



Metropolitan Development Commission Plat Committee (January 10, 2024) 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, January 10, 2024 **Time:** 1:00 PM

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

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. **2023-PLT-081 | 9995 Pendleton Pike**

City of Lawrence, Lawrence Township, Council District #10, Zoned D-3
Cohron's Investments, LLC, by Russell L. Brown

Approval of a Subdivision Plat, to be known as Greenbriar Commercial Subdivision, dividing 40.805 acres into two lots and one block.

**** Continuance requested by staff to February 14, 2024.**

2. **2023-PLT-082 | 10136 Hickory Leaf Road**

City of Lawrence, Lawrence Township, Council District #10, Zoned D-11
Cohron's Investments, LLC, by Russell Brown

Approval of a Subdivision Plat to be known as Quail Creek Commercial Subdivision, subdividing 60.793 acres into two lots and one block.

**** Continuance requested by staff to February 14, 2024.**

3. **2023-PLT-089 | 5202 and 5204 Pike Plaza**

Pike Township, Council District #10, Zoned C-5 (FF) (FW)
Kesler Limited Partnership, by Paul J. Lambie

Approval of a Subdivision Plat to be known as Kesler Plat, dividing 7.55 acres into two lots, with a waiver of the sidewalk requirement along Pike Plaza Road and Lafayette Boulevard.

**** Withdrawal to be acknowledged.**

4. **2023-PLT-099 | 2434 and 2444 Winthrop Avenue**

Center Township, Council District #8, Zoned D-8
Indianapolis Neighborhood Housing Project, by Leslie Steinert

Approval of Subdivision Plat to be known as Secondary Plat of Arnold's Place, dividing 1.35 acres into 33 townhome lots.

****Continuance requested by staff to March 13, 2024**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 5. 2023-PLT-093 | 4903 and 4909 West Washington Street**
Wayne Township, Council District #17, Zoned C-3 / C-4 (FF) (FW)
Axum Auto Plus, LLC, by Meles Mezgebo

Approval of a Subdivision Plat to be known as Mezgebo's Manor Addition, a replat of a part of Lot 12 in Mary J. Smitson's Subdivision, dividing 3.92 acres, into two lots.

- 6. 2023-PLT-100 | 1015 Harlan Street**
Center Township, Council District #18, Zoned D-5
M&H Estate, LLC, by Andrew Wert

Approval of Subdivision Plat to be known as Aviator's Harlan Street Addition, dividing 0.124-acre into two single-family attached lots.

- 7. 2023-PLT-101 | 4005 North Franklin Road**
Lawrence Township, Council District #9, Zoned D-P
Mt. Paran Baptist Church, by Michael J. Smith

Approval of a Subdivision Plat to be known as Mt. Paran Hope Subdivision, dividing 19.464 acres into two lots.

- 8. 2023-PLT-102 | 120 West Market Street**
Center Township, Council District #12, Zoned CBD-1 (RC)
SWVP Indy, LLC, by Michael J. Smith

Approval of a Subdivision Plat to be known as Downtown Hilton, dividing 1.572 acres into two lots.

- 9. 2023-PLT-103 | 10945 Cork Place**
City of Lawrence, Lawrence Township, Council District #4, Zoned C-3
Ertel Family, LLC, by Tammy L. Ortman

Approval of a Subdivision Plat to be known as Sunnyside Commons Minor Subdivision, dividing 2.826 acres into two lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 10. 2023-PLT-072 | 11700 and 11850 East 38th Street and 4002 North Carroll Road**
Warren Township, Council District #14, Zoned D-5 (FF)
Keith Russell / Russell Builders, by Mike Gibson

Approval of a Subdivision Plat, to be known as Dotson Farms Subdivision, dividing 46.2 acre into 138 lots.

**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 dmdpubliccomments@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) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.



PLAT COMMITTEE **January 10, 2024**

Case Number: 2023-PLT-081

Property Address: 9995 Pendleton Pike (approximate address)

Location: City of Lawrence, Lawrence Township, Council District #10

Petitioner: Cohron’s Investments, LLC, by Russell L. Brown

Zoning: D-3

Request: Approval of a Subdivision Plat, to be known as Greenbriar Commercial Subdivision, dividing 40.805 acres into two lots and one block, with a waiver of the sidewalk requirement.

Current Land Use: Commercial

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition should to be continued to the February 14, 2024 hearing at the request of staff to allow time for new notice to be sent indicating the requested waiver of sidewalk installation. Full staff report will be available in advance of that hearing.



PLAT COMMITTEE **January 10, 2024**

Case Number: 2023-PLT-082

Property Address: 10136 Hickory Leaf (approximate address)

Location: City of Lawrence, Lawrence Township, Council District #10

Petitioner: Cohron’s Investments, LLC, by Russell L. Brown

Zoning: D-11

Request: Approval of a Subdivision Plat to be known as Quail Creek Commercial Subdivision, subdividing 60.793 acres into two lots and one block, with a waiver of sidewalk requirements.

Current Land Use: Commercial

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition should to be continued to the February 14, 2024 hearing at the request of staff to allow time for new notice to be sent indicating the requested waiver of sidewalk installation. Full staff report will be available in advance of that hearing.



PLAT COMMITTEE **January 10, 2024**

Case Number: 2023-PLT-089

Property Address: 5202 & 5240 Pike Plaza Road (*Approximate Address*)

Location: Pike Township, Council District # 10

Petitioner: Kesler Limited Partnership, by Paul J. Lambie

Zoning: C-5 (FF) (FW)

Request: Approval of a Subdivision Plat, to be known as Kesler Plat, dividing 7.55 acres into two lots, with a waiver of the sidewalk requirement along Pike Plaza Road and Lafayette Boulevard.

Waiver Requested: waiver of the sidewalk requirement along Pike Plaza Road and Lafayette Boulevard

Current Land Use: Undeveloped / Parking

Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

The petitioner has submitted a request to **withdraw** this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 23, 2023, 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
Division of Planning
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.
12. That the sidewalk waiver be denied.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-5 and partially developed with parking. The proposed plat would subdivide the property into two lots to provide for sale of part of the property. The proposed plat meets the standards of the C-5 zoning classification and the subdivision regulations.

STREETS

Lot One and Two would have frontage on Lafayette Boulevard to the east. Lot Two would also front on Pike Plaza Road to the south. No new streets are proposed as part of this petition.

SIDEWALKS

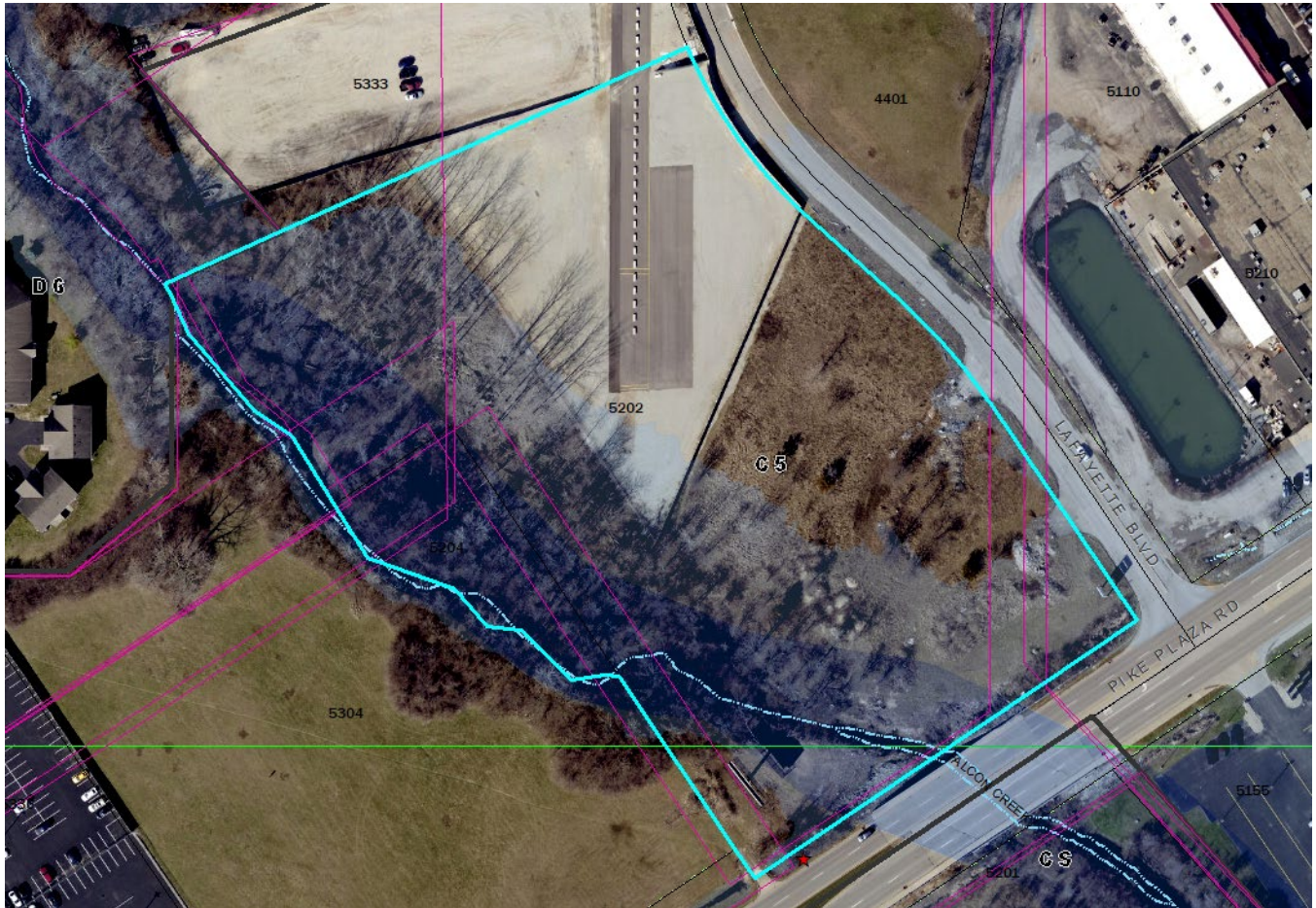
Sidewalks would be required to be installed along Pike Plaza Road and Lafayette Boulevard per the ordinance. There is a drainage ditch along Pike Plaza Road; however, there is a bridge including a sidewalk over Falcon Creek on the south frontage, which would suggest that installation of sidewalks is possible. There is also evidence of people walking on this frontage per the Google Street View image below, indicating that pedestrian infrastructure is needed. There are no topographic challenges for installing sidewalks along Lafayette Boulevard. Therefore, staff is recommending denial of the waiver.

