



Metropolitan Development Commission Plat Committee (July 8, 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, July 08, 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:

2022-CPL-828 | 4514 East 79th Street Bodem Estates

Preliminary approval by the Hearing Examiner on August 25, 2022. Request to extend the recording of the plat beyond the two-year time limit from preliminary approval, or by August 25, 2024.

2023-PLT-095 | 1212 Castania Drive Linden House, Section 1

Preliminary approval by the Plat Committee on December 13, 2023. Request to extend the recording of the plat beyond the two-year time limit from preliminary approval, or by December 13, 2025.

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-PLT-027 | 547 Dorman Street Center Township, Council District #13, zoned D-8 (IHPC) (FW) RD Construction & Holding LLC, by Wooton Hoy LLC (John Cross)

Approval of Subdivision Plat to be known as Replat of Dorman Street Lots, dividing 0.345-acre into three lots.

** Request by staff to continue to 8/12/26

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. 2026-PLT-018 | 2949, 2953, & 2959 Ruckle Street Center Township, Council District #8, zoned D-5 O & D Holdings, LLC, by David Gilman

Approval of Subdivision Plat to be known as Replat of Paradigm City Townhomes, dividing 0.357-acre into two blocks.

3. 2026-PLT-029 | 7340 Edgewood Avenue & 5709 Five Points Road

Franklin Township, Council District #25, zoned D-4 (FF)
Grand Communities, by Curtis Mucci

Approval of a Subdivision Plat to be known as Ashford, subdividing 64.64 acres into 175 lots, with a partial sidewalk waiver along the portion of Edgewood Avenue to the west of Wildcat Run.

4. 2026-PLT-031 | 9535 Memorial Park Drive

Lawrence Township, City of Lawrence, Council District #10, zoned D-P
Fort Harrison Reuse Authority, by Shawn Donaldson

Approval of a Subdivision Plat to be known as The Overlook at Fort Ben, subdividing 9.43 acres into four lots.

5. 2026-PLT-033 | 10029 East 30th Street

Warren Township, Council District #15, zoned SU-1 / C-3 / C-4
Sherwood Hills Baptist Church, by David Price

Approval of a Subdivision Plat to be known as Sherwood Hills Replat, subdividing 3.1 acres into two lots.

6. 2026-VAC-005 | 2607 West 78th Street

Pike Township, Council District #1
Apex Realty Augusta LLC & ATC Watertown LLC, by David Retherford

Vacation of a portion of Onyx Avenue, being a maximum of 40 feet in width, beginning at the south right-of-way line of 78th Street, south 103.86 feet to a point, with a waiver of the assessment of benefits.

7. 2026-VAC-006 | 9535 Memorial Park Drive

Lawrence Township, City of Lawrence, Council District #10
Fort Harrison Reuse Authority, by Shawn Donaldson

Vacation of an irregular portion of Brooks Boulevard, being 65 feet in width, beginning at the south right-of-way line of Memorial Park Drive, south 955 feet, to the north right-of-way line of 56th Street, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

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

This meeting can be viewed live at 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.



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE**July 8, 2026**

Case Number: 2026-PLT-027
Property Address: 547 Dorman Street (*Approximate Address*)
Location: Center Township, Council District
Petitioner: RD Construction & Holding LLC, by Wooton Hoy LLC (John Cross)
Zoning: D-8 (IHPC) (FW)
Request: Approval of Subdivision Plat to be known as Replat of Dorman Street Lots, dividing 0.345-acre into three lots.
Waiver Requested: None
Current Land Use: Partially developed
Staff Reviewer: Josh Levesque, Senior Planner

PETITION OVERVIEW

Staff is requesting a one-month continuance for cause to the August 12th hearing to allow for further discussions with the petitioner regarding infrastructure improvements required by the Ordinance.



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

PLAT COMMITTEE

July 8, 2026

Case Number: 2026-PLT-018
Property Address: 2949, 2953, & 2959 Ruckle Street (*Approximate Address*)
Location: Center Township, Council District 8
Petitioner: O & D Holdings, LLC, by David Gilman
Zoning: D-5
Request: Approval of Subdivision Plat to be known as Replat of Paradigm City Townhomes, dividing 0.357-acre into two blocks.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Josh Levesque, 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 March 17, 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.



**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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and is currently undeveloped. This proposed plat would combine 3 parcels into 2 blocks. Block A, the larger of the two, would have an area of roughly 12,378 square feet while Block B would have an area of roughly 3,176 square feet.

STREETS

Both Block A and Block B would have frontage on 30th Street while only Block A would have frontage on Ruckle Street. Block B would also be adjacent to an alley.

SIDEWALKS

Sidewalks already exist along these portions of Ruckle and 30th Streets.

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-8 district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space. Staff will note that, based on Table 742-103-03: Residential Building Type Standards, the size of Lot B would limit future development to single-family attached dwellings.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Mapleton-Fall Creek Neighborhood Land Use Plan	
Surrounding Context	Zoning	Land Use
North:	D-5	Residential
South:	D-5	Residential
East:	D-5	Residential
West:	D-5	Residential
Thoroughfare Plan		
30th Street	Primary Arterial	60-foot existing right-of-way and 88 feet proposed
Ruckle Street	Local Street	57-foot existing right-of-way and 48 feet proposed
Petition Submittal Date	March 2026	

EXHIBITS

2026PLT018: Aerial Images

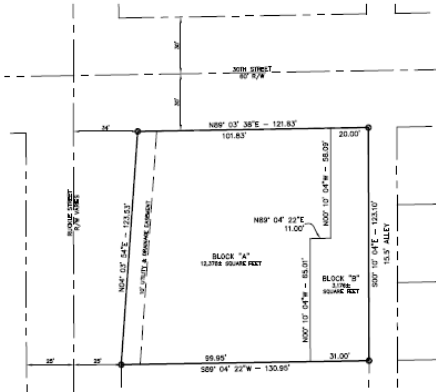


Department of Metropolitan Development

Division of Planning

Current Planning

2026PLT018: Proposed Plat



DESLAND
The undersigned, successors, Principal, of D & D Holdings, LLC, the owner of record of the real estate described herein, does hereby certify that he has laid out, plotted and subdivided and does hereby lay out, plot and subdivided and real estate as shown herein in accordance with the within plat.

The subdivision was known and designated as PARADIGM CITY TOWNHOMES, a subdivision for single family residences in Marion County, Indiana, at right-of-way and easements shown hereon not heretofore dedicated to the public are hereby so dedicated.

SITE DISTANCE COVENANT
Sight triangles, no fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 and 3 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of such street right-of-way lines, or in the case of a rounded corner, from the intersection of the street right-of-way lines extended. The same sight triangle shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the side of the lot. No fence or shrub planting shall be permitted to remain within such distance of such intersection unless the village is maintained at a sufficient height to prevent obstruction of the sight lines.

STORM DRAINAGE COVENANT
It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the City of Indianapolis and the requirements of all drainage permits issued for this plat.

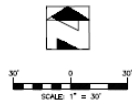
SANITARY SEWER COVENANT
It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the municipality and the requirements of all sanitary sewer construction permits issued for this plat. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement is granted without express written permission, that in their duly required, and shall run with the real estate. The municipality and its agents shall have the right to ingress and egress, the temporary periodic entry, over the owner's real estate, utilizing such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

ENFORCEMENT COVENANT
Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Commission.

This subdivision has been designed to include a stormwater quality best management practice (BMP) that must be maintained by the BMP(s) Owner. Said BMP(s) is currently maintained by the developer. However, upon the activation of the homebuyer association, the Operations and Maintenance Manual for BMP(s) shall become the responsibility of said association subject to all laws and other city requirements.

Subject to the Standards and Specifications of the Citizens Energy Group, Sanitation Section.
Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.

**SECONDARY PLAT OF:
PARADIGM CITY TOWNHOMES**
A RE-SUBDIVISION OF PARTS OF LOTS 1, 2, & 3 IN BLOCK 2 IN JOHN S. FLEMING'S NORTH PARK ADDITION (PLAT BOOK 9, PAGE 112) INDIANAPOLIS, CENTER TOWNSHIP, MARION COUNTY, INDIANA




LEGEND
● Paved Street Right-of-Way
○ Unpaved Street Right-of-Way

ASSIGNED ADDRESSES
2548 Rusk Street, Indianapolis, IN
2550 Rusk Street, Indianapolis, IN
2552 Rusk Street, Indianapolis, IN
2554 Rusk Street, Indianapolis, IN
2556 Rusk Street, Indianapolis, IN
2558 Rusk Street, Indianapolis, IN
2560 Rusk Street, Indianapolis, IN
2562 Rusk Street, Indianapolis, IN
2564 Rusk Street, Indianapolis, IN
2566 Rusk Street, Indianapolis, IN
2568 Rusk Street, Indianapolis, IN
2570 Rusk Street, Indianapolis, IN

LEGAL DESCRIPTION
Part of Lots 1, 2, and 3 in Block 2 in Fleming's North Park Addition, as per plat thereof recorded in Plat Book 9, page 112 in the Office of the Recorder of Marion County Recorder's Office, said part being further described as follows: Beginning at the northeast corner of said Lot 3; thence North 04 degrees 03 minutes 04 seconds East 123.53 feet along the east right-of-way of Rusk Street to the south right-of-way of 30th Street; being also the north line of Lot 1; thence North 88 degrees 03 minutes 28 seconds East 153.83 feet along the north line of Lot 1 to the northeast corner thereof; thence South 00 degrees 10 minutes 04 seconds East 123.10 feet along the east line of Lot 1, 2, and 3 to the southeast corner of said Lot 3; thence South 88 degrees 04 minutes 22 seconds West 130.95 feet along the south line of said Lot 3 to the Point of Beginning, containing 15,506 square feet, more or less.

