



Metropolitan Development Commission Plat Committee (June 11, 2025) Meeting Agenda

Meeting Details

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

Date: Wednesday, June 11, 2025

Time: 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 1. 2025-PLT-014 | 2749 North Temple Avenue**
Center Township, Council District #8, zoned D-8
Kaneesha Henson, by Stephanie Fall

Approval of a Subdivision Plat to be known as Henson's Elmwood Replat, dividing 0.256-acre into two lots.

- 2. 2025-PLT-023 | 4721 East 33rd Street**
Center Township, Council District #8, zoned D-5
Habitat for Humanity of Greater Indianapolis, by Christopher Barnett

Approval of a Subdivision Plat to be known as 3200 Arthington Replat, subdividing 0.52-acre (proposed vacation area) into four lots, with a waiver of the block length at 628 feet along 32nd Street and 33rd Street (maximum 550 feet required), and a waiver to provide for above-ground utilities (underground utilities required), and, with a vacation of the 3200 Block of Arthington Street, being 86 feet in width, from the north right-of-way line of 32nd Street, 263.58 feet north, to the south right-of-way line of 33rd Street, with a waiver of the assessment of benefits.

- 3. 2025-PLT-024 | 418 Eastern Avenue**
Center Township, Council District #13, zoned D-5
Lazarus Development, LLC, by John Cross and Paul Carroll

Approval of a Subdivision Plat to be known as Replat of Lot 135 in A. M. Ogle et. al. East Park Addition, subdividing 0.10-acre into two, single-family attached lots.

4. 2025-PLT-025 | 537 West 29th Street

Center Township, Council District #12, zoned D-5
Lazarus Development, LLC, by John Cross and Paul Carroll

Approval of a Subdivision Plat to be known as Replat of Lot 145 in Eliza T. Edwards' Northwestern Park Addition, subdividing 0.12-acre into two, single-family attached lots.

5. 2025-PLT-026 | 1312 North Dearborn Street

Center Township, Council District #13, zoned D-5
Lazarus Development, LLC, by John Cross and Paul Carroll

Approval of a Subdivision Plat to be known as Replat of Lot 1 in Square 9 in Fletcher's South Brookside Addition, subdividing 0.18-acre into two, single-family attached lots.

6. 2025-PLT-027 | 1711 North Campbell Avenue AKA 1714 North Arlington Avenue

Warren Township, Council District #14, zoned D-5
Habitat for Humanity of Greater Indianapolis, by Christopher Barnett

Approval of a Subdivision Plat to be known as Replat of Part of Lot 63 in Arlington Heights, Third Section, subdividing 0.359-acre into two lots.

7. 2025-PLT-028 | 1962 North Graham Avenue

Warren Township, Council District #14, zoned D-5
Habitat for Humanity of Greater Indianapolis, by Christopher Barnett

Approval of a Subdivision Plat to be known as Replat of Part of Lot 24 in Arlington Heights Subdivision, subdividing 0.371-acre into two lots.

8. 2025-PLT-029 | 2932 Central Avenue

Center Township, Council District #12, zoned C-1 (D-8 pending)
College Flats, LLC, by Eric Armstrong

Approval of a Subdivision Plat to be known as College Flats Subdivision, dividing 0.15-acre into two lots.

9. 2025-PLT-032 | 10214 East McGregor Road

Franklin Township, Council District #25, zoned D-A (FF) (FW)
Judith A. Stenger, by Andrew Barkocy

Approval of a Subdivision Plat to be known as Belle Terre Estates Subdivision, subdividing 82.27 acres into one lot and two blocks.

10. 2025-PLT-033 | 8047 Mooresville Road

Decatur Township, Council District #21, zoned D-A
Kenneth D. Bartlett Living Trust, by Andrew Barkocy

Approval of a Subdivision Plat to be known as Bartlett's Camby Estates, subdividing 37.69 acres into two lots.

11. 2025-VAC-005 | 5713 Philadelphia Court

Pike Township, Council District #6
Taru Patel, by Steve Moed

Vacation of the platted 20-foot rear setback of Lot 10 in Liberty Creek, Section Eight Subdivision, as per plat thereof, recorded as Instrument No. 860023323, in the Office of the Recorder of Marion County, Indiana.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 2025-PLT-030 | 8315 Center Run Road

Lawrence Township, Council District #4, zoned C-4 (FF)
Sunbeam Development Corporation, by Max Mouser

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

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.



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

PLAT COMMITTEE

June 11th, 2025

Case Number: 2025-PLT-014
Property Address: 2749 North Temple Avenue (Approximate Address)
Location: Center Township, Council District #8
Petitioner: Kaneesha Henson, by Stephanie Fall
Zoning: D-8
Request: Approval of a Subdivision Plat to be known as Henson's Elmwood Replat, dividing 0.256-acre into two lots.
Waiver Requested: N/A
Current Land Use: Residential
Staff Reviewer: Kiya Mullins, Associate 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 April 25th, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. 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 0.256-acre in a D-8 zoning district. If approved, this plat petition will split the existing parcel into two (2) parcels.

STREETS

There are no current plans to affect Temple Avenue or 28th Street.

SIDEWALKS

There are no current plans to affect the sidewalk off of Temple Avenue or 28th Street.

PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. The new constructions, when built on these newly created parcels, will be required to meet all development standards of the D-8 Walkable Neighborhood Dwelling District, including, but not limited to, setbacks, minimum open space, use standards, and frontages.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Traditional Neighborhood
South:	D-8	Traditional Neighborhood
East:	D-8	Traditional Neighborhood
West:	D-8	Traditional Neighborhood
Thoroughfare Plan		
Temple Avenue	Local Street	50 feet of right-of-way existing and 48 feet proposed.
28 th Street	Local Street	50 feet of right-of-way existing and 48 feet proposed.
Petition Submittal Date	April 25 th 2025	

EXHIBITS

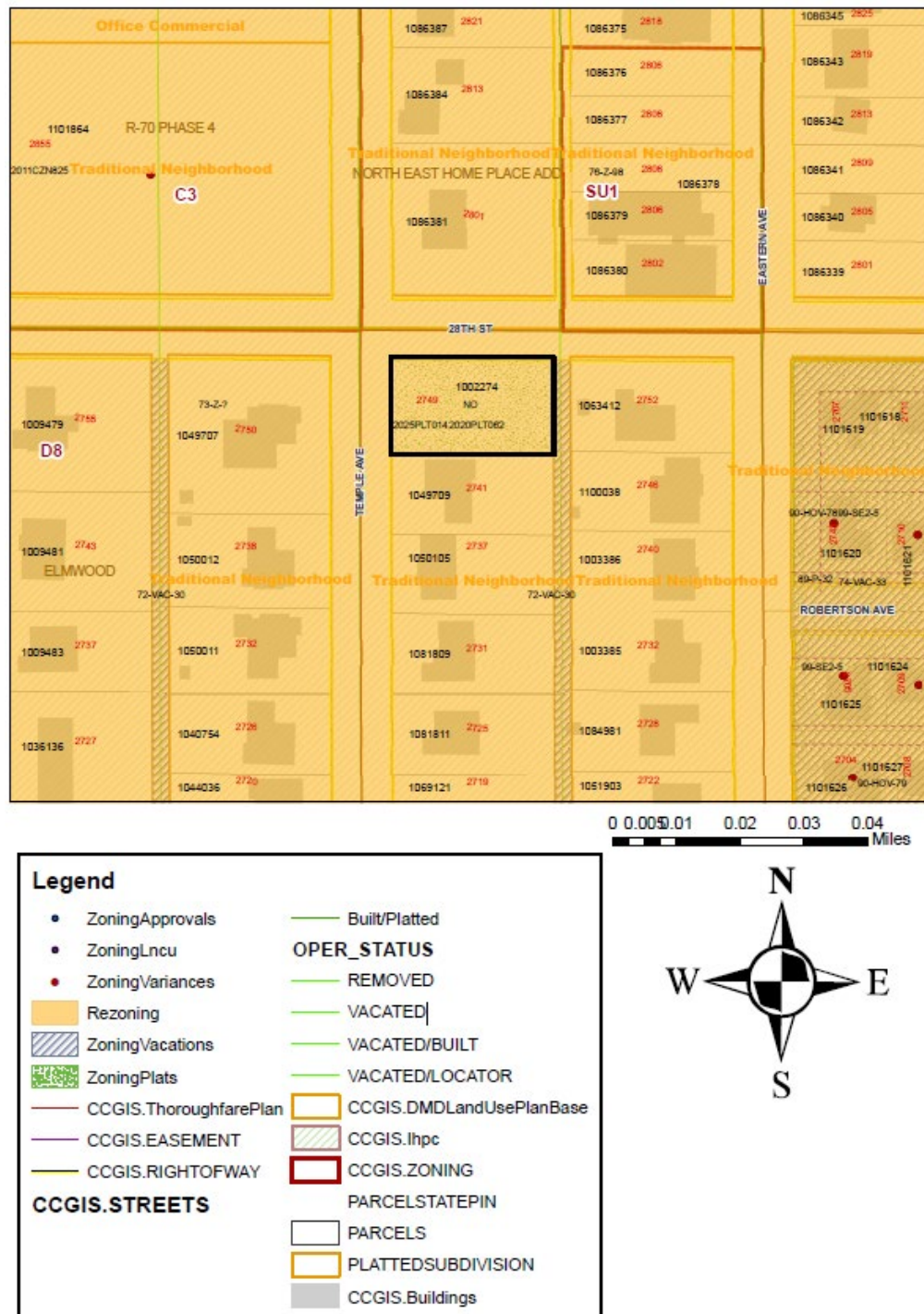


Exhibit 1: ArcGIS map of the subject site and surrounding area.



Exhibit 2: Aerial of the subject site.

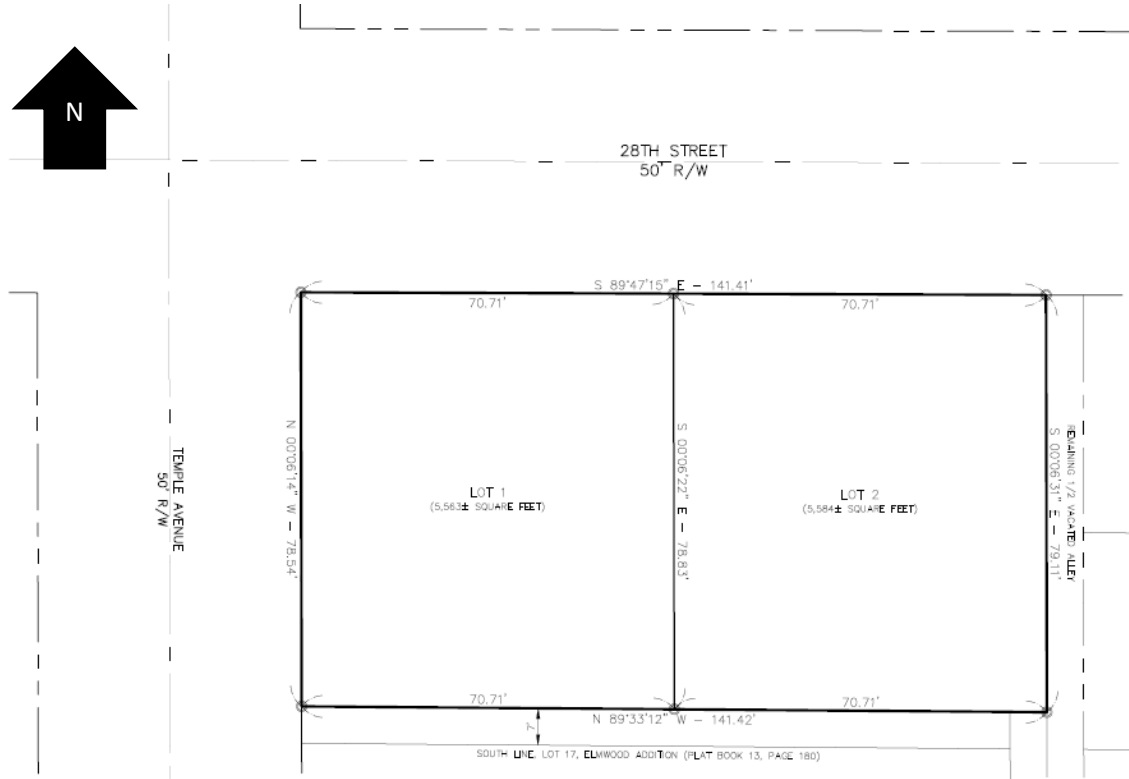


Exhibit 3: The proposed parcel split.



