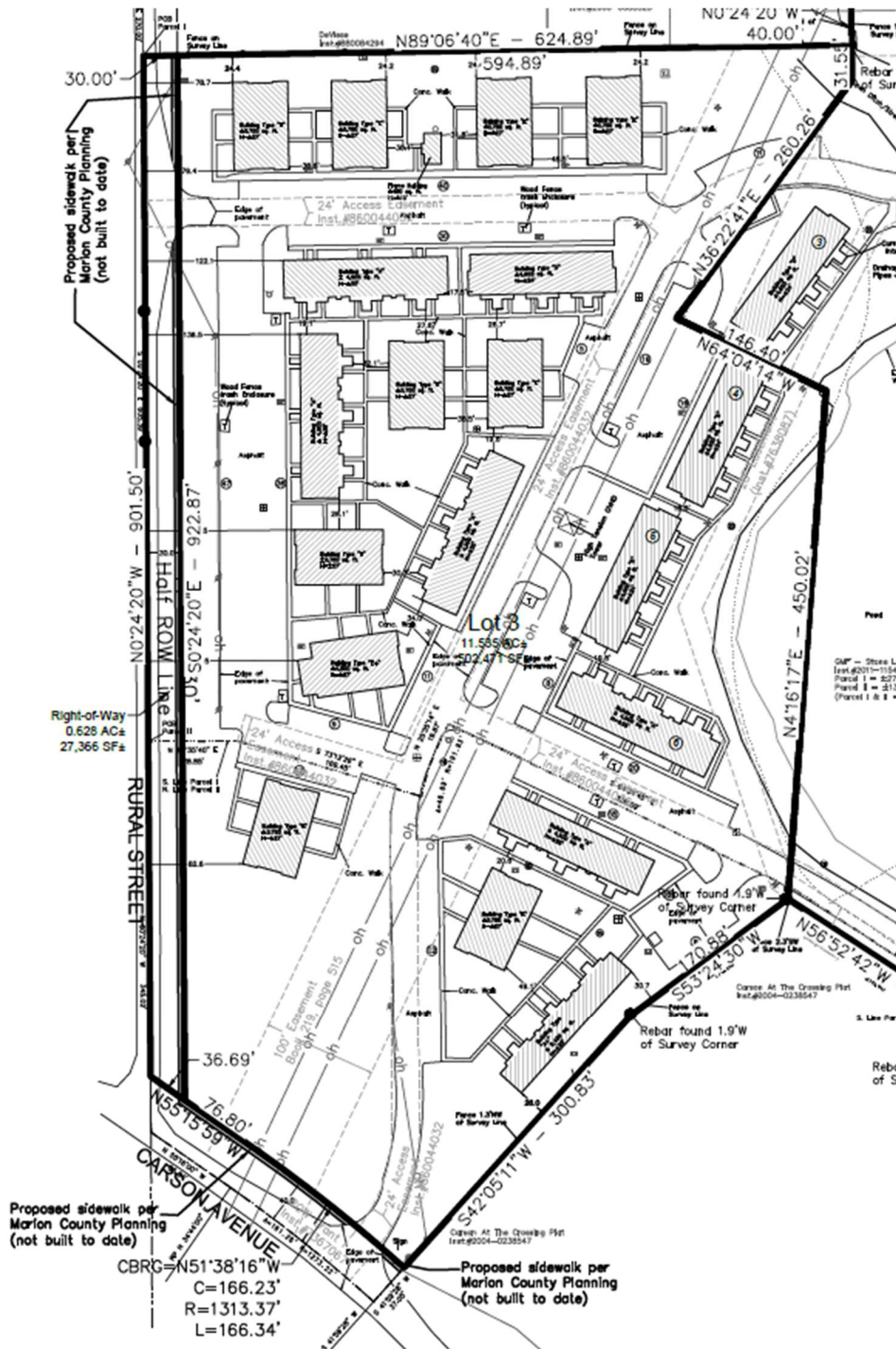
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Existing Zoning	D-6II	
Existing Land Use	Suburban Neighborhood multi-family	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-3 / C-1	Single-family dwellings / light commercial
South:	D-A / D-2	Single-family dwellings
East:	C-S	Self-storage and warehousing
West:	D-3 / D-A	Single-family dwellings
Thoroughfare Plan		
East Hanna Avenue	Primary Arterial	119-foot existing and proposed
Rural Street	Local Street	50-foot existing and proposed
Carson Avenue	Secondary Arterial	80-foot existing and proposed
Petition Submittal Date	June 30 th , 2026	
Final Plat Submittal Date	August 25 th , 2026	