If the plat committee approves the waiver against staff's recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.

GENERAL INFORMATION

Existing Zoning	C-5	
Existing Land Use	Undeveloped / Parking	
Comprehensive Plan	Auto-Related Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-6 / C-5 Multi-family residential / Commercial
	South:	C-S / C-7 Commercial
	East:	C-5 Commercial
	West:	C-5 Undeveloped
Thoroughfare Plan		
Pike Plaza Road	Primary Collector	97-foot existing and 112-foot proposed
Lafayette Boulevard	Local Street	56-foot existing and proposed
Petition Submittal Date	October 23, 2023	

EXHIBITS





REQUESTED WAIVER:

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

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

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

other existing public improvements have long been in place and there is not development contemplated in the near future that would attract pedestrian traffic to the site.

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 surrounded by developed properties where sidewalks are not in place and additional development of this site is not immediately contemplated.

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:

as evidenced by the lack of sidewalks or other pedestrian infrastructure adjacent to the surrounding and nearby properties.

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:

sidewalks would either be installed as development occurs or proportionate contribution will be made for the development of sidewalks in an area that is of greater need due to higher pedestrian traffic.

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:

all other public improvements are in place and the controlling provisions of 744-300 will still be applicable to the site.

PHOTOS



Google Street View of Pike Plaza Road frontage, looking west, dated August 2023



Proposed Lot One viewed from Lafayette Boulevard, looking north



Proposed Lot Two viewed from Lafayette Boulevard, looking south



Existing bridge on Pike Plaza Road frontage of Lot Two, looking west



Lot Two Pike Plaza Road frontage, looking north



PLAT COMMITTEE **January 10, 2024**

Case Number: 2023-PLT-099

Property Address: 2434 and 2444 Winthrop Avenue (Approximate Address)

Location: Center Township, Council District #8

Petitioner: Indianapolis Neighborhood Housing Project, by Leslie Steinert

Zoning: D-8

Request: Approval of Subdivision Plat to be known as Secondary Plat of Arnold's Place, dividing 1.35 acres into 33 townhome lots.

Waiver Requested: None

Current Land Use: Vacant

Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the first hearing for this petition.

Staff had determined several variances are needed in order to approve this proposed plat. Therefore, staff is requesting a continuance to the March 13, 2024 hearing, to allow time for a variance to be filed and heard.



PLAT COMMITTEE **January 10, 2024**

Case Number: 2023-PLT-093

Property Address: 4903 and 4909 West Washington Street (Approximate Address)

Location: Wayne Township, Council District #17

Petitioner: Axum Auto Plus, LLC, by Meles Mezgebo

Zoning: C-3 / C-4 (FF) (FW)

Request: Approval of a Subdivision Plat to be known as Mezgebo’s Manor Addition, a replat of a part of Lot 12 in Mary J. Smitson’s Subdivision, dividing 3.92 acres, into two lots.

Waiver Requested: None

Current Land Use: Retail Commercial

Staff Reviewer: Linda Ahlbrand, Principal Planner II

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 November 20, 2023, 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.



Department of Metropolitan Development
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 Current Planning

9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. An access easement shall be provided on Lot One allowing ingress/egress for Lot Two to the existing driveway prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-3 and C-4 and is developed with a restaurant on the C-4 portion and a pole barn on the C-3 portion. This request would divide the 3.92 acres into two lots. Lot One would be 0.90 acre, would front on Washington Street and would contain the existing restaurant and pole barn. Lot Two would be 3.02 acres, would have 29 feet of frontage on Washington Street and would be available for development under the C-3 district. The proposed plat meets the standards of the C-3/C-4 zoning classification and the subdivision regulations.

STREETS

Both lots would front on Washington Street. Lot Two would gain access to Washington Street via Lot One. An access easement should be provided (See Condition #11). No new streets are proposed as part of this petition.