Exhibit 4: The subject site looking southeast.



Exhibit 5: The subject side looking east.



Exhibit 6: Looking east down 28th Street with sidewalk on subject site.



Exhibit 7: Looking south down Temple Avenue.



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Division of Planning
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PLAT COMMITTEE

June 11, 2025

Case Number:	2025-PLT-023
Property Address:	4721 East 33 rd Street (<i>Approximate Address</i>)
Location:	Center Township, Council District # 8
Petitioner:	Habitat for Humanity Greater Indianapolis, by Christopher Barnett
Zoning:	D-5
Request:	Approval of a Subdivision Plat to be known as 3200 Arthington Replat, subdividing 0.52-acre (proposed vacation area) into four lots, with a waiver of the block length at 628 feet along 32 nd Street and 33 rd Street (maximum 550 feet required), and a waiver to provide for above-ground utilities (underground utilities required), and, with a vacation of the 3200 Block of Arthington Street, being 86 feet in width, from the north right-of-way line of 32 nd Street, 263.58 feet north, to the south right-of-way line of 33 rd Street, with a waiver of the assessment of benefits.
Waiver Requested:	Waiver of block length requirement; Waiver of underground utilities requirement; Waiver of assessment of benefits
Current Land Use:	Undeveloped right-of-way
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 11, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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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 waiver of block length requirements to allow for a length of 628 feet be granted.
13. That the waiver of underground utility requirements to allow for above-ground utilities be granted.

RECOMMENDED MOTION (approval): That the Plat Committee find that the proposed vacation is in the public interest; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-PLT-023; that a hearing on the Assessment of Benefits be waived; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject area is currently comprised of 68 feet of right-of-way that is bordered by 33rd Street to the north and 32nd Street to the south. The site is zoned D-5 and is bordered by residential lots to the west and east. Approval of this petition would result in the creation of four (4) new buildable lots with 43 feet in width and areas of 0.13 acres each. An electrical easement would run between the northern and southern lots to allow for existing power lines. The plat would meet standards of the D-5 zoning district.

STREETS & SIDEWALKS

Approval of this petition would result in the vacation of the 3200 block of Arthington Street (currently unimproved and bordered by improved areas of Arthington to the north and southeast). Lots A and B would front on 33rd Street to the north, and Lots C and D would front on 32nd Street to the south. No new streets or sidewalks are proposed as part of this petition (since neighboring properties also do not currently contain sidewalks, the plat would be exempt from placement of new sidewalk per 744-303.B).

WAIVERS

Staff would note that approval of this plat to create a block length of 628 feet would serve as a continuation of current development patterns and would be noticeably shorter than other nearby blocks. Additionally, the overhead utilities requested relate to existing overhead electrical lines and the applicant has indicated that other utilities (water, sewer, gas) are already placed underground. For these reasons, staff is supportive of the plat waivers requested. Since the existing right-of-way is unimproved, staff also has no objection to the waiver of the assessment of benefits requested in relation to the proposed vacation.



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GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped right-of-way	
Comprehensive Plan	Traditional Neighborhood (bordering)	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Arthington Boulevard
South:	D-5	Residential
East:	D-5	Residential
West:	D-5	Residential
Thoroughfare Plan		
Arthington Boulevard	Local Street	86-foot existing and 48-foot proposed
32 nd Street	Local Street	50-foot existing and 48-foot proposed
33 rd Street	Local Street	70-foot existing and 48-foot proposed
Petition Submittal Date	April 11, 2025	

2025PLT023 ; Proposed Plat



2025PLT023 ; Aerial Map



2025PLT023 ; Findings of Fact (Block Length 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:

existing conditions will not be changed (re waiver of block length, Chapter 741, Article III, Section 3. C.)

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 platted street being vacated was never improved, so the block length will not change from its de facto current length.

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:

It would be impossible to create new building lots on the vacated right of way if the block length limit were enforced.

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

it removes the burden of vacant land maintenance from the City and instead creates tax-paying lots that fill in a previously undeveloped part of the neighborhood

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 newly-platted subdivision retains the current character and condition of the existing blocks.



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2025PLT023 ; Findings of Fact (Underground Utilities 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:

existing conditions will not be changed (re waiver of underground utility requirement, Chapter 741, Article III, Section 8.)

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:

existing overhead utilities cross the proposed new subdivision.

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:

It would be an economic and physical hardship to bury the 86 feet of existing overhead utilities to serve a 4-lot "infill" 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:

it maintains the current development and utility service pattern of the existing neighborhood

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 existing overhead utility service is in keeping with the current character and condition of the surrounding neighborhood.

2025PLT023 ; Findings of Fact (Vacation)

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

- (a) the existing unimproved 3200 block of Arthington Boulevard is overgrown, lightly maintained, and the site of repeated illegal dumping, to the detriment to its neighboring property owners; and
- (b) vacation and subdivision of the land will create new taxable lots that will add to the tax base; and
- (c) at least two of the lots created by this vacation and the subdivision of the land will be used by Greater Indy Habitat for Humanity to build new affordable homes for purchase and ownership by buyers earning under 80% of the Area Median Income.

2025PLT023 ; Photographs



Photo 1: Subject Site Viewed from South (32nd Street)



Photo 2: Subject Site Viewed from North (33rd Street)

2025PLT023 ; Photographs (continued)



Photo 3: Interior Power Lines/Proposed Electrical Easement viewed from South



Photo 4: Adjacent Property/Arthington Street to North of Subject Site

2025PLT023 ; Photographs (continued)



Photo 5: Adjacent Property/Arthington Street to Southeast of Subject Site



Photo 6: Adjacent Property/Existing Power Lines to East of Subject Site

2025PLT023 ; Photographs (continued)



Photo 7: 32nd Street from West of Subject Site (taken June 2024)



Photo 8: 33rd Street from West of Subject Site (taken June 2024)

2025PLT023 ; Photographs (continued)



Photo 9: Intersection of 33rd and Manor looking North



Photo 10: Intersection of 33rd and Wallace looking North



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

PLAT COMMITTEE

June 11th, 2025

Case Number:	2025-PLT-024
Property Address:	418 Eastern Avenue (Approximate Address)
Location:	Center Township, Council District #13
Petitioner:	Lazarus Development, LLC, by John Cross and Paul Carroll
Zoning:	D-5
Request:	Approval of a Subdivision Plat to be known as Replat of Lot 135 in A. M. Ogle et. al. East Park Addition, subdividing 0.10-acre into two, single-family attached lots.
Waiver Requested:	N/A
Current Land Use:	Residential
Staff Reviewer:	Kiya Mullins, Associate 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 April 11th, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is 0.10-acre in a D-5 zoning district. If approved, this plat petition will divide the existing parcel into two (2) parcels and separate the existing duplex into two (2) to allow for the individual sale of each dwelling.

STREETS

There are no current plans to affect Eastern Avenue.

SIDEWALKS

There are no current plans to affect the sidewalk off of Eastern Avenue.

PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. The existing duplex on the newly created parcels will be required to meet all development standards of the D-5 Walkable Neighborhood Dwelling District, including, but not limited to, setbacks, minimum open space, use standards, and frontages.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	MU-1	Traditional Neighborhood
South:	D-8	Traditional Neighborhood
East:	D-8	Traditional Neighborhood
West:	D-5	Traditional Neighborhood
Thoroughfare Plan		
Eastern Avenue	Local Street	40 feet of right-of-way existing and 48 feet proposed.
Petition Submittal Date	April 11 th , 2025	

EXHIBITS

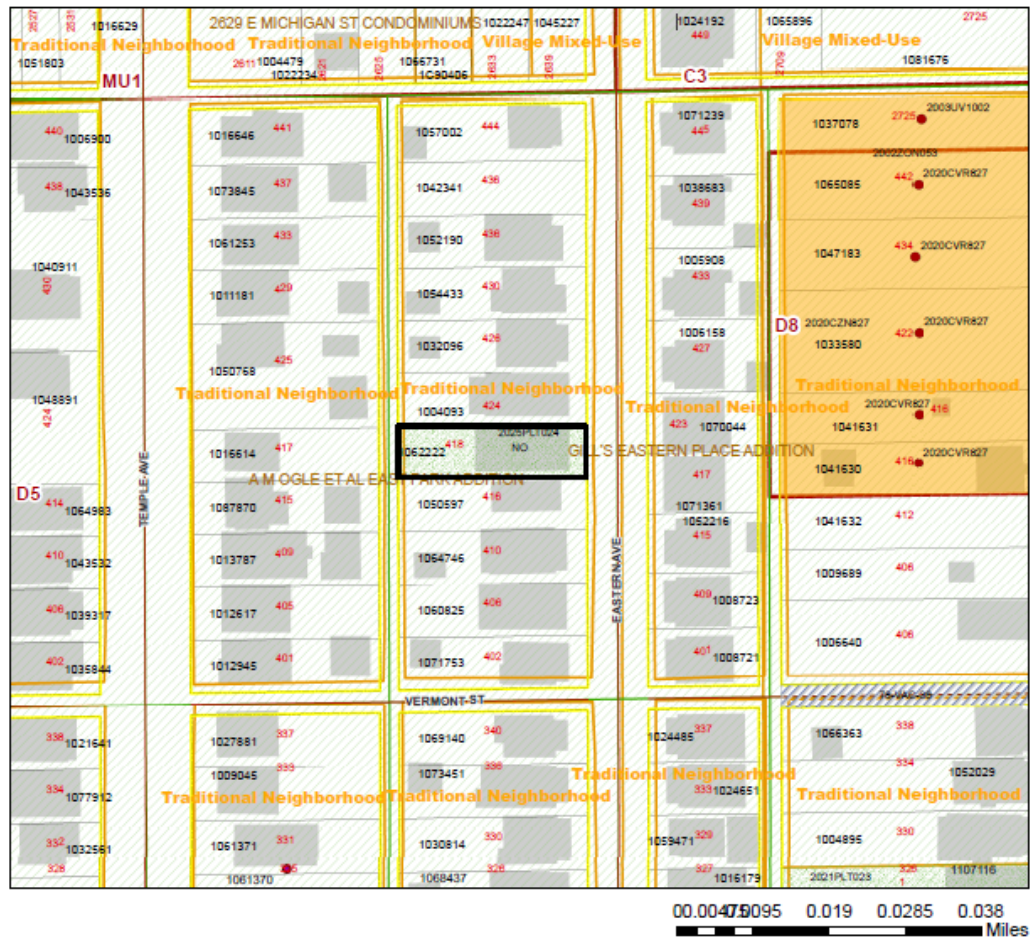


Exhibit 1: ArcGIS map of the subject site and surrounding area.



Exhibit 2: Aerial of the subject site.