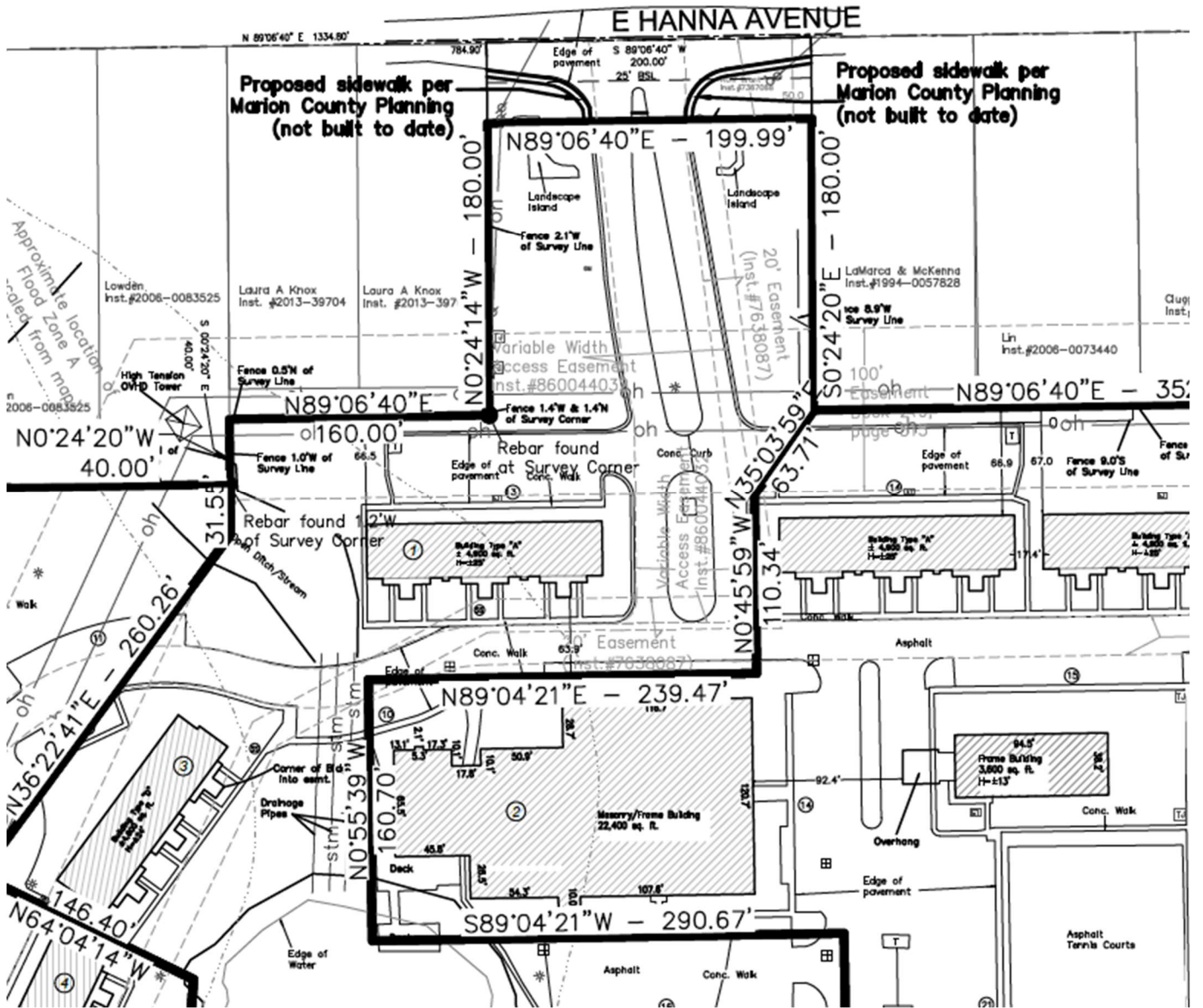
EXHIBITS



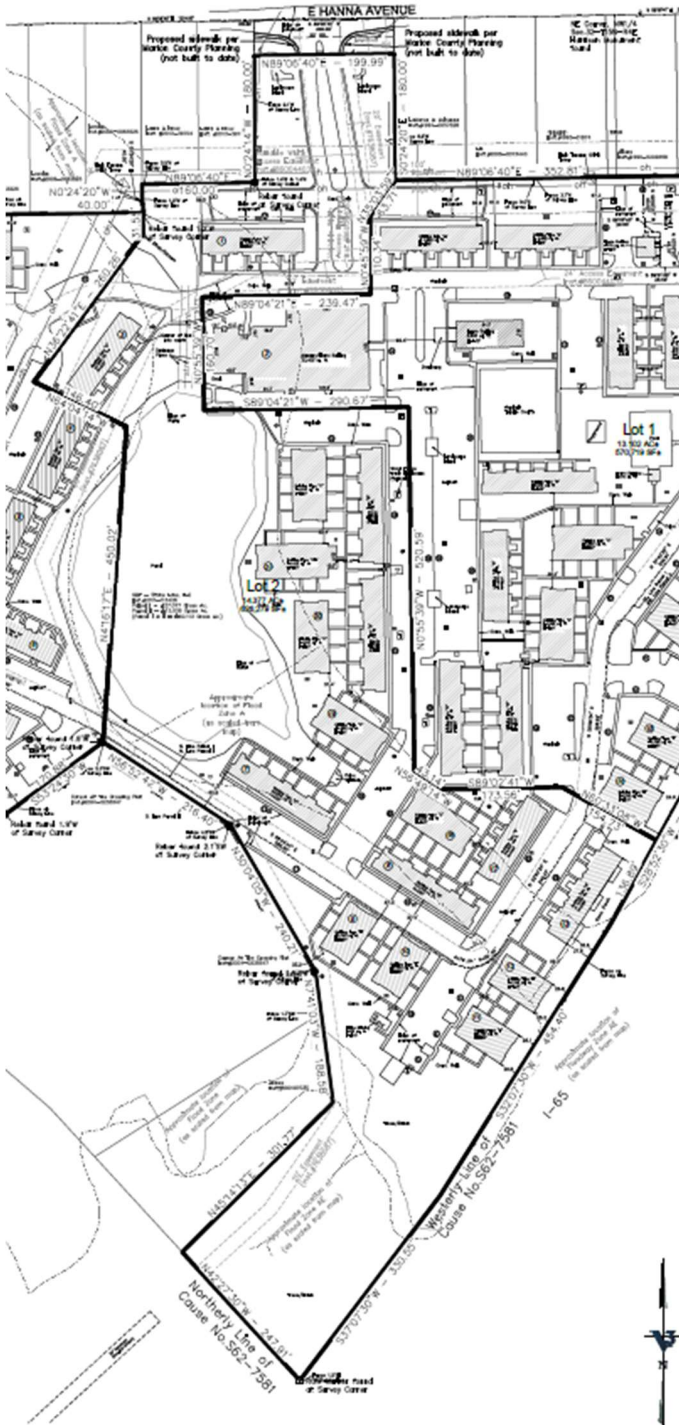
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Lot 3, western side of plat and neighborhood, proposed sidewalks on Carson Avenue and Rural Street.