SURVEYOR CERTIFICATION
This subdivision consists of 1 lot, numbered 1, all as shown on the within plat. The size of each lot and the widths of the streets and ditches are given in dimensions denoting feet and decimal parts thereof.

This plat is based on a reconnaissance survey of the above referenced Subject Property, performed by ABE Surveying Consultants, Inc., Project #17-1851, recorded as Instrument #2025-117450 in the Office of the Recorder of said County.

Witness my signature this 17th day of March, 2025.

A. E. BREWSTER, Professional Surveyor No. LS20200000
State of Indiana

I affirm, under the penalties of perjury, that I have taken reasonable care to reduce each Subdivision Number in this document, where required by law - A. E. Brewster

SOURCE OF TITLE: Inst. #2022-26258
Inst. #2022-117450
Inst. #2025-32446

REVISIONS	DATE	BY	REASON
1	03/17/25	ABE	Initial Survey
2	03/17/25	ABE	Final Survey
3	03/17/25	ABE	Final Survey
4	03/17/25	ABE	Final Survey
5	03/17/25	ABE	Final Survey
6	03/17/25	ABE	Final Survey
7	03/17/25	ABE	Final Survey
8	03/17/25	ABE	Final Survey
9	03/17/25	ABE	Final Survey
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97	03/17/25	ABE	Final Survey
98	03/17/25	ABE	Final Survey
99	03/17/25	ABE	Final Survey
100	03/17/25	ABE	Final Survey

ABE SURVEYING CONSULTANTS, INC.
301 NORTH 10TH AVENUE
INDIANAPOLIS, INDIANA 46202
(317) 644-1111
WWW.ABE-SURVEYING.COM

PHOTOS

2026PLT018: Photographs



Photo 1: View of subject site as seen from Ruckle Street

2026PLT018: Photographs



Photo 2: Looking south on Ruckle Street

2026PLT018: Photographs



Photo 3: Looking north on Ruckle Street at intersection with 30th Street

2026PLT018: Photographs



Photo 4: View of subject site from alley



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

July 8, 2026

Case Number: 2026PLT003

Property Address: 7340 East Edgewood Avenue & 5709 Five Points Road (*Approximate Addresses*)

Location: Franklin Township, Council District #25

Petitioner: Grand Communities, by Curtis Mucci

Zoning: D-4 (FF)

Request: Approval of a Subdivision Plat to be known as Ashford, subdividing 64.64 acres into 175 lots, with a partial sidewalk waiver along the portion of Edgewood Avenue to the west of Wildcat Run.

Waiver Requested: Partial Waiver of Sidewalk Requirement

Current Land Use: Residential / 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 June 25, 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 along Five Points Road and the portions of Edgewood Avenue to the east of Wildcat Run be affixed to the Final Plat prior to recording.
13. That the requested waiver of sidewalk requirements along the portion of Edgewood Avenue to the west of Wildcat Run be approved, and that a pedestrian connection between the new Ashford subdivision and existing sidewalk running along the western portion of Horn Creek in the Sapphire Ridge subdivision be provided.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This property is zoned D-4 (FF), and is comprised of two total lots: 7340 East Edgewood Avenue and 5709 Five Points Road. The lots comprise 64.64 acres in total, have frontage on both Five Points Road to the west and Edgewood to the south, and are improved with a single-family residence and accessory buildings on the northwestern portion of the site. Approval of this subdivision plat would create a new residential subdivision with 175 lots in total to allow for additional single-family residential development. The rezoning petition 2025ZON062 was approved to change the zoning designation to D-4, and the variance petition 2025VAR007 was approved to allow for lots with reduced lot widths of 68 feet and lot areas of 8500 square feet.

The proposed plat meets the standards of the zoning petitions, the D-4 zoning district and of the subdivision regulations, except for the partial sidewalk waiver requested (additional detail below).

STREETS

Approval of this plat would result in the extension of several existing streets. Wildcat Run currently exists to the north of the property and would extend further to the south through to Edgewood Avenue, and both Sunstone Road and Fire Opal Way would extend further north from the subdivision to the south. Additionally, the new street Ashford Woods Boulevard (accessed from Five Points Road to the west) and the new cul-de-sac Cypress Grove would be created by approval of the plat.

SIDEWALK WAIVER

Sidewalks are required and proposed along internal streets. Additionally, the petitioner has indicated the Final Plat will show the placement of required *external* sidewalks along Five Points and along the portion of Edgewood to the east of Wildcat Run. Per applicant Findings, installation of sidewalk to the west of Wildcat Run would be impossible along the frontage due to the existing bridge running over Horn Creek and a lack of street width or alternate placement options.



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Staff concurs that there are extreme topography challenges present that would justify approval of the requested waiver, and would note that the subdivision to the southwest (Sapphire Ridge) had sidewalk installed running north along the western portion of the creek and terminating at their northern property boundary (see photo 6 in Exhibits). On the condition that sidewalk be provided from Ashford to this sidewalk stub, staff recommends **approval** of the requested partial waiver to exempt the petitioner from installation of sidewalk between Wildcat Run and the property boundary to the west.

GENERAL INFORMATION

Existing Zoning	D-4 (FF)	
Existing Land Use	Residential / Undeveloped	
Comprehensive Plan	Suburban Neighborhood / Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-3	Residential
	South: D-P / D-A	Residential
	East: SU-2 / D-4	School / Residential
	West: D-P	Residential
Thoroughfare Plan		
Five Points Road	Primary Collector	134-foot existing and 80-foot proposed
Edgewood Avenue	Secondary Arterial	100-foot existing and 80-foot proposed
Petition Submittal Date	May 29, 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.	Sidewalk Waiver See Condition #13 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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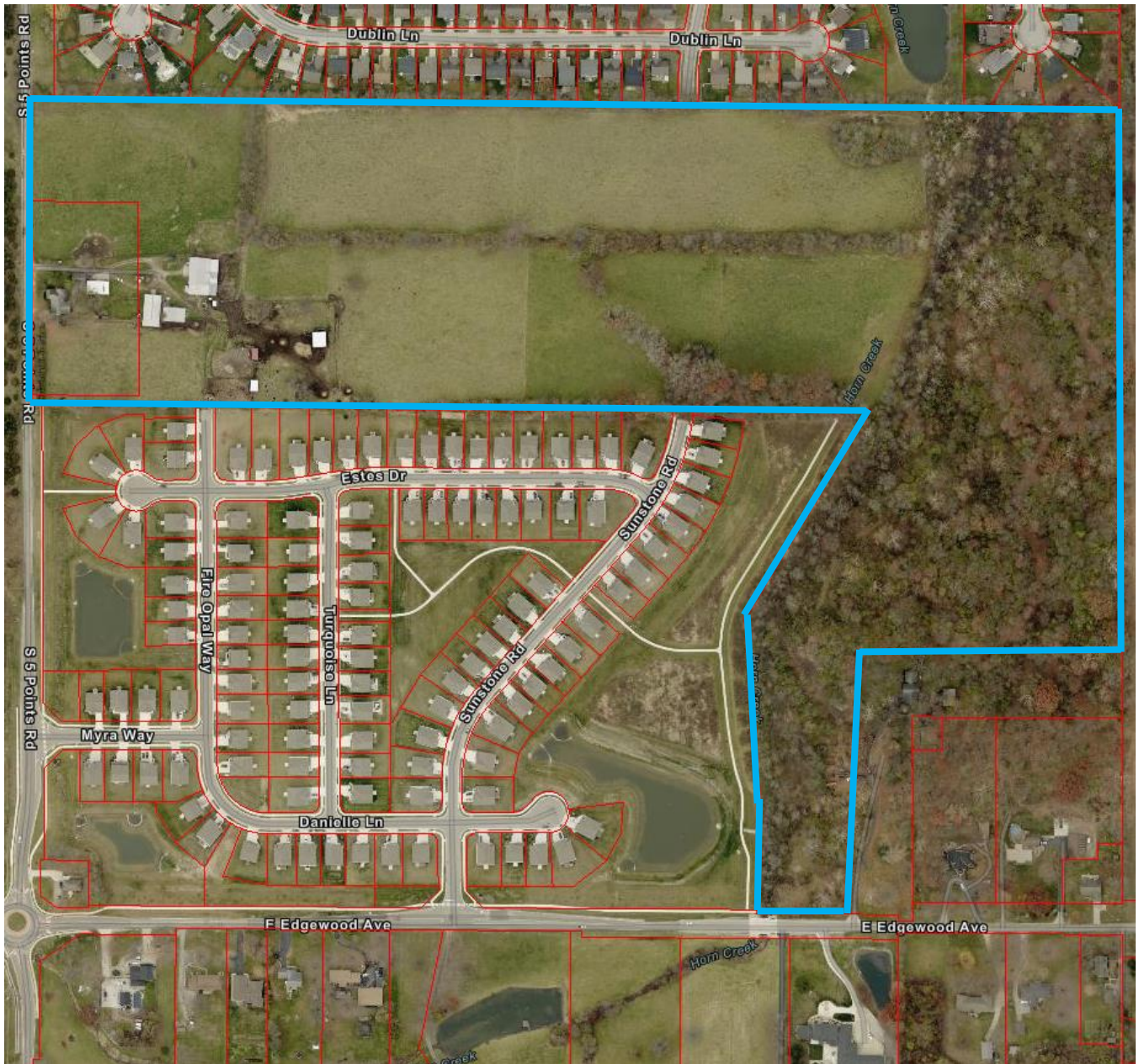
	741-303.B – Through Connectivity (Metro Context Area): - Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. - Permanently dead-ended streets and alleys, except 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>	Required
	741.306 – Sidewalks: <i>Sidewalks shall be provided along all internal and external streets.</i>	Sidewalk Waiver See Condition #13 above
	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

