



# Metropolitan Development Commission Plat Committee (September 13, 2023) Meeting Agenda

## Meeting Details

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

**Date:** Wednesday, September 13, 2023    **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-057 | 1111 North Hamilton Avenue**  
Center Township, Council District #17, Zoned D-5  
Jennifer Serviss White and Marshall White, by Adam Dehart

Approval of a Subdivision Plat, to be known as Replat of Lot 44 in Clifford Place, dividing 0.14-acre into two single-family attached lots.

**\*\* Withdrawal to be acknowledged**

- 2. 2023-PLT-064 | 6243 East Washington Street**  
Warren Township, Council District #12, Zoned C-4  
Irvington Plaza Associates, by Nathan Barr

Approval of a Subdivision Plat, to be known as Irvington Plaza, dividing 15.75 acres into six lots and one block.

**\*\*Automatic continuance to be acknowledged**

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

- 3. 2023-PLT-011 | 3725 Kentucky Avenue**  
Decatur Township, Council District #22, Zoned C-1 and C-3  
Baback, LLC by Pat Rooney

Approval of a Subdivision Plat to be known as 3725 Kentucky Ave., dividing 2.11 acres into two lots.

- 4. 2023-PLT-037 (Amended) | 4437 Clark Drive**  
Franklin Township, Council District #25, Zoned C-S (FF)  
David A. Retherford, Trustee of the Russell E. Flagle Revocable Trust

Approval of a Subdivision Plat, to be known as Flagle Pointe Commercial Subdivision, dividing 37.62 acres into two lots, one common area and one block, with a waiver of the sidewalk requirement.

**5. 2023-PLT-047 | 6121 Crawfordsville Road**

Wayne Township, Council District #6, Zoned C-4  
Plaza and Speedway, LLC, by Bill Terry

Approval of a Subdivision Plat to be known as Plaza at Speedway Minor Plat, subdividing 9.41 acres into one lot and one block.

**6. 2023-PLT-058 | 4111 South Sherman Drive**

Perry Township, Council District #24, Zoned D-2 (FF)  
Adam Niedzielski, Renata Niedzielski and Emily Hamilton, by Jynell D. Berkshire

Approval of a Subdivision Plat, to be known as Emily's Sherman Drive Addition, a replat of Lot 1 in Beau Terra Addition Amended, dividing 1.44 acres into two lots.

**7. 2023-PLT-059 | 2330 and 2332 West 44th Street**

Washington Township, Council District #8, Zoned D-2  
Mint Properties, LLC, by Christian C. Badger, PE

Approval of a Subdivision Plat, to be known as Dexter Woods, dividing five acres into eight lots, with a waiver of the cul-de-sac length.

**8. 2023-PLT-061 | 4265 North Capitol Avenue**

Washington Township, Council District #7, Zoned D-5  
Michael R. Chappell and Cheri L. Chappell, by Paul J. Lambie

Approval of a Subdivision Plat, to be known as Replat of Lot 9 in Jose-Balz 43rd Street Addition, dividing 0.148-acre, into two single-family attached lots.

**9. 2023-PLT-062 | 9024 East Edgewood Avenue**

Franklin Township, Council District #25, Zoned D-4  
ForeStar (USA) Real Estate Group, by Keith R. Gilson

Approval of a Subdivision Plat, to be known as Edgewood Farms, Section 2, dividing 17.96 acres into 46 lots.

**10. 2023-PLT-063 | 1615 West Edgewood Avenue**

Perry Township, Council District #20, Zoned C-4 (FF)  
Narjit Singh, by Epfanio Carbajal

Approval of a Subdivision Plat, to be known as Edgewood Properties, dividing 1.45 acres into two lots.

**11. 2023-PLT-065 | 7320 East Hanna Avenue**

Franklin Township, Council District #18, Zoned D-3  
M/I Homes of Indiana, L.P., by Brett Huff

Approval of a Subdivision Plat, to be known as Grayson, Section 1, dividing 19.34 acres into 41 lots.

**12. 2023-PLT-066 | 2226 and 2230 Central Avenue**

Center Township, Council District #11, Zoned D-8  
Trinity Elite, LLC, by Pat Rooney

Approval of a Subdivision Plat, to be known as 2228 North Central Avenue Replat, dividing 0.264-acre into four single-family attached lots.

**13. 2023-PLT-067 | 9024 East Edgewood Avenue**

Franklin Township, Council District #25, Zoned D-4  
ForeStar (USA) Real Estate Group, by Keith R. Gilson

Approval of a Subdivision Plat, to be known as Edgewood Farms, Section 3, dividing 23.54 acres into 73 lots.

**14. 2023-PLT-068 | 7525 McFarland Boulevard**

Perry Township, Council District #24, Zoned SU-1 and D-P  
Southport Presbyterian Church, by Nick Everhart



Approval of a Subdivision Plat, to be known as Homestead Emerson Subdivision, dividing 26.1 acres into two lots.

**15. 2023-PLT-069 | 4150 West 56th Street**

Pike Township, Council District #8, Zoned I-2 / I-3 (FF/FW)

Natalie R. Lynch, Lance B. Sandlian, Colby B. Sandlian and Genevieve B. Sandlian, by Bill Butz

Approval of a Subdivision Plat to be known as Sandlian Subdivision, dividing 9.32 acres into two lots.

**16. 2023-PLT-073 | 1012 East 75th Street**

Washington Township, Council District #2, Zoned C-3

BLP Holdings, LLC, by Brian Pachciarz

Approval of a lot line adjustment of Lots 26 and 27 in Edgewater Place Subdivision Plat, containing 0.0465-acre, with a waiver of sidewalks along Westfield Boulevard and 75th Street.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**17. 2023-VAC-004 | 8118 Windcombe Boulevard**

Washington Township, Council District #2

James and Kristen Murney, by Michael E. Brannan

Vacation of a 60-foot platted building line setback recorded as part of Windcombe, Second Section Subdivision in Plat Book 28, Page 228, with a waiver of the assessment of benefits.

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**18. 2023-PLT-070 | 3500 Division Street and 1002 West Hanna Avenue**

Perry Township, Council District #20, Zoned D-A / D-3 / I-3 (FF)

Lauth Group, Inc., by Brian J. Tuohy

Approval of a Subdivision Plat, to be known as Hanna Avenue Business Park, dividing 35.14 acres into four lots and three blocks.

**19. 2023-PLT-071 | 415 South Shortridge Road**

Warren Township, Council District #18, Zoned C-1 and C-7

Cornerstone Church of Indianapolis, by Jynell D. Berkshire

Approval of a Subdivision Plat, to be known as Shortridge Way, dividing 3.77 acres into two lots, with a waiver of sidewalks along Shortridge Road.

**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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto: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.**



Department of Metropolitan Development  
Division of Planning  
Current Planning

**PLAT COMMITTEE****September 13, 2023**

**Case Number:** 2023-PLT-057  
**Property Address:** 1111 North Hamilton Avenue (*Approximate Address*)  
**Location:** Center Township, Council District #17  
**Petitioner:** Jennifer Serviss White and Marshall White, by Adam Dehart  
**Zoning:** D-5  
**Request:** Approval of a Subdivision Plat, to be known as Replat of Lot 44 in Clifford Place, dividing 0.14-acre into two single-family attached lots.  
**Waiver Requested:** None  
**Current Land Use:** Two-Family Dwelling  
**Staff Reviewer:** Allison Richardson, Senior Planner

**PETITION HISTORY**

The petitioner has requested to withdraw this petition and refile for a companion variance and plat with a transfer of filing fees. Staff is supportive of the transfer of fees.



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

September 13, 2023

**Case Number:** 2023-PLT-064

**Property Address:** 6234 East Washington Street (*Approximate Address*)

**Location:** Warren Township, Council District # 12

**Petitioner:** Irvington Plaza Associates, by Nathan Barr

**Zoning:** C-4

**Request:** Approval of a Subdivision Plat, to be known as Irvington Plaza, dividing 15.75 acres into six lots and one block

**Waiver Requested:** None

**Current Land Use:** Commercial Integrated Center

**Staff Reviewer:** Allison Richardson, Senior Planner

## PETITION HISTORY

A timely automatic continuance request was submitted by a registered neighborhood organization continuing this matter from the September 13, 2023 hearing to the October 11, 2023 hearing. This would require the Plat Committee's acknowledgement.



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-011
<b>Property Address:</b>	3725 Kentucky Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Decatur Township, Council District # 22
<b>Petitioner:</b>	Baback, LLC by Pat Rooney
<b>Zoning:</b>	C-1 and C-3
<b>Request:</b>	Approval of a Subdivision Plat, to be known as 3725 Kentucky Ave., dividing 2.11 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial Integrated Center
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

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



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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-1 and C-3 and developed with a commercial integrated center with accessory parking. The proposed plat would subdivide the property into two lots along the tenant separation. The proposed plat meets the standards of the C-1 and C-3 zoning classification.

### STREETS

Lots One and Two would front on Kentucky Avenue. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are required on Kentucky Avenue.

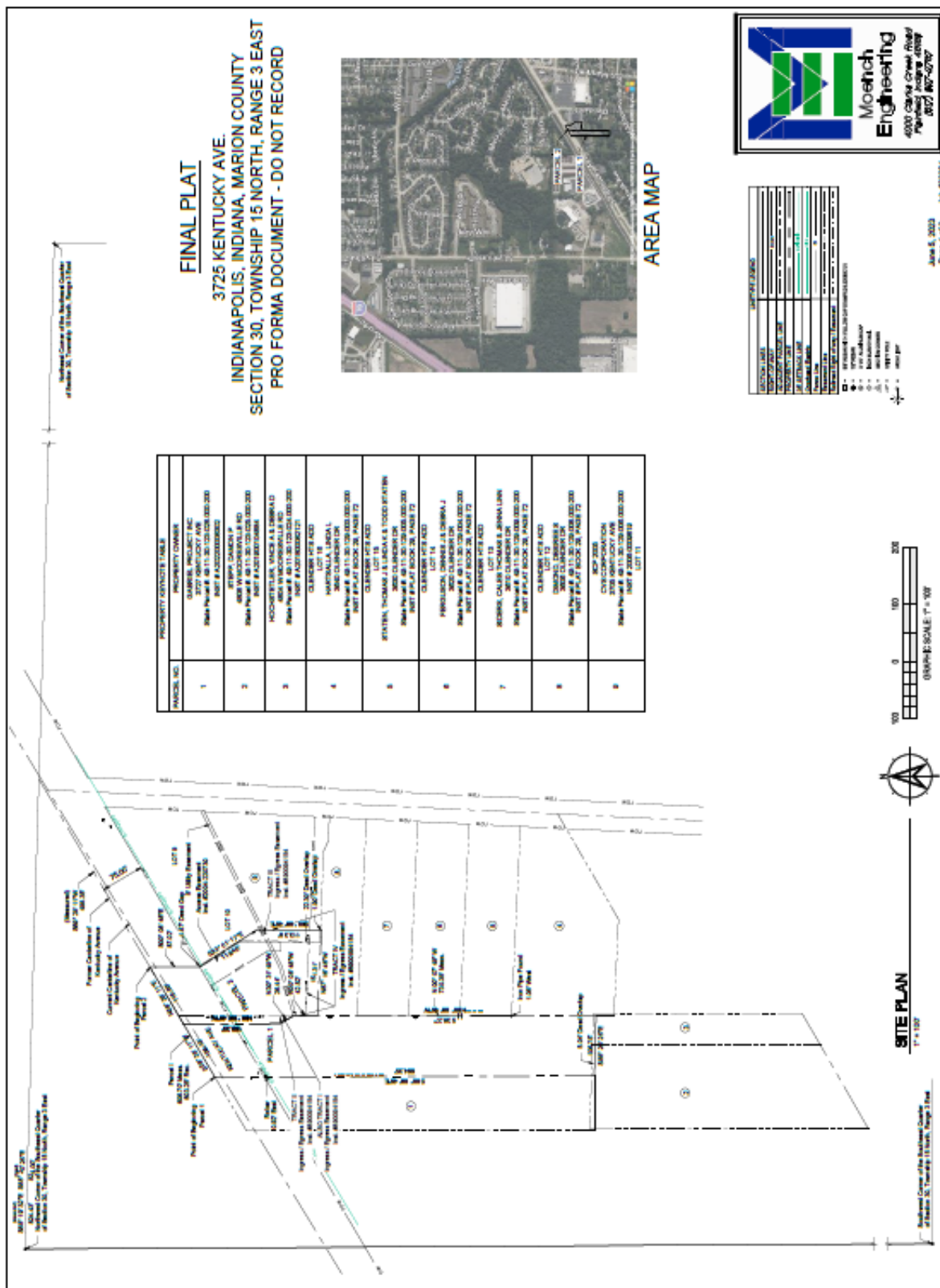
## GENERAL INFORMATION

<b>Existing Zoning</b>	C-1 / C-3	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-A	Single-family residential
South:	D-A	Single-family residential
East:	C-3 / D-3 / D-A	Commercial / Single-family residential
West:	C-1	Single-family residential
<b>Thoroughfare Plan</b>		
Kentucky Avenue	Primary Arterial	117-foot existing and proposed
<b>Petition Submittal Date</b>	February 14, 2023	



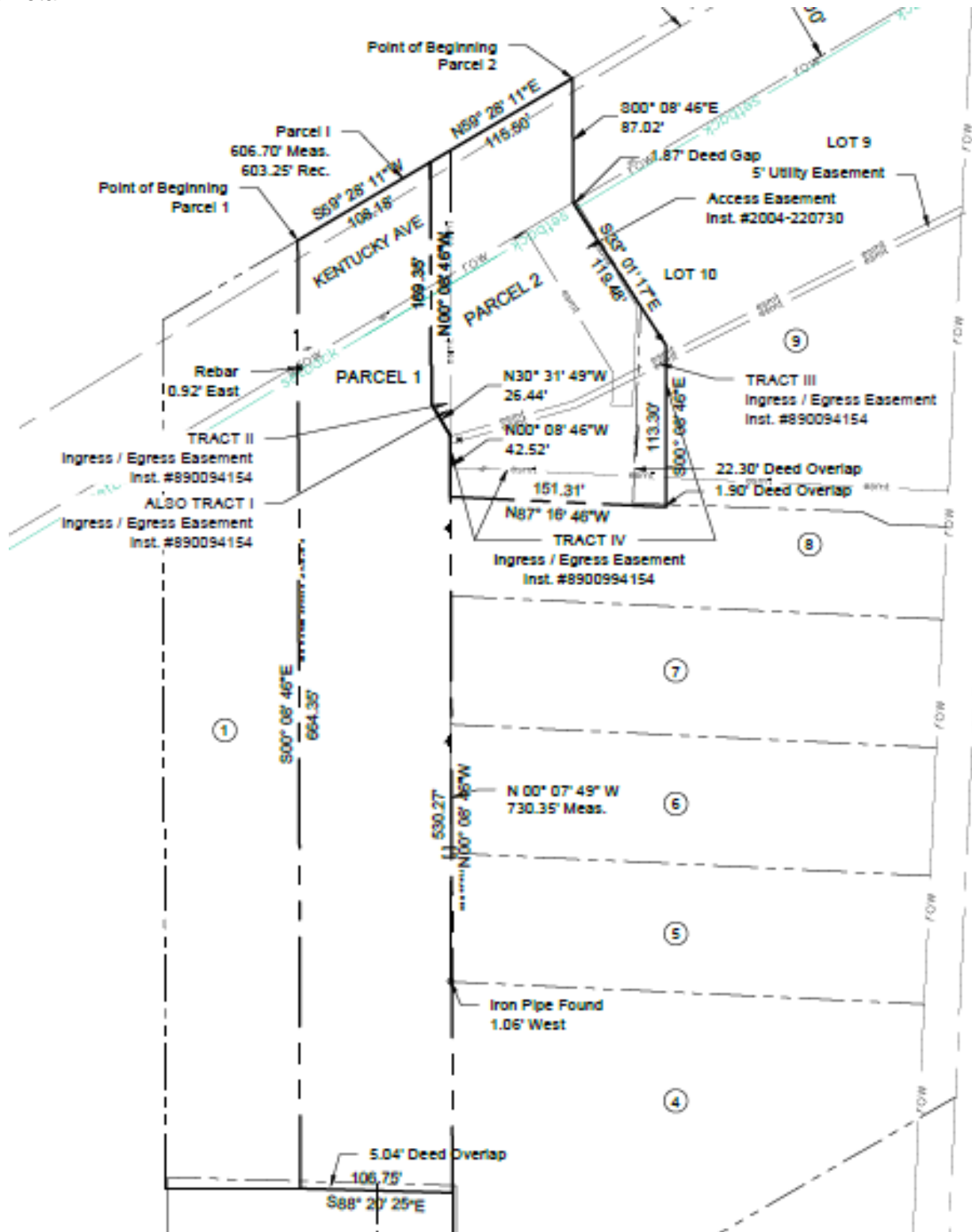
EXHIBITS







## Plat Detail



## PHOTOS



Proposed Lot Two viewed from Kentucky Avenue



Proposed Lot Two



Proposed Lot One





Proposed Lot One



Proposed Lot Two



Department of Metropolitan Development  
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Current Planning

## PLAT COMMITTEE

September 13, 2023

**Case Number:** 2023-PLT-037  
**Property Address:** 4437 Clark Drive (*Approximate Address*)  
**Location:** Franklin Township, Council District #25  
**Petitioner:** David A. Retherford, Trustee of the Russell E. Flagle Revocable Trust  
**Zoning:** C-S (FF)  
**Request:** Approval of a Subdivision Plat, to be known as Flagle Pointe Commercial Subdivision, dividing 37.62 acres into two lots, one common area and one block, with a waiver of the sidewalk requirement.  
**Waiver Requested:** Waiver of the sidewalk requirement  
**Current Land Use:** Commercial / Undeveloped  
**Staff Reviewer:** Allison Richardson, Senior Planner

## PETITION HISTORY

This is the third hearing for this petition. This petition was continued from the July 12, 2023 hearing to the August 9, 2023 hearing, and the August 9, 2023 hearing to the September 13, 2023 for an amendment with notice to be mailed and published.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 5, 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.