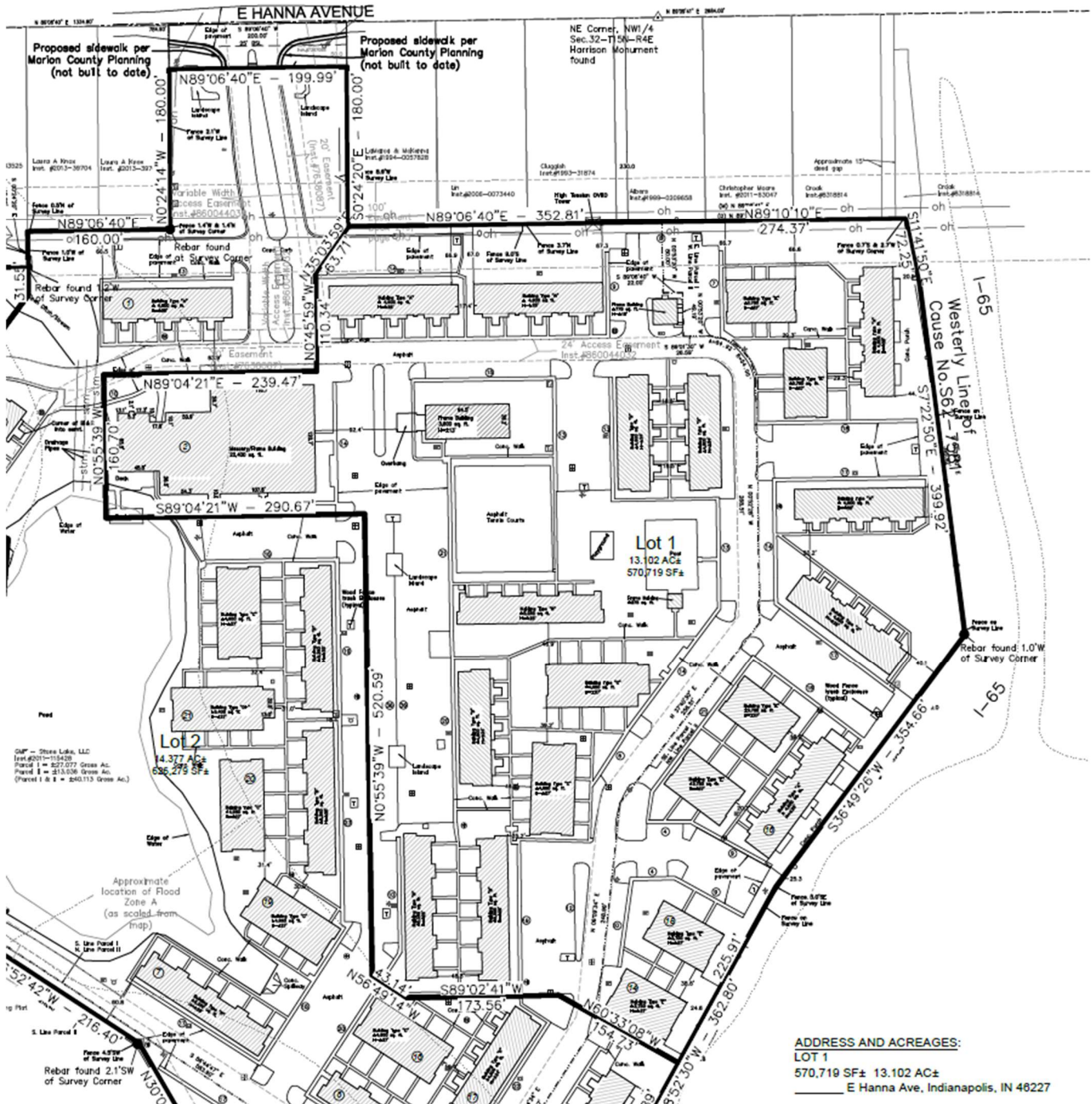


Entrance at 2913 E Hanna Ave with proposed sidewalks.



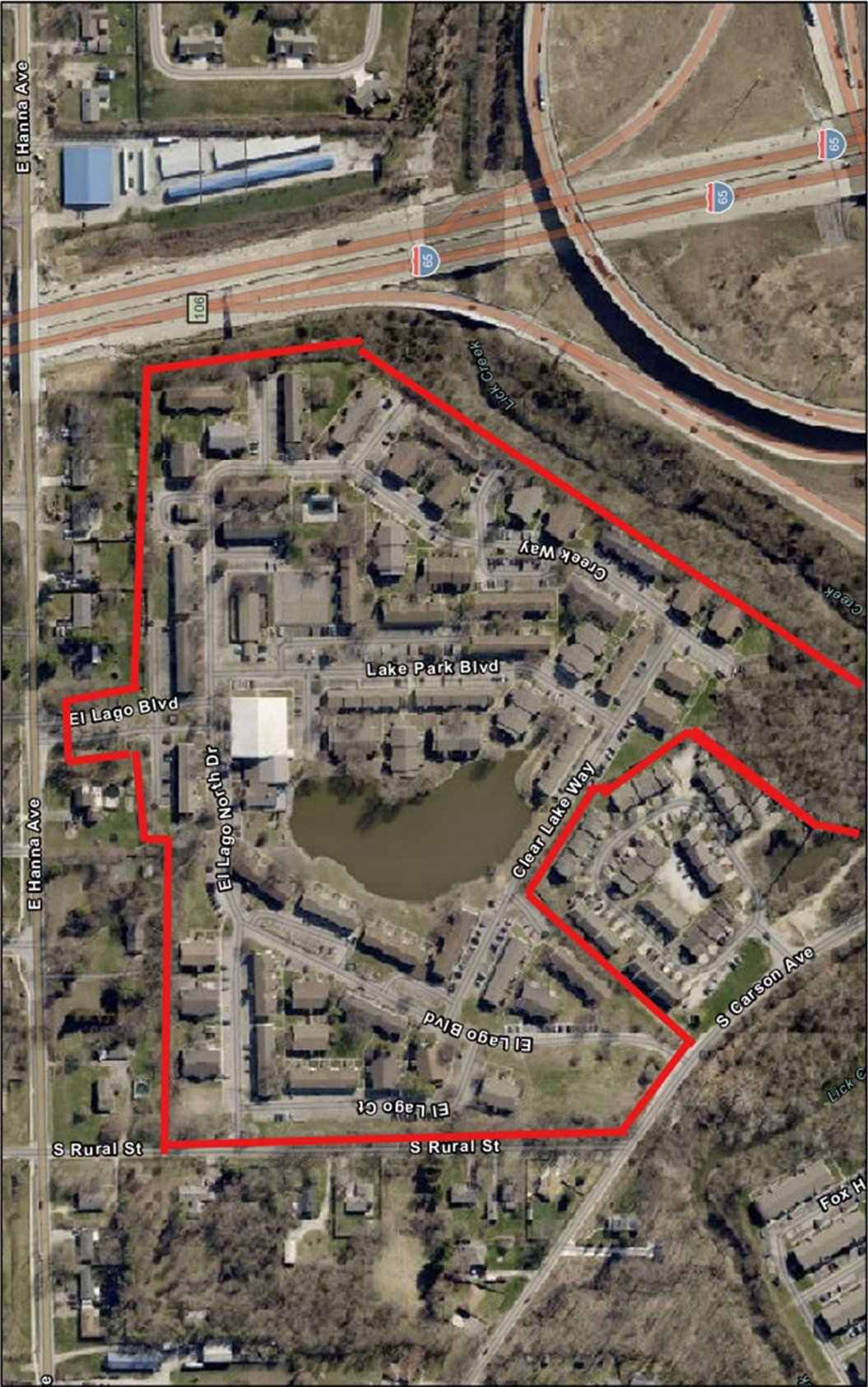
Lot 2, in center of neighborhood and plat