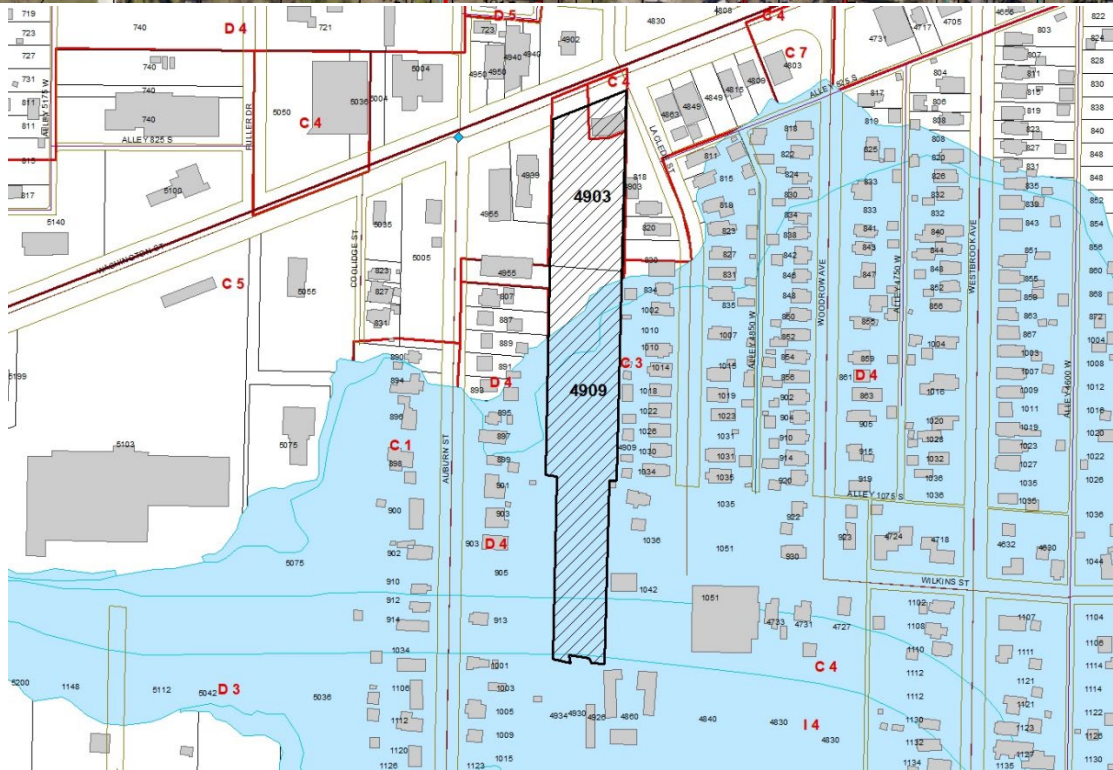
SIDEWALKS

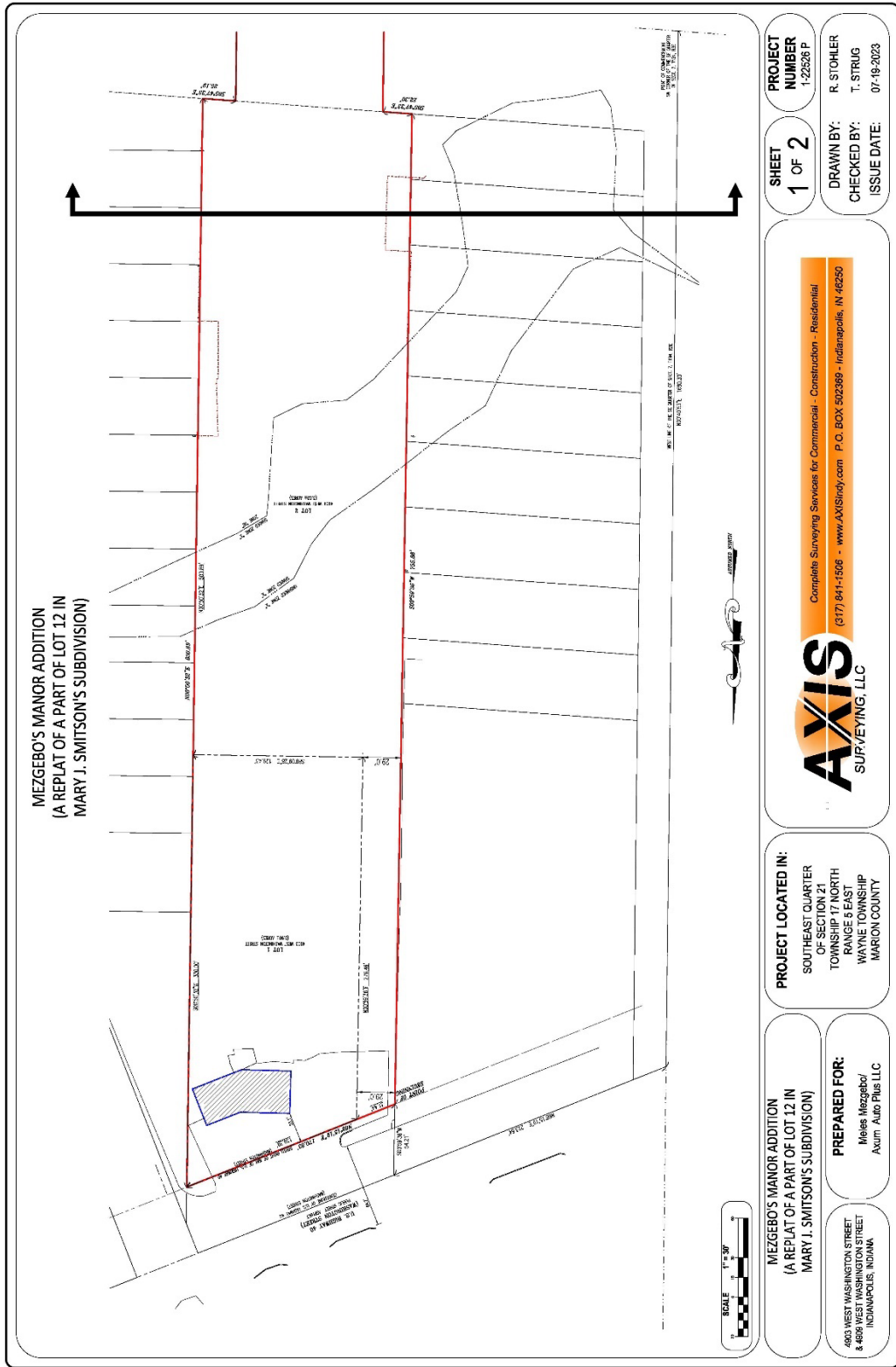
Sidewalks are required along Washington Street.

GENERAL INFORMATION

Existing Zoning	C-3 / C-4	
Existing Land Use	Retail Commercial / Undeveloped	
Comprehensive Plan	Community Commercial / Residential 5-8 Units per ace	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-5	Commercial
South:	C-4	Commercial
East:	C-5 / D-4	Single-family residential
West:	C-5	Commercial
Thoroughfare Plan		
Washington Street	Primary Arterial	90 feet existing and 88 feet proposed
Petition Submittal Date	November 20, 2023	

EXHIBITS





PROJECT NUMBER
1-23528 P

SHEET
1 OF 2

DRAWN BY:
R. STOHLER

CHECKED BY:
T. STRUG

ISSUE DATE:
07-19-2023

Complete Surveying Services for Commercial - Construction - Residential.
(317) 841-1506 • www.AXISindy.com P.O. BOX 502389 - Indianapolis, IN 46250



PROJECT LOCATED IN:
SOUTHEAST QUARTER
OF SECTION 21
TOWNSHIP 17 NORTH
RANGE 5 EAST
WAYNE TOWNSHIP
MARION COUNTY

PREPARED FOR:
Meles Mezgebo/
Axium Auto Plus LLC

4603 WEST WASHINGTON STREET
INDIANAPOLIS, INDIANA
46250

PHOTOS



Figure 1 - Subject site looking south across Washington Street



Figure 2 - Rear of subject site



Figure 3 - Subject site looking northeast



Figure 4 - Frontage of subject site looking west



Department of Metropolitan Development
Division of Planning
Current Planning

PLAT COMMITTEE

January 10, 2024

Case Number:	2023-PLT-100
Property Address:	1015 Harlan Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #18
Petitioner:	M&H Estate, LLC, by Andrew Wert
Zoning:	D-5
Request:	Approval of Subdivision Plat to be known as Aviator's Harlan Street Addition, dividing 0.124-acre into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 1, 2023, 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. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

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

STREETS

Lots One and Two would front on Harlan Street, with alley access from the first north-south alley east of Harlan Street. No new streets are proposed.

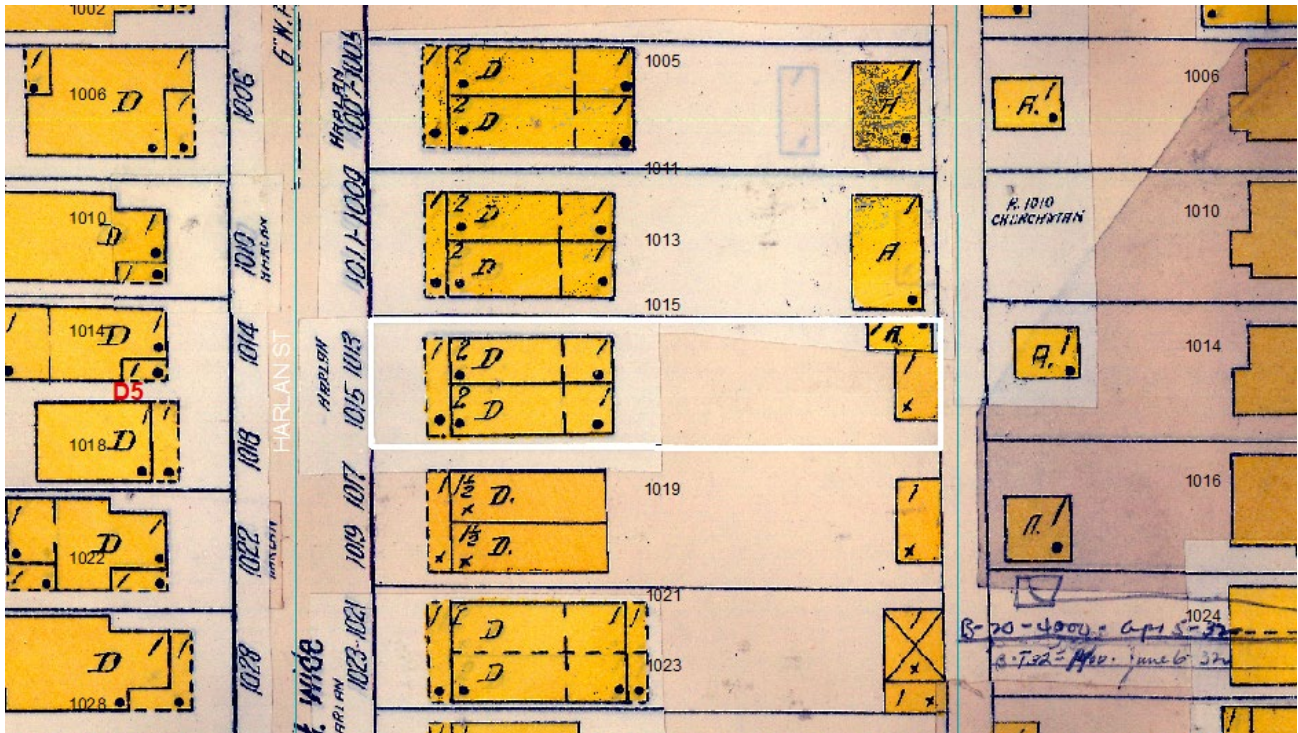
PROCEDURE

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

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Two-Family dwelling
South:	D-5	Two-Family dwelling
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
Harlan Street	Local Street	50-foot existing and proposed
Petition Submittal Date	December 1, 2023	

EXHIBITS



1915 Sanborn Map



Department of Metropolitan Development Division of Planning Current Planning



PHOTOS



December 22, 2023 11:39 AM



December 22, 2023 11:41 AM



PLAT COMMITTEE **January 10, 2024**

Case Number: 2023-PLT-101

Property Address: 4005 North Franklin Road (Approximate Address)

Location: Lawrence Township, Council District #9

Petitioner: Mt. Paran Baptist Church, by Michael J. Smith

Zoning: D-P

Request: Approval of a Subdivision Plat to be known as Mt. Paran Hope Subdivision, dividing 19.464 acres into two lots.

Waiver Requested: None

Current Land Use: Religious Use

Staff Reviewer: Linda Ahlbrand, Principal Planner II

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 December 1, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-P and developed with a church. The site was rezoned in 2020 (2020-ZON-068) to allow for a church campus with single and multi-family residential uses. The proposed plat would subdivide the property into two lots. Lot One would be 9.464 acres, would be located along Franklin Road, and be the site of the main church buildings. Lot Two would be 10 acres, would be located to the south and east of Lot One, and be the site of the proposed residential buildings. The proposed plat meets the standards of the D-P zoning classification and the subdivision regulations.