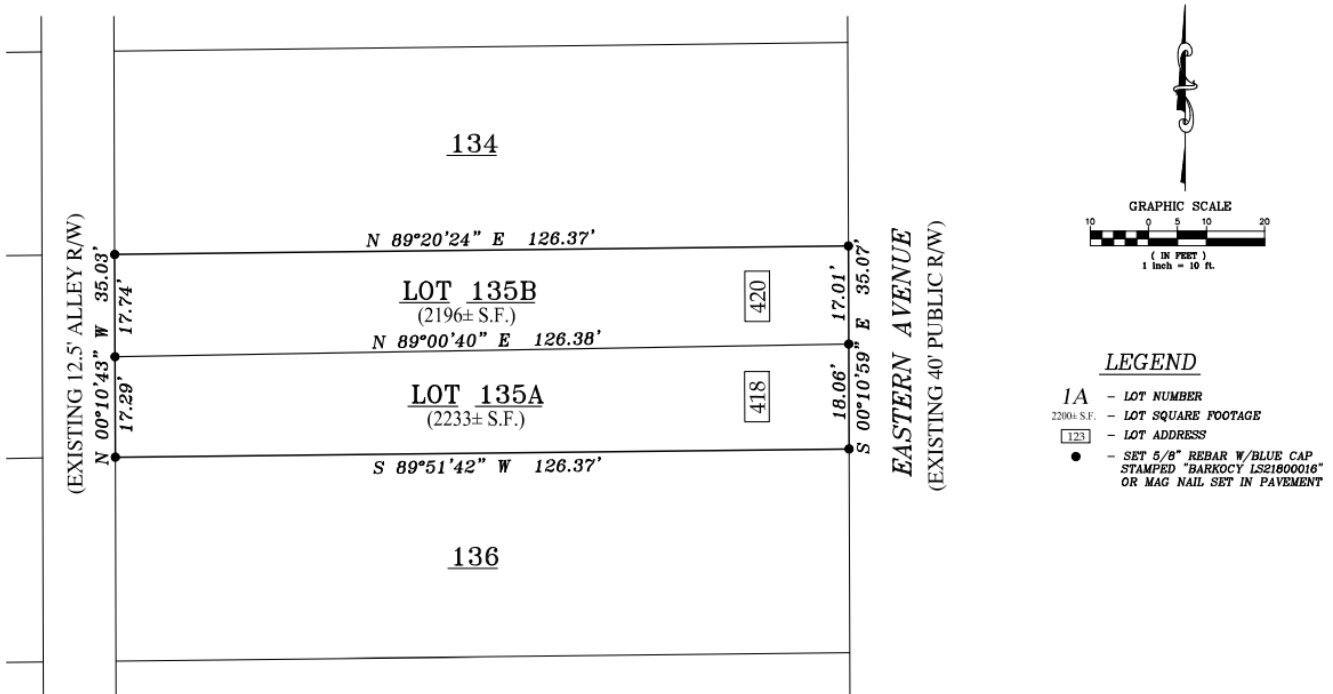


Exhibit 3: The proposed parcel split.

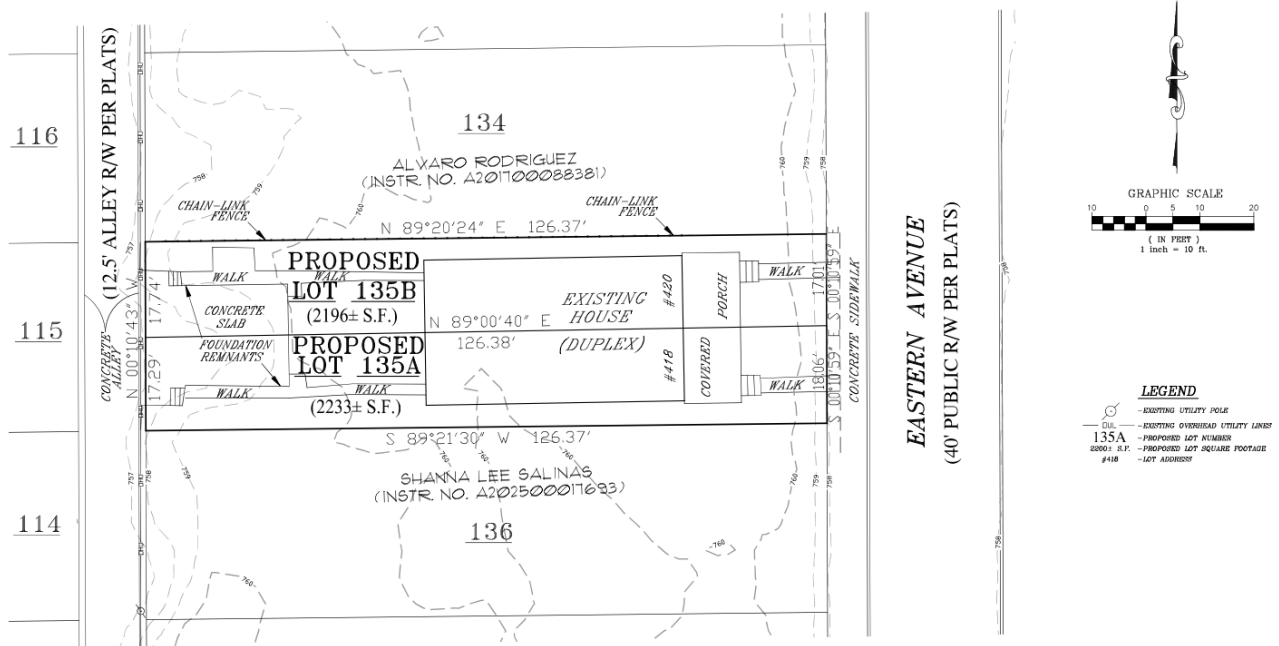


Exhibit 4: The proposed parcel split with the existing duplex footprint.



Exhibit 5: The subject site..



Exhibit 6: Looking north up Eastern Avenue.



Exhibit 7: Looking south down Eastern Avenue.



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

PLAT COMMITTEE

June 11th, 2025

Case Number:	2025-PLT-025
Property Address:	537 West 29 th Street (Approximate Address)
Location:	Center Township, Council District #12
Petitioner:	Lazarus Development, LLC, by John Cross and Paul Carroll
Zoning:	D-5
Request:	Approval of a Subdivision Plat to be known as Replat of Lot 145 in Eliza T. Edwards' Northwestern Park Addition, subdividing 0.12-acre into two, single-family attached lots.
Waiver Requested:	N/A
Current Land Use:	Residential
Staff Reviewer:	Kiya Mullins, Associate Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

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12. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is 0.12-acre in a D-5 zoning district. If approved, this plat petition will divide the existing parcel into two (2) parcels and separate the existing duplex into two (2) to allow for the individual sale of each dwelling.

STREETS

There are no current plans to affect West 29th Street.

SIDEWALKS

There are no current plans to affect the sidewalk off West 29th Street.

PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. The existing duplex on the newly created parcels will be required to meet all development standards of the D-5 Walkable Neighborhood Dwelling District, including, but not limited to, setbacks, minimum open space, use standards, and frontages.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential	
Comprehensive Plan	Dwellings 3.5 – 5 Units per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-1	Special Use – Church
South:	D-5	Dwellings 3.5 – 5 Units per Acre
East:	D-5	Dwellings 3.5 – 5 Units per Acre
West:	D-5	Dwellings 3.5 – 5 Units per Acre
Thoroughfare Plan		
West 29 th Street	Primary Arterial	60 feet of right-of-way existing and 78 feet proposed.
Petition Submittal Date	April 11 th , 2025	

EXHIBITS

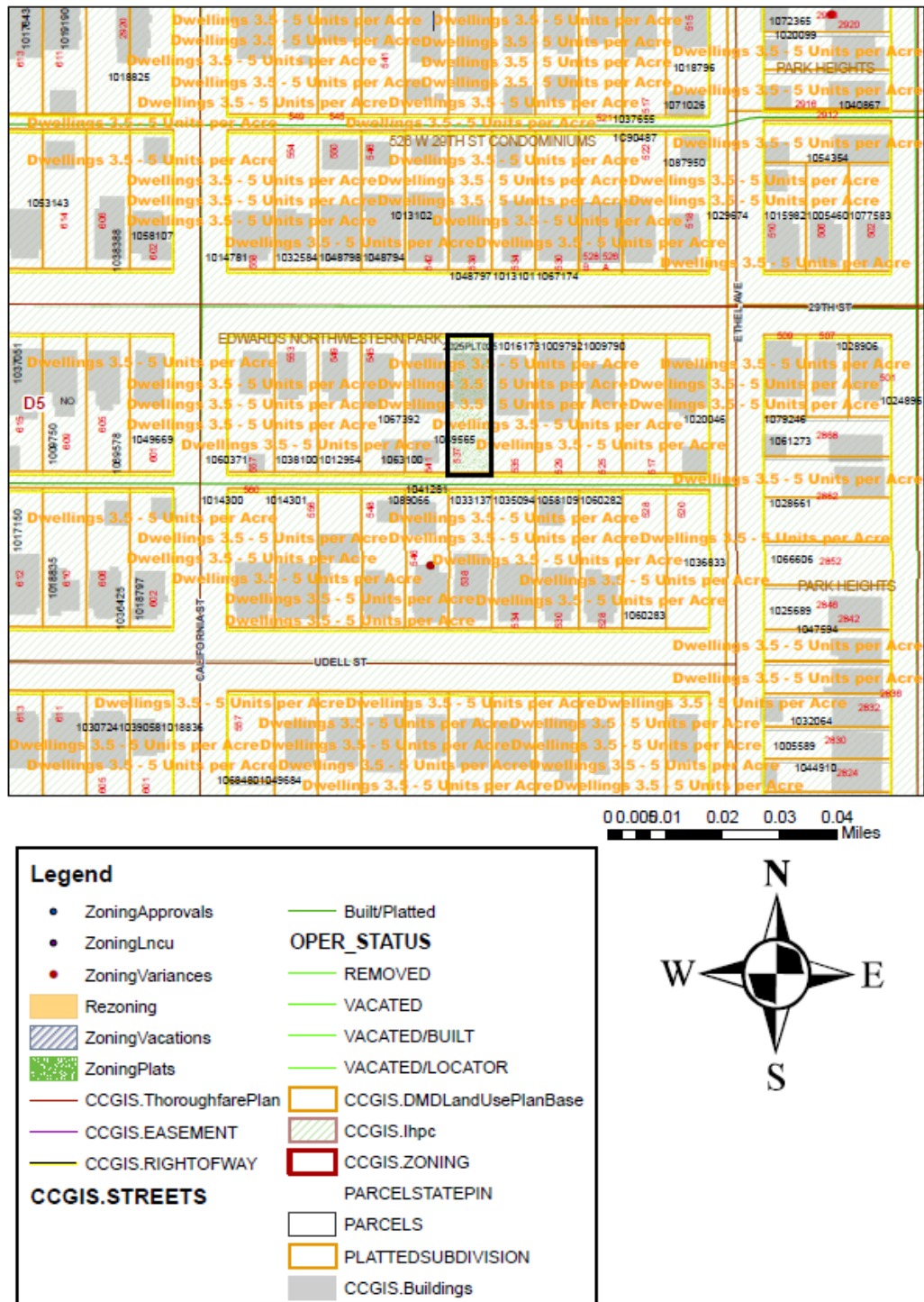


Exhibit 1: ArcGIS map of the subject site and the surrounding area.



Exhibit 2: Aerial of the subject site.