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Lot 1, eastern side of neighborhood and plat

2913 E Hanna Ave aerial



9/2/2026

Site Visit, August 10th



Looking South from back of welcome center



Looking Southeast from back of welcome center



Looking South from back of welcome center



Looking East from entrance of welcome center



Looking West from entrance of welcome center



Bus stop at entrance of East Hanna Avenue



Current sidewalks at entrance of East Hanna Avenue, will be extended to bus stop and public right-of-way, parallel extension on each side reflected in the final plat for recording.



Department of Metropolitan Development
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PLAT COMMITTEE

September 9, 2026

Case Number:	2026-VAC-007
Property Address:	1525, 1540, and 1543 West Ohio Street; 211, 217 and 221 North Reisner Street; & 126 and 130 Koehne Street (<i>Approximate Addresses</i>)
Location:	Center Township, Council District #18
Petitioner:	Church, Westside Pentecostal Assembly Trustees by Justin Kingen
Request:	Vacation of the first north-south alley east of Reisner Street, being 15 feet in width, beginning at the south right-of-way line of Ohio Street, south 180 feet, to the north right-of-way line of Everett Street, with a waiver of the assessment of benefits. Vacation of the first north-south alley east of Reisner Street, being 15.12 feet in width, beginning at the south right-of-way line of Astor Street, south 56.20 feet, with a waiver of the assessment of benefits.
Waiver Requested:	Assessment of Benefits
Current Land Use:	Parking/Maneuvering Area for Religious Use
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

8/12/26: A continuance request made by the petitioner was granted to allow them time to obtain demolition permits related to two residences previously removed.

STAFF RECOMMENDATION

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

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2026-VAC-007; that the vacation be subject to the right of public utilities under IC 36-7-3-16; and subject to the following commitment:

That a Regional Center approval petition and Improvement Location Permit be filed retroactively for the expansion of parking area done at 1540 West Ohio Street, 217 & 221 Reisner Street, and within the northern alley within six (6) months of approval of the vacation petition.



Department of Metropolitan Development Division of Planning Current Planning

PETITION OVERVIEW

SUMMARY

This request involves two alleys in total: the southernmost alley is 180 feet in length and connects Ohio Street and Everett Street between Reisner Street and Koehne Street, and the northernmost alley stub is located to the south of Astor Street (also between Reisner and Koehne). A portion of the alley between the northern alley stub and Ohio Street was previously vacated by the petition 75-VAC-3. Alley to the north of the subject site is improved with gravel and used for access by multiple homes, whereas alley to the south of the subject site is unimproved and does not appear to be regularly utilized for access. An Exhibit showing areas of proposed vacation is within the Exhibits below.

The properties are currently improved with one building to the north of Ohio Street containing a religious use, one accessory building to the south of Ohio Street, and accessory paved parking areas for the religious use on the subject parcels on either side of the alleys seeking vacation. Demolition of a residence and an expansion of parking areas to the south of Ohio Street occurred in 2015. Similarly, the parking areas to the north were expanded in 2023 (see aerial photographs within Exhibits below).

Although a Regional Center approval and Improvement Location Permit were granted for the 2015 expansion, no similar zoning approvals were given for the more recent 2023 expansion of parking areas onto both privately owned parcels as well as into the remaining alley stub. Additionally, no encroachment license applications appear to have been made for the placement of paving within the two existing alleys.

Approval of the vacation petition would allow for the alley areas already paved to be utilized for private function. It would remove the need for a retroactive ENC license but would not impact the need for any retroactive Regional Center or ILP approval on the northern parcel. Given **(a)** the 'stub' nature of the remaining alley to the north; **(b)** the lack of through-connectivity from the alley to the south (which is unimproved and terminates after 1 block); and **(c)** the fact that land on either side of these alleys is jointly owned and already improved with accessory parking areas, staff would agree that a vacation petition to allow for private maintenance to legally continue would be within the public interest and recommends **approval** of the requested vacations.

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting landowner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, *82, 191 N.E.2d 786, **791 (Ind.App.1963). However, there are possible exceptions to this general rule.