STREETS

Lot One would front on Franklin Road. Lot Two would access Franklin Road through Lot One. An existing access easement runs along the north property line. No new streets are proposed as part of this petition.

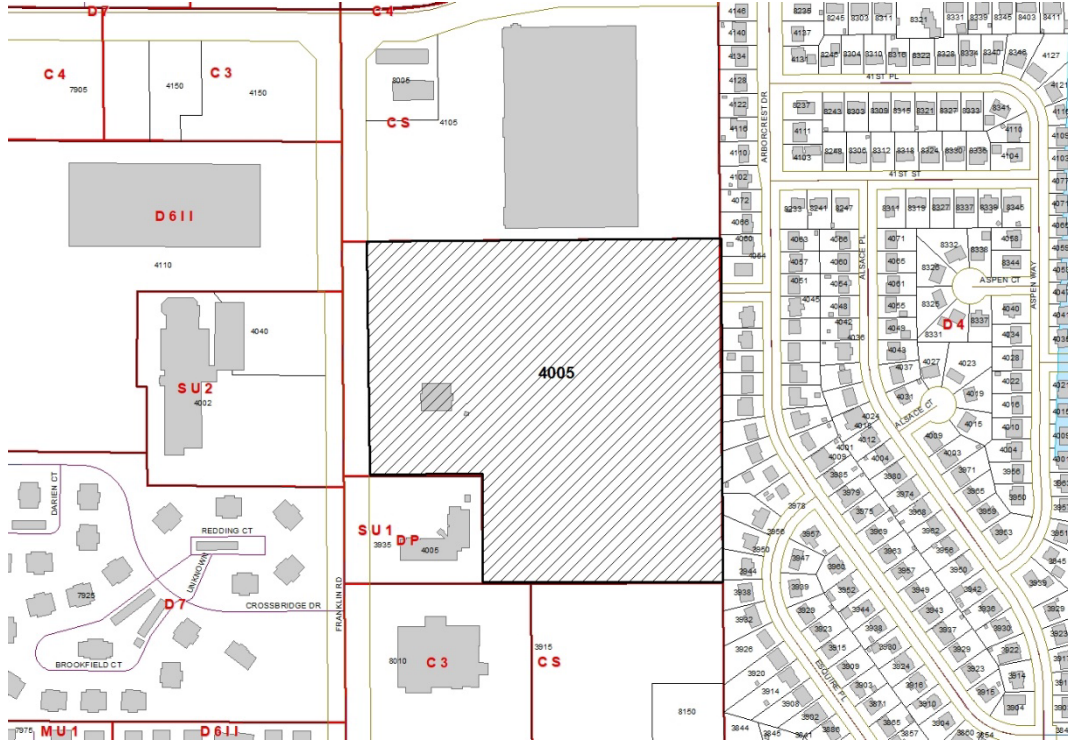
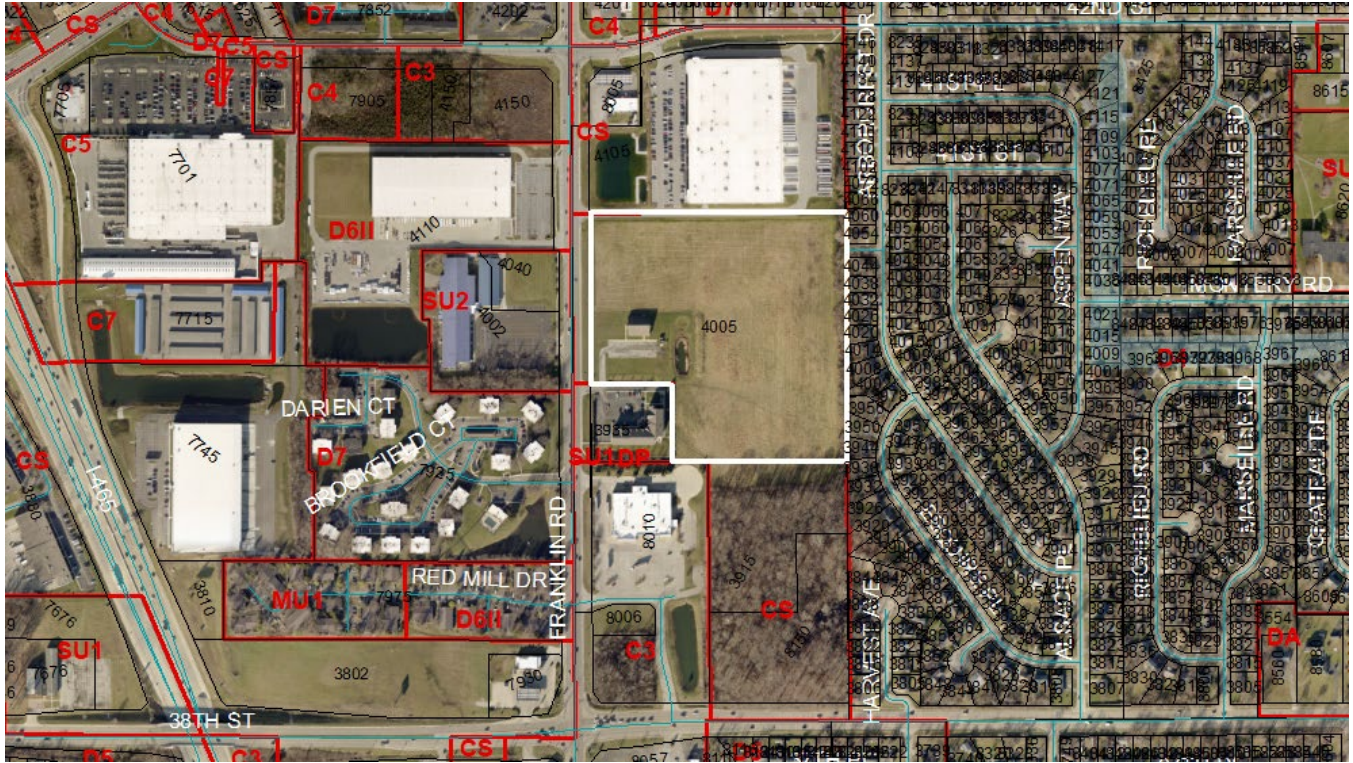
SIDEWALKS

Sidewalks are existing along Franklin Road.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Church	
Comprehensive Plan	Special Use	
Surrounding Context	Zoning	Land Use
	North:	C-S Industrial
	South:	SU-1 / C-S Church / Undeveloped
	East:	D-4 Single-family residential
West:	SU-2 / D-5II School / Industrial	
Thoroughfare Plan		
Franklin Road	Primary Arterial	112 feet existing and 119 feet proposed
Petition Submittal Date	January 30, 2023	

EXHIBITS



MT. PARAN HOPE SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 18 NORTH, RANGE 5 EAST, 2nd PRINCIPAL MERIDIAN
LANCEWISSE TOWNSHIP, MARION COUNTY, IN

LOT 2
10.023 ACRES ±
FRANKLIN ROAD

LOT 1
9.464 ACRES ±
4001 FRANKLIN ROAD

LEGAL DESCRIPTIONS

... of the County of Marion County, Indiana.

PREPARED FOR:
Mt. Paran Baptist Church
4001 N Franklin Road
Indianapolis, IN 46226

PREPARED BY:
MONT PARAN BAPTIST CHURCH INC

PREPARED BY:
SERGEANT PLAZA SURVEYORS
AMERICAN SURVEYING INC.
SUITE 200
3175-547-1230

DATE:
12/11/2023

ISSUANCE INDEX:

NO.	REVISION	SCHEDULE	DATE

Project Number: 232A-028885
SUBDIVISION PLAT
1 of 1

PHOTOS



Figure 1 - Proposed Lot Two looking southeast



Figure 2 - Proposed Lot One Looking south



PLAT COMMITTEE **January 10, 2024**

Case Number: 2023-PLT-102

Property Address: 120 West Market Street (*Approximate Address*)

Location: Center Township, Council District #12

Petitioner: SWVP Indy, LLC, by Michael J. Smith

Zoning: CBD-1 (RC)

Request: Approval of a Subdivision Plat to be known as Downtown Hilton, dividing 1.572 acres into two lots.

Waiver Requested: None

Current Land Use: Commercial building and parking garage

Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 1, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
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- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned CBD-2 (RC) and developed with a commercial building and parking garage. Proposed Lot One would contain the existing commercial building, while Lot Two would contain the existing parking garage. The proposed plat complies with the standards of the CBD-2 (RC) zoning and the subdivision regulations.

STREETS

Lots One and Two would front on Market Street. Lot One would also front on Illinois Street. Vehicular Access to the parking garage is from Market Street. Loading access to both buildings is via Wabash Street (vacated) to the north. Lot One also has an existing circular drop-off (valet) drive adjacent to Illinois Street. No new streets are proposed.