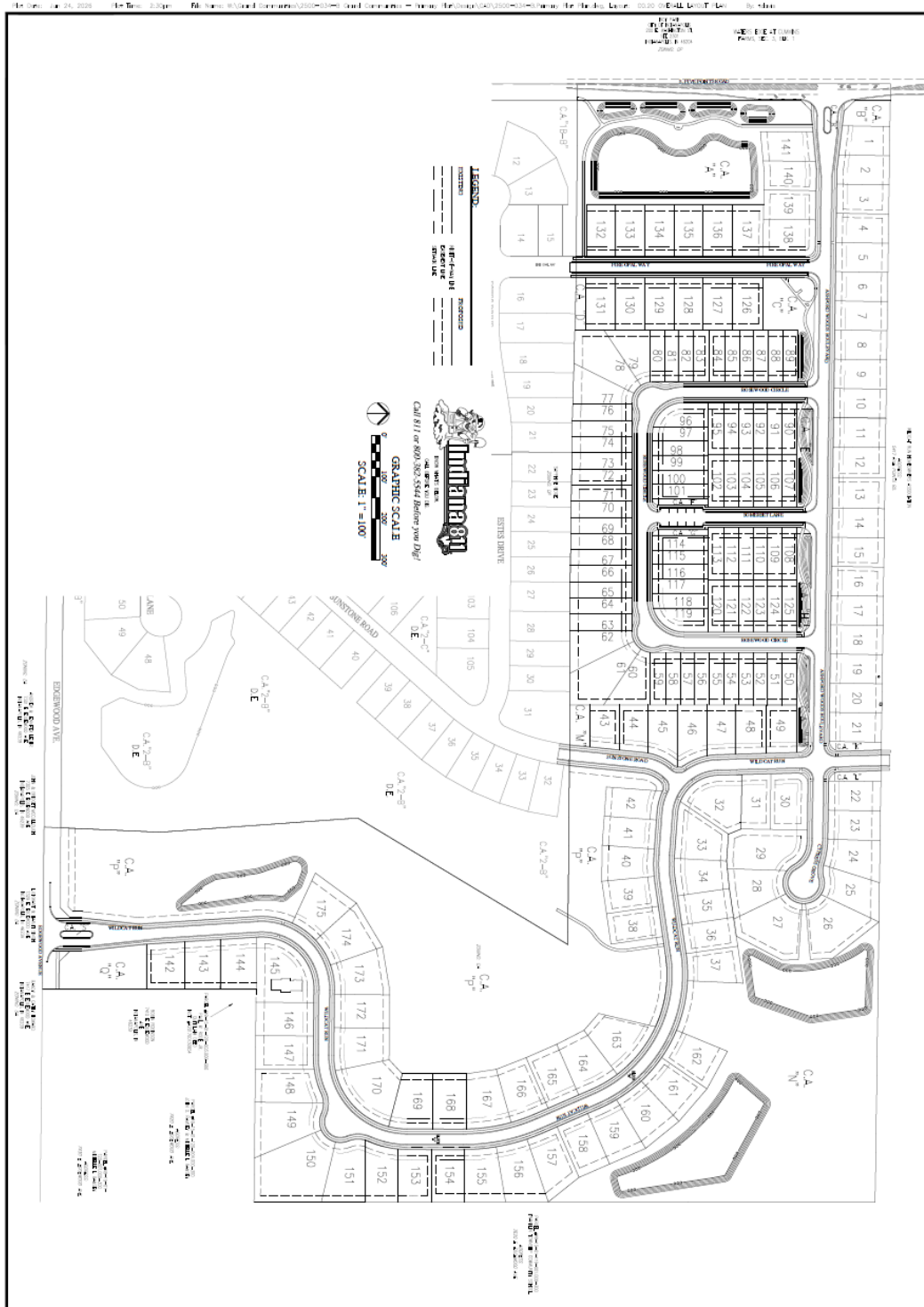
2026PLT029 ; Aerial Map



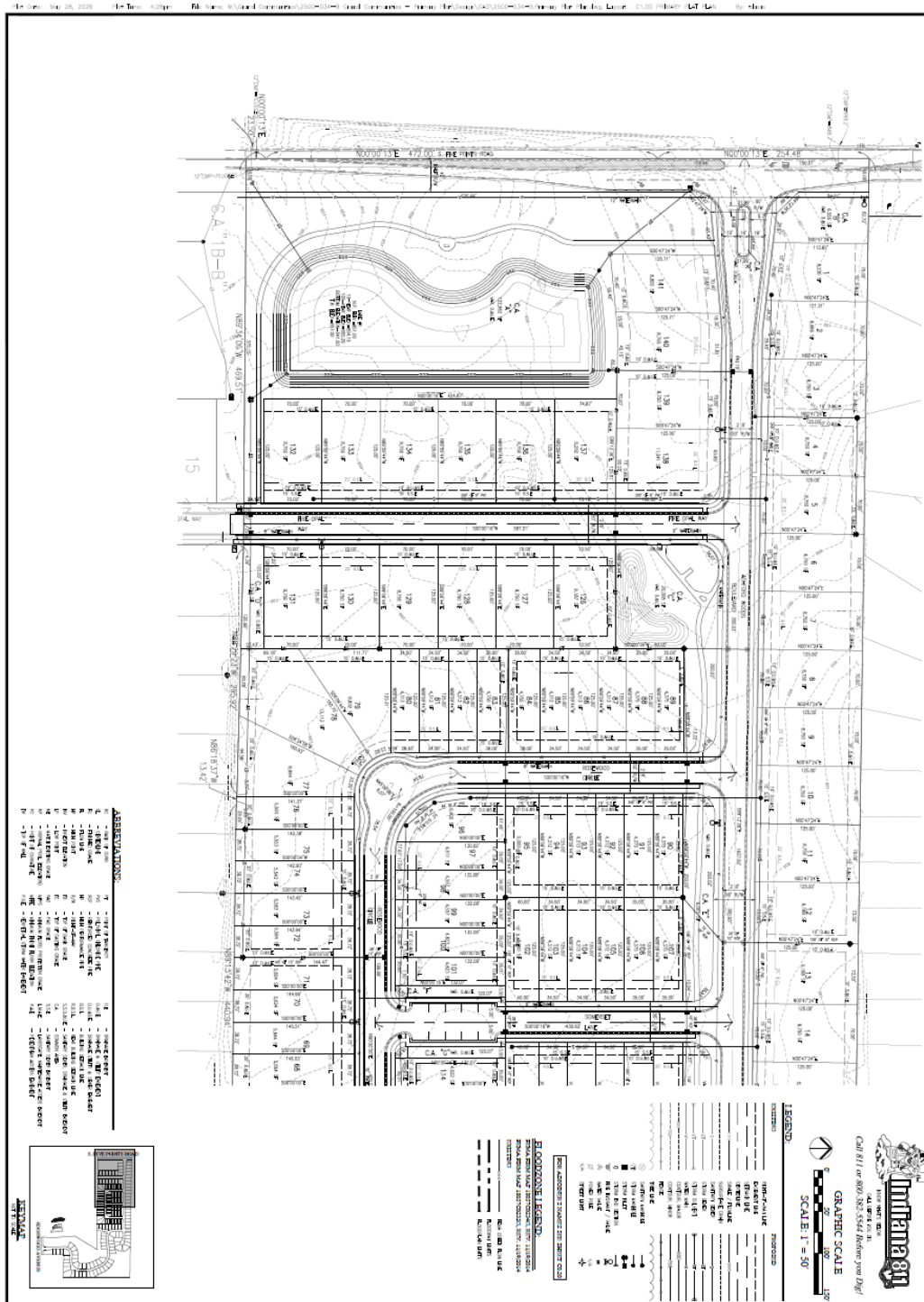


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2026PLT029 ; Overall Layout Plan



2026PLT029 ; Preliminary Plat (1 of 4)