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After a vacation of public right-of-way, the County Assessor determines how the vacated right-of-way will be assessed for tax purposes. Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

ASSESSMENT OF BENEFITS

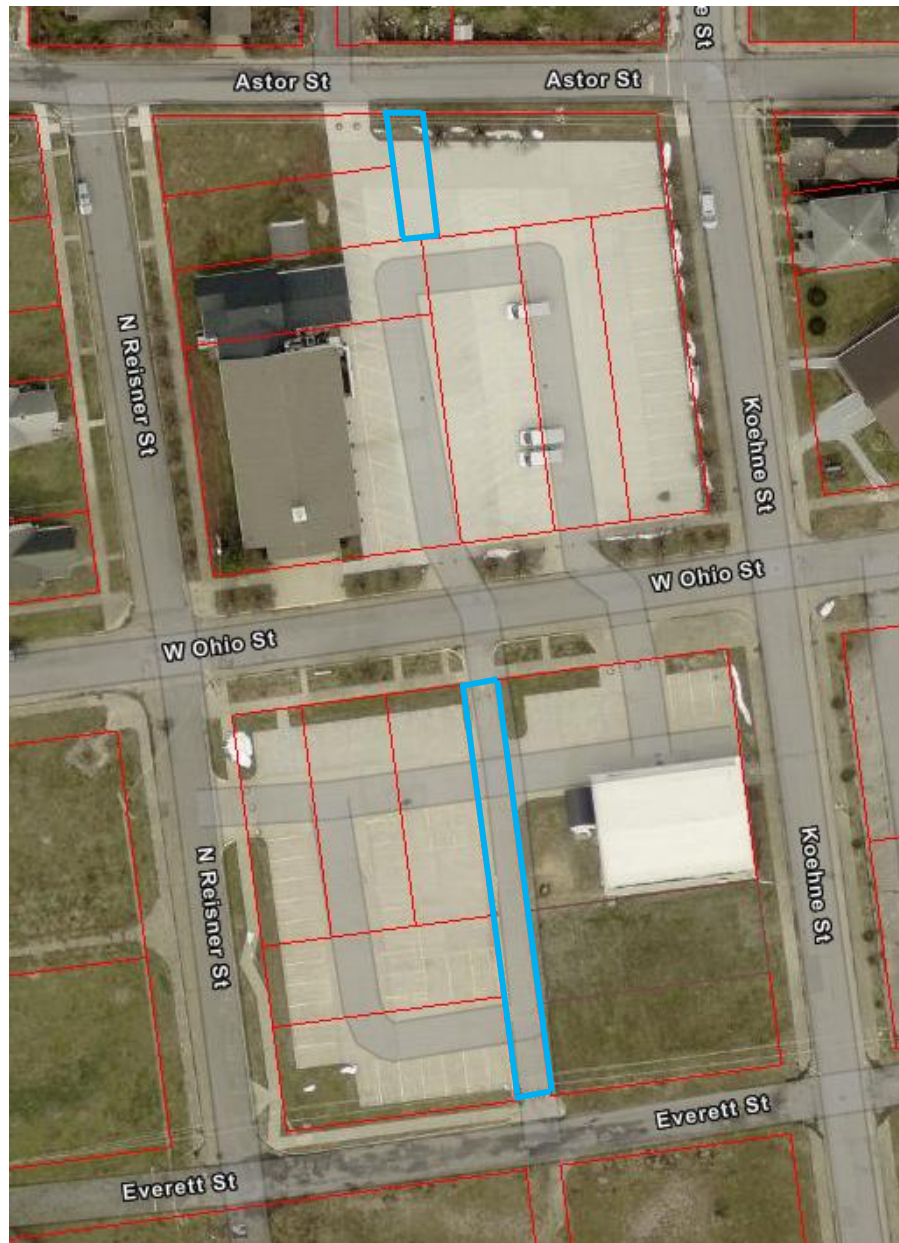
Staff would note that both alleys are improved with paving, but that it does not appear that these improvements were originally installed by the City in 2015 and 2023, or that there has been City involvement with maintenance of those paved areas since installation. The work appears to have been done by the property owner on either side of the alley, without an encroachment license. Although the Assessment of Benefits waiver would be based upon both the value of the land itself as well as any improvements upon it, the aerial photographs below demonstrate that the property owner has done all installation of paved areas and therefore would have been directly responsible for much of the assessed value of the land and improvements.

Staff would also note that although vacation approval would remove the need for an encroachment license, it would *not* remove the need for Regional Center approval or an Improvement Location Permit for the parking expansion undertaken at the three northern parcels in 2023. Staff would recommend **approval** of the waiver of the assessment of benefits on the condition that a retroactive application for those missing zoning approvals be made within 6 months of approval of the vacation. The petitioner indicated their agreement to this commitment as written above.