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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the waiver of sidewalks be granted, on the condition that an asphalt trail be installed per commitments related to 2006-ZON-144.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-S per 2006-ZON-144, and is undeveloped. The proposed plat would subdivide the property into two lots and one block and one common area to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

### STREETS

Lot One and Two and Common Area A would front on Southeastern Avenue. Block A would front on Southeastern Avenue, Franklin Road, and Harrison Street. No new streets are proposed as part of this petition.

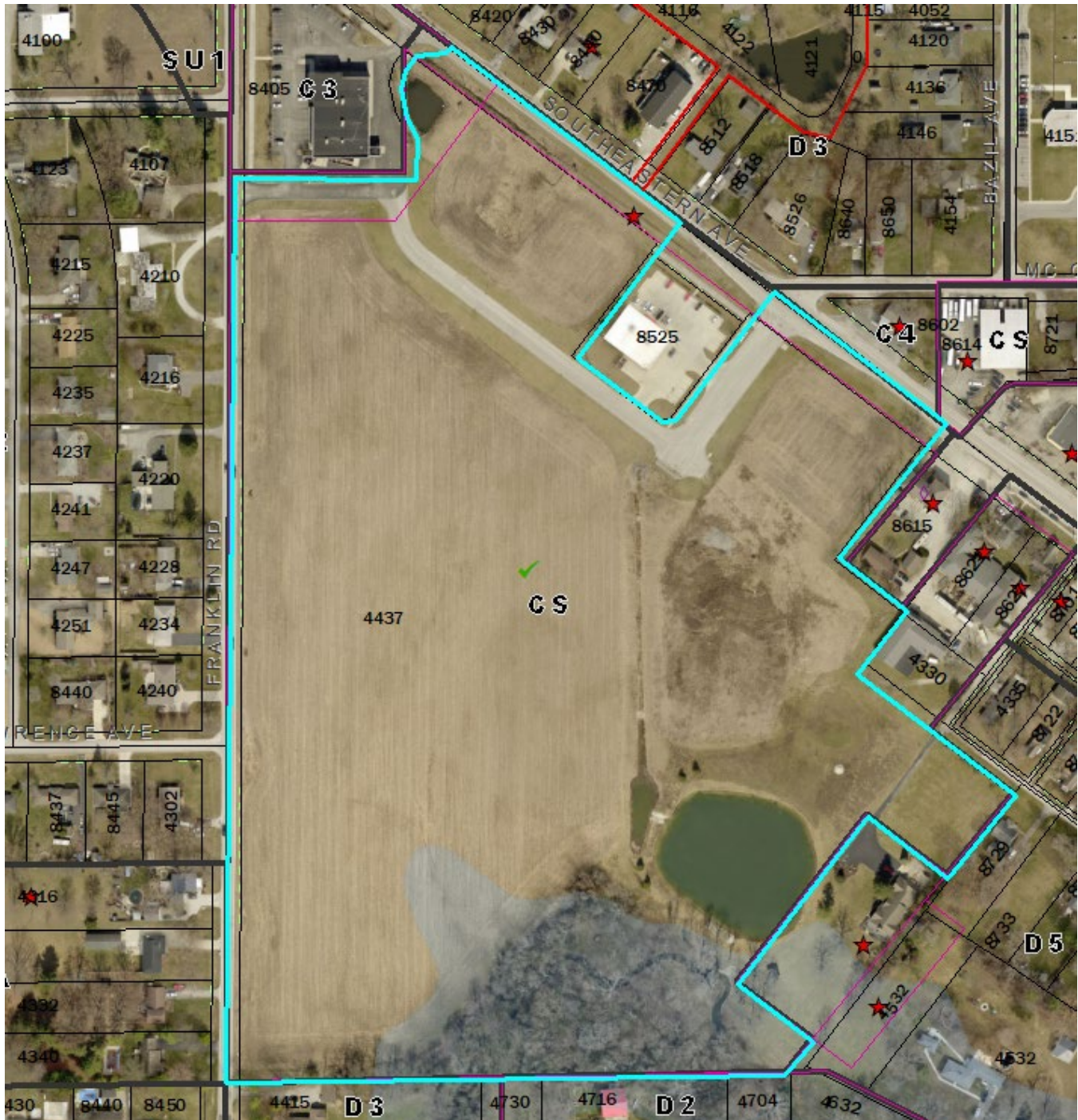
### SIDEWALKS

The petitioner will be installing an asphalt trail in place of sidewalks as shown on the site plan related to 2006-ZON-144. Therefore, staff is supporting the waiver of sidewalks.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-S	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-3 / C-S / D-3	Commercial / Residential
South:	D-2 / D-3	Residential
East:	D-5 / C-4 / C-S	Commercial / Residential
West:	D-A / D-2	Residential
<b>Thoroughfare Plan</b>		
Clark Drive	Local Street	40-foot existing and 48-feet proposed
Harrison Street	Local Street	40-foot existing and 48-feet proposed
Southeastern Avenue	Primary Collector	70-foot existing and 90-feet proposed
Franklin Road	Primary Arterial	70-foot existing and 119-feet proposed
<b>Petition Submittal Date</b>	May 5, 2023	

## EXHIBITS







## PHOTOS



Block A; Harrison Street frontage



Block A; Franklin Road frontage



Lots One and Two; Southeastern Avenue frontage



Block A; Southeastern Avenue frontage



Block A; viewed from common area





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## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-047
<b>Property Address:</b>	6121 Crawfordsville Road ( <i>Approximate Address</i> )
<b>Location:</b>	Wayne Township, Council District # 6
<b>Petitioner:</b>	Plaza and Speedway, LLC, by Bill Terry
<b>Zoning:</b>	C-4
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Plaza at Speedway Minor Plat, subdividing 9.41 acres into one lot and one block.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the third hearing for this petition. This petition was continued from the July 12, 2023 hearing to the August 9, 2023 hearing, and from the August 9, 2023 hearing to the September 13, 2023 hearing to allow more time for completed information and the affidavit of notice.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 16, 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.



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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-4 and developed with a commercial shopping center. The proposed plat would subdivide the property into one lot and one block to provide for a future commercial development. The proposed plat meets the standards of the C-4 zoning classification.

### STREETS

Both lots would front on Crawfordsville Road and share internal access. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are required on Crawfordsville Road.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Speedway S Crawfordsville Commercial District SZ-4	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: C-4 / SU-1	Commercial / Church
	South: D-9	Multi-Family Residential
	East: C-4 / C-3	Commercial
	West: C-4 / C-5	Commercial
<b>Thoroughfare Plan</b>		
Crawfordsville Road	Primary Arterial	167-foot existing and proposed
<b>Petition Submittal Date</b>	June 2, 2023	

EXHIBITS







## PHOTOS



Proposed Lot One

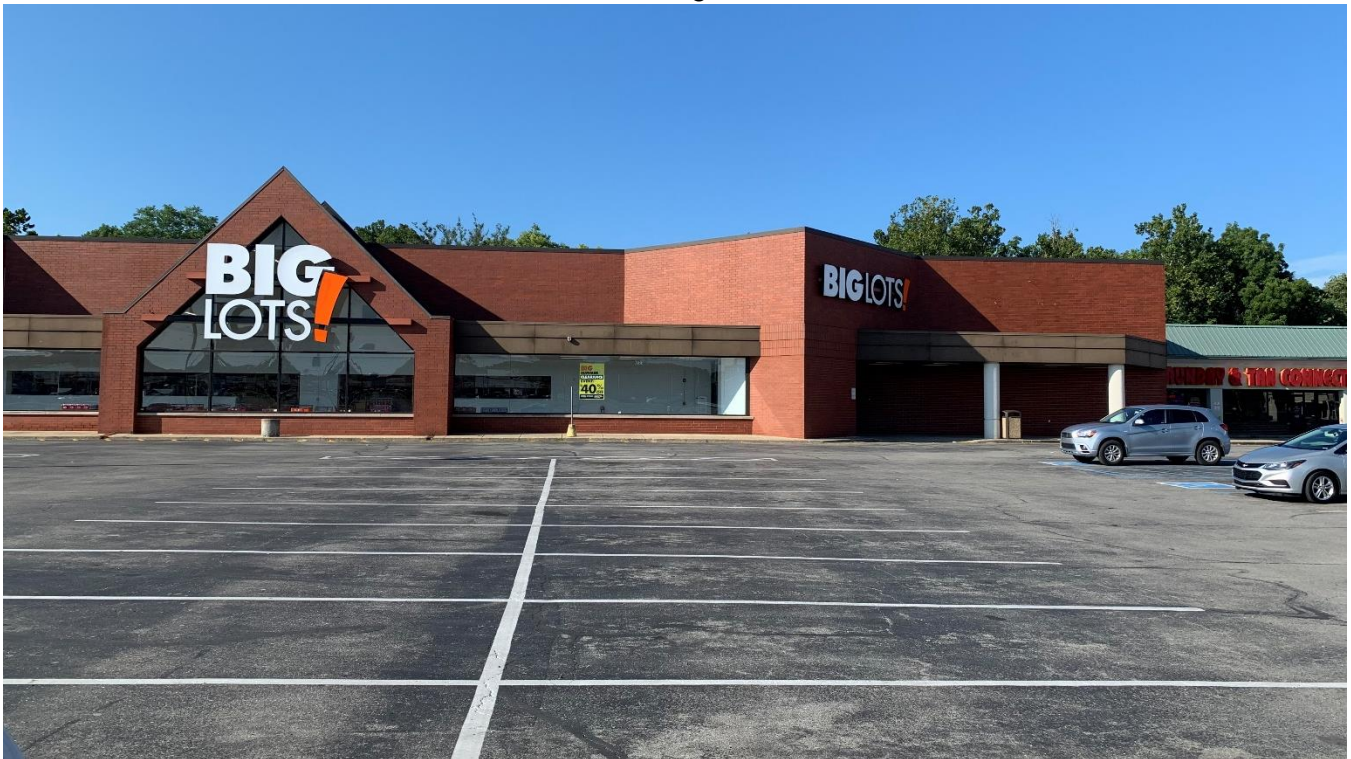


Remaining Tract





Remaining Tract



Remaining Tract



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## PLAT COMMITTEE

September 13, 2023

**Case Number:** 2023-PLT-058

**Property Address:** 4111 S Sherman Drive (*Approximate Address*)

**Location:** Perry Township, Council District #24

**Petitioner:** Adam Niedzielski, Renata Niedzielski and Emily Hamilton, by Jynell D. Berkshire

**Zoning:** D-2

**Request:** Approval of a Subdivision Plat, to be known as Emily's Sherman Drive Addition, a replat of Lot 1 in Beau Terra Addition Amended, dividing 1.44 acres into two lots.

**Waiver Requested:** None

**Current Land Use:** Residential

**Staff Reviewer:** Noah Stern, 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 July 17, 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.



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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.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-2. This proposed plat would divide this property into two lots—Lots One and Two. Each lot would contain one single-family detached house. The proposed plat generally meets the standards of the D-2 zoning classification.

### STREETS

Lots One would front on Sherman Drive and Lot Two would front on Sherman Drive and Terra Drive. No new streets are proposed.

### SIDEWALKS

Sidewalks are required on the frontage streets.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-2	
<b>Existing Land Use</b>	Single-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-2	Single-Family residential
South:	D-A	Single-Family residential
East:	D-2	Single-Family residential
West:	D-P	Assisted Living Facility
<b>Thoroughfare Plan</b>		
S Sherman Drive	Primary Arterial	86-feet existing and 90-feet proposed
<b>Petition Submittal Date</b>	July 17, 2023	



### Plat Detail







PHOTOS























Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-059
<b>Property Address:</b>	2330 and 2332 West 44 <sup>th</sup> Street ( <i>Approximate Address</i> )
<b>Location:</b>	Washington Township, Council District # 8
<b>Petitioner:</b>	Mint Properties, LLC, by Christian C. Badger, PE
<b>Zoning:</b>	D-2
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Dexter Woods, dividing five acres into eight lots, with a waiver of the cul-de-sac length.
<b>Waiver Requested:</b>	Waiver of the cul-de-sac length
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 20, 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.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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**Division of Planning**  
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10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the waiver of the cul-de-sac length be approved.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-2. This proposed plat would divide this property into eight lots and common areas. Each lot would contain at least 15,000 square feet for single-family development. The proposed plat generally meets the standards of the D-2 zoning classification.

This proposed plat was previously approved by the Plat Committee on October 8, 2020 (2020-PLT-073). However, it was not recorded within the required two-year time frame following the approval and has, therefore, expired.

### STREETS

Each lot would front on the proposed cul-de-sac street. This street would connect to the existing street on the adjacent subdivision to the east—Hidden Orchard Lane.

The proposed cul-de-sac exceeds the maximum 500-foot length permitted; however, given that a cul-de-sac may serve up to 20 lots and only eight lots are proposed, staff believes this is a reasonable request and is not opposed to the waiver.

Additionally, the cul-de-sac length waiver was previously approved by the Plat Committee in 2020.

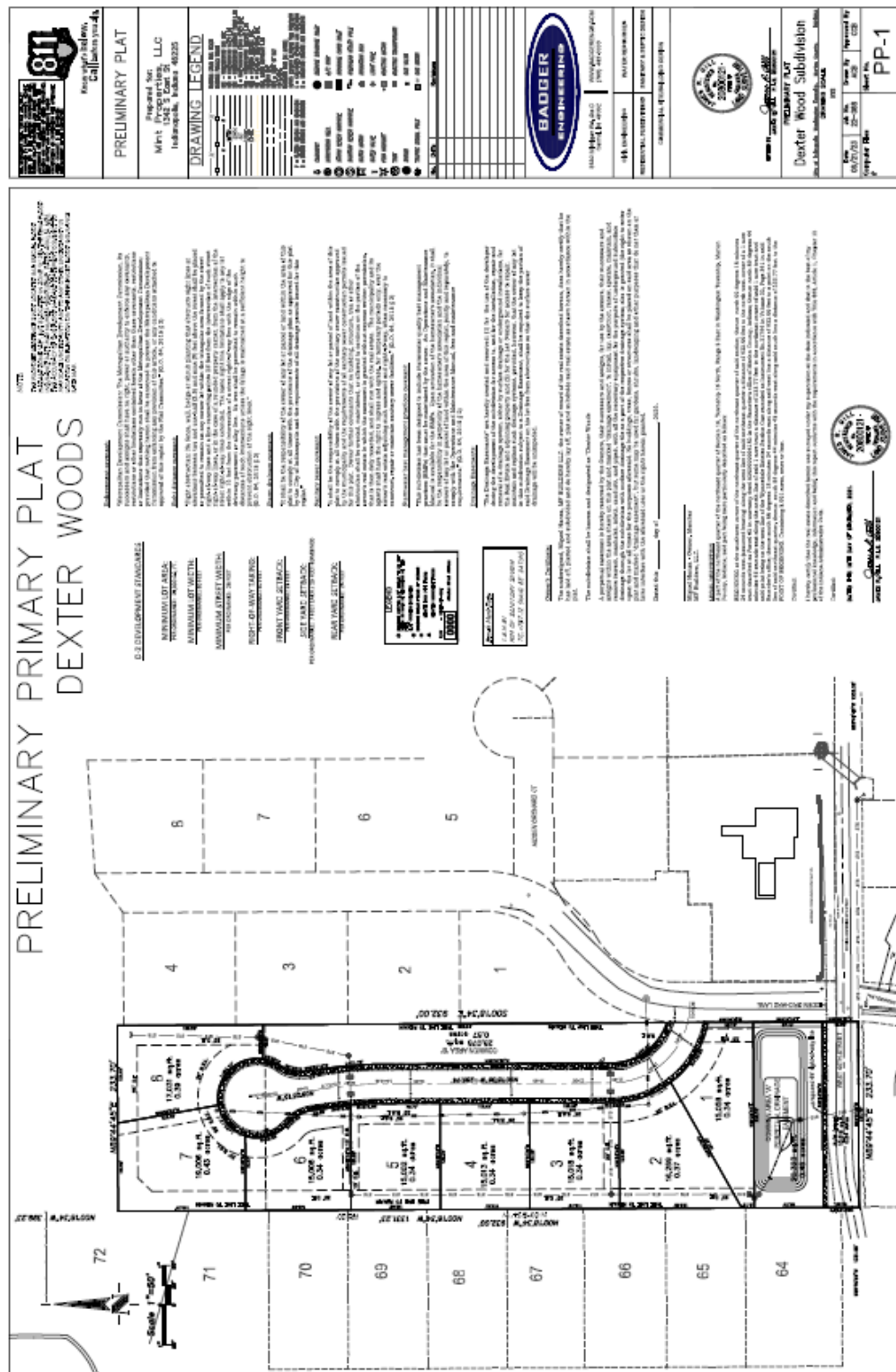
### SIDEWALKS

Sidewalks are proposed on the West 44<sup>th</sup> Street frontage and the proposed cul-de-sac.