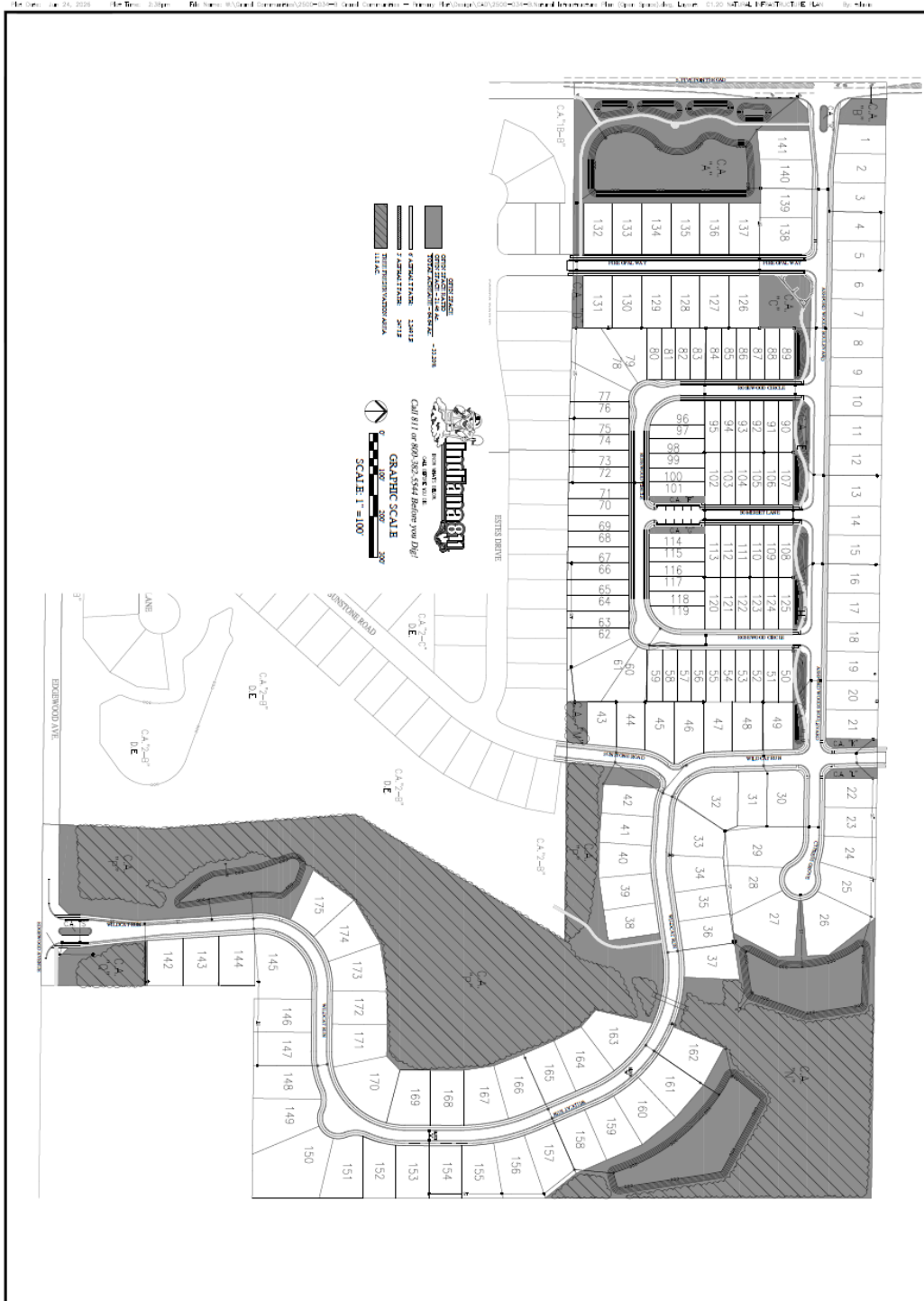


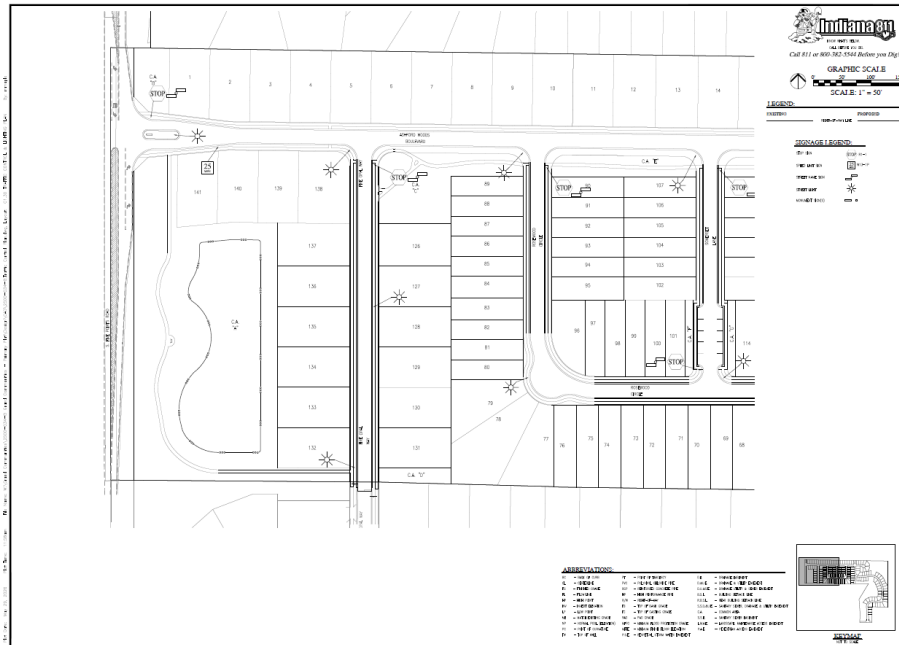
2026PLT029 ; Preliminary Plat (3 of 4)



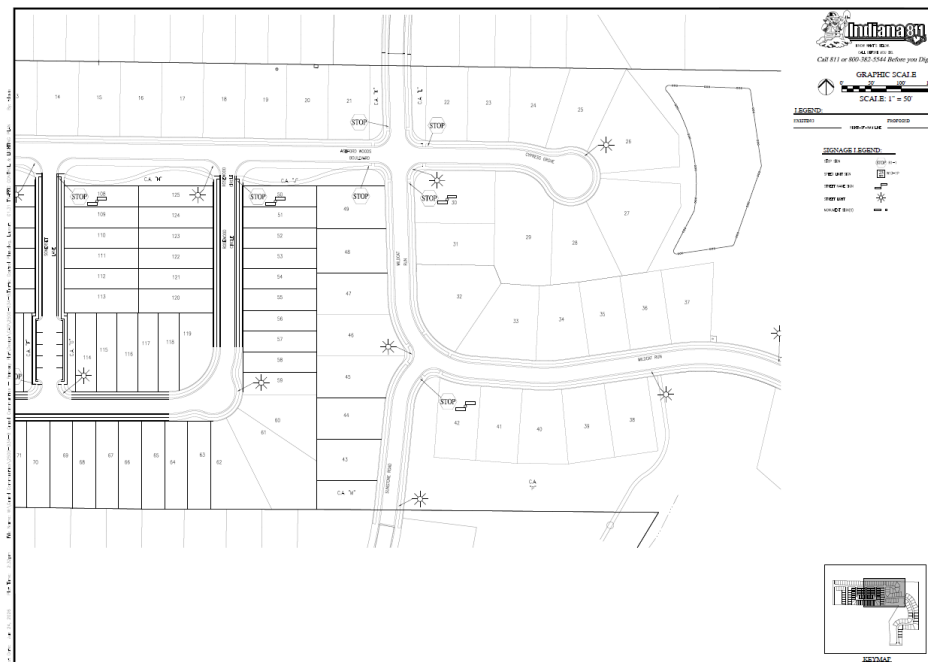


2026PLT029 ; Natural Infrastructure Plan

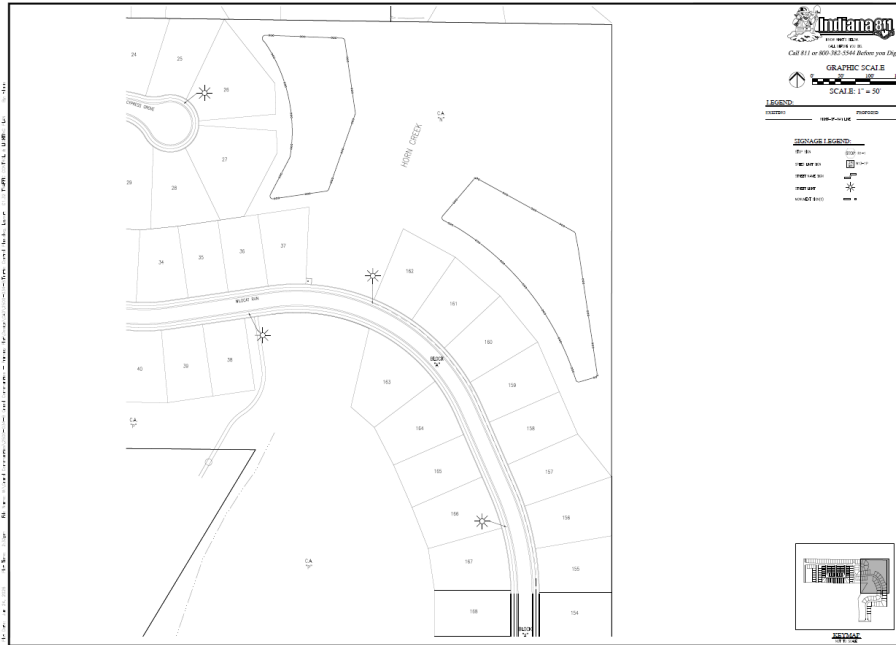




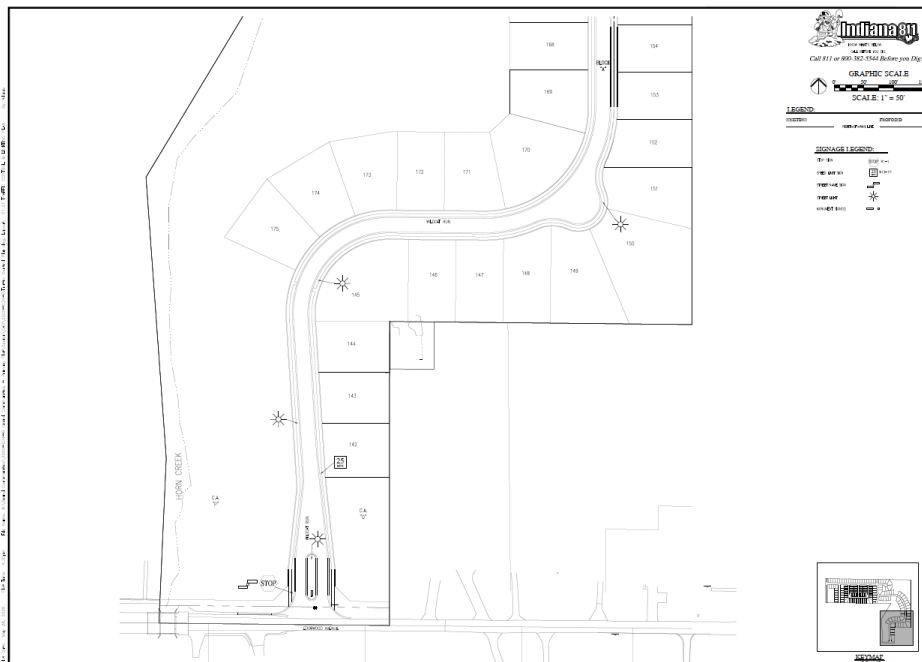
2026PLT029 ; Traffic Control Plan (2 of 4)