GENERAL INFORMATION

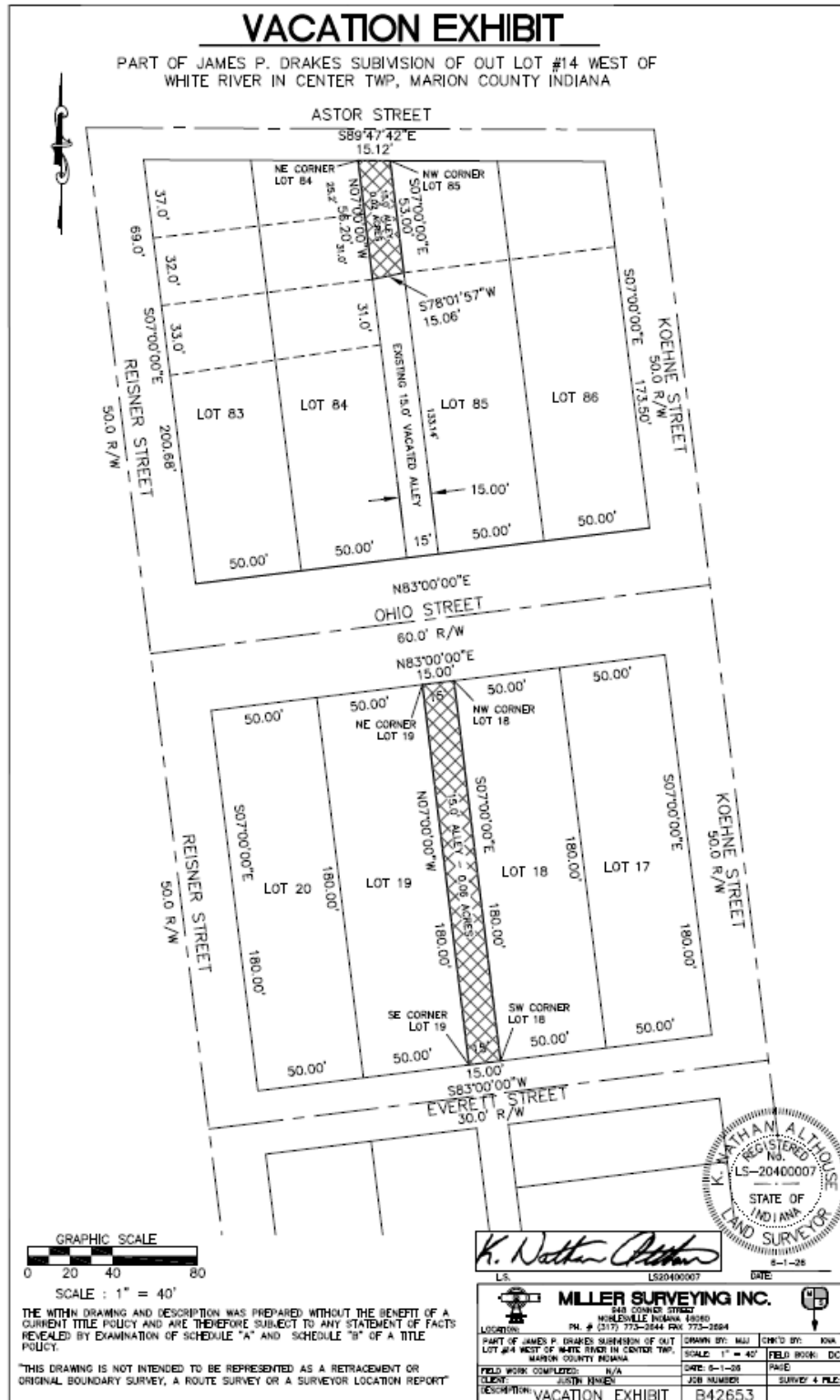
Existing Zoning	SU-1 (TOD)	
Existing Land Use	Parking/Maneuvering Area for Religious Use	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-8	Residential
	South: I-4 / C-3	Residential / Undeveloped
	East: SU-1 / D-8	Residential / Institutional
	West: D-8 / PK-1	Residential / Park
Thoroughfare Plan		
Astor Street	Local Street	30-foot existing and 48-feet proposed
Ohio Street	Local Street	64-foot existing and 58-feet proposed
Everett Street	Local Street	31-foot existing and 48-feet proposed
Petition Submittal Date	July 7, 2026	

EXHIBITS



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

The lots abutting the proposed alley vacations have come under common ownership and have been used in such a way that they are functionally unusable by the general public. Approval of this vacation request would relinquish Any responsibility of the City to improve and or maintain these alleys, allowing for the prioritization of other rights-of-way.





2023 aerial of northern parcels



2014 aerial of southern parcels

PHOTOS



Photo 1: Northern Alley to be Vacated Viewed from Astor



Photo 2: Northern Alley to be Vacated Viewed from Astor (May 2019)



Photo 3: Previously Vacated Alley Viewed from Ohio

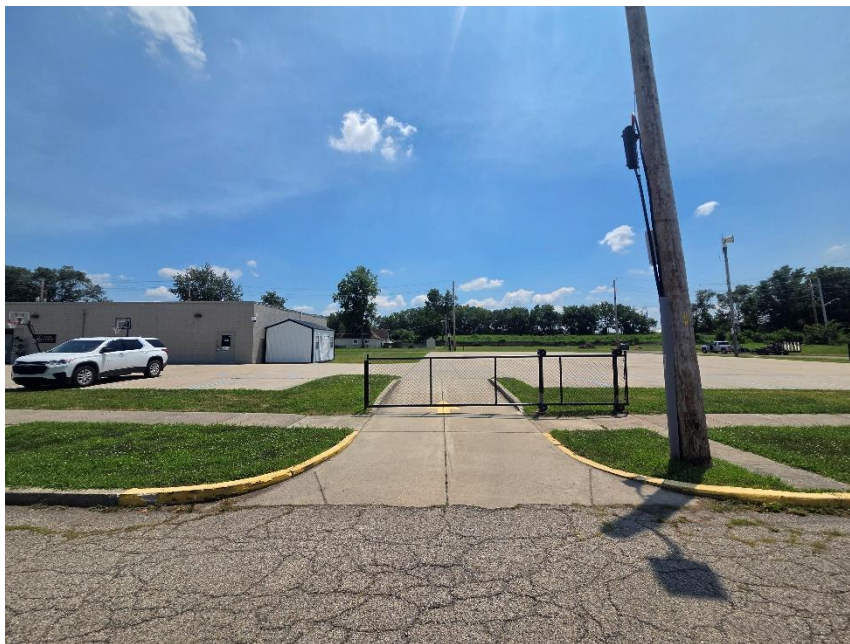


Photo 4: Southern Alley to be Vacated Viewed from Ohio



Photo 5: Southern Alley to be Vacated Viewed from Ohio (May 2014)



Photo 6: Southern Alley to be Vacated Viewed from Everett



Photo 7: Public Alley to North of Subject Site Viewed from Astor



Photo 8: Public Alley to South of Subject Site Viewed from Everett



Photo 9: Existing Building on 1540 Ohio and 211 Reisner



Photo 10: Existing Building on 1525 Ohio



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

PLAT COMMITTEE

September 9, 2026

Case Number:	2026-PLT-043
Property Address:	8006, 8015, 8016, & 8025 Sweet Lane (aka 12110 East 79th Street (Approximate Address))
Location:	Lawrence Township, Council District 4
Petitioner:	David and JoAnna Sweet, by Clark, Quinn, Moses, Scott & Grahn, LLP
Zoning:	D-3
Request:	Approval of Subdivision Plat to be known as Replat of David Sweet Family Subdivision, dividing 13.493 acres into 4 lots and 2 blocks.
Waiver Requested:	Requesting waiver of the sidewalk requirement, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance
Current Land Use:	Residential
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition. However, a previous plat for this location was approved with a sidewalk waiver in 2025 (2025PLT041). This current petition is intended to address some changes to the previous petition.