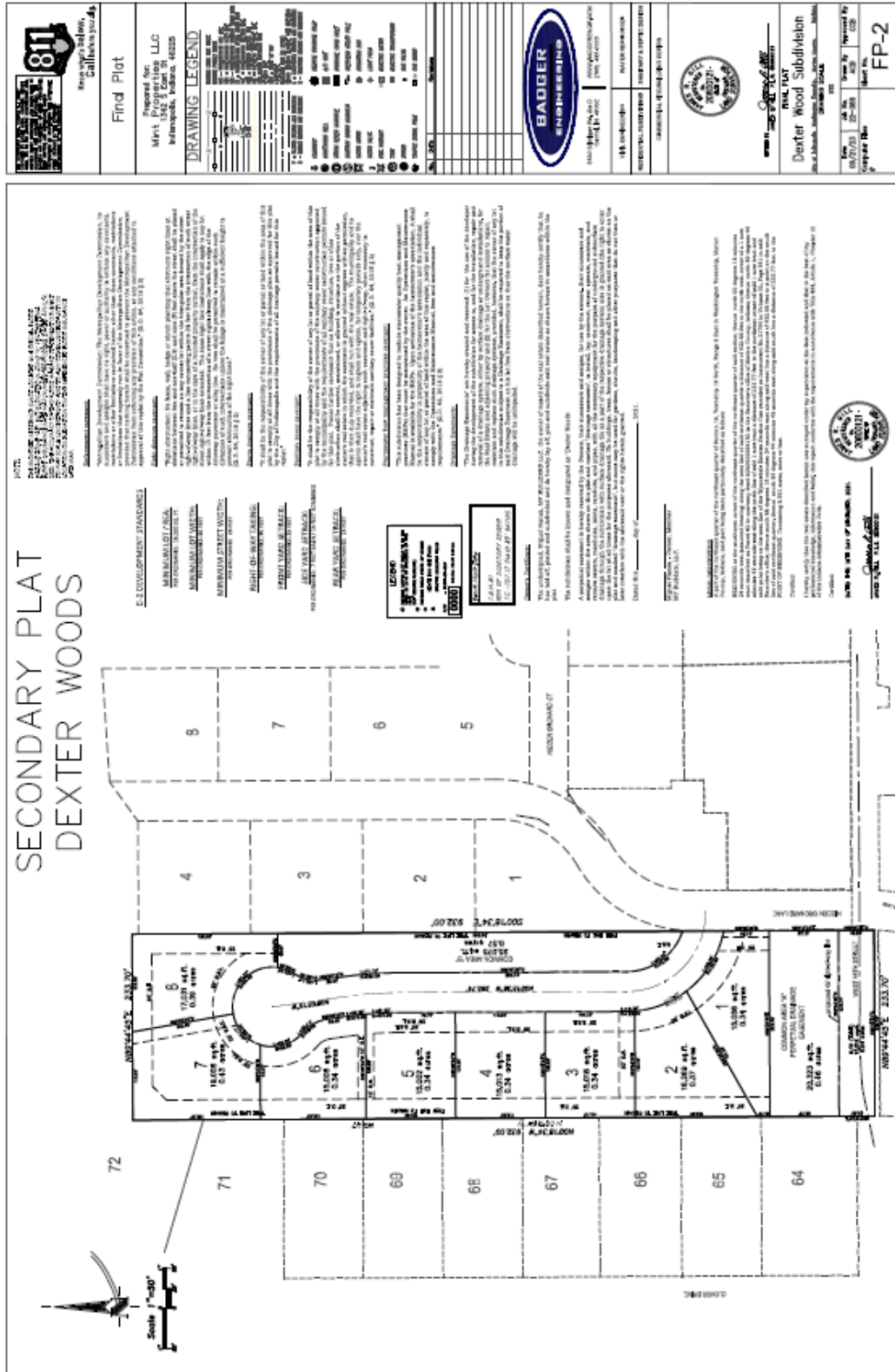
## GENERAL INFORMATION

<b>Existing Zoning</b>	D-2	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-2	Undeveloped
South:	D-2	Single-Family residential
East:	D-2	Single-Family residential
West:	D-2	Single-Family residential
<b>Thoroughfare Plan</b>		
West 44 <sup>th</sup> Street	Primary Collector	48-feet existing and 80-feet proposed
Hidden Orchard Lane	Local Street	50-feet existing and proposed
<b>Petition Submittal Date</b>	July 20, 2023	

## EXHIBITS









Department of Metropolitan Development  
Division of Planning  
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The Petitioner at 8020 Brookville Road wants to adjust the cul-de-sac size  
in their addition.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The Planned adjustment in the size of the cul-de-sac does not limit the access to the residences. The value of the adjacent properties will not be affected.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

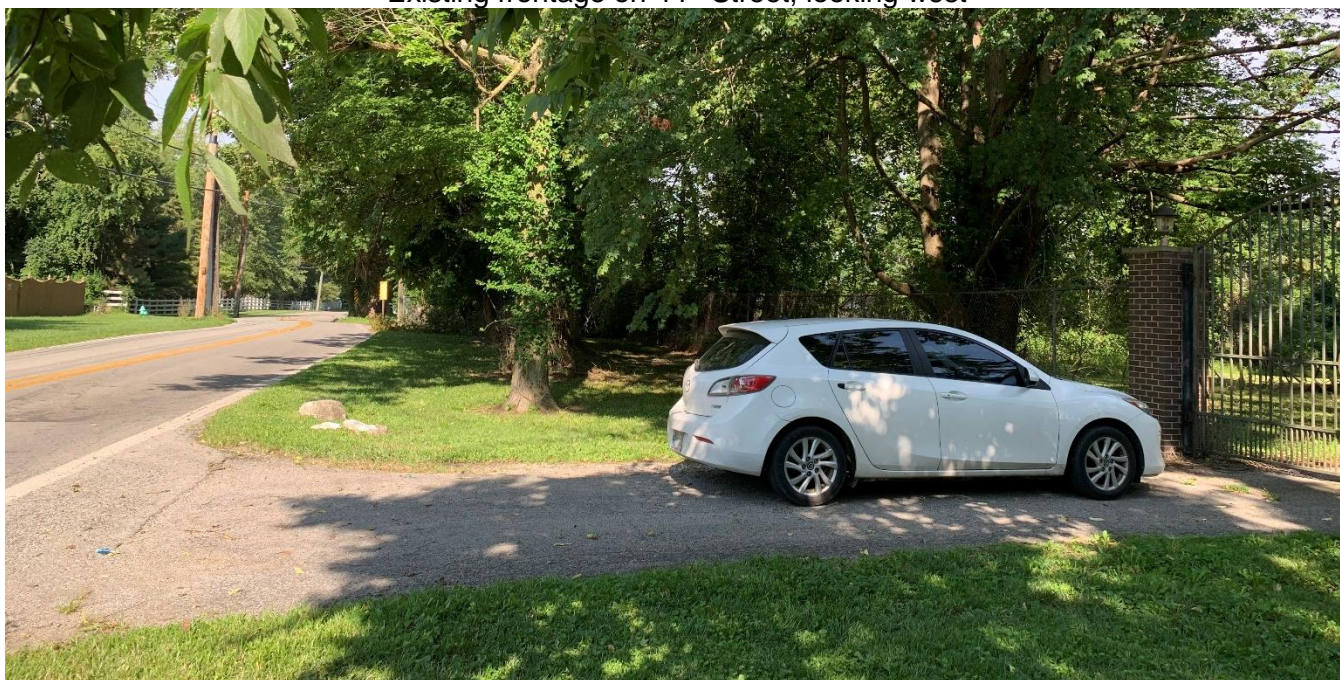
The property is slightly the wrong length to accommodate the standard size of the cul-de-sac.



## PHOTOS



Existing frontage on 44<sup>th</sup> Street, looking west



Existing frontage on 44<sup>th</sup> Street, driveway to be removed, looking west





Existing frontage on 44<sup>th</sup> Street, viewed from Hidden Orchard Lane, looking west



Subject site looking north





Frontage on Hidden Orchard Lane, looking south



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

## PLAT COMMITTEE

**September 13, 2023**

<b>Case Number:</b>	2023-PLT-061
<b>Property Address:</b>	4265 N Capitol Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Washington Township, Council District #7
<b>Petitioner:</b>	Michael R. Chappell and Cheri L. Chappell, by Paul J Lambie
<b>Zoning:</b>	D-5
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Replat of Lot 9 in Jose-Balz 43 <sup>rd</sup> Street Addition, dividing 0.148-acre, into two single-family attached lots
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Two-Family Dwelling
<b>Staff Reviewer:</b>	Noah Stern, 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 July 27, 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  
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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 9A and 9B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915, per the Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

### STREETS

Lots 9A would front on 43<sup>rd</sup> Street and Capitol Avenue, and Lot 9B would front on 43<sup>rd</sup> Street. No new streets are proposed.

### PROCEDURE

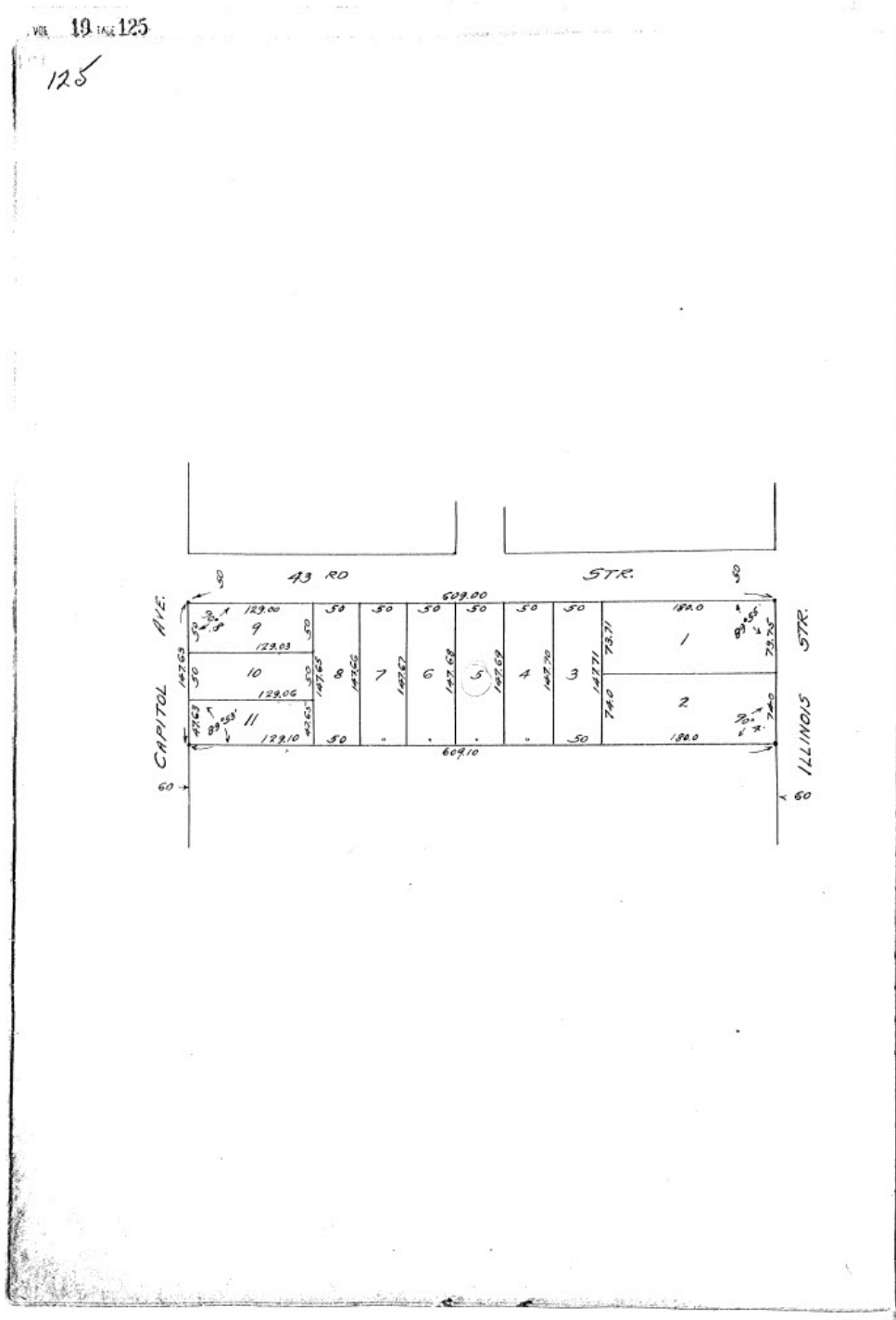
This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5 Dwelling District,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

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Two-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Two-Family residential
West:	D-5	Single-Family residential
<b>Thoroughfare Plan</b>		
43rd Street	Local Street	50-foot existing and 48-foot proposed
Capitol Avenue	Secondary Arterial	60-foot existing and 56-foot proposed
<b>Petition Submittal Date</b>	July 27, 2023	

EXHIBITS

Original Plat



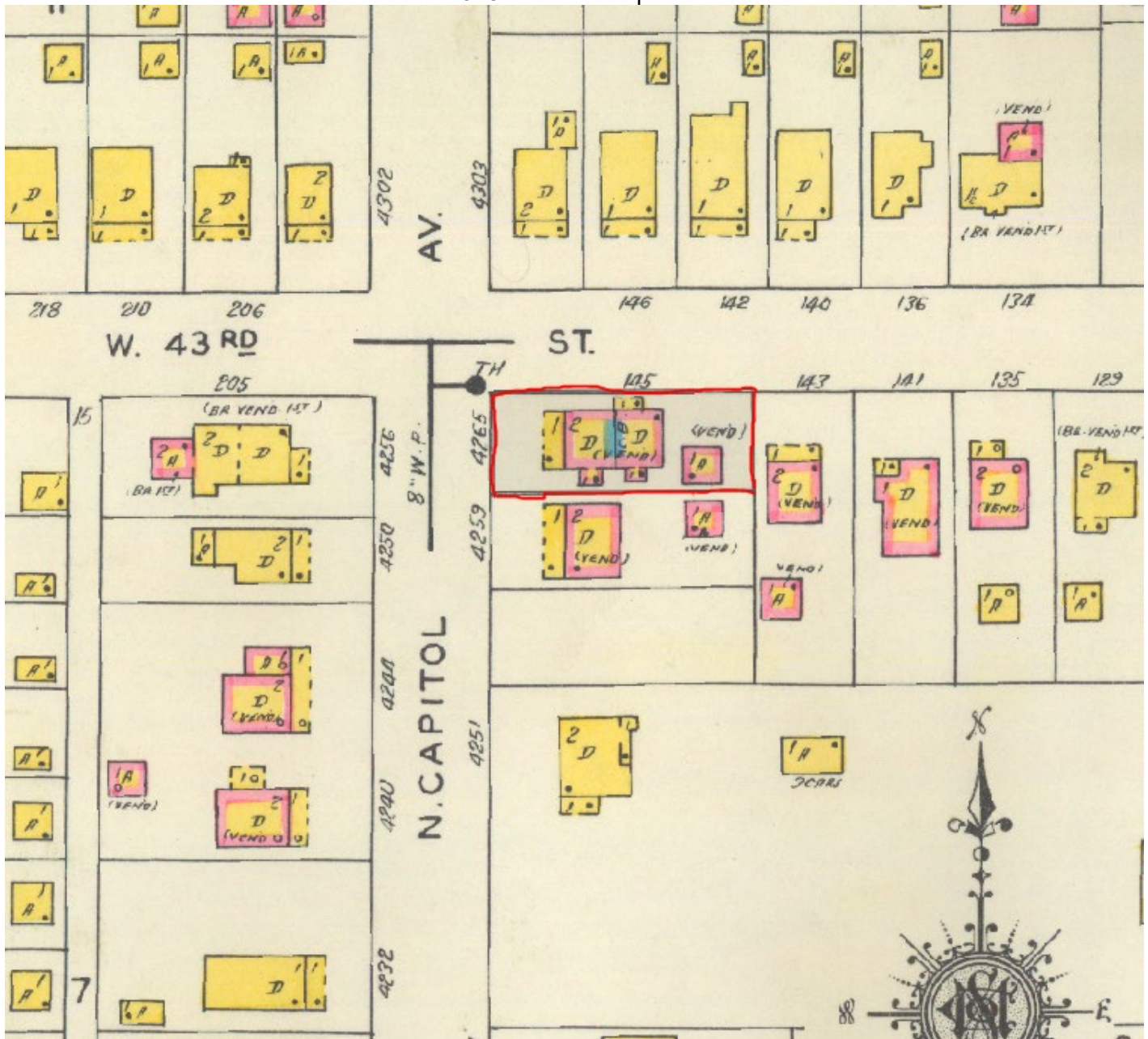
[illegible]



Present day aerial



## 1915 Sanborn Map





PHOTOS











## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-062
<b>Property Address:</b>	9024 East Edgewood Avenue (Approximate Address)
<b>Location:</b>	Franklin Township, Council District #25
<b>Petitioner:</b>	ForeStar (USA) Real Estate Group by Keith R. Gilson
<b>Zoning:</b>	D-4
<b>Request:</b>	Approval of a Subdivision Plat to be known as Edgewood Farms, Section 2, dividing 17.96 acres into 46 lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 27, 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 Storm Water Best Management Practices Covenant (Section 741-705, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
11. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
12. 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 14.892-acre site is undeveloped. This would be plat section two of a larger rezoning of 79.56 acres to the D-4 classification that was approved in 2019. Previous plats were Edgewood Farms Section 1A and 1B, and Section 3 is pending. The proposed layout is generally consistent with the site plan submitted with the rezoning petition.