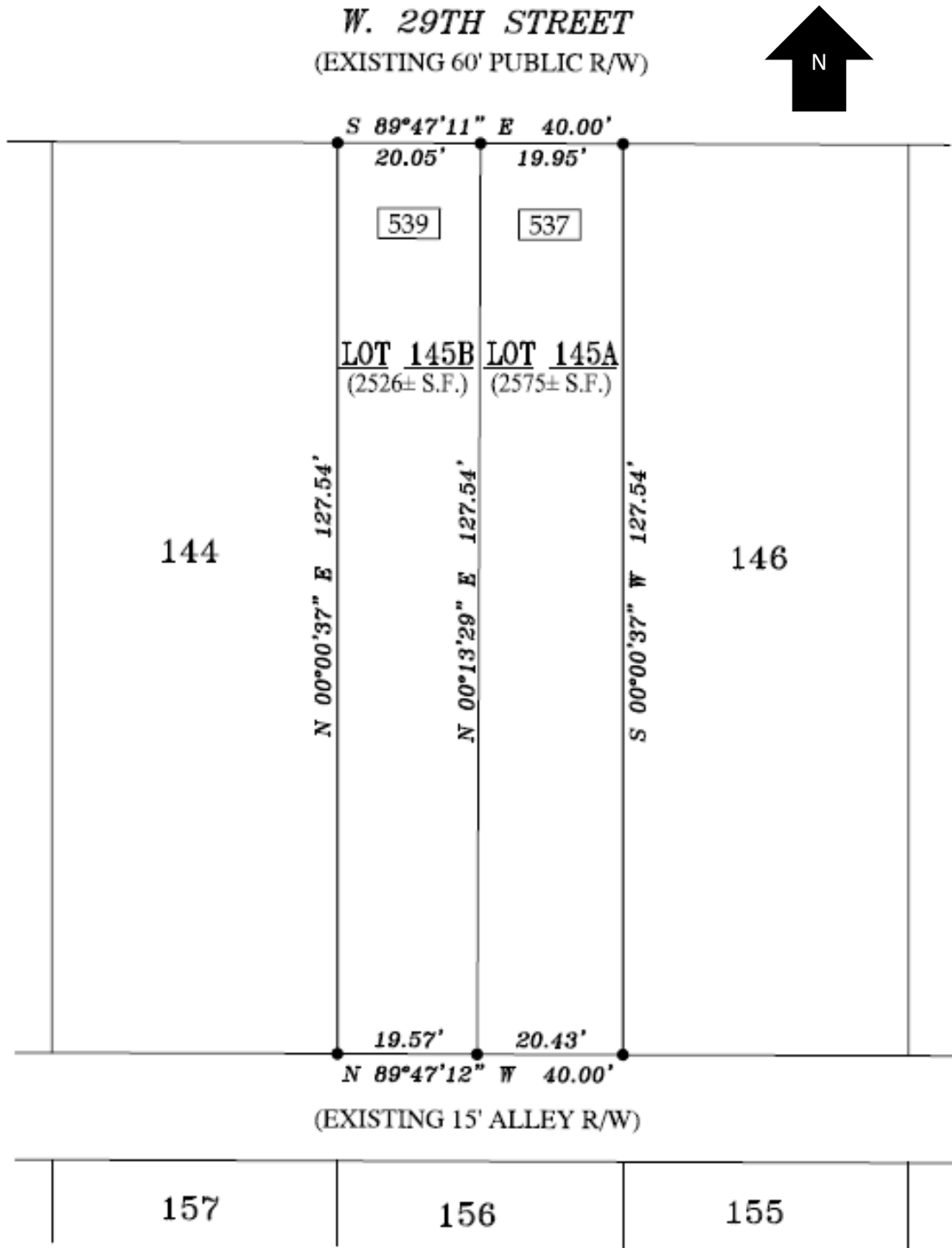


Exhibit 3: The proposed parcel split.

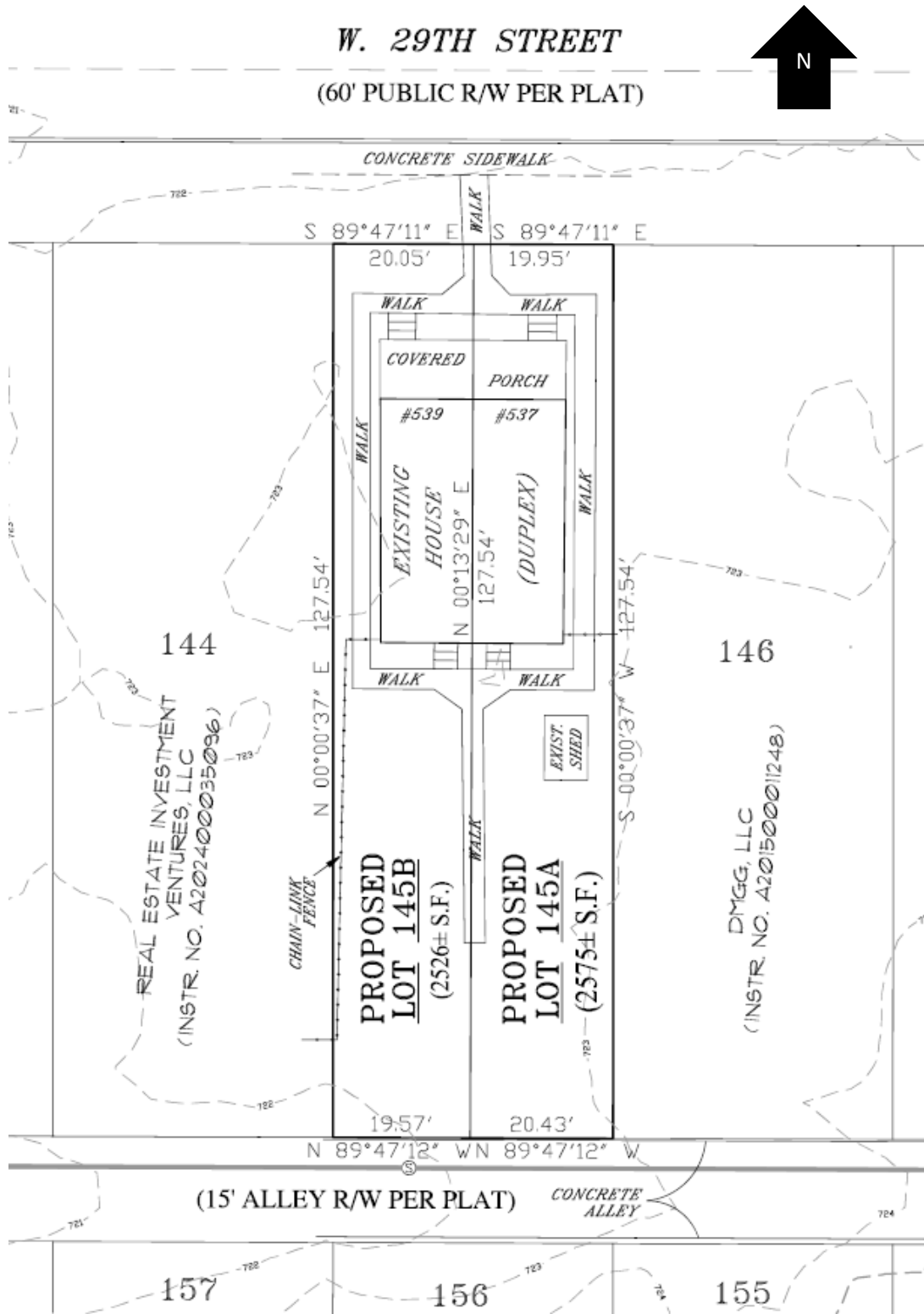


Exhibit 4: The proposed parcel split with existing duplex footprint.



Exhibit 5: The subject site and existing duplex.



Exhibit 6: The existing duplex.



Exhibit 7: Looking north up West 29th Street.



Exhibit 8: Looking south down West 29th Street.



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

PLAT COMMITTEE

June 11th, 2025

Case Number:	2025-PLT-026
Property Address:	1312 North Dearborn Street (Approximate Address)
Location:	Center Township, Council District #13
Petitioner:	Lazarus Development, LLC, by John Cross and Paul Carroll
Zoning:	D-5
Request:	Approval of a Subdivision Plat to be known as Replat of Lot 1 in Square 9 in Fletcher's South Brookside Addition, subdividing 0.18-acre into two, single-family attached lots.
Waiver Requested:	N/A
Current Land Use:	Residential
Staff Reviewer:	Kiya Mullins, Associate 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 April 11th, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is 0.18-acre in a D-5 zoning district. If approved, this plat petition will divide the existing parcel into two (2) parcels and separate the existing duplex into two (2) to allow for the individual sale of each dwelling.

STREETS

There are no current plans to affect East 13th Street or North Dearborn Street.

SIDEWALKS

There are no current plans to affect the sidewalk off North Dearborn Street, and there are no sidewalks on East 13th Street.

PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. The existing duplex on the newly created parcels will be required to meet all development standards of the D-5 Walkable Neighborhood Dwelling District, including, but not limited to, setbacks, minimum open space, use standards, and frontages.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-2	Traditional Neighborhood
South:	SU-2	Traditional Neighborhood
East:	D-5	Traditional Neighborhood
West:	D-5	Traditional Neighborhood
Thoroughfare Plan		
East 13 th Street	Local Street	50 feet of right-of-way existing and 48 feet proposed.



Department of Metropolitan Development
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North Dearborn Street	Local Street	59 feet of right-of-way existing and 48 feet proposed.
Petition Submittal Date	April 11 th 2025	



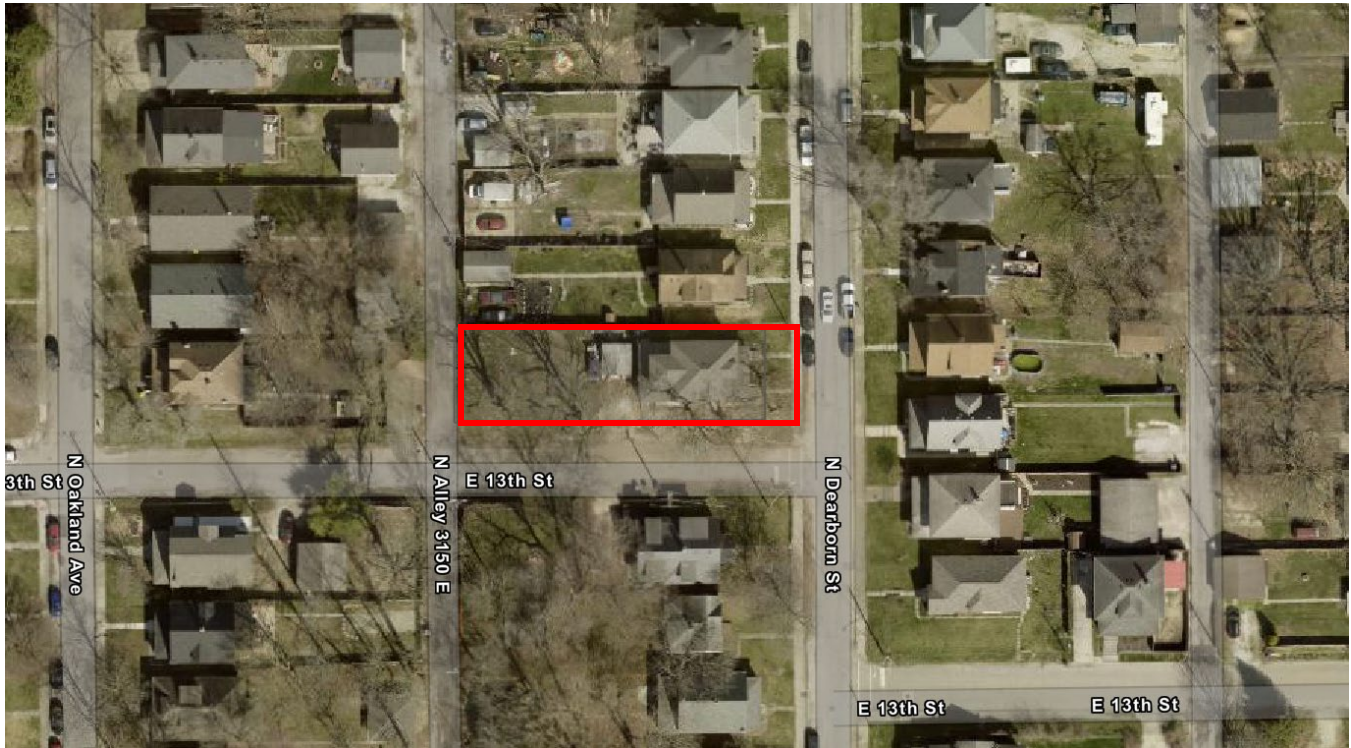


Exhibit 2: Aerial of the subject site.