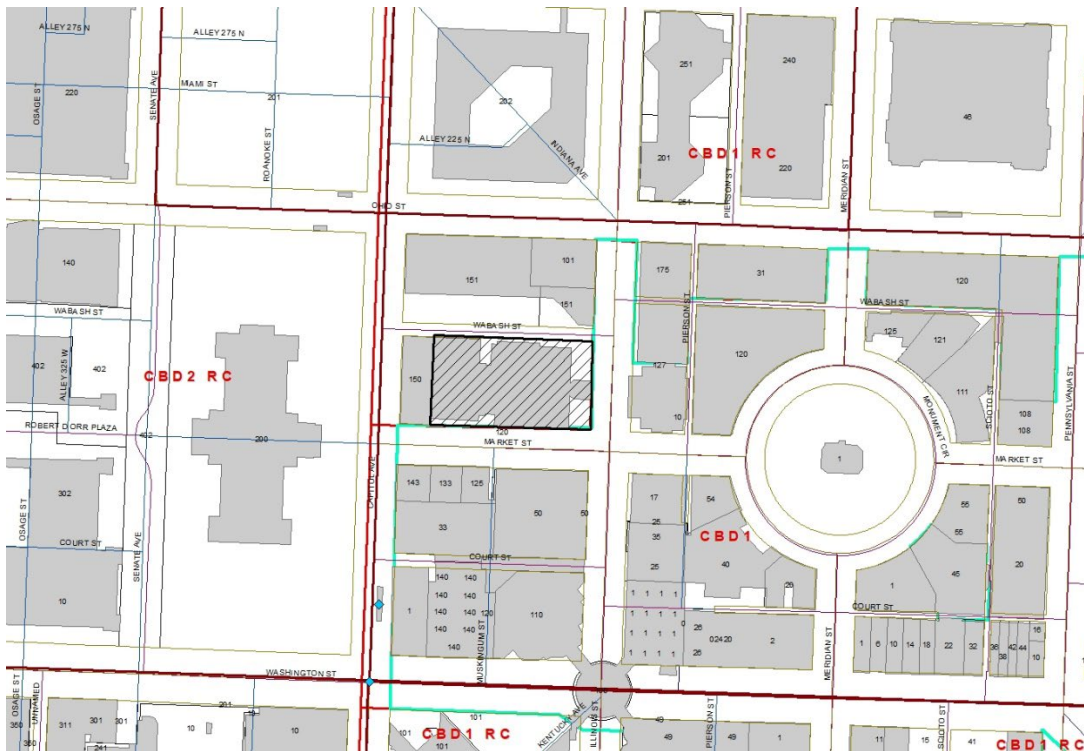
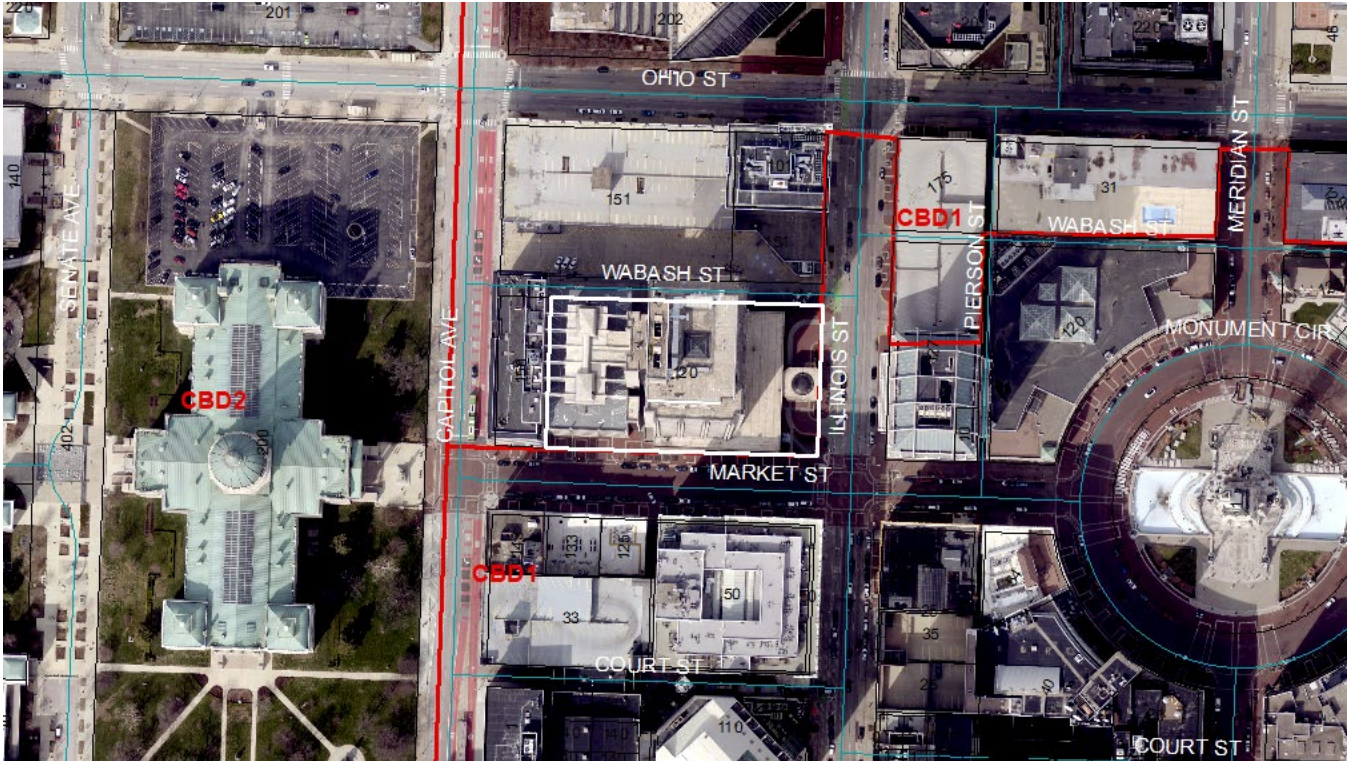
SIDEWALKS

Sidewalks are existing along both adjacent streets.

GENERAL INFORMATION

Existing Zoning	CBD-2 (RC)	
Existing Land Use	Commercial Building and Parking Garage	
Comprehensive Plan	Core Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	CBD-2 (RC)	Commercial
South:	CBD-1 (RC)	Commercial
East:	CBD-1 (RC)	Commercial
West:	CBD-2 (RC)	State House
Thoroughfare Plan		
Market Street	Primary Collector	90-foot existing and proposed
Illinois Street	Primary Arterial	90-foot existing and proposed
Petition Submittal Date	December 1, 2023	

EXHIBITS



PHOTOS



Looking east on Market Street – subject buildings to left



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PLAT COMMITTEE

January 10, 2024

Case Number:	2023-PLT-103
Property Address:	10945 Cork Place (<i>Approximate Address</i>)
Location:	City of Lawrence, Lawrence Township, Council District # 4
Petitioner:	Ertel Family, LLC, by Tammy L. Ortman
Zoning:	C-3
Request:	Approval of a Subdivision Plat to be known as Sunnyside Commons Minor Subdivision, dividing 2.826 acres into two lots.
Waiver Requested:	None
Current Land Use:	Commercial
Staff Reviewer:	Linda Ahlbrand, Principal Planner II

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 December 8, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-3 and developed with an office use on the western portion of the site. The remainder of the site is undeveloped except for a drainage pond. The proposed plat would subdivide the property into two lots. Lot 6b would contain the existing office use. Lot 7 would be available for development under the C-3 district. The proposed plat meets the standards of the C-3 zoning classification and the subdivision regulations.

STREETS

Lot 6B and 7 would front on Cork Place. Lot 7 would also front on Pennycroft Drive. No new streets are proposed as part of this petition.