### STREETS

The site would gain access to Edgewood Avenue through existing Sections 1A and 1B. One stub street would be extended into this section and two new local streets would be provided. Two stub streets would be provided for a future section to the west, and a local street connecting to the neighboring subdivision to the north—The Village at New Bethel

### SIDEWALKS

Sidewalks are required along all perimeter and interior streets.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-P	Undeveloped / Single-family residential
South:	D-A / SU-18	Undeveloped / Power substation
East:	D-A	Undeveloped
West:	D-4	Undeveloped
<b>Thoroughfare Plan</b>		
Edgewood Avenue	Secondary Arterial	40-foot existing and 90-foot proposed
<b>Petition Submittal Date</b>	July 27, 2023	

## SUBDIVISION PLAT REGULATIONS

### 741-203 Required Documents for Approval

#### EVALUATION

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



741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> <li>• Comply with zoning district and any cluster approval or variance grant.</li> <li>• Lots must have positive drainage away from buildings.</li> <li>• No more than 25% of lot area may be under water.</li> <li>• Side lots lines at right angles to streets or radial to curving street line.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> </ul>	<b>Satisfied</b>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</li> <li>• Triple frontage lots are prohibited.</li> <li>• Lots abutting alleys must have vehicular access exclusively from alley.</li> <li>• Lots shall not have direct access to arterial streets.</li> <li>• 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.</li> </ul>	<b>Satisfied</b>
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• Shall not exceed maximum block lengths per Table 741-302.1</li> </ul>	<b>Satisfied</b>
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> <li>• 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></li> <li>• Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>• Not more than two streets shall intersect at any one point.</li> <li>• Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>• All streets shall be dedicated to the public. Alleys may be private.</li> <li>• 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.</li> </ul>	<b>Satisfied</b>

	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	<b>Satisfied</b>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	<b>Satisfied</b>

741-304-316  
Additional  
Development  
Items

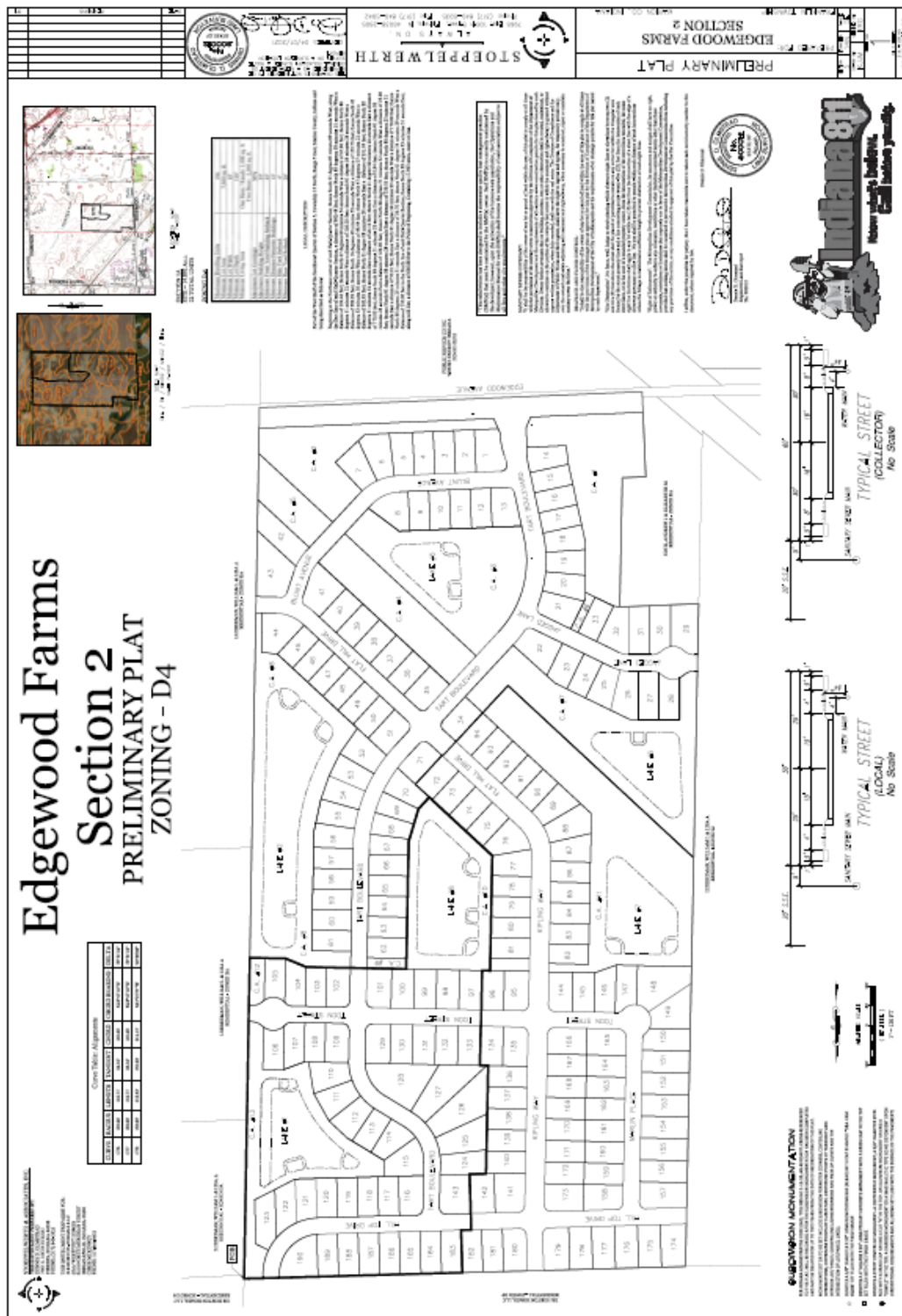
EVALUATION

	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <li>Street name signs, traffic control signs, bike route signs.</li> <li>Traffic calming devices for streets exceeding 900 feet in length.</li> <li>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</li> </ul>	<b>Satisfied</b>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>Street numbering per adopted addressing guidelines.</li> <li>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</li> </ul>	<b>Street numbering not submitted</b>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> <li>Sidewalks shall be provided along all internal and external streets.</li> </ul>	<b>Satisfied</b>

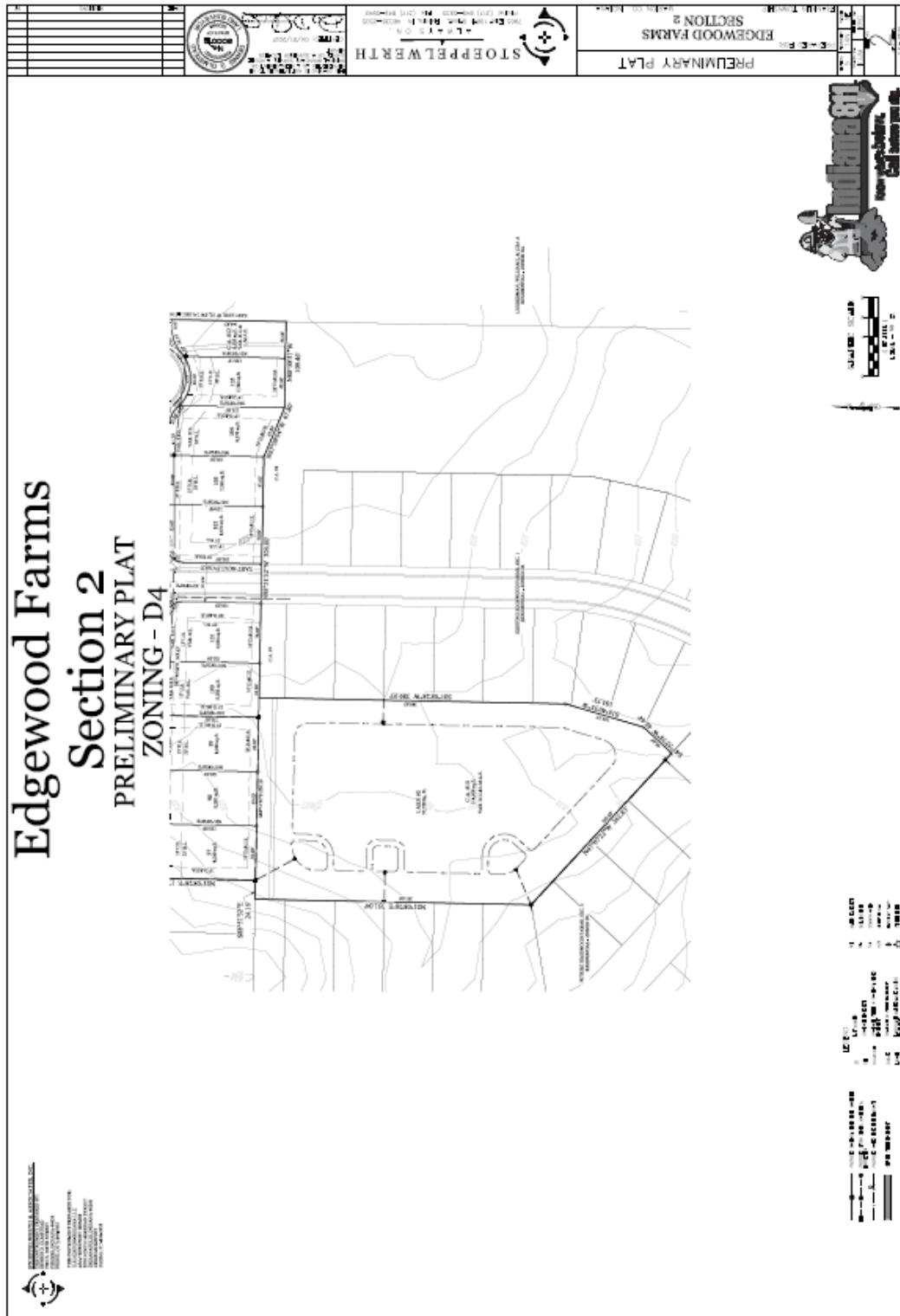


	<p><b>741.307-309 – Easements, Utilities, Stream Protection Corridors:</b></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><b>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</b></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><b>741-312 – Monuments</b></p> <ul style="list-style-type: none"> <li>• <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><b>741.313 – Flood Control:</b></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<p><b>Not Applicable</b></p>
	<p><b>741.316 – Street Lighting:</b></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<p><b>Satisfied</b></p>

## EXHIBITS



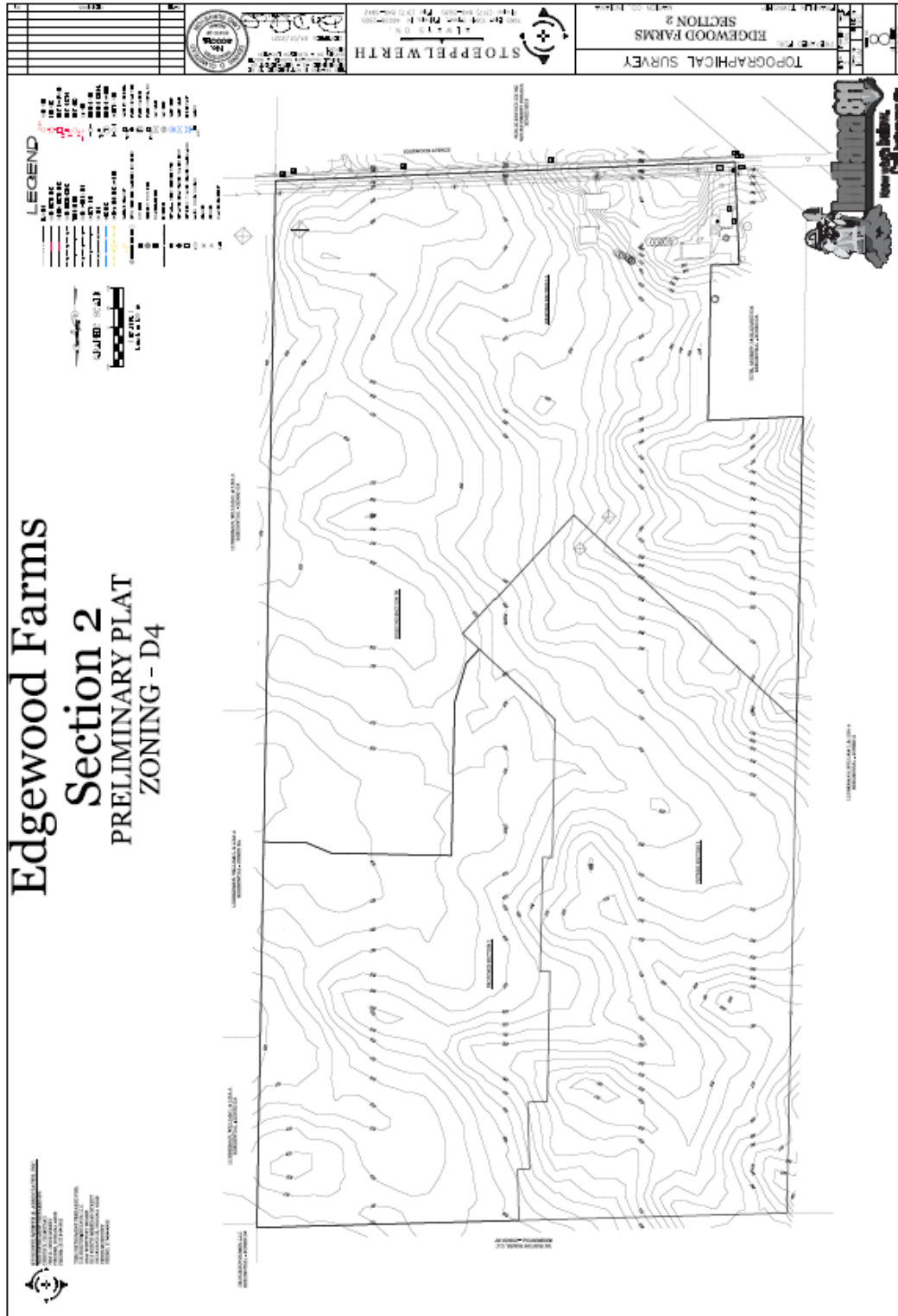




















PHOTOS



Entrance at Section One on Edgewood Avenue



West of site





East of site



Proposed Section Two, looking north





Start of Section Two, viewed from Tart Boulevard



Proposed Section Three (2023-PLT-067)





Proposed Section Three (2023-PLT-067), viewed from Flat Hill Drive



## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-063
<b>Property Address:</b>	1615 West Edgewood Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Perry Township, Council District #20
<b>Petitioner:</b>	Narjit Singh, by Epfanio Carbajal
<b>Zoning:</b>	C-4 (FF)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Edgewood Properties, dividing 1.45 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 4, 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.
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 C-4 and developed with a former single-family dwelling and a commercial building. The proposed plat would subdivide the property into two lots so that each structure would be on a separate lot. The proposed plat meets the standards of the C-4 zoning classification. Staff would note that it does not appear the semi parking use complies with the zoning district, but land use compliance is not a condition of plat approval, nor would it legally establish a use that is not permitted.

### STREETS

Lot One and Two would front on Edgewood Avenue. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are required along Edgewood Avenue.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Industrial	
<b>Comprehensive Plan</b>	Office Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-2	Animal Shelter
South:	I-2	Industrial
East:	D-A / I-2	Residential / Industrial
West:	I-2	Industrial
<b>Thoroughfare Plan</b>		
Edgewood Avenue	Primary	32-foot existing and 80-feet proposed
<b>Petition Submittal Date</b>	August 4, 2023	



EXHIBITS







## PHOTOS



Proposed Lot Two, looking south



Proposed Lot One, looking south





Proposed Lot One (west of Lot Two), looking north



Proposed Lot One (east of Lot Two), looking south



Department of Metropolitan Development  
Division of Planning  
Current Planning

## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-065 (Amended)
<b>Property Address:</b>	7320 East Hanna Avenue (Approximate Address)
<b>Location:</b>	Franklin Township, Council District #18
<b>Petitioner:</b>	M/I Homes of Indiana, LP, by Brett Huff
<b>Zoning:</b>	D-3
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Grayson, Section 1, dividing 19.34 acres into 41 lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 2, 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.





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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
13. That concrete sidewalk be installed along the entire frontage on Hanna Avenue and Fisher Road in compliance with Section 744-302 of the Consolidated Zoning and Subdivision Ordinance.

## **PETITION OVERVIEW**

### **SITE PLAN AND DESIGN**

This request would provide for the subdivision of 19.34 acres into 41 lots, to be known as Grayson, Section 1. The subject site was rezoned to the D-3 classification in 2021 (2021-ZON-075). Furthermore, a variance was granted (2021-VAR-012) to provide for reduced lot sizes and widths. Inclusion of a five-acre parcel (2022-CZN/CVR/CAP-830) was approved in 2022. The lots of the proposed plat would be consistent with the approved rezoning commitments, the approved variances, the D-3 District and the Subdivision Regulations.