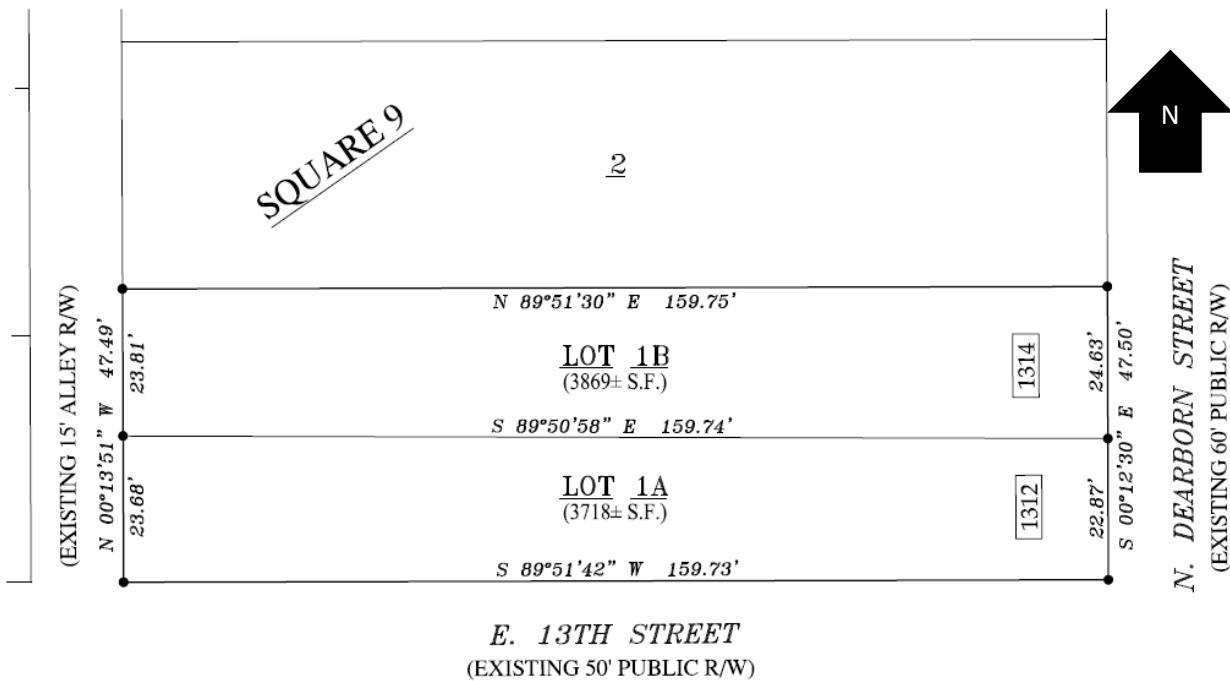


Exhibit 3: The proposed parcel split.

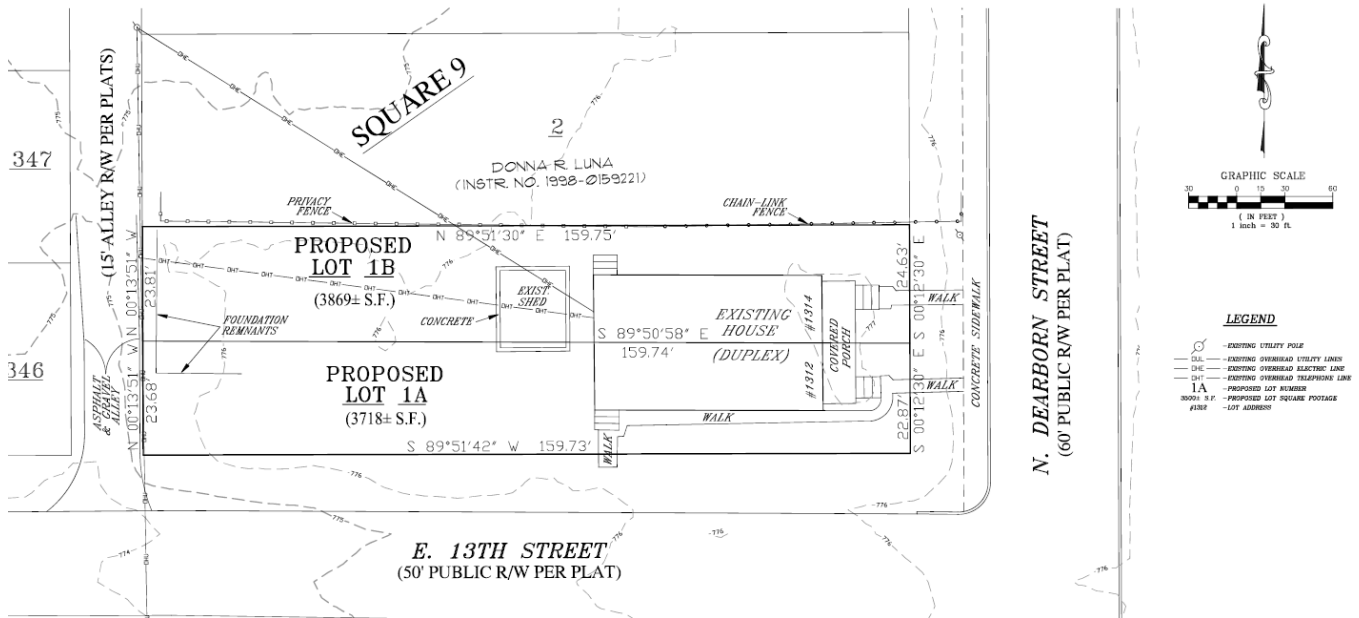


Exhibit 4: The proposed plat split with existing duplex footprint.



Exhibit 5: The subject site and existing duplex.



Exhibit 6: Looking at the duplex from East 13th Street.



Exhibit 7: Looking west down East 13th Street.



Exhibit 8: Looking north up North Dearborn Street.



Exhibit 9: Looking south down North Dearborn Street.



Department of Metropolitan Development
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PLAT COMMITTEE

June 11, 2025

Case Number: 2025-PLT-027

Property Address: 1711 North Campbell Avenue AKA 1714 North Arlington Avenue
(approximate address)

Location: Warren Township, Council District # 14

Petitioner: Habitat for Humanity of Greater Indianapolis, by Christopher Barnett

Zoning: D-5

Request: Approval of a Subdivision Plat to be known as Replat of Part of Lot 63 in Arlington Heights, Third Section, subdividing 0.359-acre into two lots.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 11, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



**Department of Metropolitan Development
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Current Planning**

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-5 for residential uses and is currently undeveloped. The proposed plat would subdivide the property into two lots with widths of 58.65 feet and areas of 0.179 acres each. The proposed plat meets the standards of the D-5 zoning classification.

STREETS

Both lots would front on Campbell Avenue to the west and an unimproved alley to the east. No new street are proposed as part of this petition.

SIDEWALKS

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

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Residential
South:	D-5	Undeveloped
East:	D-5	Residential
West:	D-5	Residential
Thoroughfare Plan		
Campbell Avenue	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	April 11, 2025	

EXHIBITS

2025PLT027 ; Aerial Map



2025PLT027 ; Proposed Plat



2025PLT027 ; Photographs



Photo 1: Subject Site Viewed from West



Photo 2: Adjacent Property to South

2025PLT027 ; Photographs (continued)



Photo 3: Adjacent Property to North



Photo 4: Adjacent Property to West



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

June 11, 2025

Case Number: 2025-PLT-028
Property Address: 1962 North Graham Avenue (*approximate address*)
Location: Warren Township, Council District # 14
Petitioner: Habitat for Humanity of Greater Indianapolis, by Christopher Barnett
Zoning: D-5
Request: Approval of a Subdivision Plat to be known as Replat of Part of Lot 24 in Arlington Heights Subdivision, subdividing 0.371-acre into two lots.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 11, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



Department of Metropolitan Development
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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 D-5 for residential uses and is currently undeveloped. The proposed plat would subdivide the property into two lots: Lot 1 would have a width of 61.15 feet and an area of 0.187 acres, and Lot 2 would have a width of 60 feet and an area of 0.183 acres. The proposed plat meets the standards of the D-5 zoning classification.

STREETS

Both lots would front on Graham Avenue to the east and an unimproved alley to the west. Lot 1 would also front on 20th Street to the north. No new streets are proposed as part of this petition.

SIDEWALKS

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

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Residential
South:	D-5	Residential
East:	D-5	Residential
West:	D-5	Residential
Thoroughfare Plan		
Graham Avenue	Local Street	50-foot existing and 48-foot proposed
20 th Street	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	April 11, 2025	

EXHIBITS

2025PLT028 ; Aerial Map



2025PLT028 ; Proposed Plat



2025PLT028 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Subject Site Viewed from North

2025PLT028 ; Photographs (continued)



Photo 3: Adjacent Property to East



Photo 4: Adjacent Property to South



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

June 11, 2025

Case Number:	2025-PLT-029
Property Address:	2932 Central Avenue (<i>approximate address</i>)
Location:	Center Township, Council District #12
Petitioner:	College Flats, LLC, by Eric Armstrong
Zoning:	C-1 (D-8 pending)
Request:	Approval of a Subdivision Plat to be known as College Flats Subdivision, dividing 0.15-acre into two lots.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, 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 April 22, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
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 currently zoned C-1 and is unimproved. Surrounding land uses are primarily residential in nature but also include a small AES substation to the south of the property. The rezoning petition 2025ZON026 would rezone this parcel to the D-8 zoning designation; it was approved by the Metropolitan Development Commission on May 7, 2025 and is pending approval by the City-County Council on June 9, 2025 prior to the scheduled hearing of this plat. Although it appears that some foundation work has begun at the site without issued permits in place, permit applications have been filed with the Department of Business and Neighborhood Services that will match the property boundaries shown on the plat.

The proposed plat would divide the existing parcel into two (2) lots: Lot 1 would have a width of 20.58 feet and an area of 2760 square feet, while Lot 2 would have a width of 29.58 feet and an area of 3968 square feet. The proposed plat meets the requirements of the D-8 zoning district for row house development per Table 742.103.03 of the Indianapolis Zoning Ordinance as well as commitments related to 2025ZON026.

STREETS

Both lots would front on Central Avenue to the east and an existing improved alley to the west. No new street are proposed. Per commitment from the 2025 rezone, a 39-foot half right-of-way will be dedicated.

SIDEWALKS

Sidewalks are existing along Central Avenue.