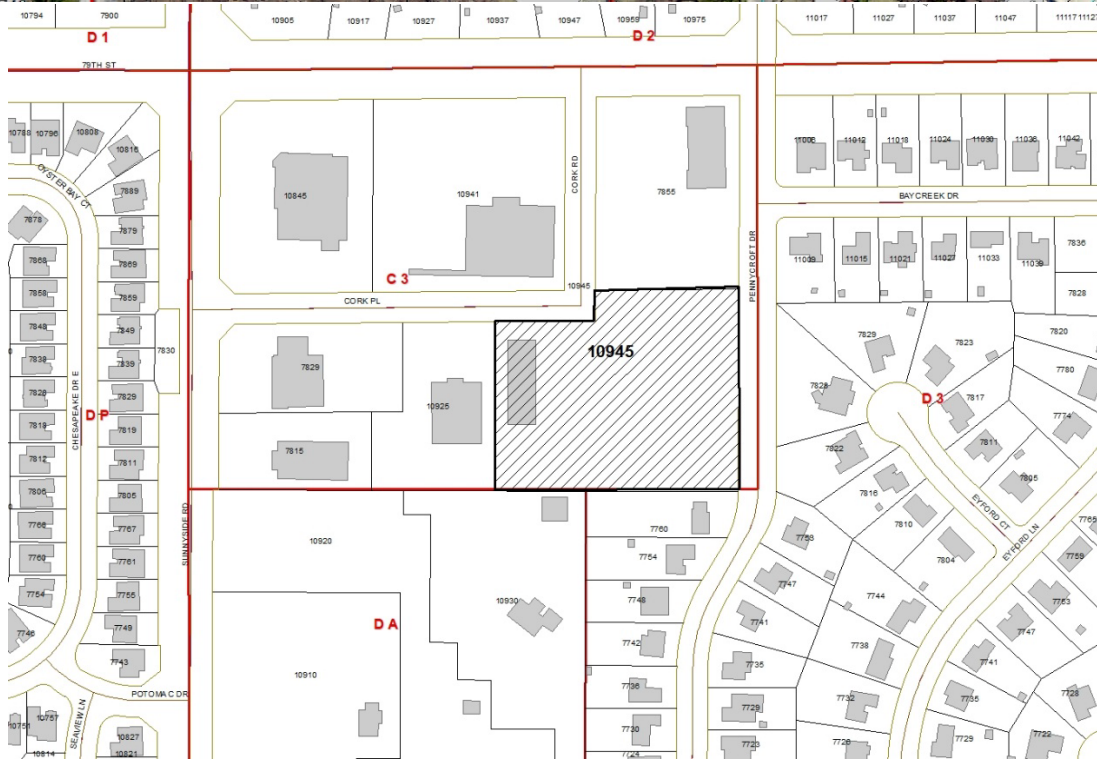
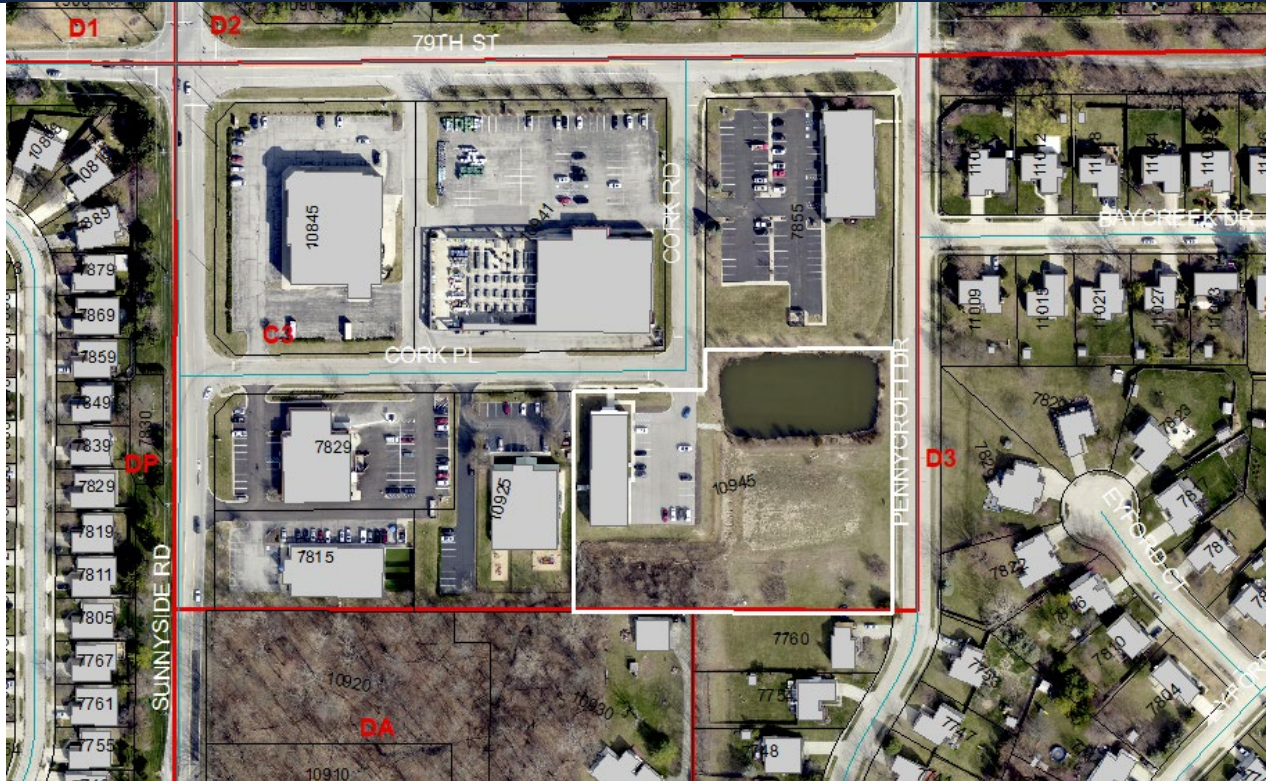
SIDEWALKS

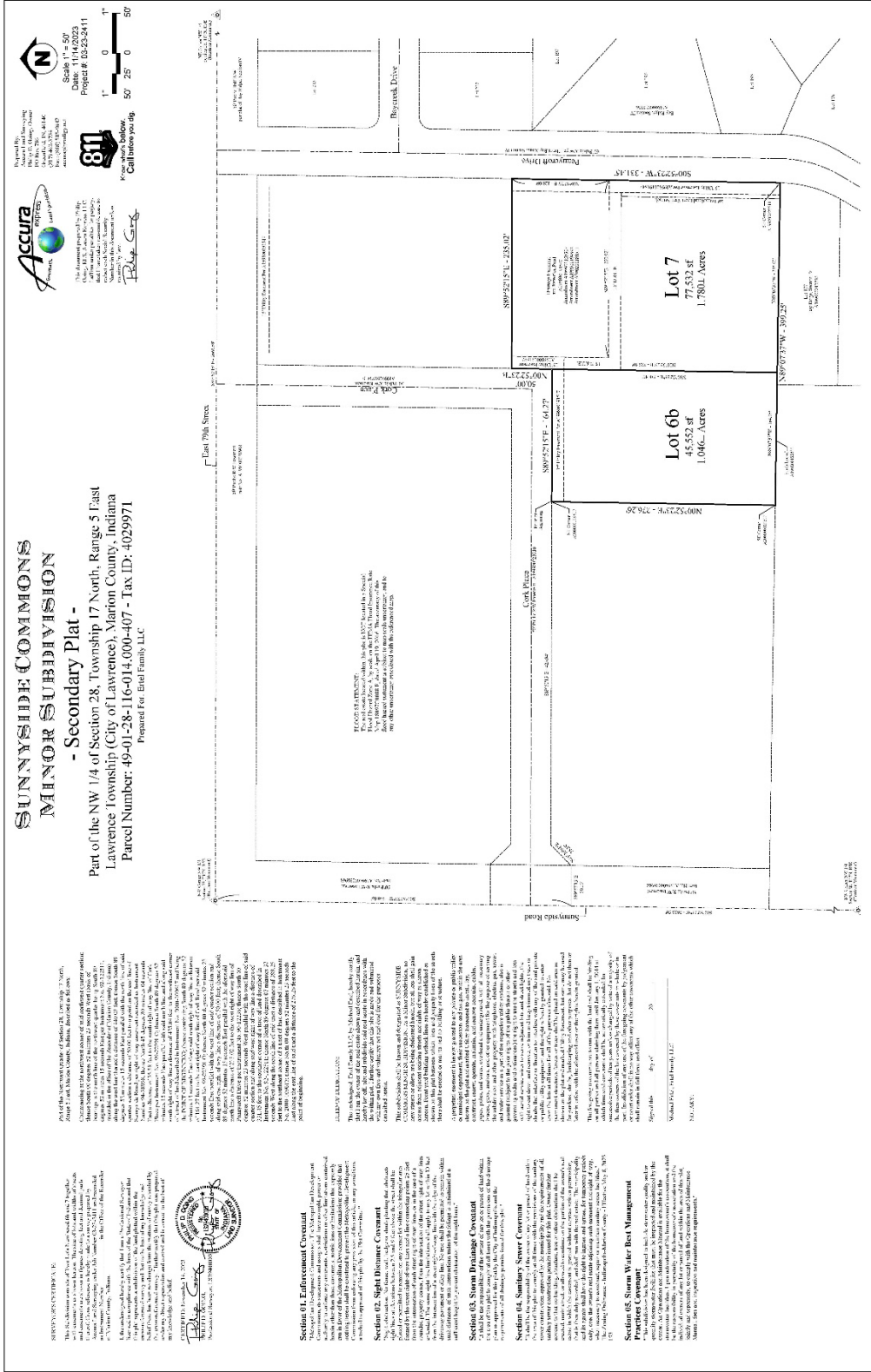
Sidewalks are existing along Cork Place and Pennycroft Drive.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Office Commercial	
Surrounding Context	Zoning	Land Use
	North:	C-3 Commercial
	South:	D-A / D-3 Residential
	East:	D-3 Residential
	West:	C-4 Commercial
Thoroughfare Plan		
Cork Place	Local Street	50-foot existing and proposed
Pennycroft Drive	Local Street	60-foot existing and proposed
Petition Submittal Date	December 7, 2023	