### **STREETS**

This subdivision would gain access to Hanna Avenue to the south and Fisher Road to the east with two new access points. 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 all Hanna Avenue, Fisher Road, and all interior streets.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood / Linear Park	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-A	Single-Family residential
South:	D-A	Single-Family residential
East:	D-A/SU-43	Single-Family residential
West:	D-A	Single-Family residential
<b>Thoroughfare Plan</b>		
Hanna Avenue	Primary Collector	30-foot existing and 80-foot proposed
Fisher Road	Primary Collector	40-foot existing and 80-foot proposed
Nollan Drive	Local Street	25-foot existing and 50-foot proposed
<b>Petition Submittal Date</b>	June 3, 2022	

## SUBDIVISION PLAT REGULATIONS

741-203 Required  
Documents for  
Approval

EVALUATION

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



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	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>• Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	<b>Satisfied</b>
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>• The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</li> <li>• 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;</li> <li>• 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;</li> <li>• 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</li> <li>• 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.</li> </ul>	<b>None requested</b>
741-300 Design and Installation Standards	<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>	<b>EVALUATION</b>
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> <li>• Comply with zoning district and any cluster approval or variance grant.</li> <li>• Lots must have positive drainage away from buildings.</li> <li>• No more than 25% of lot area may be under water.</li> <li>• Side lots lines at right angles to streets or radial to curving street line.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> </ul>	<b>Satisfied</b>

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	<p><b>741-302.B – Frontage and Access:</b></p> <ul style="list-style-type: none"> <li>• <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i></li> <li>• <i>Triple frontage lots are prohibited.</i></li> <li>• <i>Lots abutting alleys must have vehicular access exclusively from alley.</i></li> <li>• <i>Lots shall not have direct access to arterial streets.</i></li> <li>• <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></li> </ul>	<b>Satisfied</b>
	<p><b>741-302.C – Blocks:</b></p> <ul style="list-style-type: none"> <li>• <i>Shall not exceed maximum block lengths per Table 741-302.1</i></li> <li>• <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> <li>○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i></li> <li>○ <i>Adequate traffic calming provisions are made.</i></li> <li>○ <i>The block length must be exceeded because of physical conditions of the land.</i></li> </ul> </li> </ul>	<b>Satisfied</b>
<b>741-303 Streets and Connectivity</b>	<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>	<b>EVALUATION</b>
	<p><b>741-303.A – General:</b></p> <ul style="list-style-type: none"> <li>• 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></li> <li>• Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>• Not more than two streets shall intersect at any one point.</li> <li>• Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>• All streets shall be dedicated to the public. Alleys may be private.</li> <li>• 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.</li> </ul>	<b>Satisfied</b>



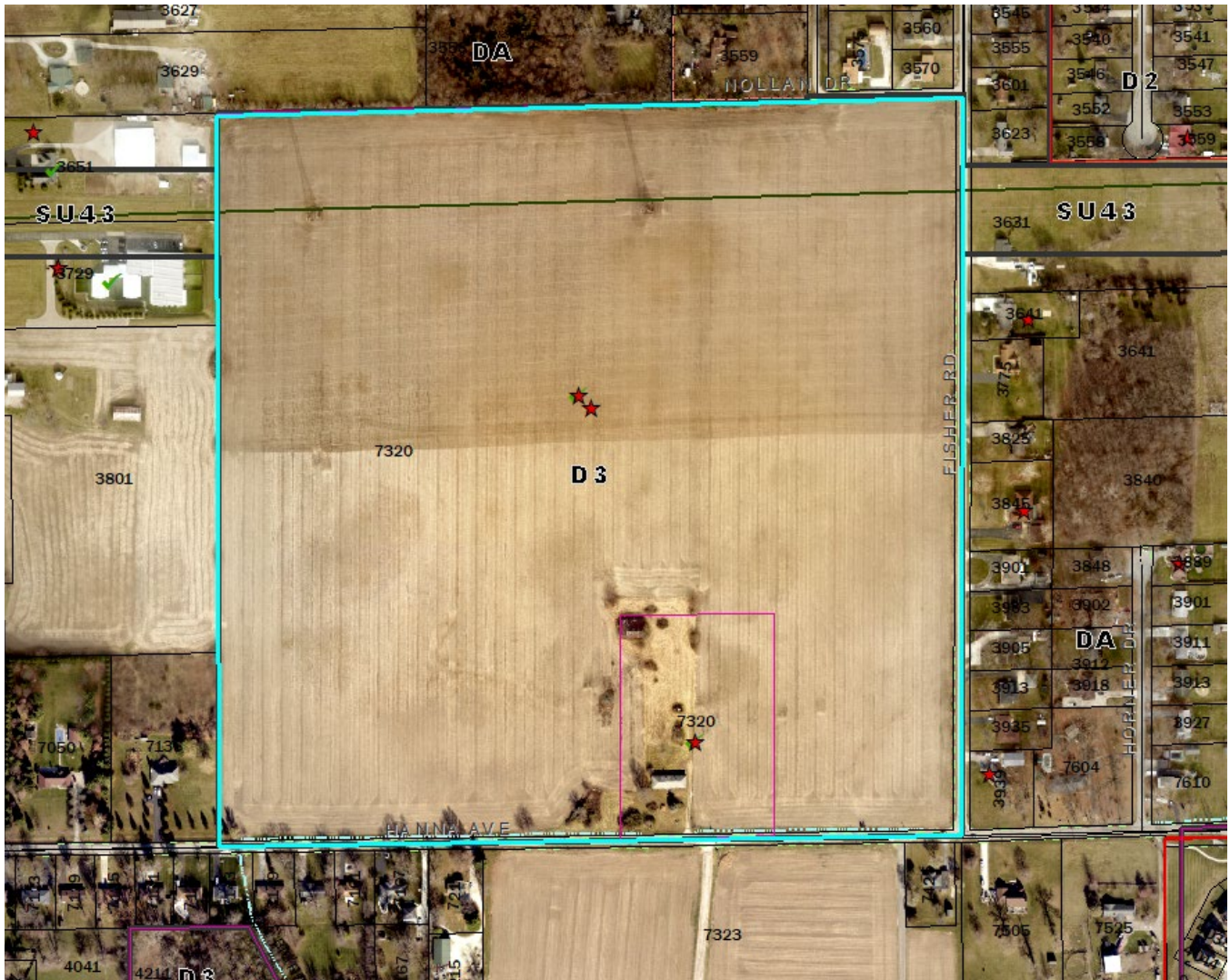
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741-304-316 Additional Development Items	<p><b>741-303.B – Through Connectivity (Metro Context Area):</b></p> <ul style="list-style-type: none"> <li>Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination.</li> <li>Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	<b>Satisfied</b>
	<p><b>741-303.D – Cul-de-sacs (Metro Context Area):</b></p> <ul style="list-style-type: none"> <li>In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	<b>Satisfied</b>
	<b>EVALUATION</b>	
	<p><b>741.304.A-C – Traffic Control Devices:</b></p> <ul style="list-style-type: none"> <li>Street name signs, traffic control signs, bike route signs.</li> <li>Traffic control devices for streets exceeding 900 feet in length.</li> <li>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</li> </ul>	<b>Satisfied</b>
	<p><b>741.305 – Numbering and naming:</b></p> <ul style="list-style-type: none"> <li>Street numbering per adopted addressing guidelines.</li> <li>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</li> </ul>	<b>Addresses not submitted</b>
	<p><b>741.306 – Sidewalks:</b></p> <ul style="list-style-type: none"> <li>Sidewalks shall be provided along all internal and external streets.</li> </ul>	<b>Satisfied</b>
	<p><b>741.307-309 – Easements, Utilities, Stream Protection Corridors:</b></p> <ul style="list-style-type: none"> <li>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</li> <li>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</li> <li>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</li> <li>All utilities shall be located underground.</li> <li>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</li> </ul>	<b>Satisfied</b>

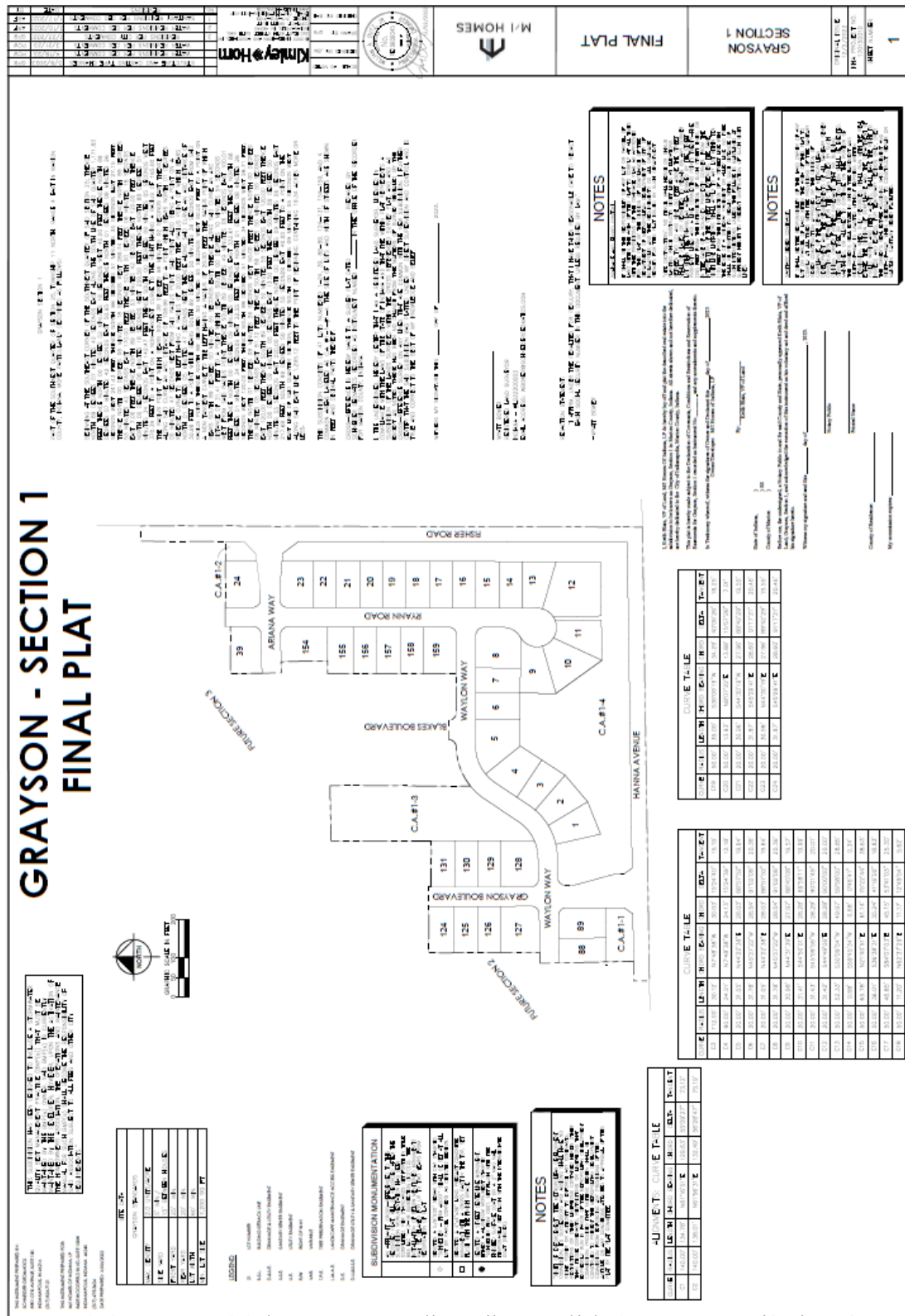
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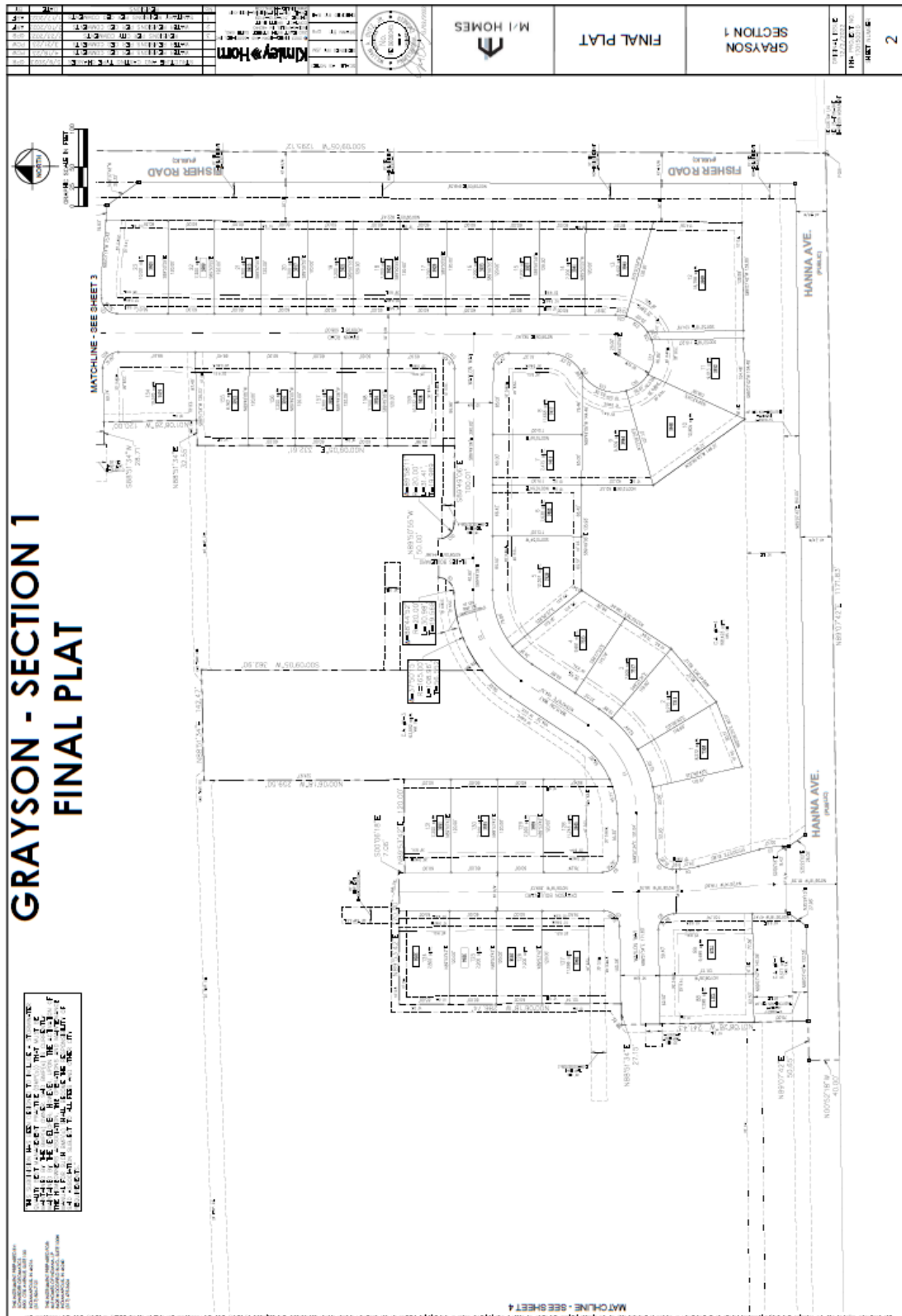
<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<b>Satisfied</b>
<p>741-312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i></li> </ul>	<b>Satisfied</b>
<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<b>Satisfied</b>
<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<b>Not submitted</b>