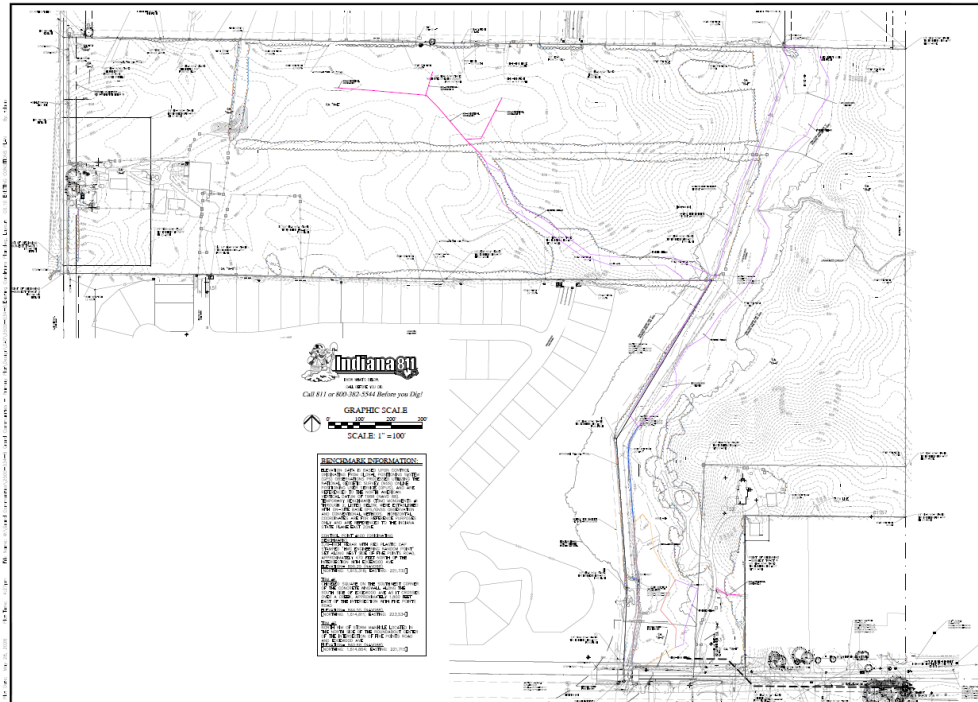
2026PLT029 ; Traffic Control Plan (3 of 4)



2026PLT029 ; Traffic Control Plan (4 of 4)



2026PLT029 ; Topography Plan



2026PLT029 ; 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 waiver will not be detrimental as there will still be sidewalks constructed throughout the internal development and where accessible along Five Points and Edgewood.

An additional connection will be made internally with Sapphire Ridge to the south to extend connectivity.

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 site is adjacent to an existing creek. The terrain and location adjacent to the road and bridge create a difficulty with crossing.

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 existing creek has elevation, floodplain, and wetland areas that create an obstruction for a crossing.

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:

An internal sidewalk network is planned for the development that would connect the sidewalks from Five Points all the way to the east side of the entrance at Edgewood.

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 waiver for sidewalks shall not impact other ordinances.

2026PLT029 ; Photographs



Photo 1: Subject Site Viewed from Five Points to West (May 2025)



Photo 2: Subject Site Viewed from Edgewood to South (May 2025)

2026PLT029 ; Photographs (continued)



Photo 3: Horn Creek Bridge Viewed from West



Photo 4: Edgewood Frontage Past Horn Creek Bridge

2026PLT029 ; Photographs (continued)



Photo 5: Horn Creek Bridge Viewed from East



Photo 6: Sidewalk Connection Along Horn Creek to West of Subject Site



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PLAT COMMITTEE

July 8, 2026

Case Number:	2026-PLT-031
Property Address:	9535 Memorial Park Drive (<i>Approximate Address</i>)
Location:	Lawrence Township, City of Lawrence, Council District # 10
Petitioner:	Fort Harrison Reuse Authority, by Shawn Donaldson
Zoning:	D-P
Request:	Approval of a Subdivision Plat, to be known as The Overlook at Fort Ben, subdividing 9.43 acres into four lots.
Waiver Requested:	None
Current Land Use:	Surface parking lot and undeveloped
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 April 30, 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 City of Lawrence, Sanitation Section.
3. Subject to the Standards and Specifications of the City of Lawrence, Drainage Section.
4. Subject to the Standards and Specifications of the City of Lawrence, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That amended plat shall be submitted and include access easements for Lots 2 and 3, prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P and consists of one lot and part of a second lot. The partial lot is improved with a surface parking lot. The complete lot is undeveloped. The subject site was part of a large rezoning petition in 1997 (97-Z-3), which provided a development plan for the former Fort Benjamin Harrison, which was a US Army post and closed in 1995.

This proposed plat would plat the subject site into four lots for future development. Lot 1 would contain 3.75 acres, lot 2 would contain 2.87 acres, lot 3 would contain 0.98-acre, and lot 4 would contain 1.64 acres. It should be noted that a vacation petition has been submitted along with this plat petition which would vacate Brooks Boulevard from Memorial Park Drive, south to 56th Street. The proposed plat generally meets the standards of the D-P zoning classification for development.

STREETS

Lots 1 and 4 front Memorial Park Drive. Access to lots 2 and 3 are not noted on the plat. Access easements are required to be included on the plat, prior to recording.

SIDEWALKS

Sidewalks do not exist along Memorial Park Drive. Sidewalks are required.