This subdivision received a Variance of Development Standards from the City of Lawrence (25-LSV-07) to allow for the creation of lots without frontage on a public right of way.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 17, 2026, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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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.
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 requested waiver of sidewalk installation, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance, be approved.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject parcels in this petition are zoned SU-1 and D-2. Lot 1 will consist of approximately 1.5 acres, Lot 2 will consist of approximately 4.542 acres, Lot 3 will consist of approximately 3.525 acres, and Lot 4 will consist of approximately 1.087 acres. Block A is intended to be a common area private drive and utility easement and will be approximately 1.583 acres. The remaining area will be in Lot B, which will consist of approximately 1.257 acres. The petitioner has indicated that upon approval of the plat, they intend to rezone Lot 2 to the D-2 classification, leaving Block B as the only parcel zoned SU-1.

STREETS

Per 25-LSV-07, the lots received a variance from the requirement that lots have frontage on a public right-of-way. Instead, Block A will serve as a shared drive and utility access easement.

SIDEWALKS

2025PLT041 previously granted a sidewalk waiver. As previously stated by staff in the aforementioned petition, given that the only part of the plat fronting East 79th Street is the access and utility easement, and given that this area is to be paved, staff recommends approval of the waiver of sidewalk installation at this location. While staff continues to see sidewalks as an important development along East 79th Street as a whole, staff finds that the approval of this waiver is likely to have minimal impact on walkability and pedestrian safety at this corridor. Additionally, staff does not find that the waiver would inhibit future pedestrian connectivity elsewhere along East 79th Street.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the SU-1 and D-2 districts and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.



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GENERAL INFORMATION

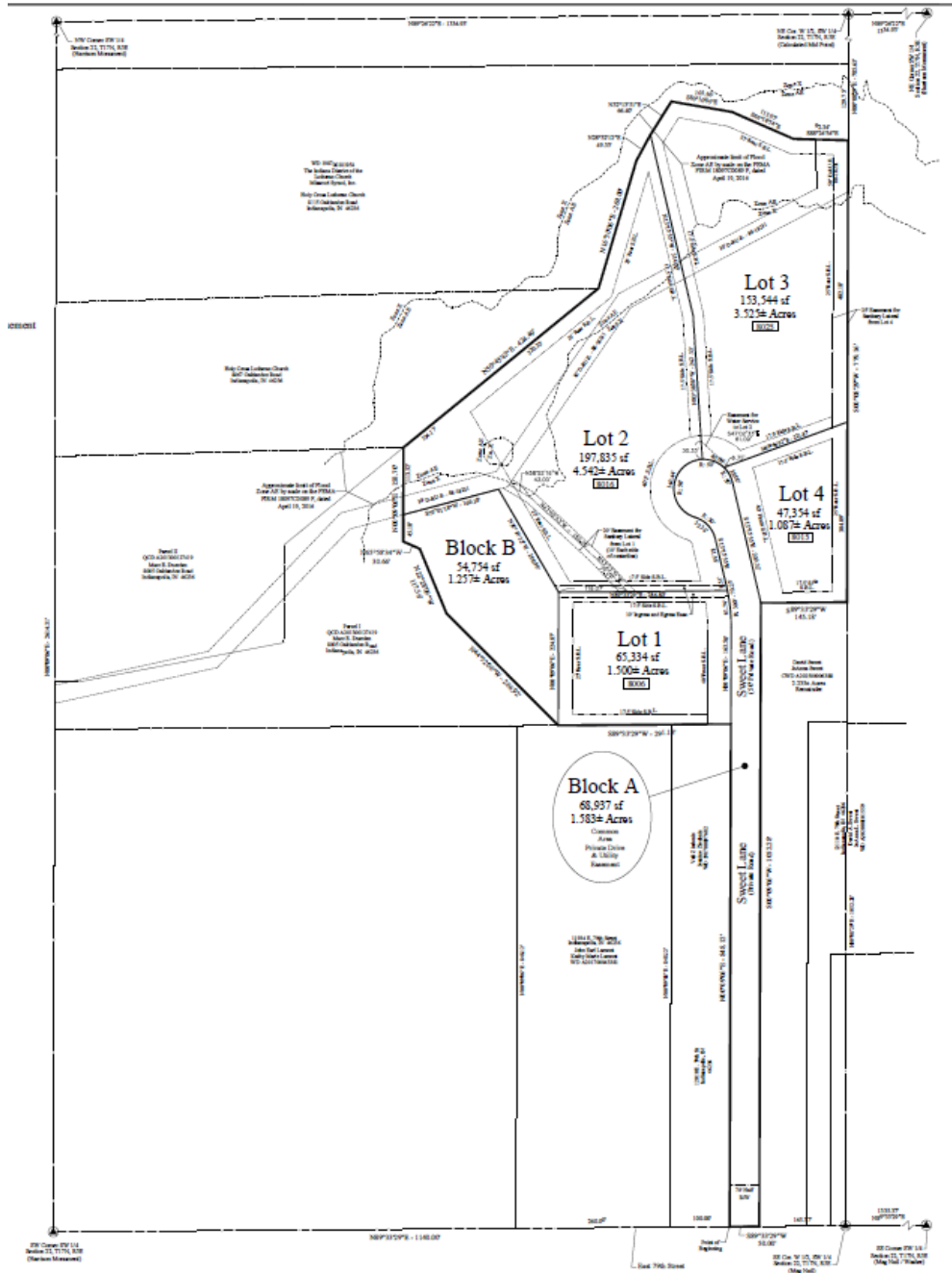
Existing Zoning	SU-1 / D-2	
Existing Land Use	Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-1	Religious Uses
South:	D-A / D-3	Residential
East:	D-3	Residential
West:	D-A / C-S	Residential / Unimproved
Thoroughfare Plan		
79 th Street	Primary Arterial	145-foot existing and 119 feet proposed
Petition Submittal Date	June 30, 2026	