EXHIBITS

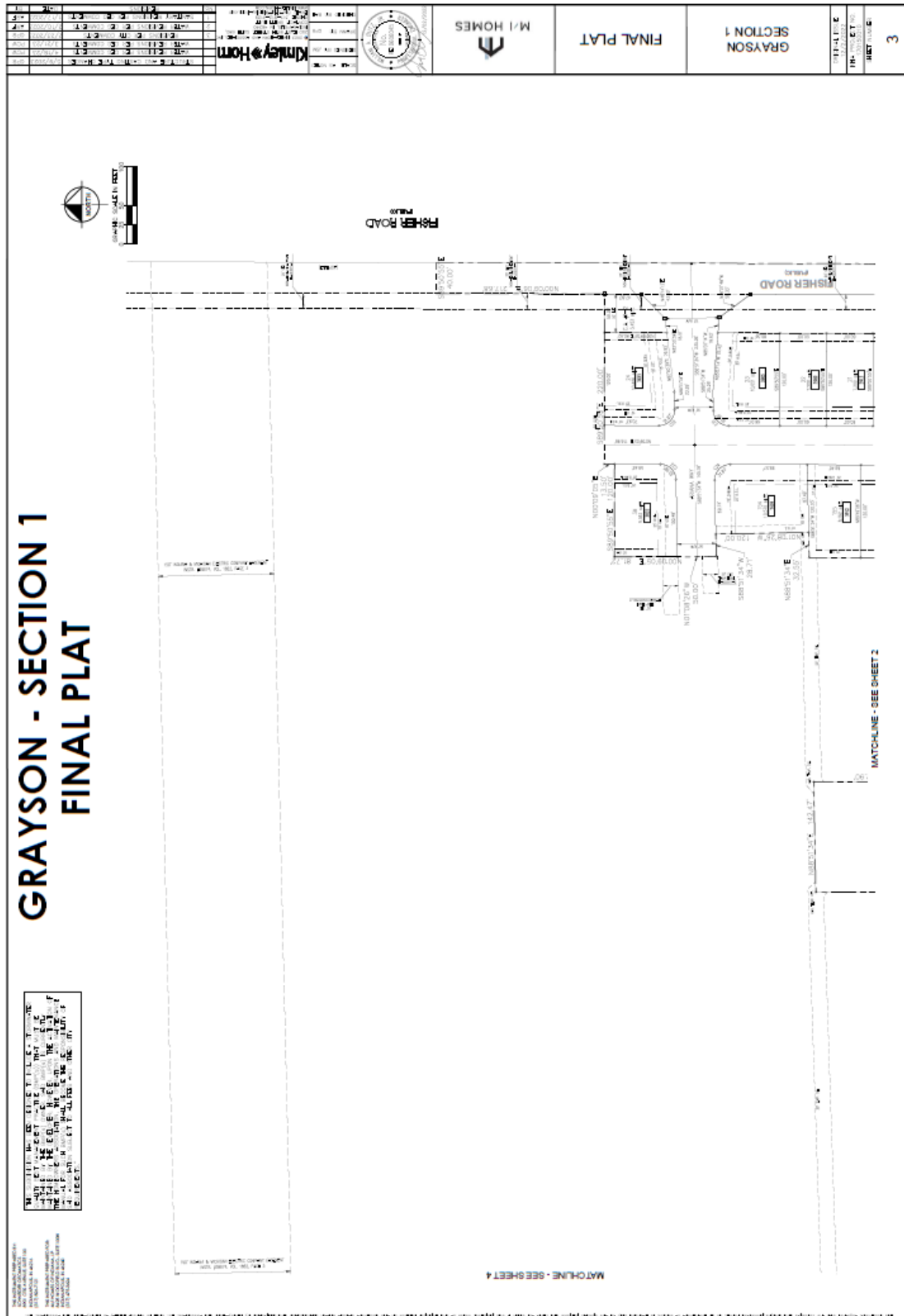




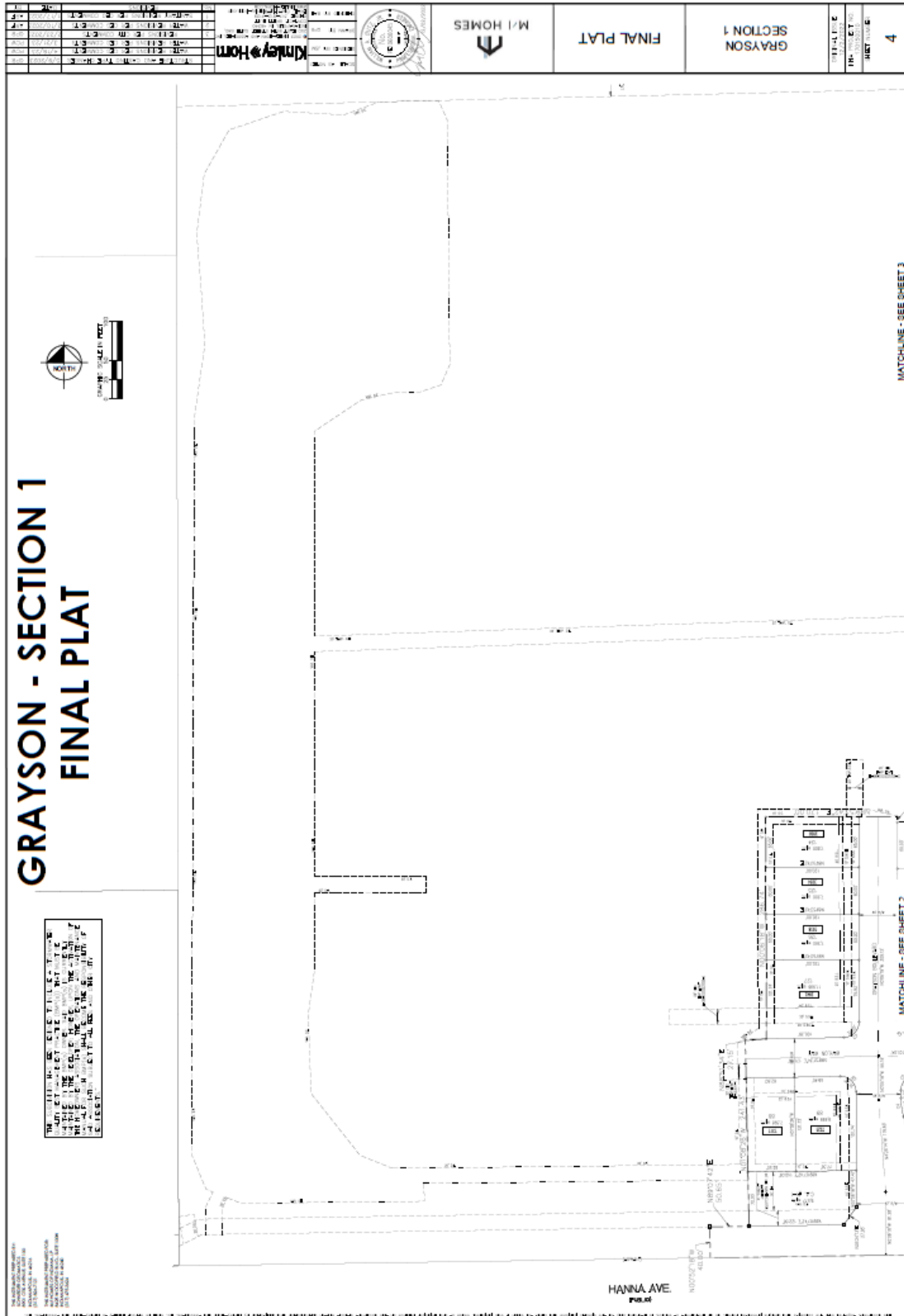




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PHOTOS



Subject site viewed from Fisher Road, looking west



Subject site viewed from Hanna Avenue, looking north





Subject site viewed from Hanna Avenue, looking northwest



Site viewed from Hanna Avenue, looking northeast



## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-066
<b>Property Address:</b>	2226 and 2230 Central Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District # 11
<b>Petitioner:</b>	Trinity Elite, LLC, by Pat Rooney
<b>Zoning:</b>	D-8
<b>Request:</b>	Approval of a Subdivision Plat, to be known as 2228 North Central Avenue Replat, dividing 0.264-acre into four single-family attached lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Row House
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 3, 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.

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

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-8 and developed with four row houses. This proposed plat would divide this property into four single-family attached lots along the common walls—Lots 7A, 7B, 8A, & 8B. The proposed plat generally meets the standards of the D-8 zoning classification for row house-small lot.

### STREETS

All lots would front on Central Avenue with alley access on the rear. No new streets are proposed.

### SIDEWALKS

Sidewalks are existing on Central Avenue.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Single-family attached dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-8	Single-Family residential
South:	D-8	Single-Family residential
East:	D-8	Two-Family residential
West:	D-8	Two-family residential
<b>Thoroughfare Plan</b>		
Central Avenue	Primary Arterial	55-feet existing and 78-feet proposed
<b>Petition Submittal Date</b>	August 3, 2023	

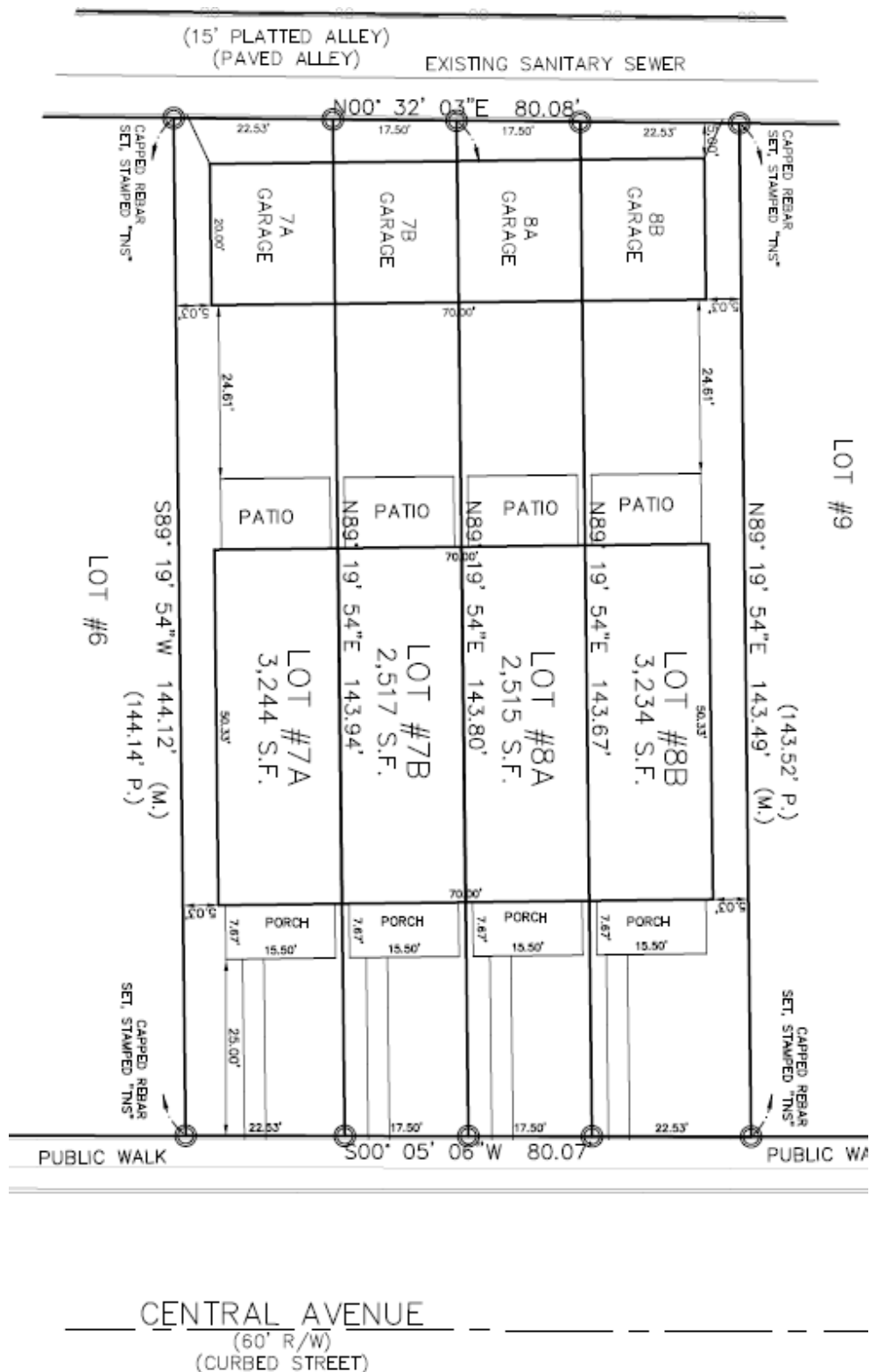
EXHIBITS







Plat Detail





PHOTOS



Subject site viewed from Central Avenue



Subject site viewed from alley





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## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-067
<b>Property Address:</b>	9024 East Edgewood Avenue (Approximate Address)
<b>Location:</b>	Franklin Township, Council District #25
<b>Petitioner:</b>	ForeStar (USA) Real Estate Group by Keith R. Gilson
<b>Zoning:</b>	D-4
<b>Request:</b>	Approval of a Subdivision Plat to be known as Edgewood Farms, Section 3, dividing 23.45 acres into 73 lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 4, 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.



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9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the Storm Water Best Management Practices Covenant (Section 741-705, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
11. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
12. 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 23.54-acre site is undeveloped. This would be plat section three of a larger rezoning of 79.56 acres to the D-4 classification that was approved in 2019. Previous plats were Edgewood Farms Section 1A & 1B, and Section 2 is pending. The proposed layout is generally consistent with the site plan submitted with the rezoning petition.

### STREETS

This section proposes four new local streets. The site would gain access to Edgewood Avenue through existing Sections 1A and 1B. This section would connect to the neighboring subdivision to the north—The Village at New Bethel—by an extension of Kipling Way. A stub street will be provided on Hill Top Drive for a future development to the west.

### SIDEWALKS

Sidewalks are required along all perimeter and interior streets.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-P	Undeveloped / Single-family residential
South:	D-A / SU-18	Undeveloped / Power substation
East:	D-A	Undeveloped
West:	D-4	Undeveloped
<b>Thoroughfare Plan</b>		
Edgewood Avenue	Secondary Arterial	40-foot existing and 90-foot proposed
<b>Petition Submittal Date</b>	August 4, 2023	

## SUBDIVISION PLAT REGULATIONS

### 741-203 Required Documents for Approval

#### EVALUATION

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



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741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> <li>• Comply with zoning district and any cluster approval or variance grant.</li> <li>• Lots must have positive drainage away from buildings.</li> <li>• No more than 25% of lot area may be under water.</li> <li>• Side lots lines at right angles to streets or radial to curving street line.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> </ul>	<b>Satisfied</b>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</li> <li>• Triple frontage lots are prohibited.</li> <li>• Lots abutting alleys must have vehicular access exclusively from alley.</li> <li>• Lots shall not have direct access to arterial streets.</li> <li>• 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.</li> </ul>	<b>Satisfied</b>
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• Shall not exceed maximum block lengths per Table 741-302.1</li> </ul>	<b>Satisfied</b>
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p>741-303.A – General:</p> <ul style="list-style-type: none"> <li>• 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></li> <li>• Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>• Not more than two streets shall intersect at any one point.</li> <li>• Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>• All streets shall be dedicated to the public. Alleys may be private.</li> <li>• 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.</li> </ul>	<b>Satisfied</b>

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	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	<b>Satisfied</b>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>• In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	<b>Satisfied</b>

**741-304-316  
Additional  
Development  
Items**

**EVALUATION**

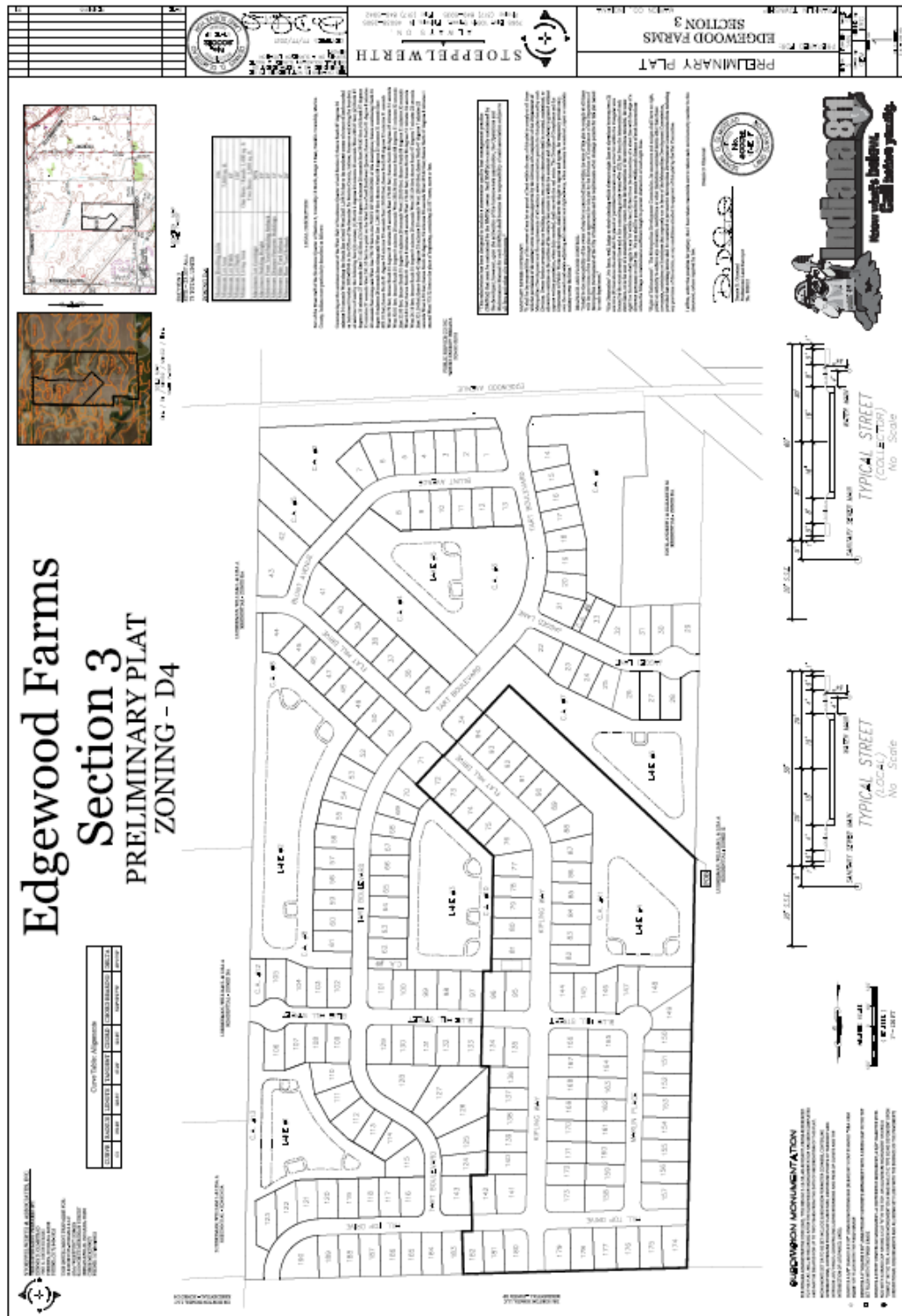
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <li>• <i>Street name signs, traffic control signs, bike route signs.</i></li> <li>• <i>Traffic calming devices for streets exceeding 900 feet in length.</i></li> <li>• <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i></li> </ul>	<b>Satisfied</b>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> <li>• <i>Street numbering per adopted addressing guidelines.</i></li> <li>• <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<b>Street numbering not submitted</b>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> <li>• <i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<b>Satisfied</b>

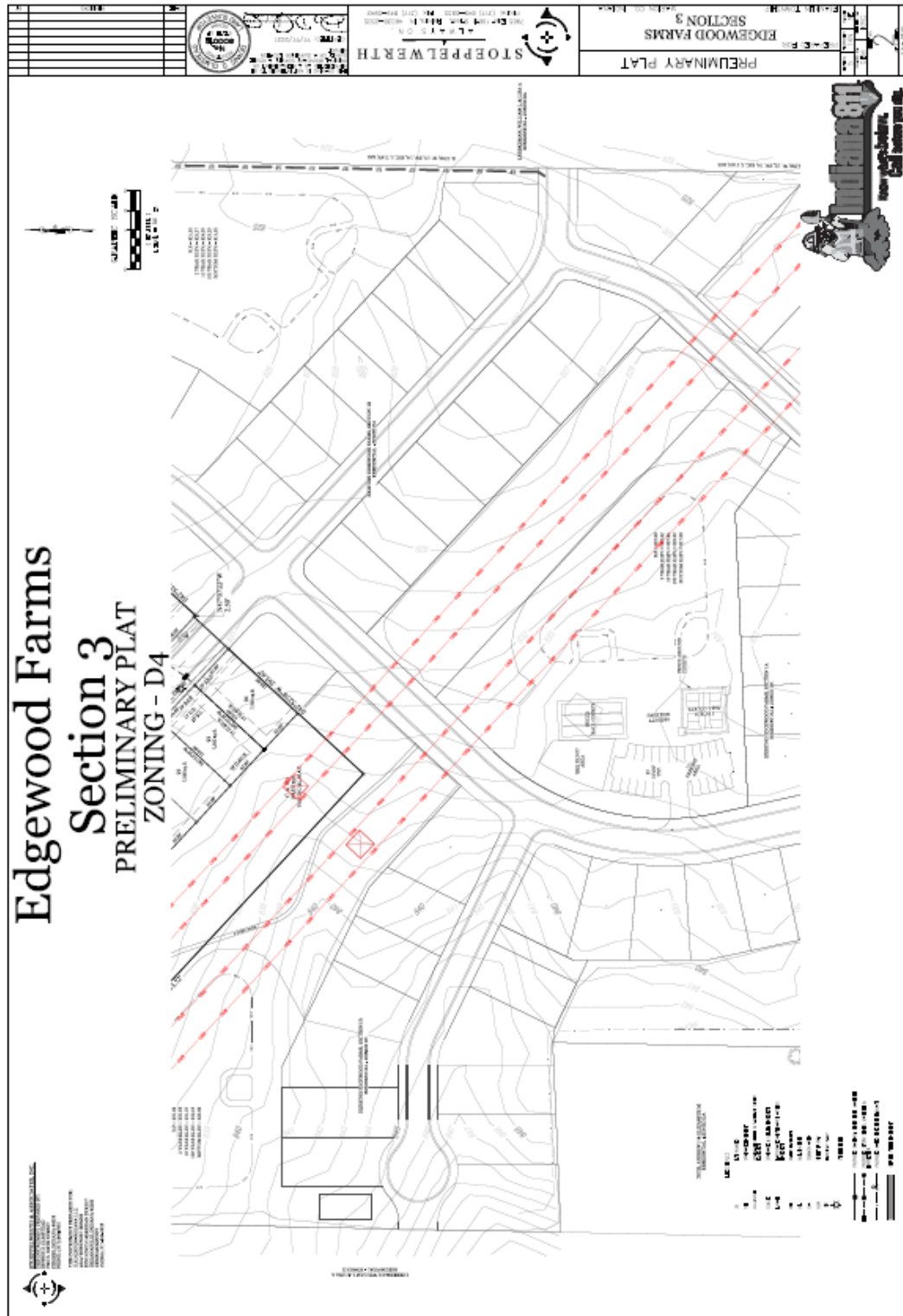
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	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li>• <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></li> <li>• <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i></li> <li>• <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i></li> <li>• <i>All utilities shall be located underground.</i></li> <li>• <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<b>Satisfied</b>
	<p><i>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<b>Satisfied</b>
	<p><i>741-312 – Monuments</i></p> <ul style="list-style-type: none"> <li>• <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i></li> </ul>	<b>Satisfied</b>
	<p><i>741.313 – Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i></li> </ul>	<b>Not Applicable</b>
	<p><i>741.316 – Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<b>Satisfied</b>