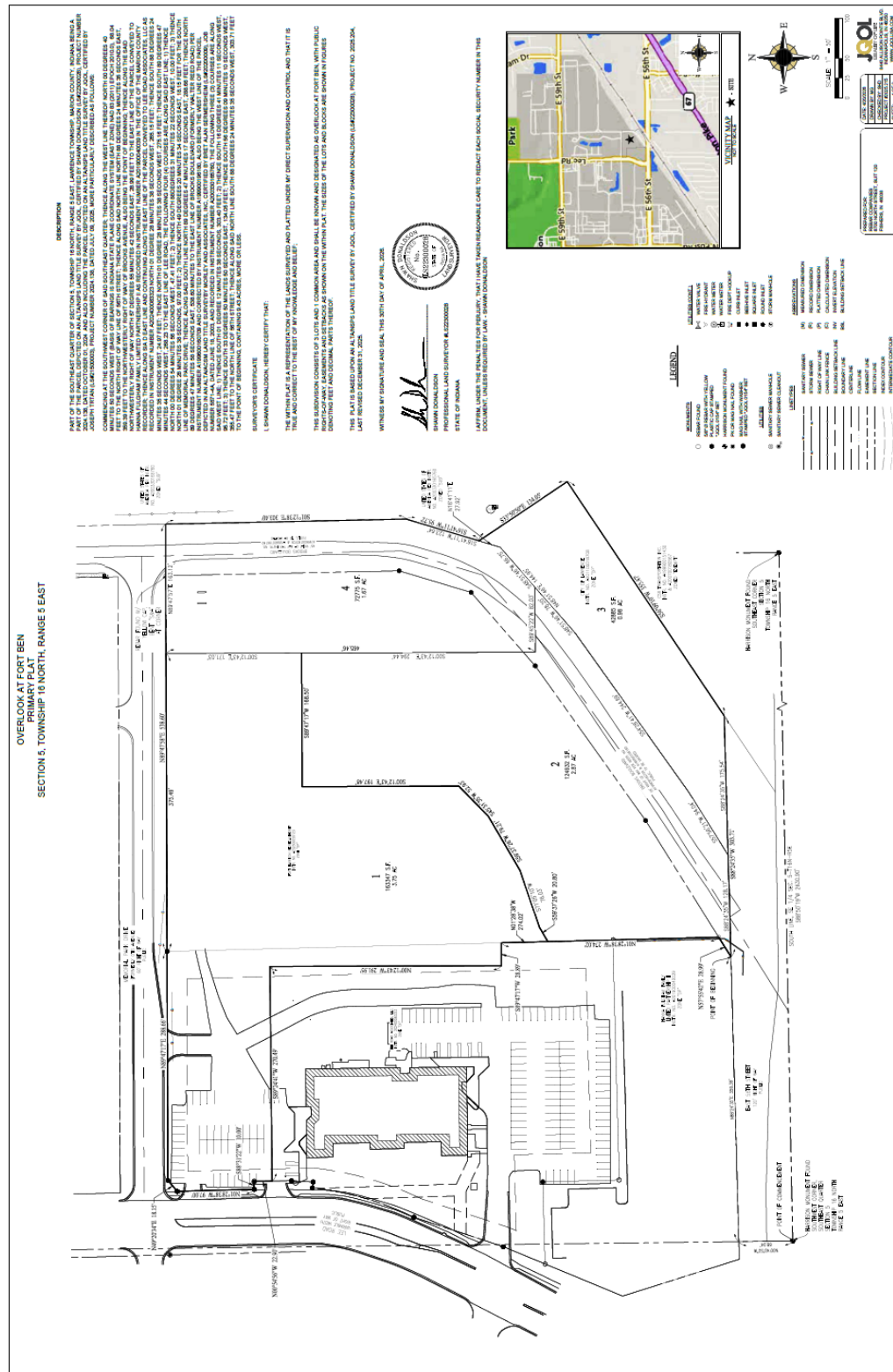
GENERAL INFORMATION

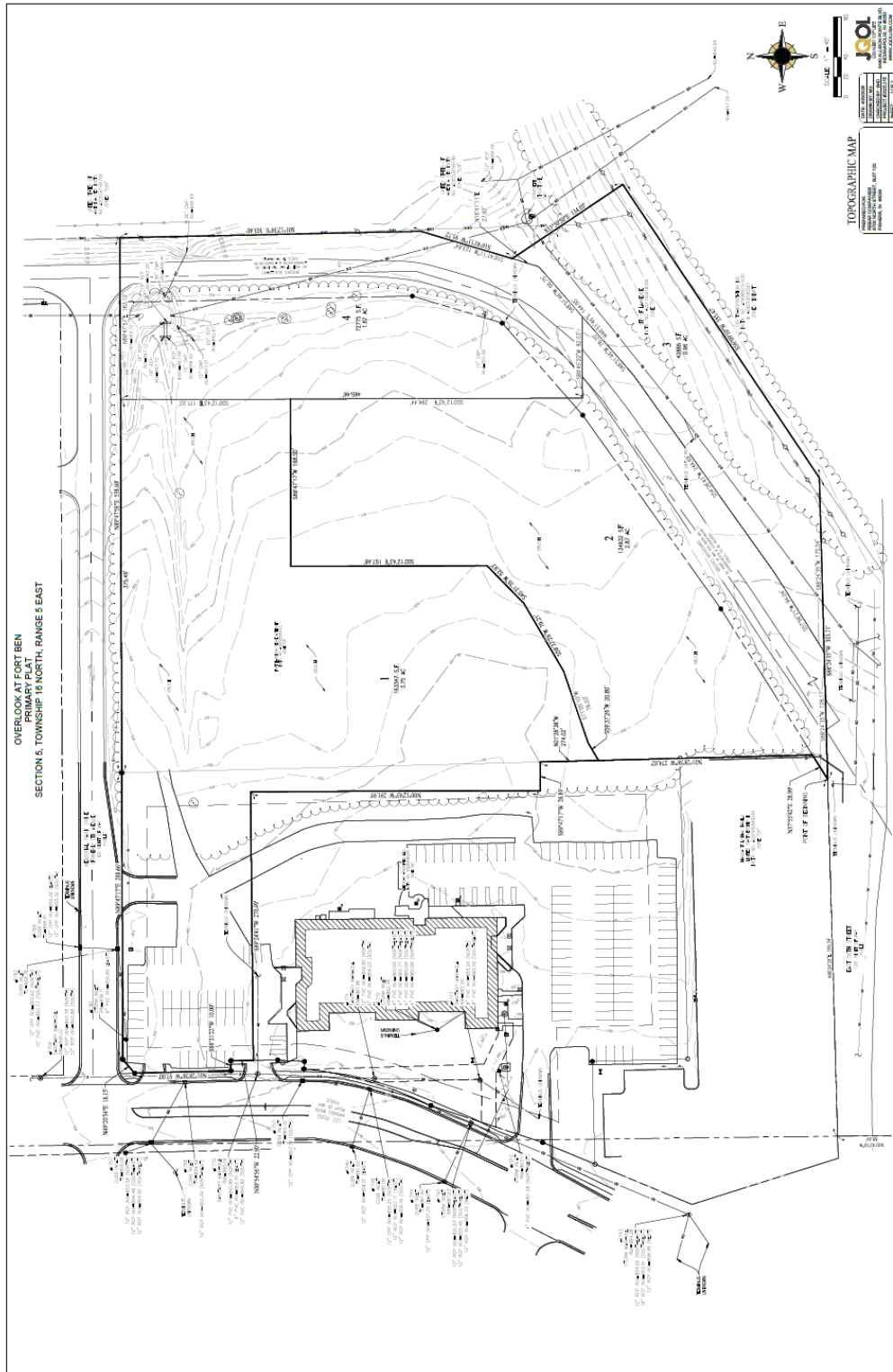
Existing Zoning	D-P	
Existing Land Use	Surface parking and undeveloped	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Industrial
South:	D-P	56 th Street overpass / railroad track
East:	D-P	Undeveloped
West:	D-P	Offices
Thoroughfare Plan		
56 th Street	Primary arterial	102 feet existing and proposed
Lee Road	Primary arterial	80 feet existing proposed
Petition Submittal Date	April 30, 2026	

EXHIBITS



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PHOTOS



Subject site from Memorial Park Drive



Subject site from Brooks Boulevard



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PLAT COMMITTEE

July 8, 2026

Case Number: 2026-PLT-033
Address: 10029 East 30th Street (approximate address)
Location: Warren Township, Council District #15
Zoning: SU-1 / C-3 / C-4
Petitioner: Sherwood Hills Baptist Church, by David Price
Request: Approval of a Subdivision Plat to be known as Sherwood Hills Replat, subdividing 3.1 acres into two lots.
Waiver Requested: None
Current Land Use: Religious Use, with an accessory structure and accessory parking lot.
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 1, 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

The majority of the site is zoned SU-1. A small portion of the western edge of the site is zoned C-3 and C-4. This zoning does not follow the parcel line and is an overlap from the adjacent parcels to the west and only affects Lot One.

The site is developed with a religious use, an accessory structure and an accessory parking lot. The proposed Plat would subdivide the property into two (2) lots: Lot One would be 1.642 acres and is developed with the existing buildings and the accessory parking lot. Lot Two would be 2.017 acres and is undeveloped. The proposed plat meets the standards of the SU-1 zoning classification.

STREETS

Lot One would front on East 30th Street to the north. Lot Two would front on East 30th Street to the north. No new streets are proposed as part of this petition.

SIDEWALKS

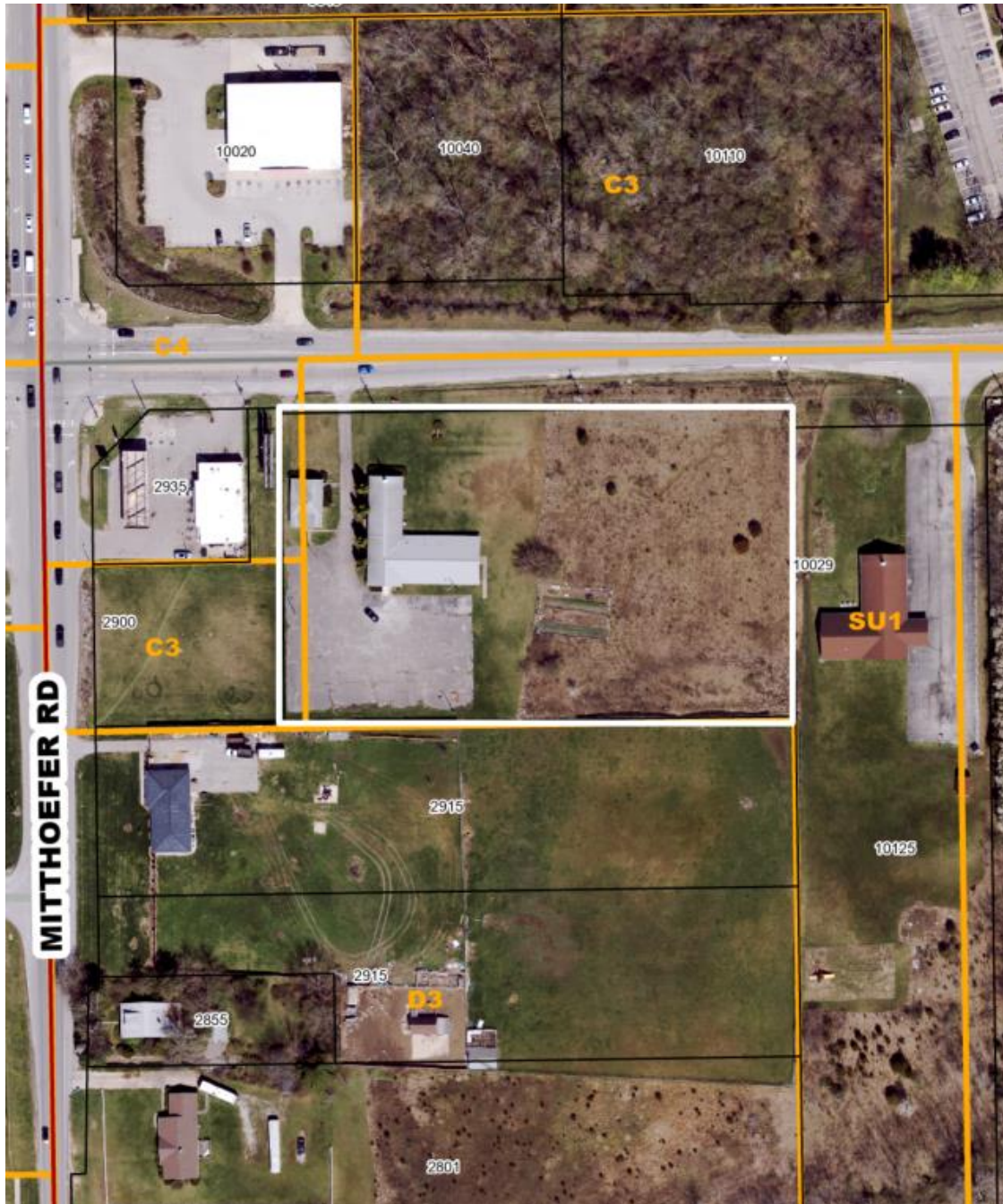
Sidewalks do not exist along this portion of East 30th Street.