EXHIBITS





Plat Detail

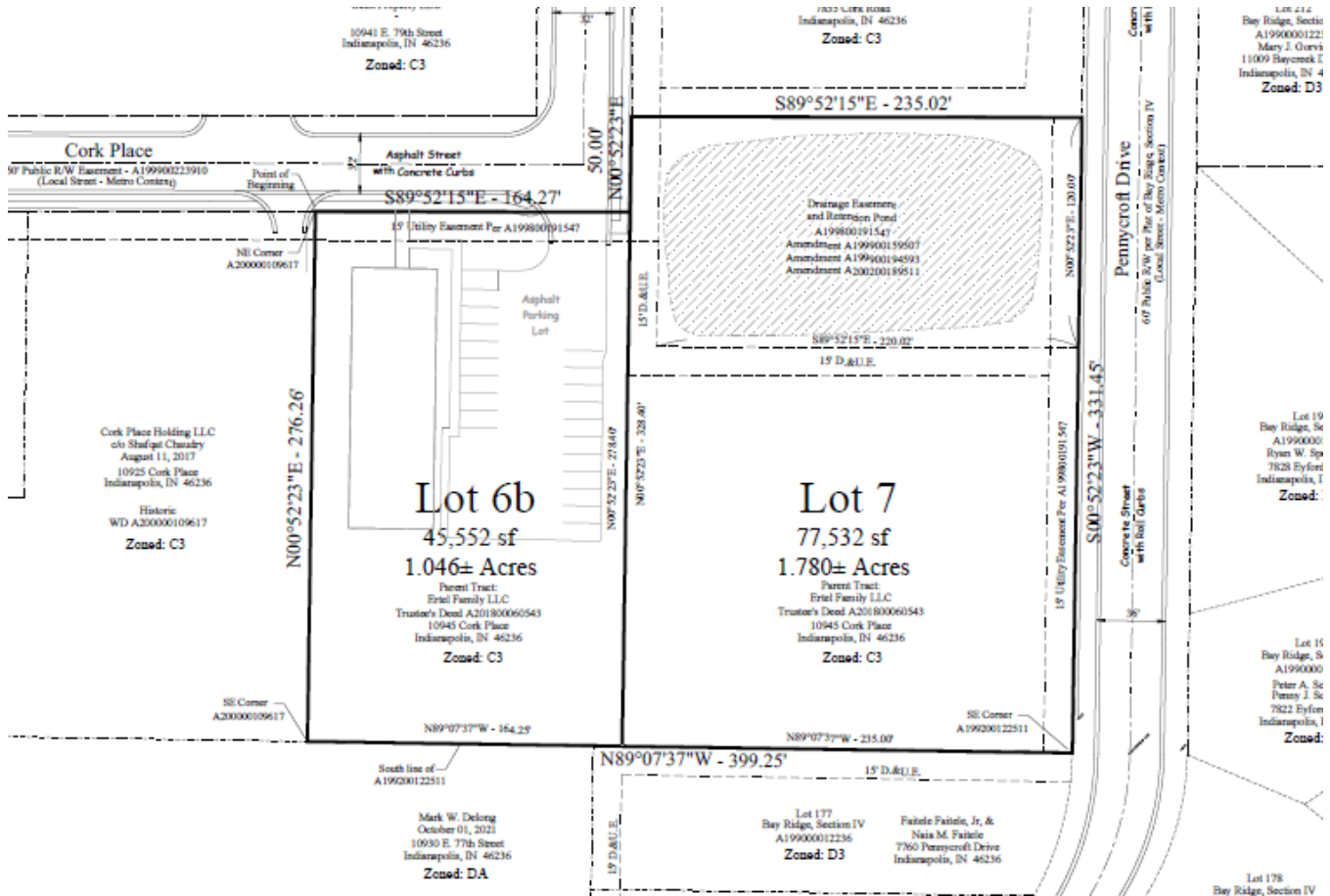


Figure 1 - Lot 7 from Pennycroft Drive

PHOTOS



Figure 2 - Entrance to site from Cork Place



Figure 3 - Cork Place and a portion of Lot 7 in the distance (drainage pond)



Figure 4 - Existing building on proposed Lot 6B



Figure 5 - Proposed Lot 7 in the distance



PLAT COMMITTEE **January 10, 2024**

Case Number: 2023-PLT-072

Property Address: 11700 and 11850 East 38th Street and 4002 North Carroll Road
(Approximate Address)

Location: Warren Township, Council District #14

Petitioner: Keith Russell / Russell Builders, by Mike Gisbon

Zoning: D-5 (FF)

Request: Approval of a Subdivision Plat, to be known as Dotson Farms Subdivision, dividing 46.2 acre into 138 lots.

Waiver Requested: None

Current Land Use: Undeveloped

Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This petition was continued from October 11, 2023 to November 8, 2023, from November 8, 2023 to December 13, 2023, and from December 13, 2023 to January 10, 2024, at the request of staff, to allow time for the petitioner to correct issues with the plat.

As of this writing, a revised plat has not been submitted. However, staff is expecting revisions prior to the hearing. Staff may provide an updated staff report at the hearing.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 6, 2023, 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 a dedicatory statement be included in the Owner's Certificate on the plat, prior to final plat recording.
13. That a statement be added to the plat that the "eyebrow" portion of the right-of-way be maintained by the Home Owner's Association. The eyebrow area shall be "hatched" or otherwise indicated on the plat and included in the key, prior to final plat recording.
14. That the right-of-way of Ralph Wiley Drive (north of lots 123-127) be labeled as a collector street with 60 feet of right-of-way and that only one street should be labeled as Ralph Wiley Drive, prior to final plat recording.
15. That all side lot lines be drawn at right angles to streets or radial to curving street line (Lots 11-15) prior to final plat recording.
16. That the acreage and lot width for each lot be identified on the plat prior to final plat recording.
17. That a revised Natural Infrastructure Plan be submitted for Administrator's Approval prior to final plat recording.
18. That a revised Traffic Control Plan be submitted for Administrator's Approval prior to final plat recording.
19. That a revised Tree Inventory/Preservation Plan be submitted for Administrator's Approval prior to any earth movement or tree removal.
20. That the dedication of right-of-way along both perimeter streets be revised to match the requirements of the zoning commitments.
21. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This request would provide for the subdivision of 46.2 acres into 138 lots, to be known as Dotson Farms. The subject site was rezoned to the D-5 classification in 2022 (2022-ZON-



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030). The most recent version of the plat reviewed by staff had numerous deficiencies. Therefore, staff has placed several conditions on the approval of the plat. If all of the deficiencies are addressed, the proposed plat would be consistent with the approved rezoning commitments, the D-5 District and the Subdivision Regulations.

STREETS

This subdivision would gain access to 38th Street to the south and Carroll Road to the east with two new access points. Additionally, the subdivision would connect to an existing stub street to the north, Denali Drive. All the proposed interior streets would meet the ordinance requirements for length and number of local streets needed to access any one lot.

SIDEWALKS

Sidewalks are required along Carroll Road, 38th Street, and all interior streets.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Airport Related Mixed-use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-P/D-3 Single-Family residential
	South:	D-7/D-4 Undeveloped/Single-Family residential
	East:	Hancock County Single-Family residential
	West:	D-P Single-Family residential
Thoroughfare Plan		
38 th Street	Primary Arterial	85-foot existing and 90-foot proposed
Carroll Road	Primary Collector	40-foot existing and 106-foot proposed
Denali Drive	Local Street	50-foot existing and 50-foot proposed
Petition Submittal Date	August 4, 2023	



SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval	EVALUATION
<p>741.201.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • Plat name, Legal Description, Surveyor Seal, Scale. • Boundary Lines, Existing Street Names and dimensions. • Layout of Proposed Streets – names, widths, classifications. • Layout of all easements and purpose thereof. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. • Area Map. 	<p>Not Satisfied</p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • Traffic control street signs and devices. • Traffic calming devices. • Bicycle facilities. • Sidewalks and pedestrian facilities. • Transit facilities, such as bus stops pads or shelter. • Street lighting. 	<p>Not Satisfied</p>
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	<p>Not Satisfied</p>