## EXHIBITS







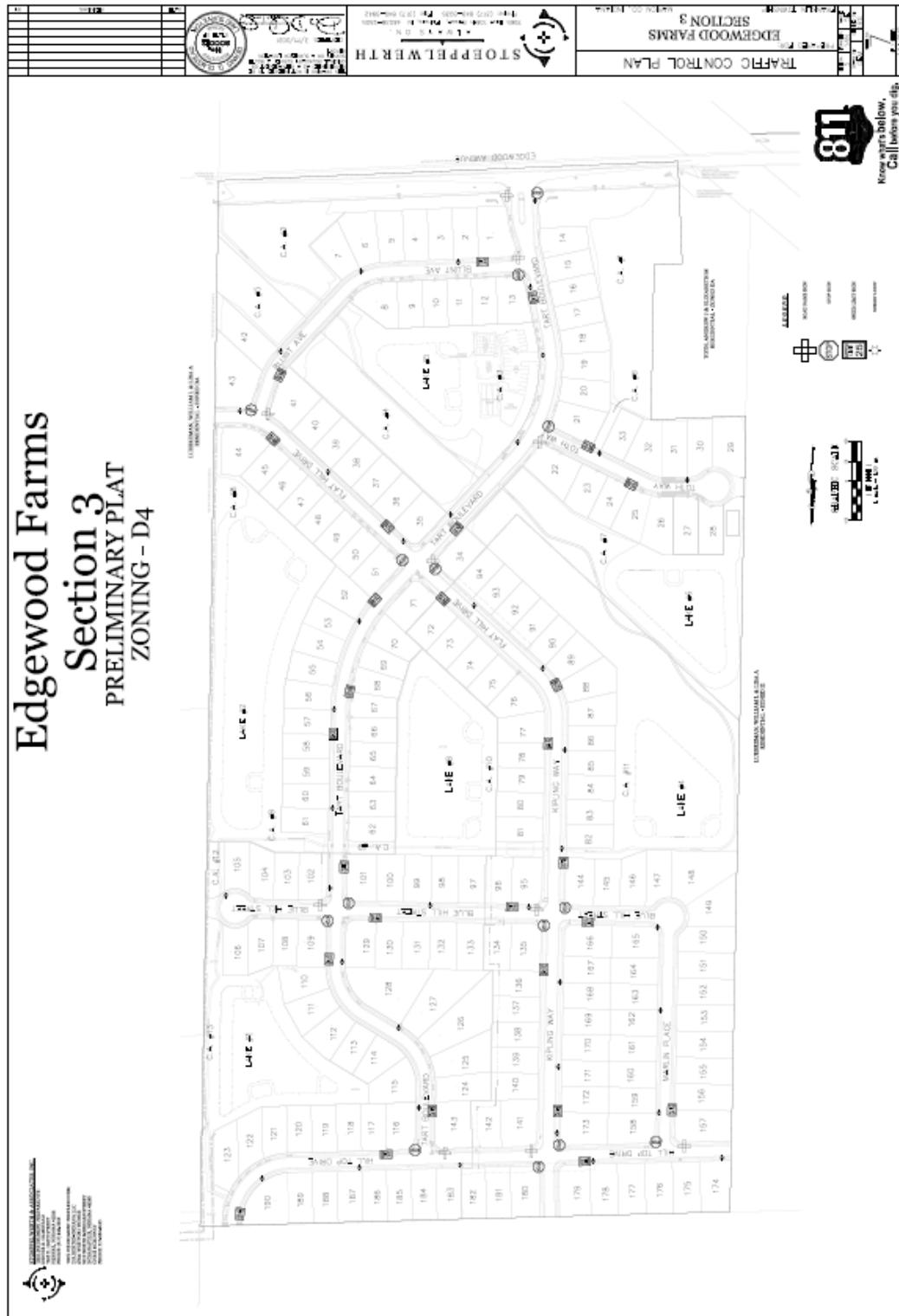












PHOTOS



Entrance at Section One on Edgewood Avenue



West of site





East of site



Proposed Section Three





Proposed Section Three, viewed from Flat Hill Drive



Proposed Section Two (2023-PLT-062), looking north

## PLAT COMMITTEE

September 13, 2023

**Case Number:** 2023-PLT-068  
**Property Address:** 7525 McFarland Boulevard (*Approximate Address*)  
**Location:** Perry Township, Council District # 24  
**Petitioner:** Southport Presbyterian Church, by Nick Everhart  
**Zoning:** SU-1  
**Request:** Approval of a Subdivision Plat, to be known as Homestead Emerson Subdivision, dividing 26.1 acres into two lots.  
**Waiver Requested:** None  
**Current Land Use:** Religious Use  
**Staff Reviewer:** Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 4, 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.
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 SU-1 and developed with a church and school. The proposed plat would subdivide the property into two lots. The proposed plat meets the standards of the SU-1 zoning classification.

### STREETS

Lot One and Two would front on Emerson Avenue to the east. Lot One would front on McFarland Boulevard to the south and west. Lot Two would be accessed via the existing driveway on McFarland Boulevard on lot one. No new streets are proposed as part of this petition.

### SIDEWALKS

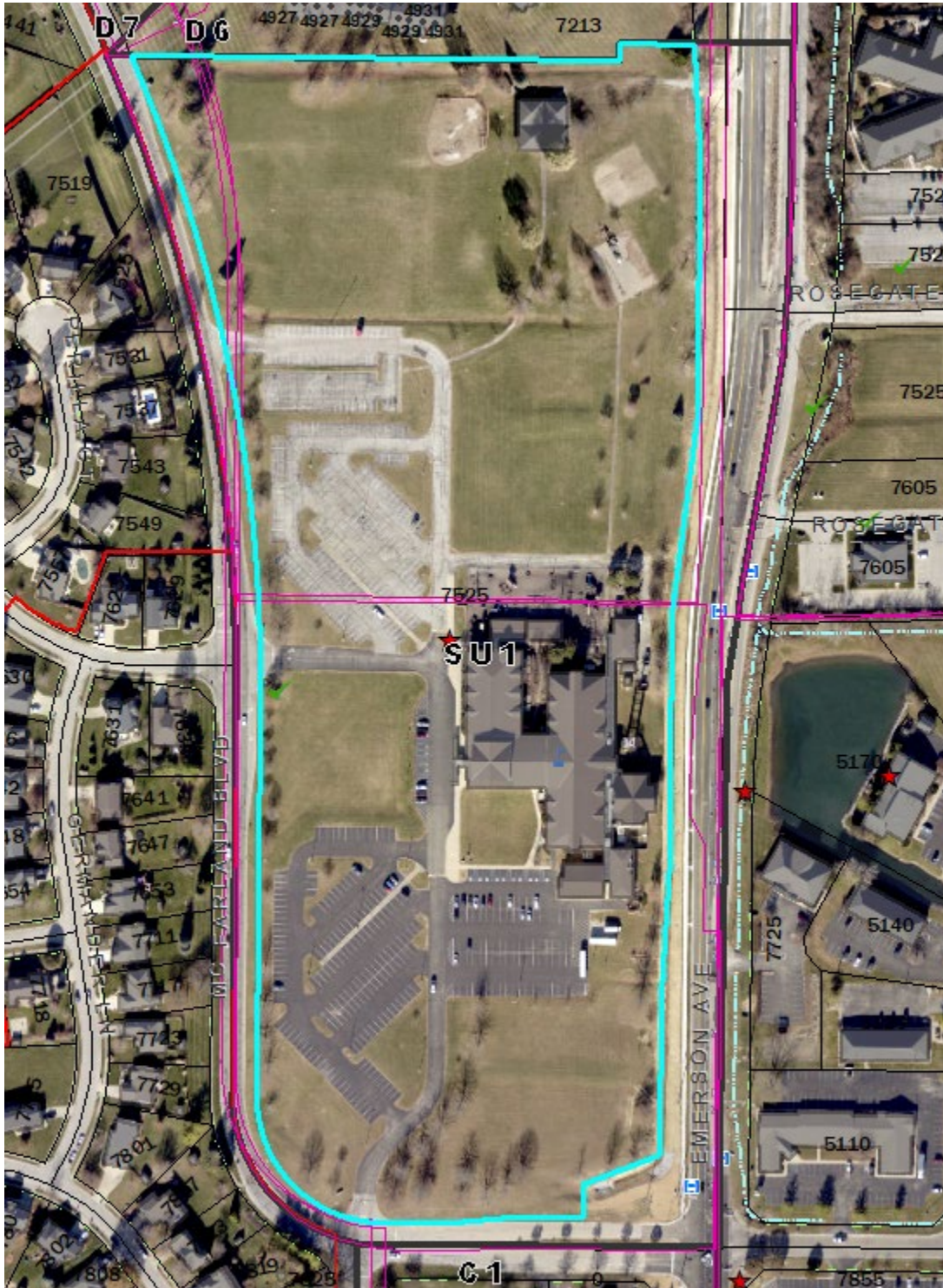
Sidewalks are existing on Emerson Avenue. Sidewalks are required on McFarland Boulevard.

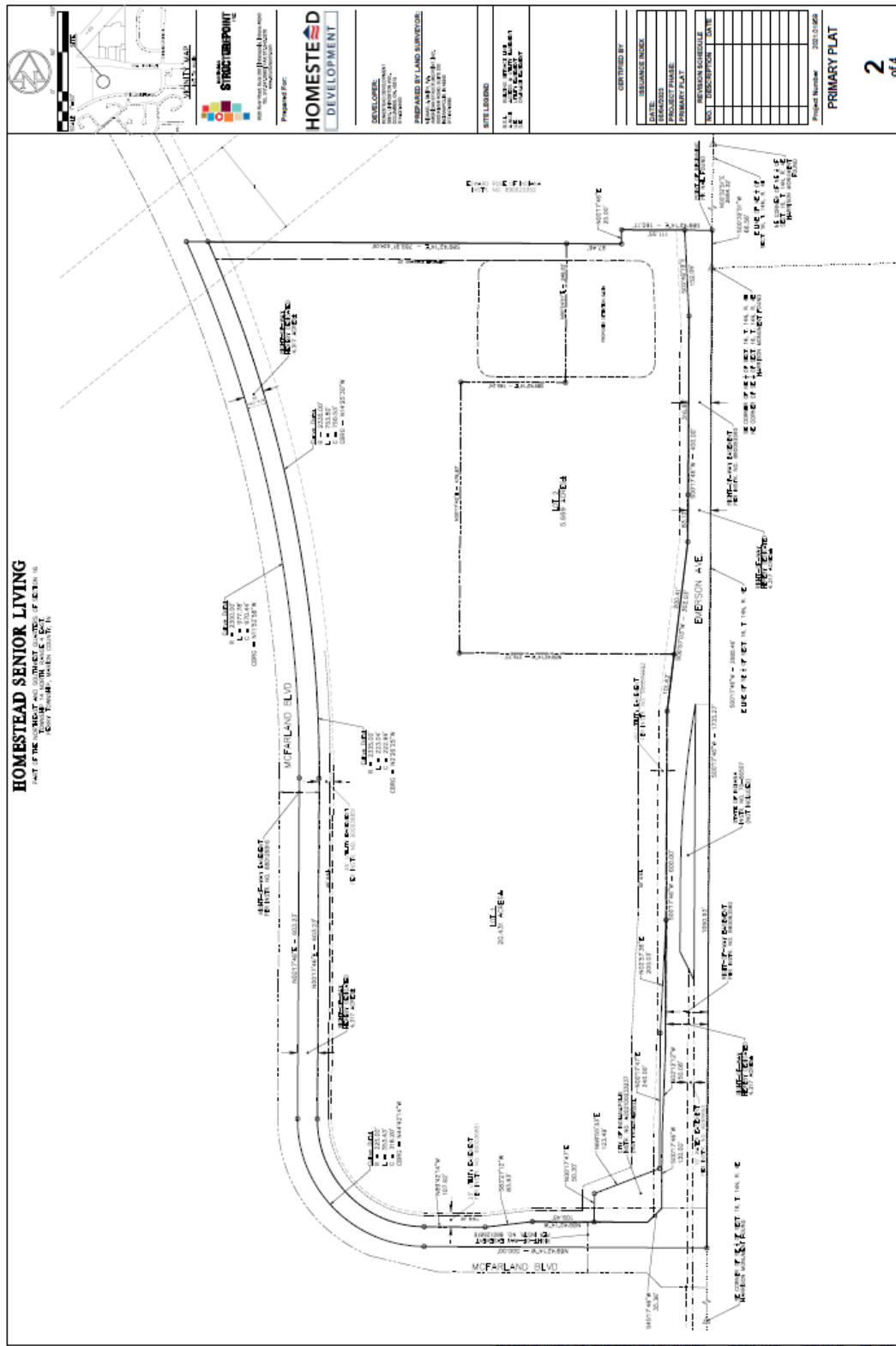
## GENERAL INFORMATION

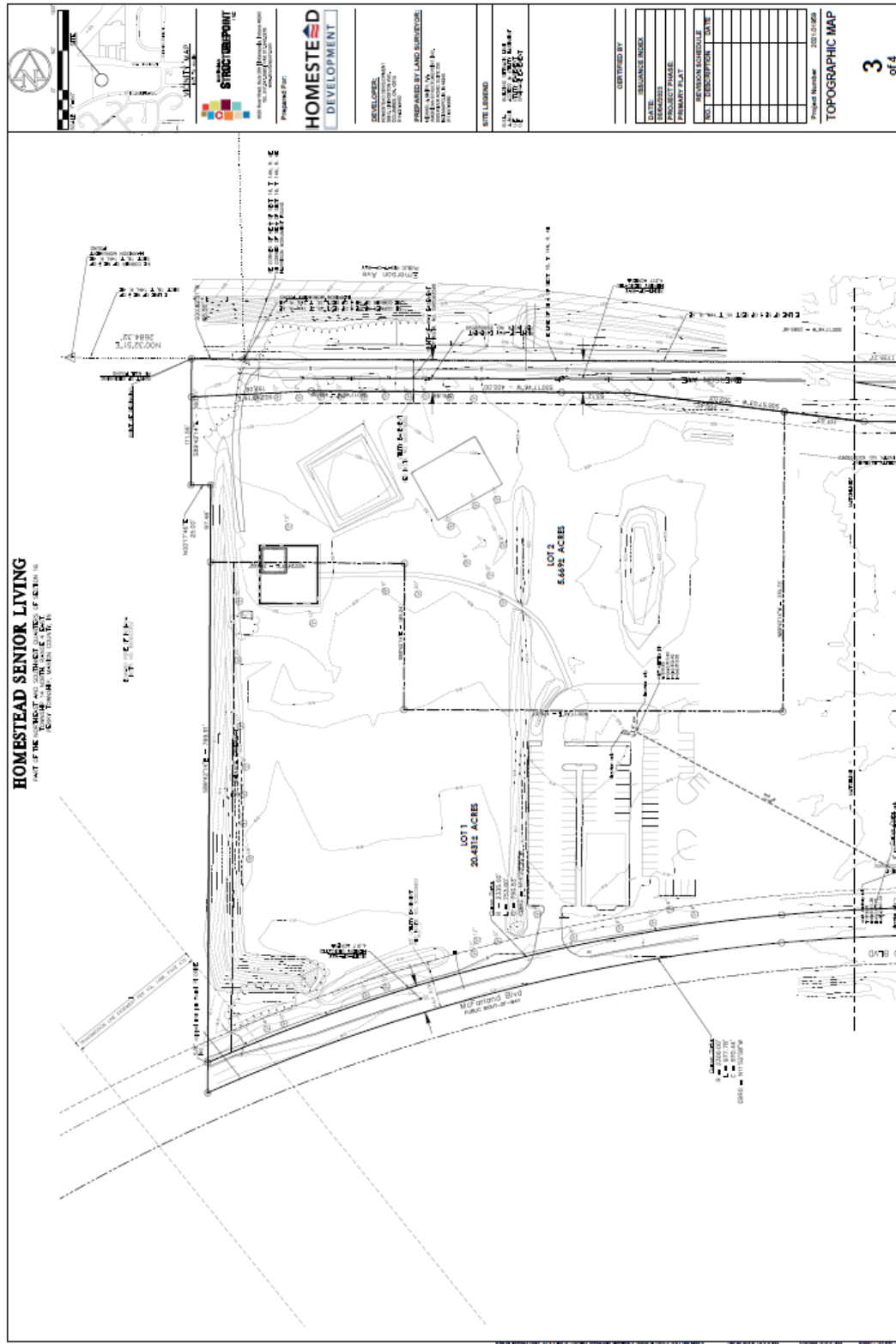
<b>Existing Zoning</b>	SU-1	
<b>Existing Land Use</b>	Religious Use	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-6	Multi-family residential
South:	C-1	Commercial
East:	C-S	Mixed-Use
West:	D-3	Single-family residential
<b>Thoroughfare Plan</b>		
McFarland Boulevard	Local Street	70-foot existing and proposed
Emerson Avenue	Primary Arterial	128-feet existing and proposed
<b>Petition Submittal Date</b>	August 4, 2023	