GENERAL INFORMATION

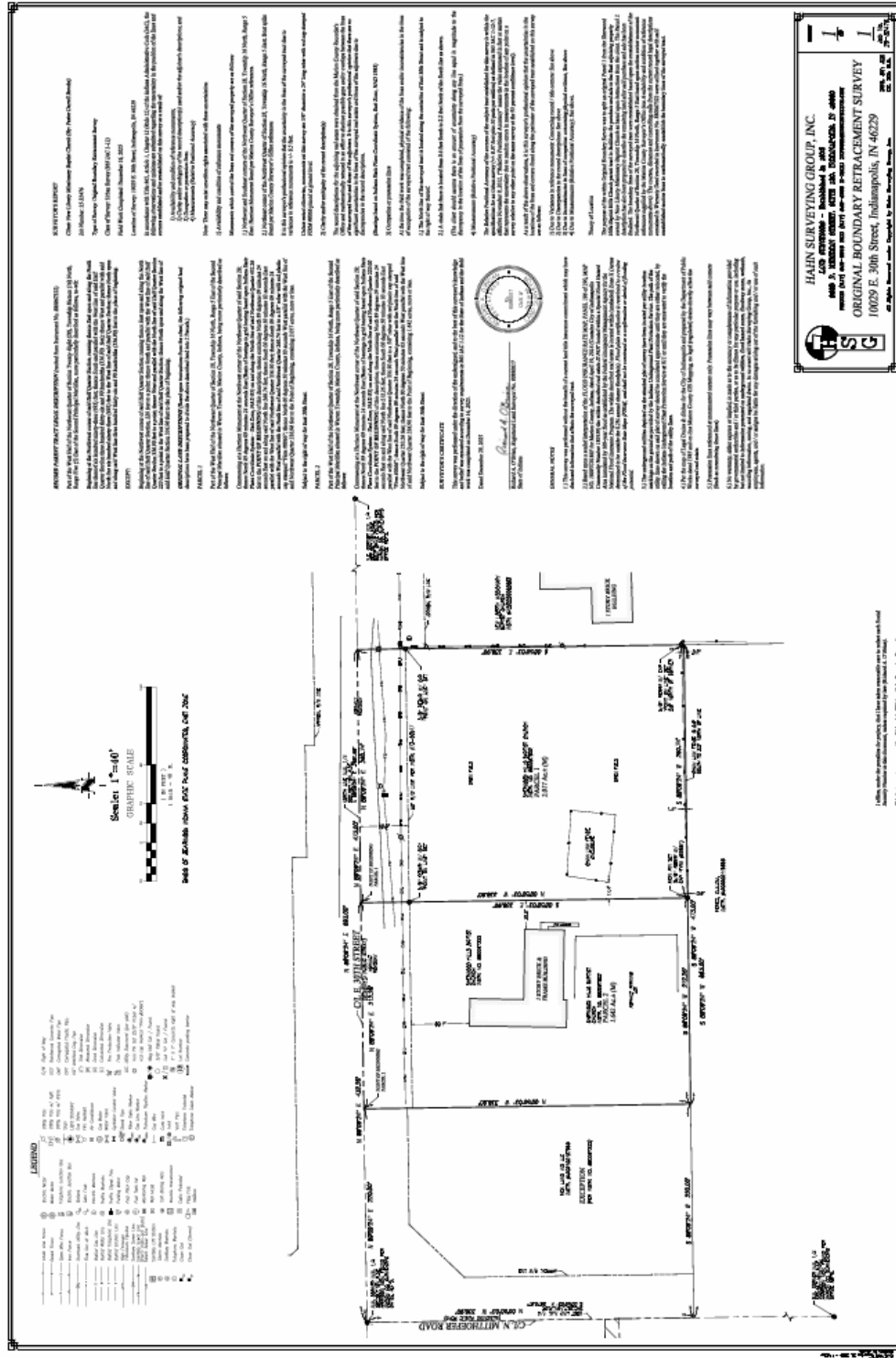
Existing Zoning	SU-1 / C-3 / C-4	
Existing Land Use	Religious Use / Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3	Undeveloped
South:	D-3	Single-Family Dwellings
East:	D-7	Religious Use
West:	C-3 / C-4	Community Commercial / Undeveloped
Thoroughfare Plan		
East 30 th Street	Secondary Arterial	95-foot existing and proposed right-of-way
Petition Submittal Date	June 1, 2026	

EXHIBITS

2026-PLT-033; Aerial Map



2026-PLT-033; Proposed Plat



PHOTOS



Lot 1, looking south from East 30th Street



Lot 2 looking south from East 30th Street



Adjacent religious use to the east, looking south.



Adjacent commercial use to the west, looking south.



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PLAT COMMITTEE

July 8, 2026

Case Number:	2026-VAC-005
Property Address:	2607 West 78 th Street (<i>Approximate Address</i>)
Location:	Pike Township, Council District #1
Petitioner:	Apex Realty Augusta LLC & ATC Watertown LLC, by David Retherford
Request:	Vacation of a portion of Onyx Avenue, being a maximum of 40 feet in width, beginning at the south right-of-way line of 78 th Street, south 103.86 feet to a point, with a waiver of the assessment of benefits.
Waiver Requested:	Assessment of Benefits
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation be **approved**. Staff also supports the **waiver of the Assessment of Benefits** and recommends **approval**.

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the Assessment of Benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2026-VAC-005; and that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

Approval of this request would allow for the vacation of 103.86 feet of Onyx Street located between a portion of 78th Street that is currently unimproved and a 50.5-acre parcel containing a telecommunications tower. The 40-foot right-of-way is currently and historically unimproved, and was originally platted almost a century ago (most recent replat was in 2024). Surrounding lots are also unimproved but are planned for residential development, with eight variances approved in 2024 to allow for lots with deficient size setbacks (among other development standards unrelated to platting).

Findings of Fact provided by the applicant indicate that partial vacation of the street would remove the need for maintenance from the City, would allow for placement of storm drainage retention in this area, and that residential development to the south of the property requiring a 'stub' connection would be unlikely. Staff would note that even if the large telecommunications tower parcel to the south was developed residentially, frontage access from both the east and west would exist.



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Additionally, staff would note that no dead-end street or negative impact on public circulation would be created given (a) that the planned 78th Street extension running east-west to the north of the proposed vacation area would terminate in a cul-de-sac and (b) that the unimproved portion of Onyx Avenue between 78th and 79th Street would remain in place allowing for potential access and interruption of the long cul-de-sac. For these reasons, staff finds that the vacation would be in the public interest and recommends **approval** of the request.