GENERAL INFORMATION

Existing Zoning	C-1 (D-8 pending)	
Existing Land Use	Undeveloped	
Comprehensive Plan	8-15 Residential Units per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Residential
South:	C-1	AES substation
East:	MU-2	Undeveloped
West:	D-5	Residential
Thoroughfare Plan		
Central Avenue	Primary Arterial	60-foot existing and 78-foot proposed
Petition Submittal Date	April 22, 2025	

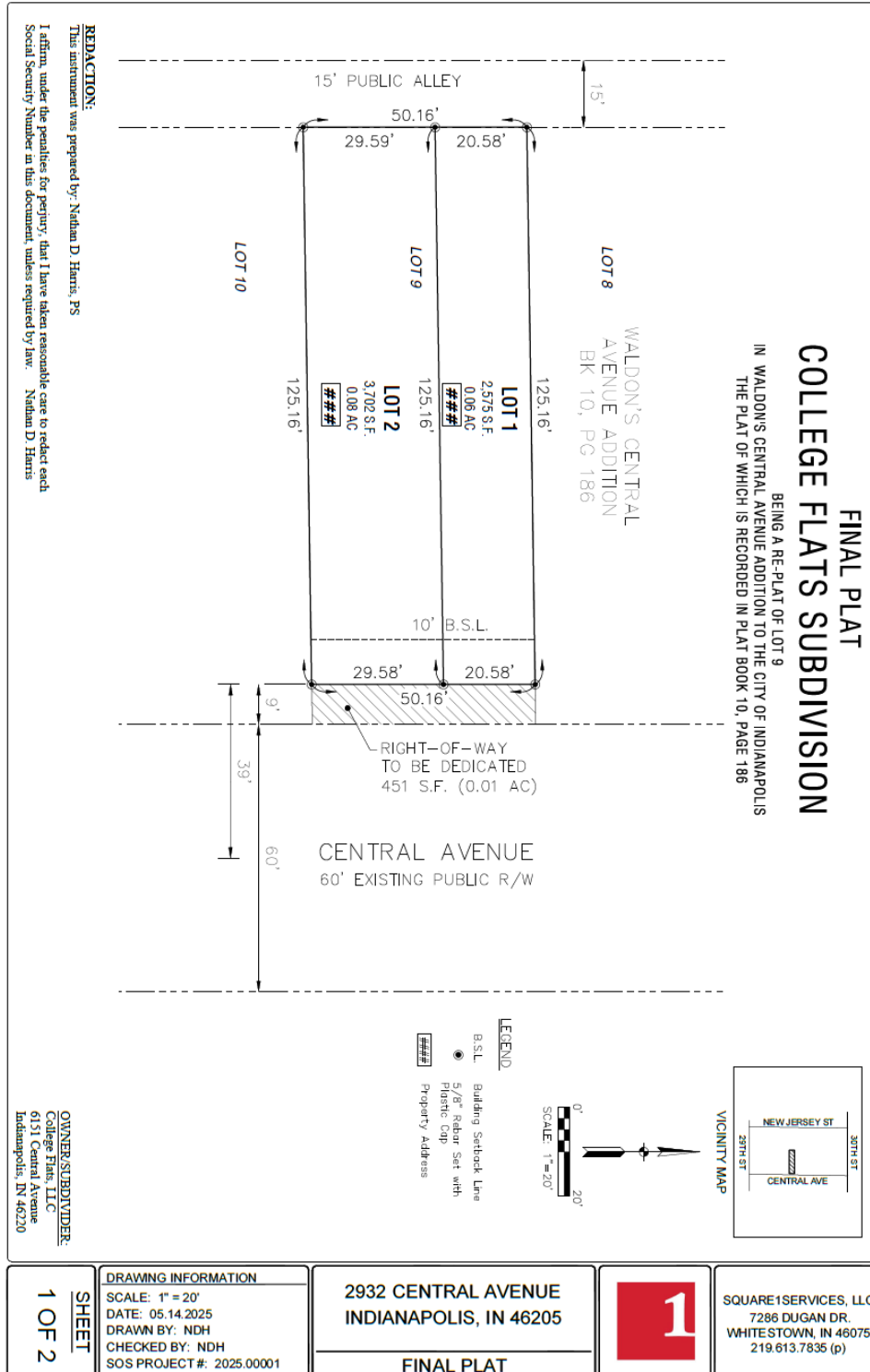
EXHIBITS

2025PLT029 ; Aerial Map



(Note: aerial photograph was taken prior to unpermitted site work + laying of foundation)

2025PLT029 ; Proposed Plat



2025PLT029 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Adjacent Property to South

2025PLT029 ; Photographs (continued)



Photo 3: Adjacent Property to North



Photo 4: Adjacent Property to East



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

June 11, 2025

Case Number: 2025-PLT-032
Property Address: 10214 E McGregor Road (*approximate address*)
Location: Franklin Township, Council District #25
Petitioner: Judith A. Stenger, by Andrew Barkocy
Zoning: D-A (FF) (FW)
Request: Approval of a Subdivision Plat to be known as Belle Terre Estates Subdivision, subdividing 82.27 acres into one lot and two blocks.
Waiver Requested: None
Current Land Use: Residential / Undeveloped
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

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

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



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

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

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-A (FF) (FW) for residential uses and is currently developed with one (1) single-family residence (undeveloped otherwise). It is horizontally intersected both by East McGregor Road and the Wildcat Run Creek. The proposed plat would subdivide the property into one (1) lot and two (2) blocks: Lot 1 would be comprised of five (5) acres and would contain the existing residence, Block A would be comprised of 23.74 acres north of McGregor Road, and Block B would be comprised of 49.73 acres south of McGregor Road. The proposed plat meets the standards of the D-A zoning classification.

STREETS

Both the lot and the blocks would front on McGregor Avenue: Lot 1 and Block A from the north and Block B from the south. Block B would also front on Mitthoeffer Road to the west. No new streets are proposed as part of this petition.

SIDEWALKS

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

GENERAL INFORMATION

Existing Zoning	D-A (FF) (FW)	
Existing Land Use	Residential / Undeveloped	
Comprehensive Plan	Rural or Estate Neighborhood / Floodway	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-A Solar Array
	South:	D-A Residential
	East:	D-5 Solar / Residential / Undeveloped
	West:	D-A Residential / Undeveloped
Thoroughfare Plan		
McGregor Road	Primary Collector	30-foot existing and 90-foot proposed
Mithoeffer Road	Primary Collector	101-foot existing and 80-foot proposed
Petition Submittal Date	May 2, 2025	

EXHIBITS

2025PLT032 ; Aerial Map







2025PLT032 ; Photographs



Photo 1: Existing Residence on Proposed Lot 1 (taken June 2019)



Photo 2: Proposed Block A viewed from McGregor (taken June 2019)

2025PLT032 ; Photographs (continued)



Photo 3: Proposed Block B viewed from McGregor (taken June 2019)



Photo 4: Proposed Block B viewed from Mithoeffer (taken June 2019)

PLAT COMMITTEE

June 11th, 2025

Case Number: 2025-PLT-033
Property Address: 8047 West Mooresville Road
Location: Decatur Township, Council District #21
Petitioner: Kenneth D. Bartlett Living Trust, by Andrew Barkocy
Zoning: D-A
Request: Approval of a Subdivision Plat to be known as Bartlett's Camby Estates, subdividing 37.69 acres into two lots.
Waiver Requested: N/A
Current Land Use: Residential
Staff Reviewer: Kiya Mullins, Associate Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

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

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

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

10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. 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 37.69 acres in a D-A zoning district. If approved, this plat petition will split the existing parcel into two (2) parcels.

STREETS

There are no current plans to affect West Mooresville Road or Ralston Road.

SIDEWALKS

There are currently no sidewalks in the area off of West Mooresville Road and Ralston Road.

PROCEDURE

This plat petition, if approved, only legally establishes the division of the land. Any new or current constructions on these newly created parcels will be required to meet all development standards of the D-A Dwelling District, including, but not limited to, setbacks, minimum open space, use standards, and frontages.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A	Suburban Neighborhood
South:	D-A	Rural or Estate Neighborhood
East:	D-3	Rural or Estate Neighborhood
West:	D-3	Rural or Estate Neighborhood
Thoroughfare Plan		
West Mooresville Road	Secondary Arterial	50 feet of right-of-way existing and 80 feet proposed.
Ralston Road	Primary Collector	30 feet of right-of-way existing and 80 feet proposed.
Petition Submittal Date	June 2 nd , 2025	

EXHIBITS

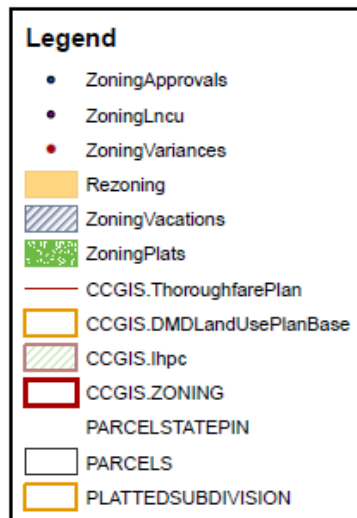
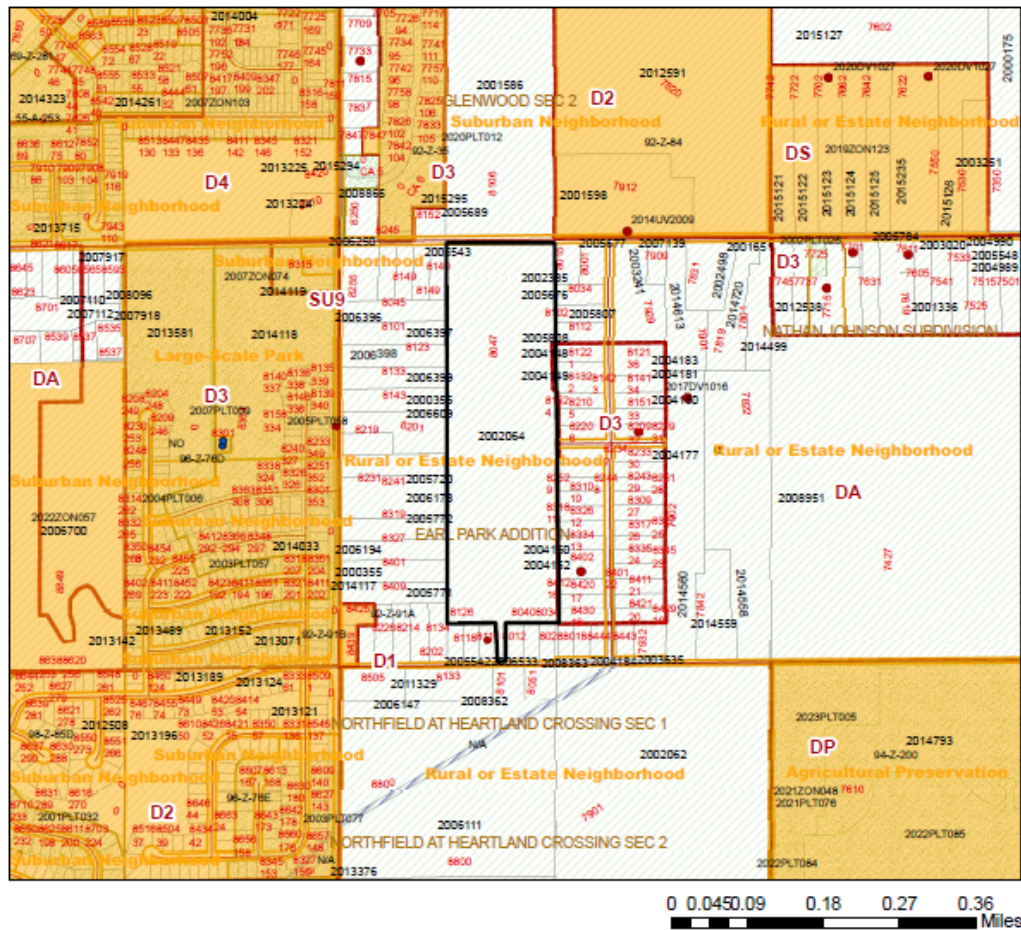


Exhibit 1: ArcGIS map of the subject site and the surrounding area.