EXHIBITS

2026PLT043: Aerial Images



2026PLT043: Proposed Plat



PHOTOS

2026PLT024: Photographs



Photo 1: View of subject site and long access drive

2026PLT043: Photographs



Photo 2: Neighboring parcel to the east

2026PLT024: Photographs



Photo 3: Another neighboring parcel to the east

2026PLT043: Photographs



Photo 4: Looking east on 79th Street

2026PLT043: Photographs



Photo 5: Looking west on 79th Street

2026PLT043: Photographs



Photo 6: Property across 79th Street to the south



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PLAT COMMITTEE

September 9, 2026

Case Number:	2026-PLT-046
Property Address:	1050 S Emerson Ave (<i>Approximate Address</i>)
Location:	Center Township, Council District #18
Petitioner:	Easter + Cavos, by Kathleen Crebo
Zoning:	I-4
Request:	Approval of a Subdivision Plat to be known as ABC Minor Subdivision, dividing 8.22 acres into two (2) lots.
Waiver Requested:	None
Current Land Use:	Industrial
Staff Reviewer:	Drew Haynes, 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 July 28, 2026 complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-4. The site contains a wholesale, interior building materials and construction supply company. The proposed plat would subdivide the property into two (2) lots. The proposed plat meets the standards of the I-4 zoning classification.

STREETS

Lot 1 has existing frontage on South Emerson Avenue and East Prospect Street. Lot 2 has existing frontage on East Prospect Street, only. No new streets are proposed.

SIDEWALKS

There are no existing sidewalks along E Prospect St and S Emerson Ave. Sidewalks are required for this site.

PROCEDURE

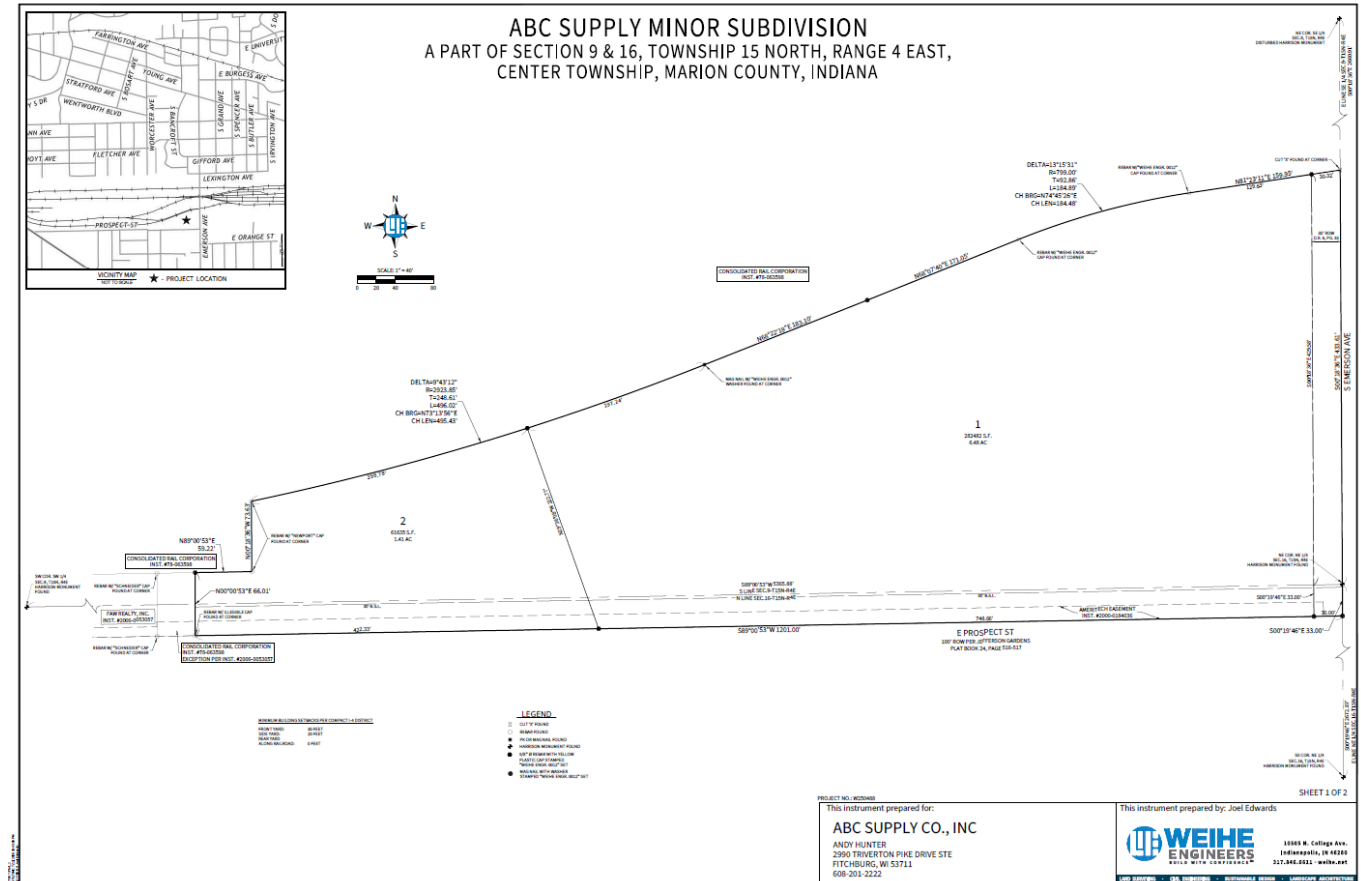
This plat petition, if approved, only legally establishes the division of land. All new construction would be required to meet all development standards of the I-4 Industrial District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

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	Heavy Industrial
South:	I-2	Light Industrial, Suburban Neighborhood
East:	I-3	Heavy Industrial
West:	I-4	Heavy Industrial
Thoroughfare Plan		
S Emerson Ave	Primary Arterial	60-foot existing right-of-way and 56-foot proposed
E Prospect St	Primary Arterial	86-foot existing right-of-way and 56-foot proposed
Petition Submittal Date	July 28, 2026	

EXHIBITS

Preliminary Plat



Present Day Aerial



PHOTOS



Proposed Lot 1, looking West



Proposed Lot 1, looking North



Proposed Lot 2, looking Northeast



Proposed Lot 2, looking Northwest