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



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



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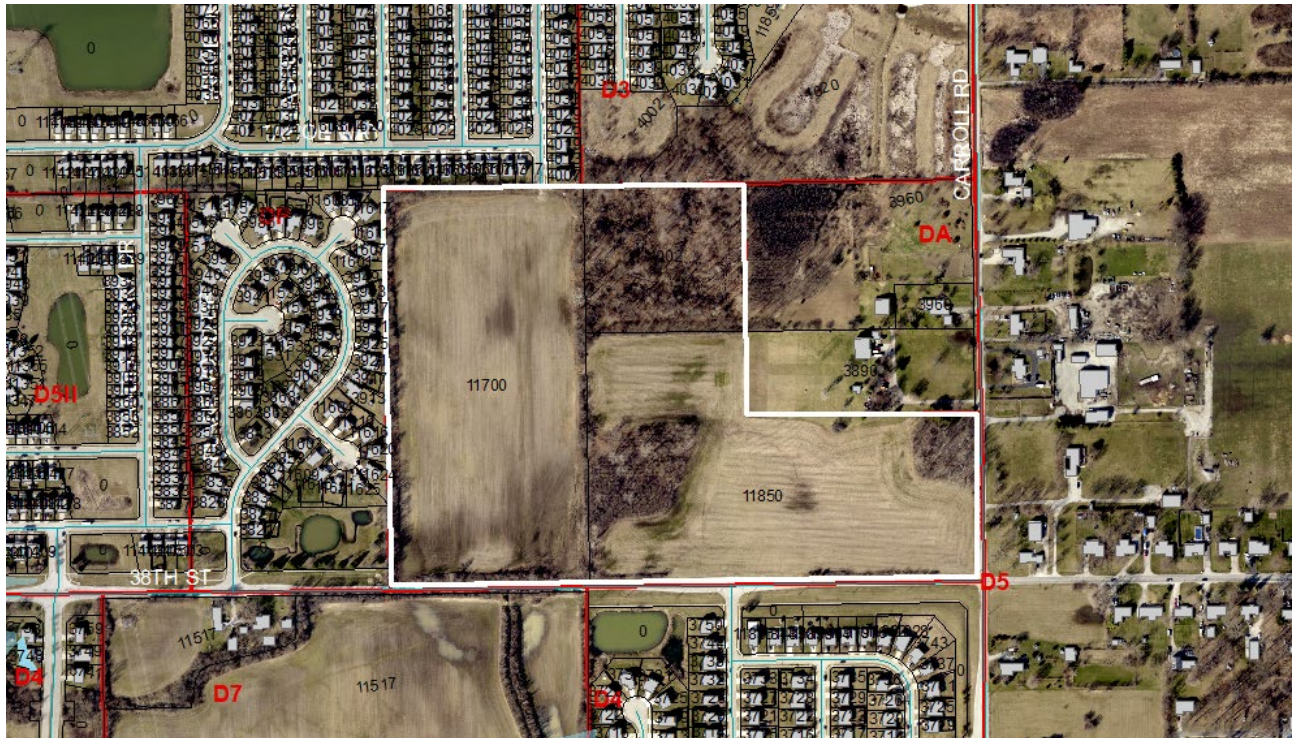
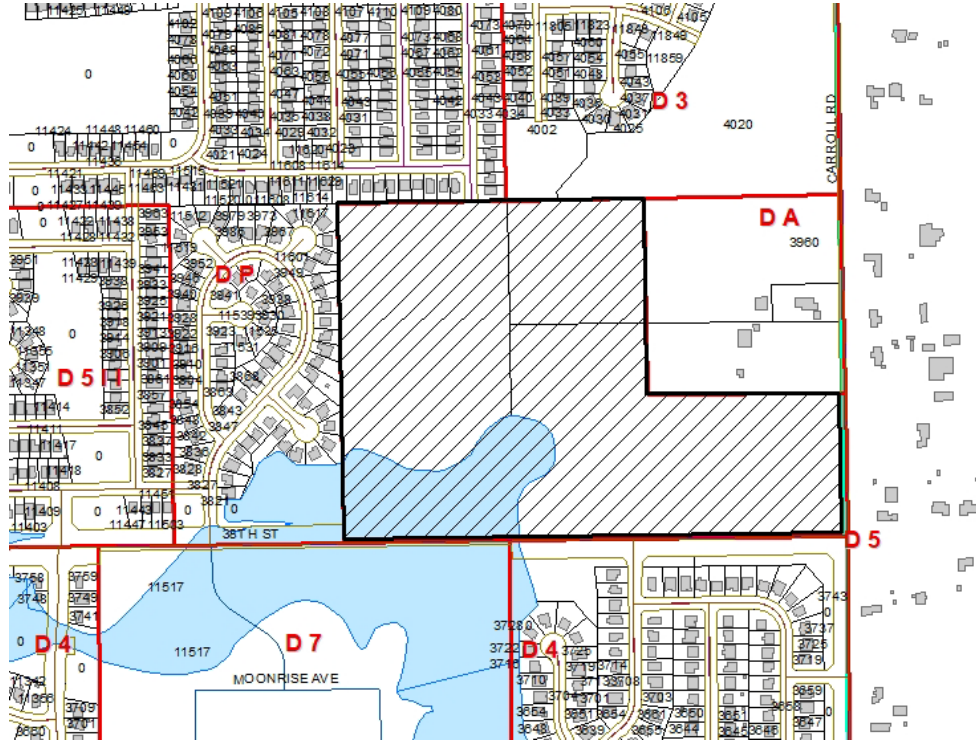
741-304-316 Additional Development Items		EVALUATION
	<p>741.304.A-C – Traffic Control Devices:</p> <ul style="list-style-type: none"> • Street name signs, traffic control signs, bike route signs. • Traffic control devices for streets exceeding 900 feet in length. • Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units. 	<p>Not Satisfied</p>
	<p>741.305 – Numbering and naming:</p> <ul style="list-style-type: none"> • Street numbering per adopted addressing guidelines. • Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street. 	<p>Addresses not submitted</p>
	<p>741.306 – Sidewalks:</p> <ul style="list-style-type: none"> • Sidewalks shall be provided along all internal and external streets. 	<p>Satisfied</p>
	<p>741.307-309 – Easements, Utilities, Stream Protection Corridors:</p> <ul style="list-style-type: none"> • Utility easements shall be located along lot lines and shall be a minimum of 10 feet. • All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. • Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. • All utilities shall be located underground. • All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205. 	<p>Satisfied</p>
	<p>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</p> <ul style="list-style-type: none"> • Required for subdivisions with more than 20 dwelling units. • Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet. • Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. • Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall. • Reservation of land for public/semi-public purpose. 	<p>Not Satisfied</p>
	<p>741-312 – Monuments</p> <ul style="list-style-type: none"> • Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1. 	<p>Satisfied</p>



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	<p>741.313 – Flood Control:</p> <ul style="list-style-type: none">• All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).• Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.• For Zone AE areas, the plat must show the BFE topographic line.• For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.	<p>Satisfied</p>
	<p>741.316 – Street Lighting:</p> <ul style="list-style-type: none">• All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).	<p>Not Satisfied</p>

EXHIBITS





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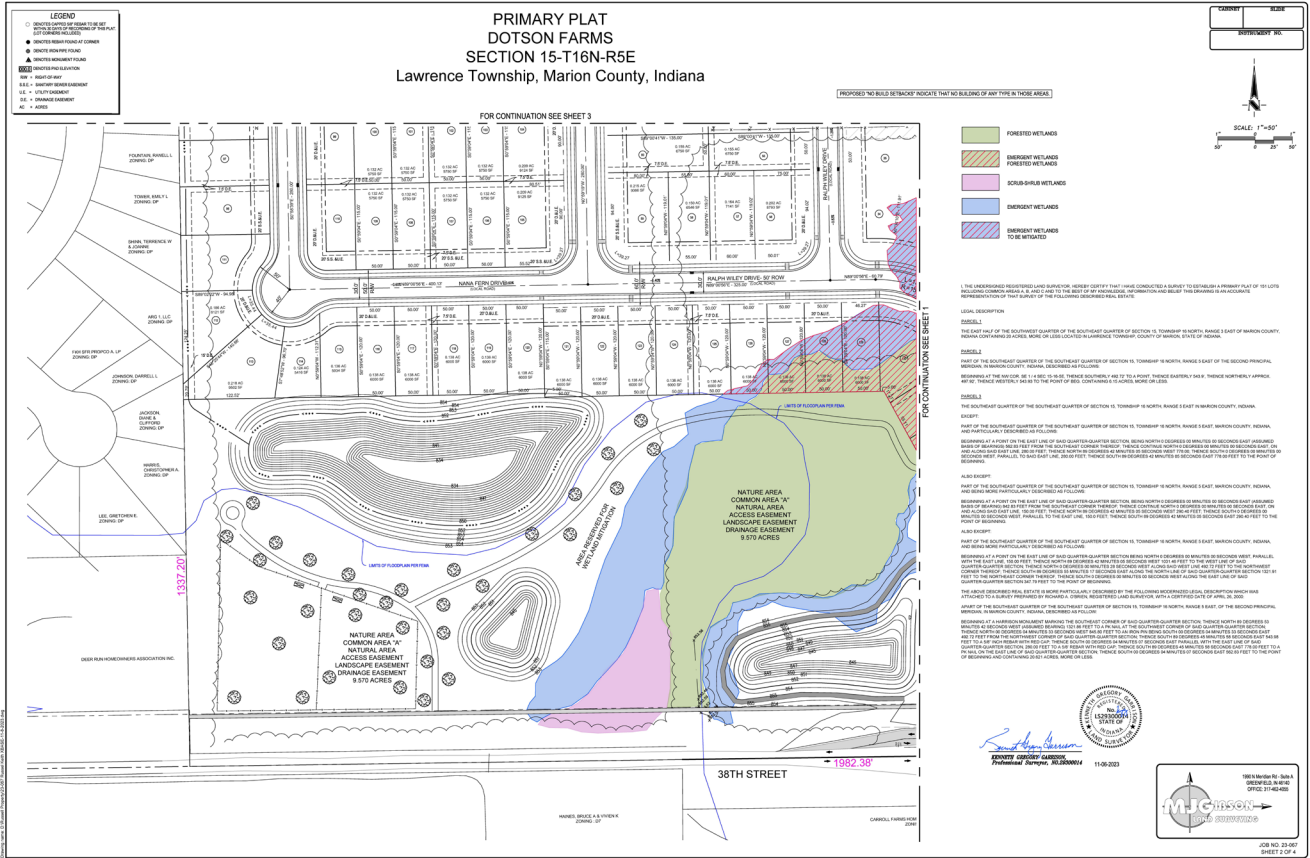




Figure 1 - Subject site looking northwest from 38th St



Figure 2 - Subject site looking northeast from 38th St



Figure 3 - Stub of Denali Street from the north