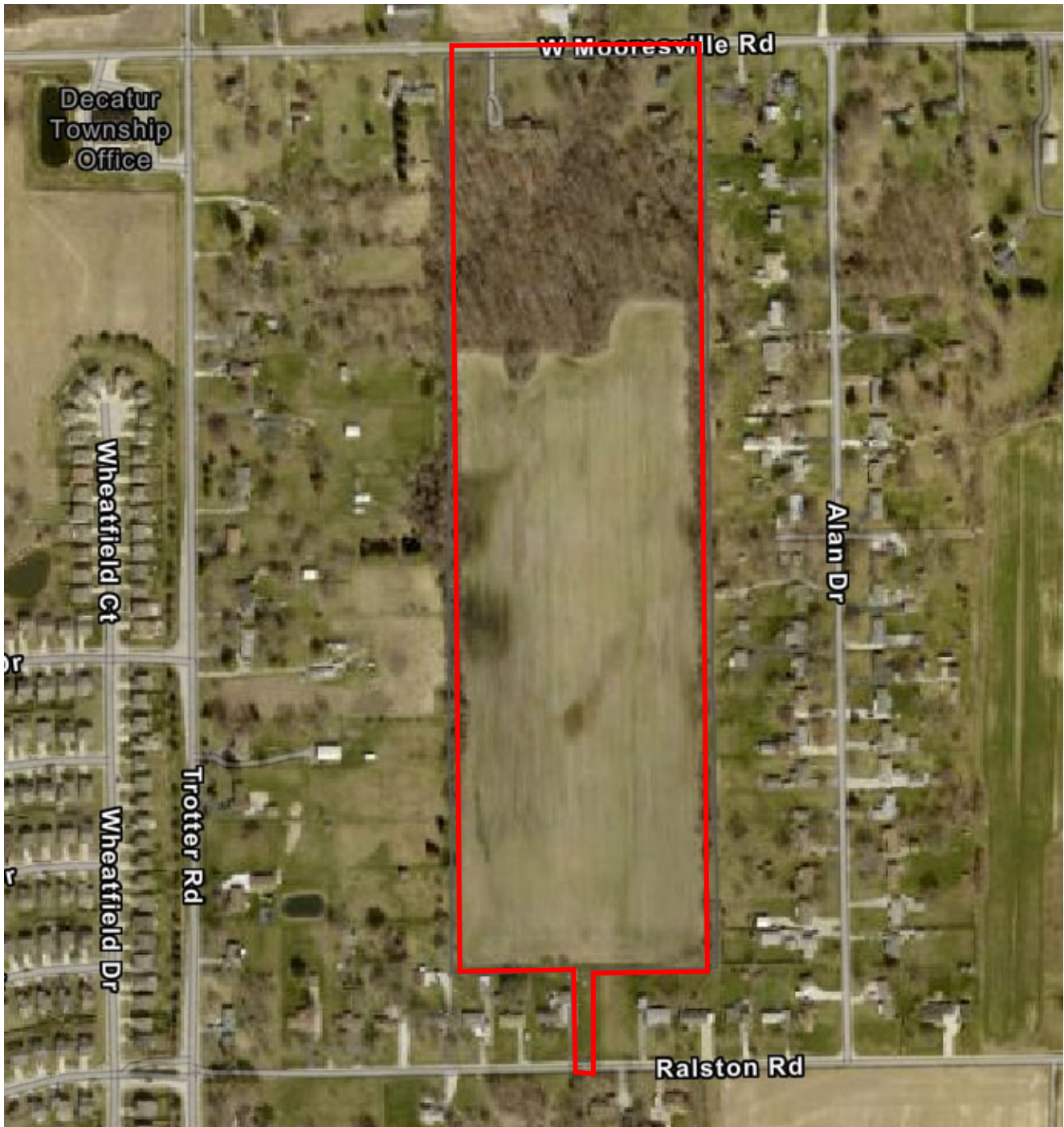


Exhibit 2: Aerial of the subject site.

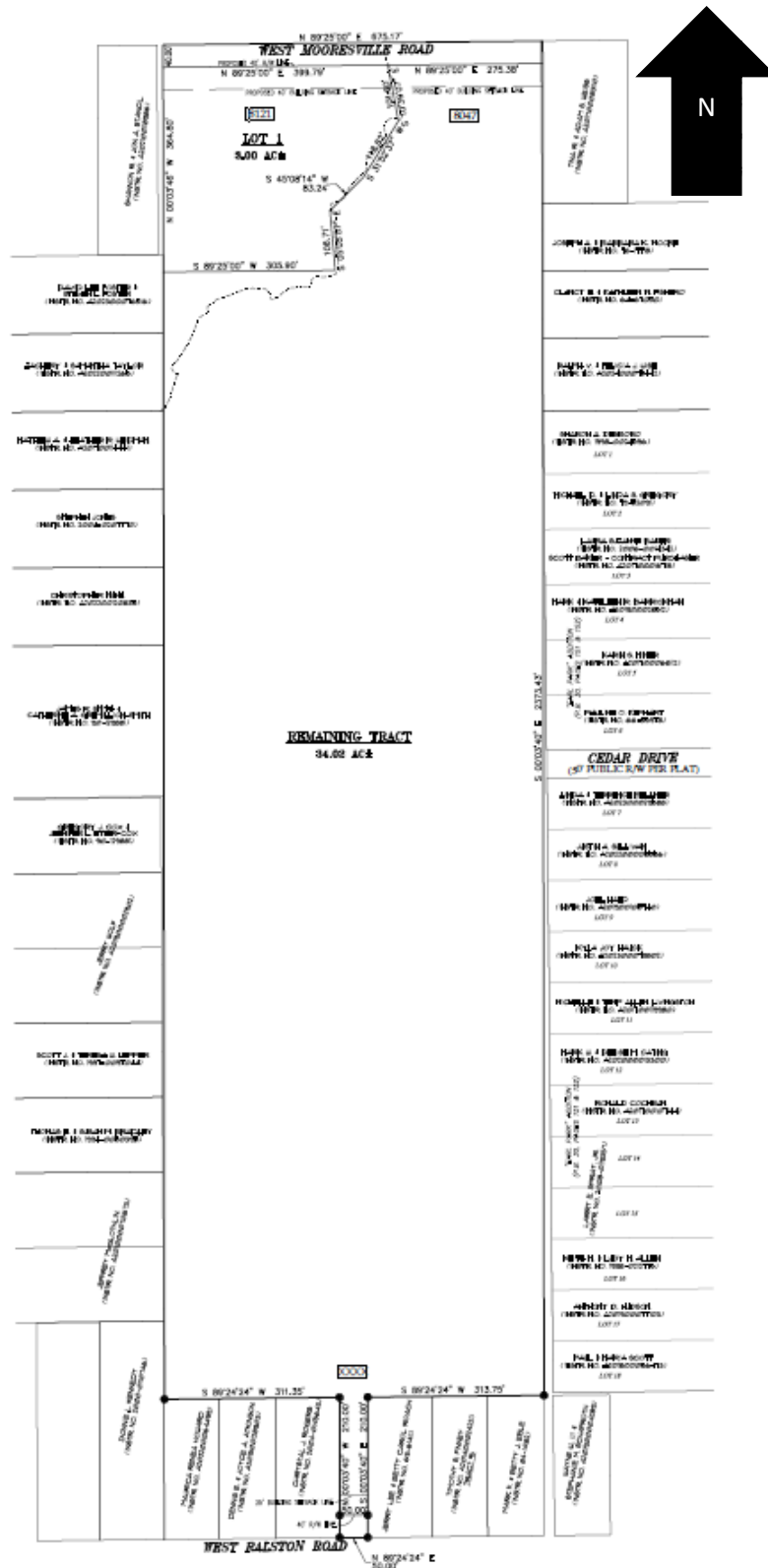


Exhibit 3: The proposed lot split.

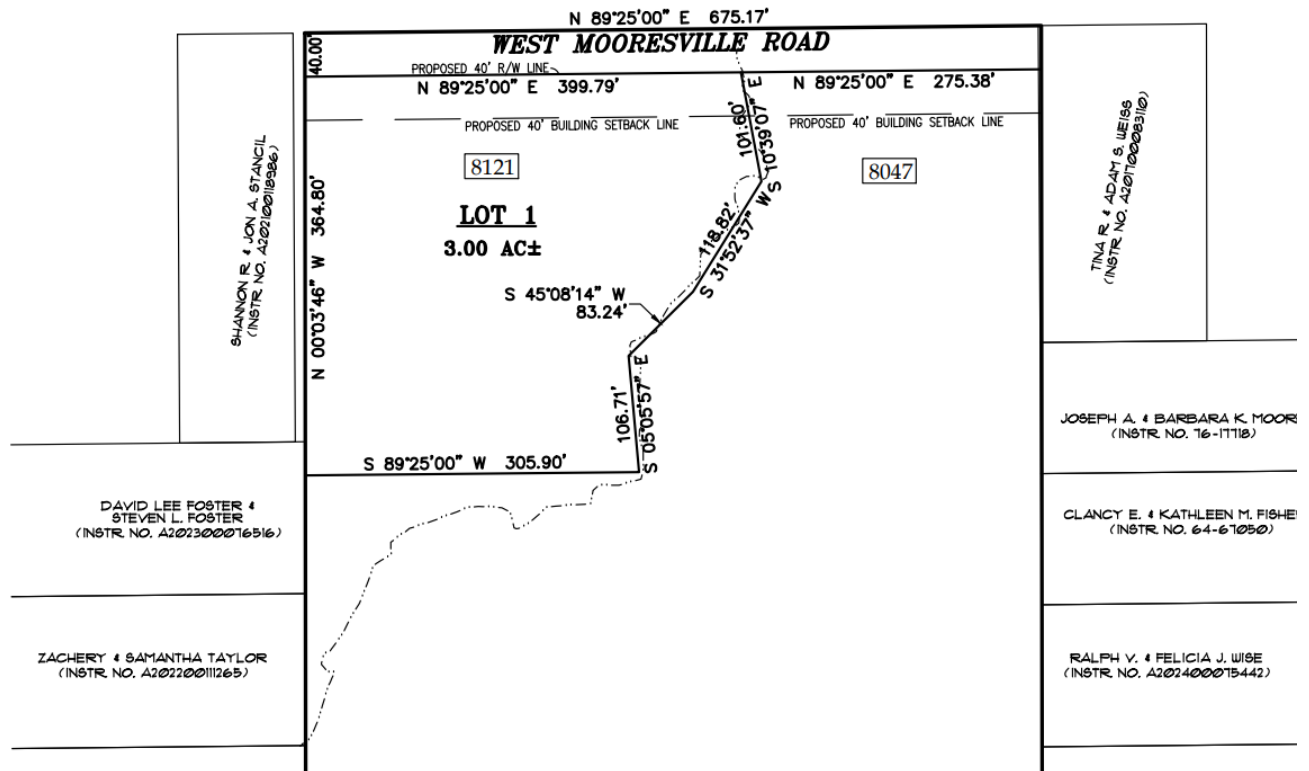


Exhibit 4: Detail image for Lot 1.



Exhibit 5: Primary dwelling on Lot 1.



Exhibit 6: Primary dwelling on Lot 2.



Exhibit 7: Rear of Lot 2 from Ralston Road.

PLAT COMMITTEE

June 11, 2025

Case Number: 2025-VAC-005
Property Address: 5713 Philadelphia Court (*Approximate Address*)
Location: Pike Township, Council District #6
Petitioner: Taru Patel, by Steve Moed
Zoning: D-6II
Request: Vacation of the platted 20-foot rear setback of Lot 10 in Liberty Creek, Section Eight Subdivision, as per plat thereof, recorded as Instrument No. 860023323, in the Office of the Recorder of Marion County, Indiana.
Current Land Use: Residential
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

5/14/25: A timely automatic continuance request was filed by a registered neighborhood organization continuing this petition to the June 11th Plat Committee hearing date.