PROCEDURE

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

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

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

ASSESSMENT OF BENEFITS

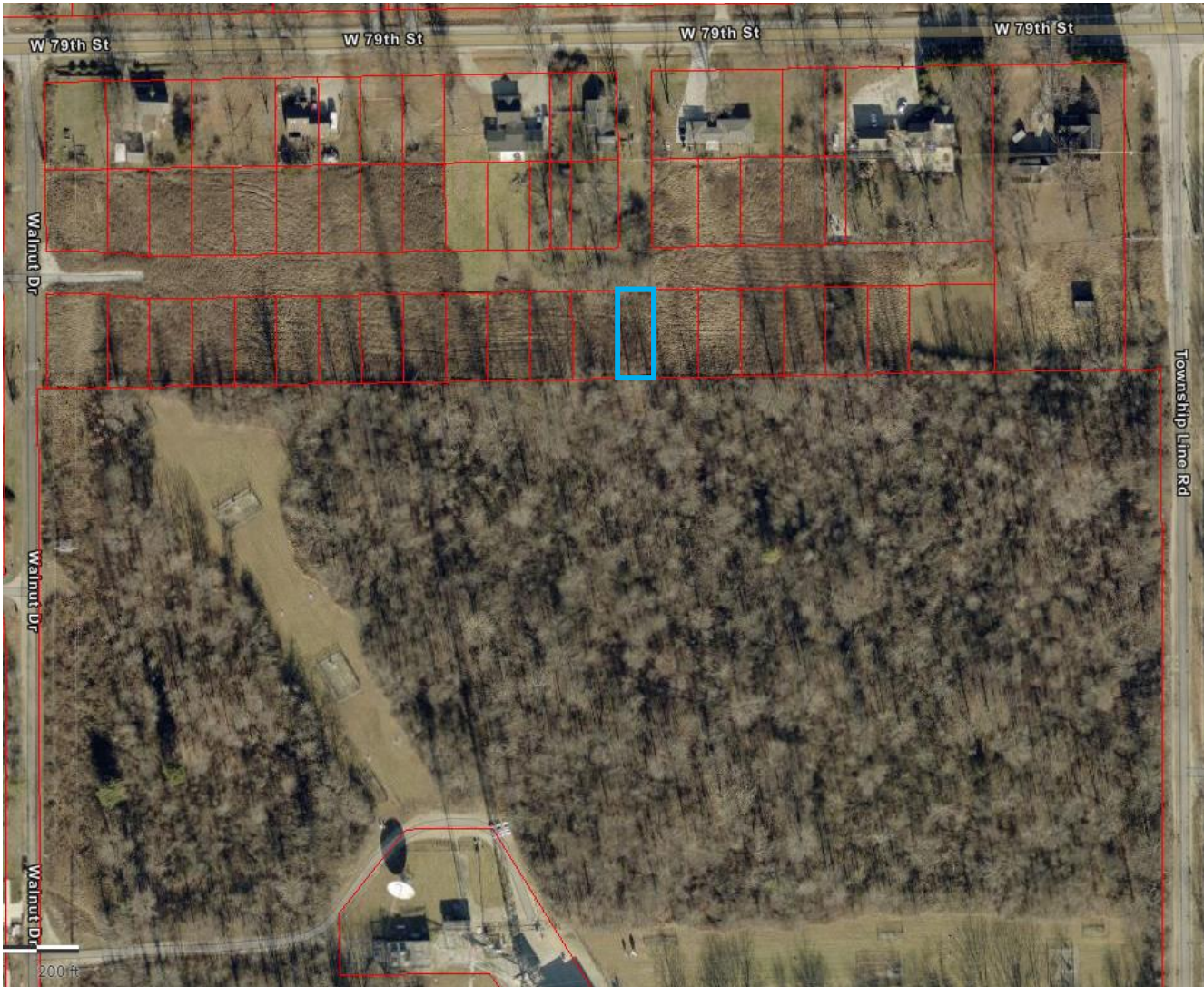
The petitioner has requested a waiver of the Assessment of Benefits. Approval of waivers of this nature would be appropriate in instances when an right-of-way has not previously been improved by the City. This portion of Onyx Street is currently unimproved, and previous aerial photography does not appear to imply any past improvements either. Given this context, staff recommends **approval** of the waiver.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Undeveloped
South:	SU-35	Telecommunications Tower
East:	D-5	Undeveloped
West:	D-5	Undeveloped
Thoroughfare Plan		
Onyx Street	Local Street	40-foot existing and 50-feet proposed
78 th Street	Local Street	50-foot existing and 50-feet proposed

EXHIBITS

2026VAC005 ; Aerial Map



2026VAC005 ; Exhibits



The area to be vacated has not been improved, and was originally dedicated upon the recordation of the Plat for the Augusta Heights/Park subdivision over 100 years ago. This portion of the subdivision was never developed, and now that it is planned for development, installing the proposed stub street would require that the City maintain a stub street which provides no public or private benefit. Most importantly, the vacation of this small are of unimproved right of way permits the proposed storm drainage retention pond to be located in the best location available to provide compliance with the applicable drainage ordinances; and upon completion that pond will become part of the City's drainage system which benefits the public and the residents in this area. The abutting properties to the East and West are the Petitioner, who has also signed a consent to such vacation. The abutting property to the South has also signed the Petition as an owner, and signed a consent documenting that the installation of the stub street would provide no benefit to that property, which is proposed for industrial development, and has existing access to improved public right of way along both its east and west property lines.

PHOTOS



Photo 1: Subject ROW Viewed from North



Photo 2: Adjacent ROW Viewed from South



Photo 3: Extension of 78th Street Viewed from Walnut to West



Photo 4: Existing 78th Street Viewed from Walnut to East



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

July 8, 2026

Case Number:	2026-VAC-006
Property Address:	9535 Memorial Park Drive <i>Approximate Address</i>)
Location:	Lawrence Township, City of Lawrence, Council District #10
Petitioner:	Fort Harrison Reuse Authority, by Shawn Donaldson
Request:	Vacation of an irregular portion of Brooks Boulevard, being 65 feet in width, beginning at the south right-of-way line of Memorial Park Drive, south 955 feet, to the north right-of-way line of 56th Street.
Waiver Requested:	Assessment of Benefits
Current Land Use:	Public street
Staff Reviewer:	Jeffrey York, Manager

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**. The applicant is a governmental unit, established by State Law, therefore the waiver of the assessment of benefits is automatic.

RECOMMENDED MOTION: 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-006; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

This request would vacate Brooks Boulevard, a dead-end public street, from Memorial Park Drive, south to the East 56th Street right-of-way. 56th Street in this location is elevated over railroad tracks. The vacation would provide that the right-of-way be incorporated into proposed lots in a related plat petition, 2026-PLT-031.

Staff finds that the vacation would be in the public interest due to the elimination of a dead-end street.

PROCEDURE

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



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ASSESSMENT OF BENEFITS

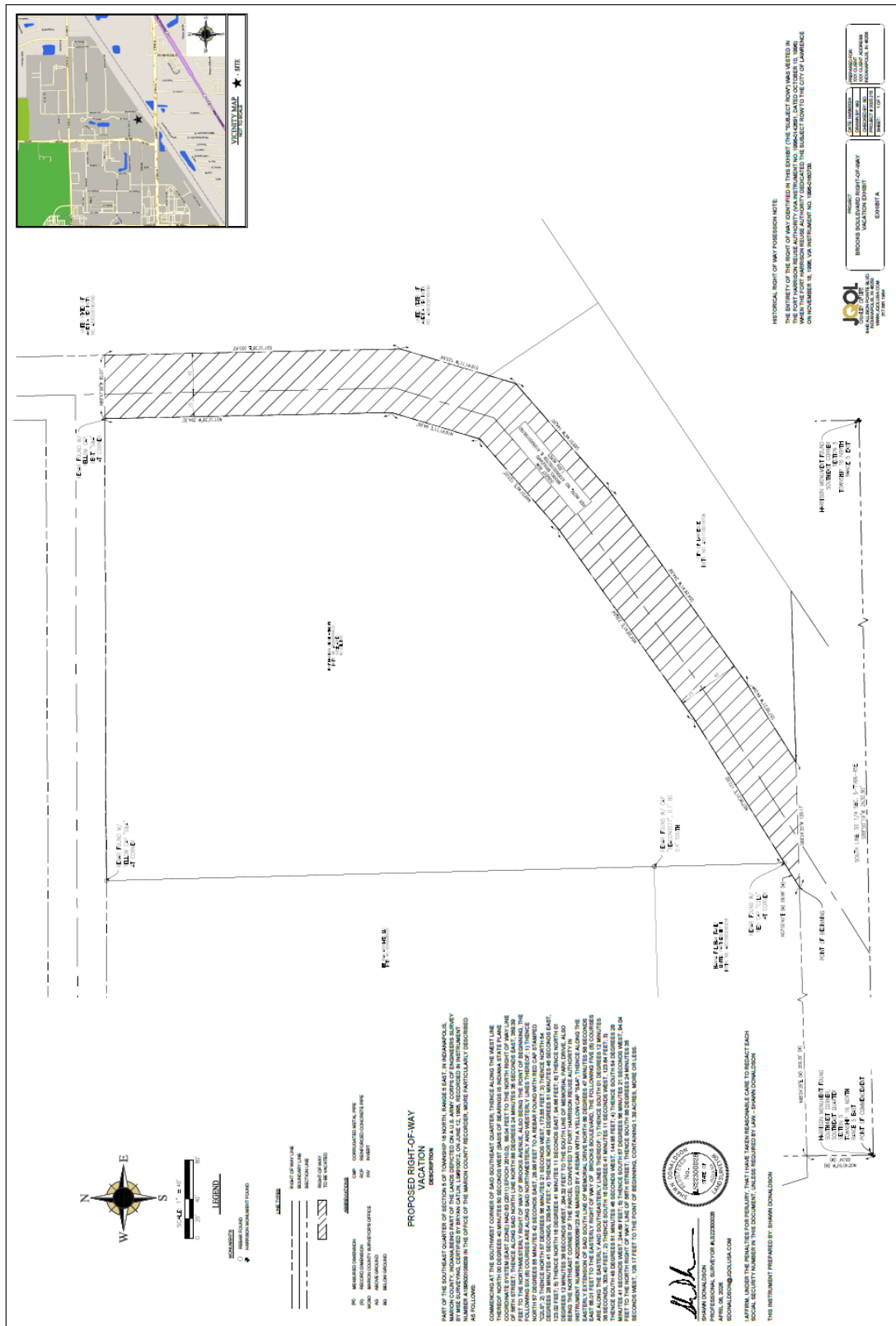
The petitioner is Fort Harrison Reuse Authority, which was established by State Law through IC 36-7-30 and is a governmental unit. The Plat Committee Rules of Procedure provides that governmental agencies are exempt from the typically required assessment of benefits.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Surface parking and undeveloped	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Industrial
South:	D-P	56 th Street overpass / railroad track
East:	D-P	Undeveloped
West:	D-P	Offices
Thoroughfare Plan		
56 th Street	Primary arterial	102 feet existing and proposed
Lee Road	Primary arterial	80 feet existing proposed
Petition Submittal Date	April 30, 2026	

EXHIBITS







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

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

FINDINGS OF FACT

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

The current portion of Brooks Blvd. in consideration for this vacation is largely unused by the general public. This portion of the road only provides access to some existing storm structures. The proposed development re-purposes the land for not only the current planned development, but future development of the southeast portion of the proposed plat encompassed by Lot 3. These lands have not been developed since being transferred to the Fort Harrison Re-use Authority. The proposed vacation promotes the development of the surrounding land and potential to increase property values.

PHOTOS



Brooks Boulevard from Memorial Park Drive



Brooks Boulevard at the south end of the street