STAFF RECOMMENDATION

RECOMMENDED MOTION (approval): That the Plat Committee find that the proposed vacation is in the public interest; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-005; that a hearing on the Assessment of Benefits be waived; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

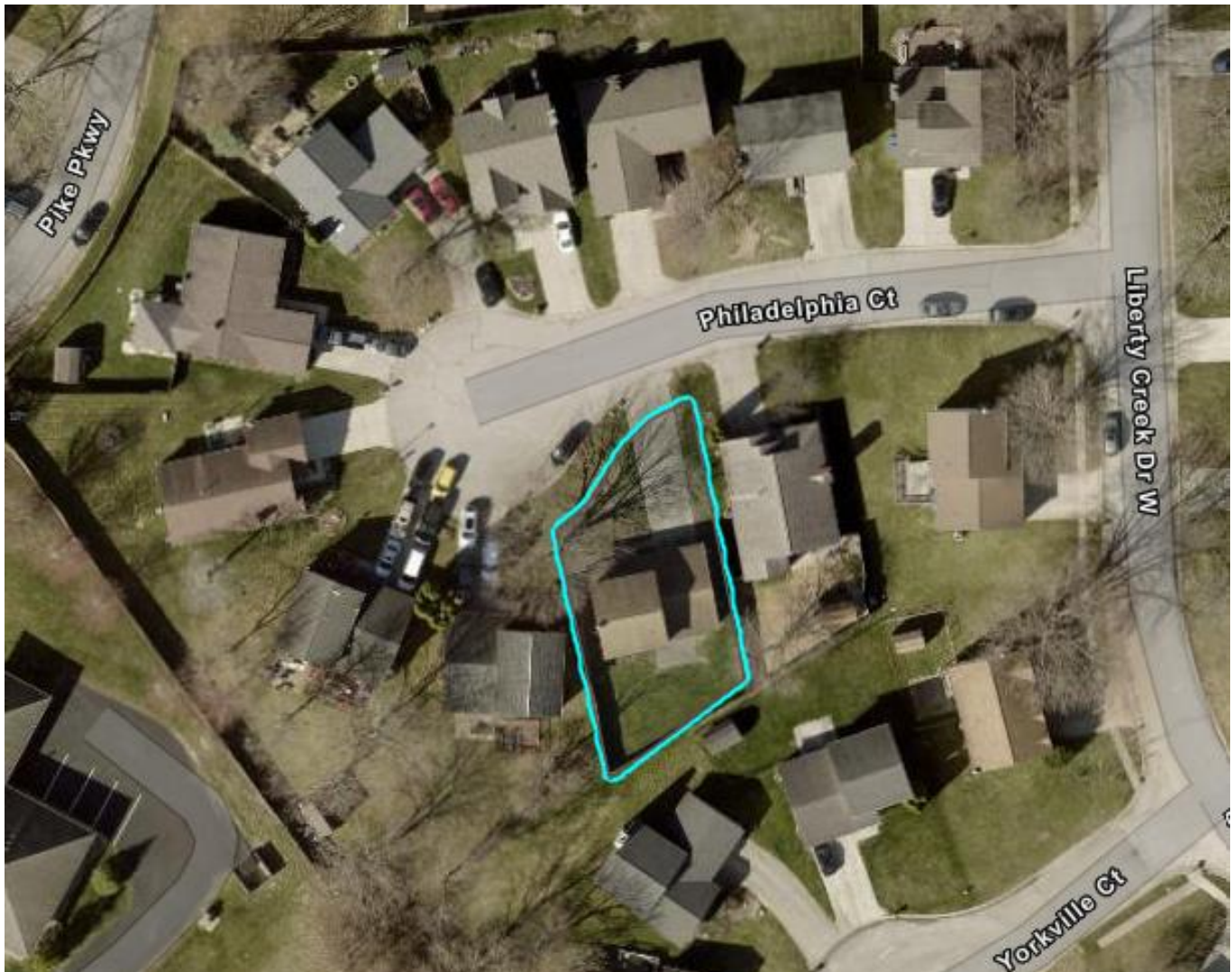
The subject site includes Lot 10 of the Liberty Creek Subdivision, Section Eight. This request would vacate the rear setback line of 20 feet on the original plat to allow for a rear addition with a setback of 11 feet. A platted setback line is distinct from setback requirements in the ordinance, is not enforced by the City and functions more similarly to a covenant between property owners within a subdivision.

This subdivision section was initially platted in 1986 and developed with single-family dwellings in the late 80s and early 90s. Other than the proposed encroachment, the subject site meets the existing platted setbacks. The variance petition 85-UV2-105 was approved to allow for the development of single-family homes in this subdivision section since the parcel's D-6II zoning does not allow for detached single-family home uses. Since detached SFRs are not currently a contemplated land use for D-6II zoning, the Ordinance does not currently declare an applicable rear setback (though a minimum yard depth of 25 feet would have been applicable at the time of the replat). Since the existing utility does not appear to be related to drainage or utilities and no conflict with existing dimensional standards found within the Ordinance would exist, staff feels that required Findings have been met and recommend approval.

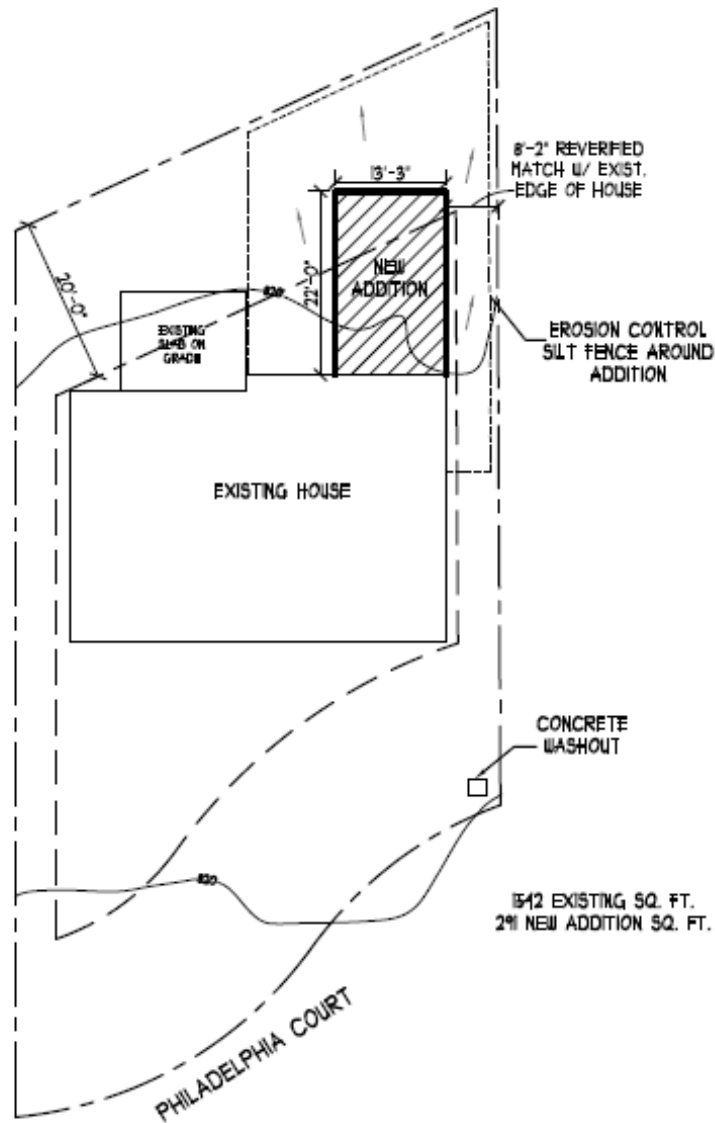
GENERAL INFORMATION

Existing Zoning	D-6II	
Existing Land Use	Residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-6II	Residential
South:	D-6II	Residential
East:	D-6II	Residential
West:	D-6II	Residential
Thoroughfare Plan		
Philadelphia Court	Local Street	50-feet existing and proposed
Petition Submittal Date	March 14, 2025	

EXHIBITS



Department of Metropolitan Development
 Division of Planning
 Current Planning



SITE PLAN

SCALE: 1" = 20'-0"

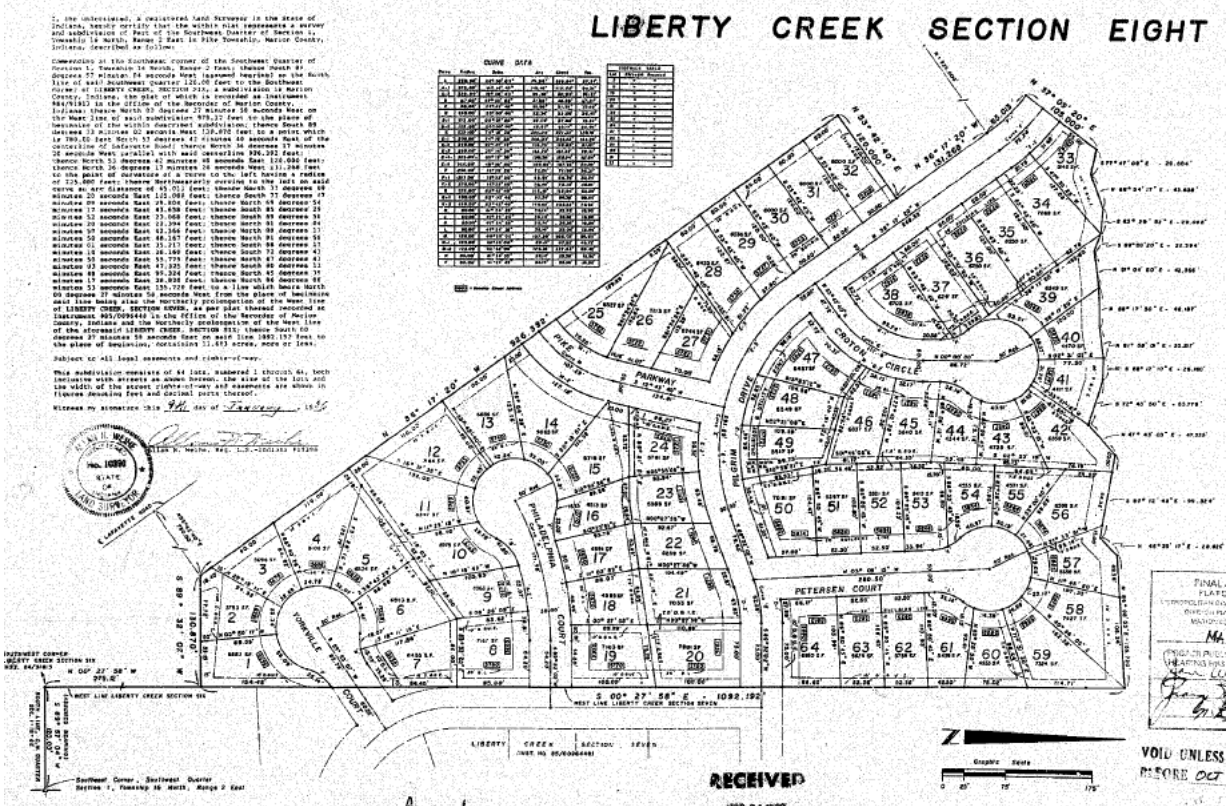


1. NO EASEMENTS PER MAPINDY
2. FINISH FLOOR HOUSE ELEVATION IS 821'-4".



Department of Metropolitan Development
Division of Planning
Current Planning

Original Plat (85-P-49) & Findings of Fact



1. THE CONDITIONS IN THE PLATTED AREA HAVE CHANGED SO AS TO DEFEAT THE ORIGINAL PURPOSE OF THE PLAT because:

The petitioner is requesting the rear building setback line to be 11'-0" instead of 20'-0".

2. IT IS IN THE PUBLIC INTEREST TO VACATE ALL OR PART OF THE PLAT because:

The petitioner believes this will increase property value in the subdivision.

3. THE VALUE OF THAT PART OF THE LAND IN THE PLAT NOT OWNED BY THE PETITIONER WILL NOT BE DIMINISHED BY VACATION because:

The home has been in that area for over 30 years and there has been no improvements or changes for utilities behind the home in the easement. The 9'-0" being asked to vacate still maintains a setback of 11'-0" for any potential improvements in the easement.

PHOTOS



Photo 1: Subject Site Viewed from North



Photo 2: Subject Site Viewed from South (between Lots 5 and 6)



Photo 3: Easement Area Viewed from East (Liberty Creek Dr W)



Photo 4: Adjacent Property to North



Department of Metropolitan Development
Division of Planning
Current Planning

Item 12.

PLAT COMMITTEE

June 11, 2025

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

PETITION HISTORY

A timely automatic continuance request has been filed by a registered neighborhood organization. This petition will be continued to the July 9th, 2025, hearing date of the Plat Committee.