EXHIBITS

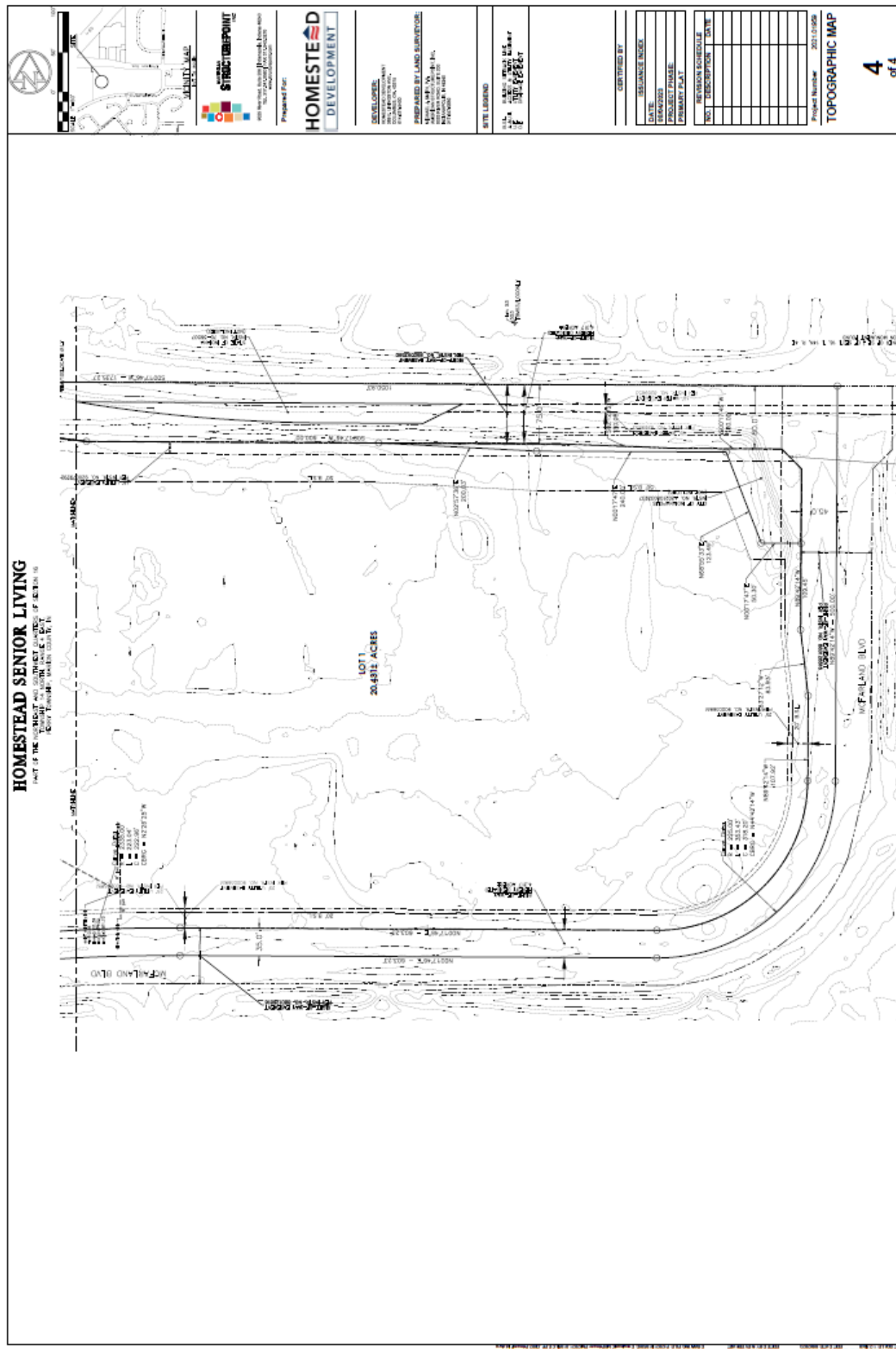








**Department of Metropolitan Development  
Division of Planning  
Current Planning**



## PHOTOS



Proposed Lot One McFarland Boulevard frontage (west), looking south



Proposed Lot One, existing church and school, looking northeast



Proposed Lot Two shown left, looking south





Proposed Lot One McFarland Boulevard frontage, looking east



Proposed Lot One viewed from the intersection of McFarland Boulevard and Emerson Avenue, looking north





Proposed Lot One viewed from Emerson Avenue, looking west



Proposed Lot Two viewed from Emerson Avenue, looking west

## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-069
<b>Property Address:</b>	4150 West 56 <sup>th</sup> Street ( <i>Approximate Address</i> )
<b>Location:</b>	Pike Township, Council District # 8
<b>Petitioner:</b>	Natalie R. Lynch, Lance B. Sandlian, Colby B. Sandlian and Genevieve B. Sandlian, by Bill Butz
<b>Zoning:</b>	I-2 / I-3 (FF/FW)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Sandlian Subdivision, dividing 9.32 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Industrial (self-storage)
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 4, 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.
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11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned I-2 and I-3 (FF/FW) and developed with self-storage. The proposed plat would subdivide the property into two lots to provide for a future development on the undeveloped portion of this site. The proposed plat meets the standards of the I-2 and I-3 zoning classification.

### STREETS

Lot One fronts on 56<sup>th</sup> Street to the south. Both Lots One and Two would front on Guion Road to the west. No new streets are proposed as part of this petition.

### SIDEWALKS

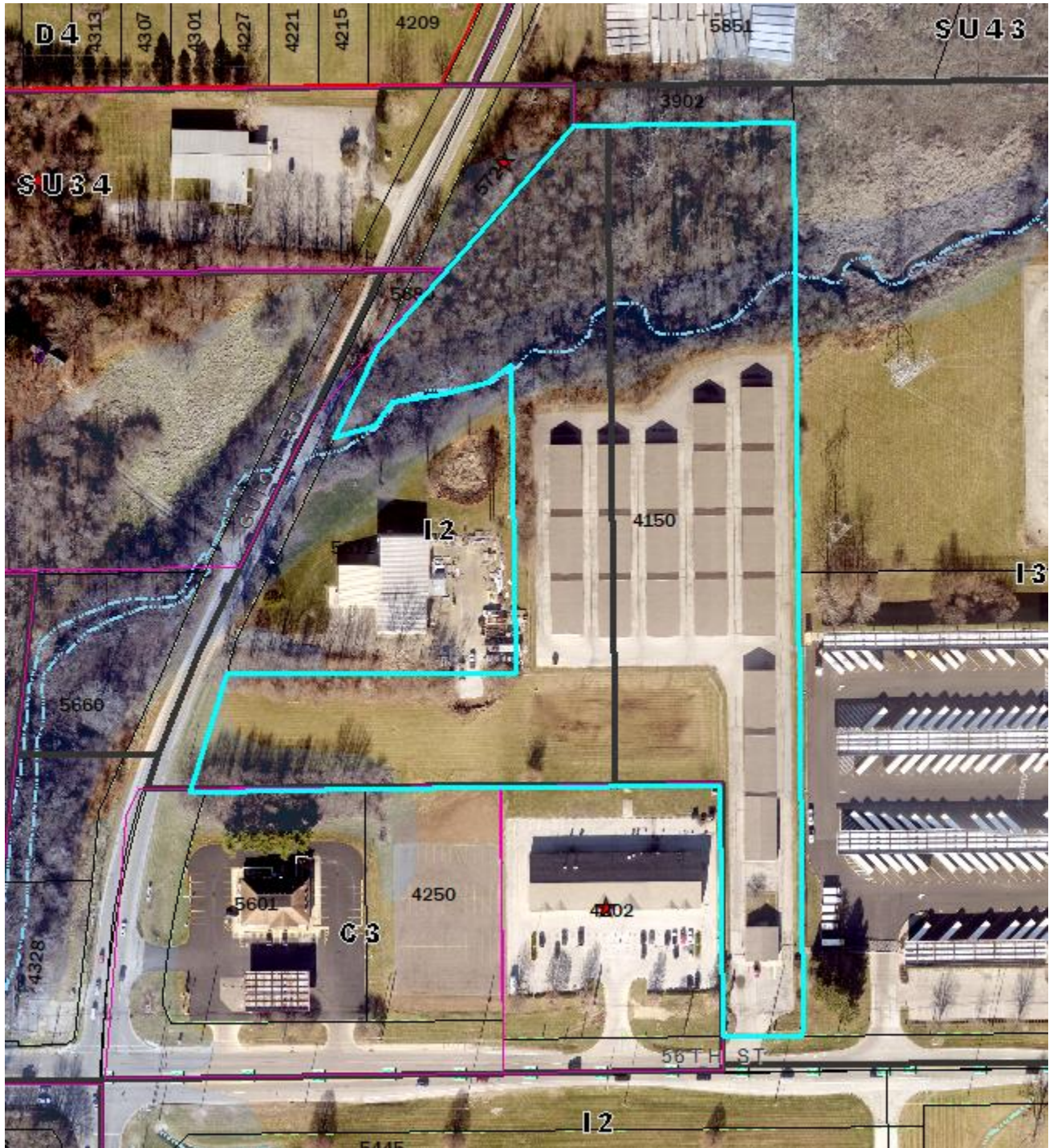
Sidewalks are required on 56<sup>th</sup> Street and Guion Road.

## GENERAL INFORMATION

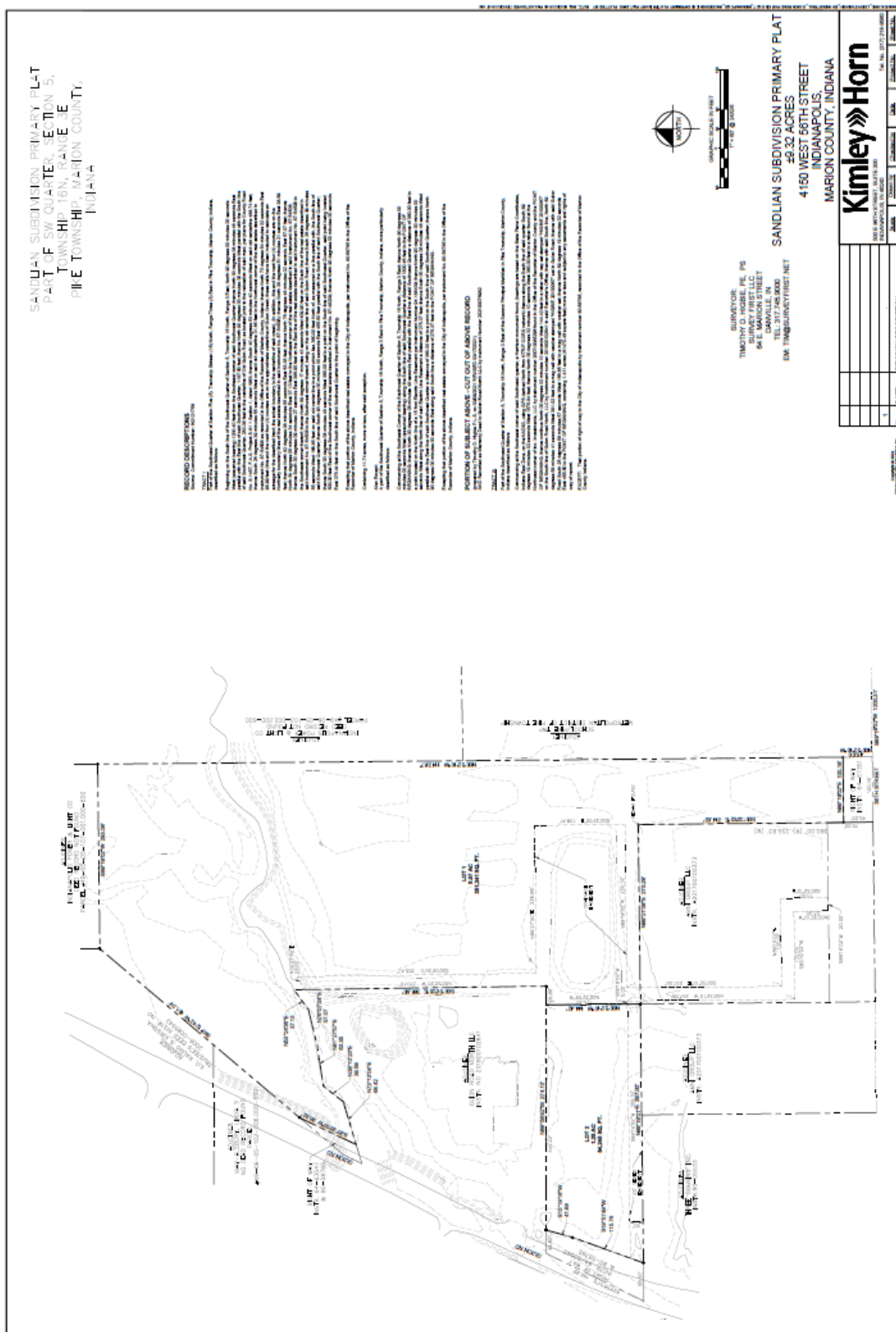
<b>Existing Zoning</b>	I-2 / I-3 (FF/FW)	
<b>Existing Land Use</b>	Industrial	
<b>Comprehensive Plan</b>	Community Commercial / Light Industrial / Floodway	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	I-3	Undeveloped
South:	C-3 / I-2	Commercial / Industrial
East:	I-3	Industrial
West:	D-A / SU-34	Undeveloped / Commercial
<b>Thoroughfare Plan</b>		
56 <sup>th</sup> Street	Primary Arterial	119-feet existing and proposed
Guion Road	Primary Collector	90-feet existing and proposed
<b>Petition Submittal Date</b>	August 4, 2023	



EXHIBITS



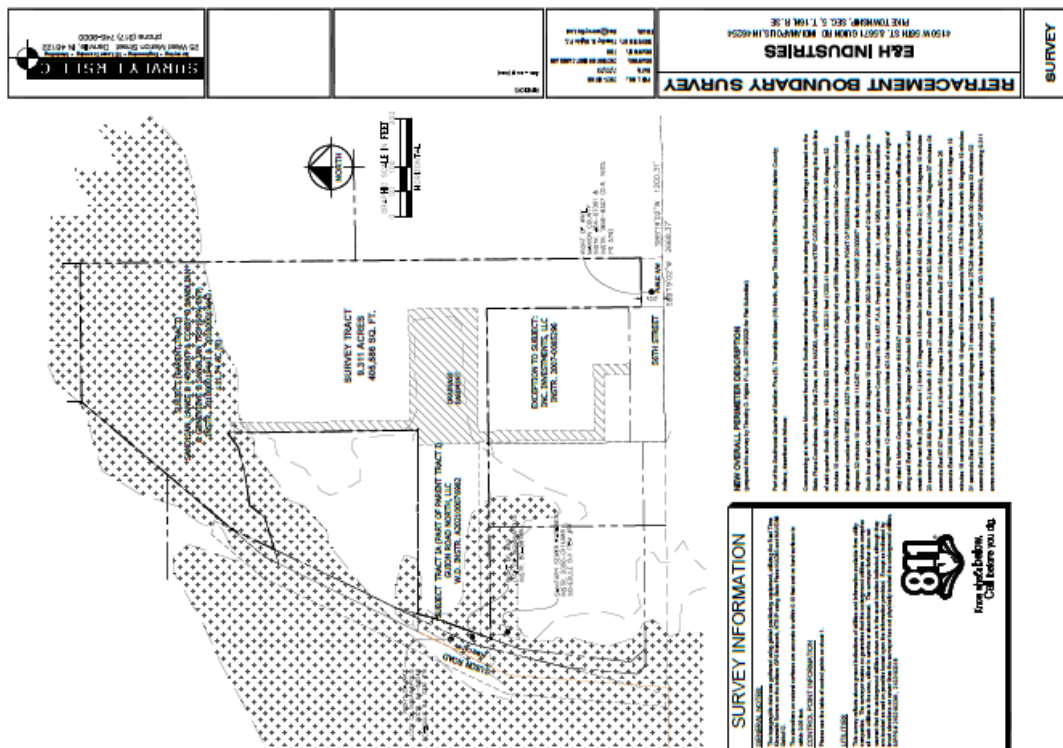
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Division of Planning  
Current Planning**











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 199. **RECORD APPROVAL:** \_\_\_\_\_  
 200. **RECORD SIGNATURE:** \_\_\_\_\_  
 201. **RECORD DATE:** \_\_\_\_\_  
 202. **RECORD TIME:** \_\_\_\_\_  
 203. **RECORD LOCATION:** \_\_\_\_\_  
 204. **RECORD STATUS:** \_\_\_\_\_  
 205. **RECORD COMMENTS:** \_\_\_\_\_  
 206. **RECORD ACTION**



## PHOTOS



Lot One 56<sup>th</sup> Street frontage, looking east



Lot One 56<sup>th</sup> Street frontage, looking north





North end of Lot One, Guion Road frontage, looking east



Proposed Lot Two, Guion Road frontage, looking east



## PLAT COMMITTEE

September 13, 2023

**Case Number:** 2023-PLT-073  
**Property Address:** 1012 East 75<sup>th</sup> Street (*Approximate Address*)  
**Location:** Washington Township, Council District #2  
**Petitioner:** BLP Holdings, LLC, by Brian Pachciarz  
**Zoning:** C-3  
**Request:** Approval of a lot line adjustment of Lots 26 and 27 in Edgewater Place Subdivision Plat, containing 0.0465-acre, with a waiver of sidewalks along Westfield Boulevard and 75<sup>th</sup> Street  
**Waiver Requested:** Waiver of sidewalks along Westfield Boulevard and 75<sup>th</sup> Street  
**Current Land Use:** Commercial  
**Staff Reviewer:** Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 4, 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.
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 the waiver of sidewalks be approved, subject to a contribution in lieu of sidewalks be made in accordance with Section 744-301.G of the Consolidated Zoning and Subdivision Ordinance.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-3, and the subject parcel is between two lots, each developed with a freestanding commercial building. The proposed plat would adjust the existing lot so that proposed Tracts One and Two can be sold and combined with the adjacent parcel at 7501 Westfield Boulevard. A portion of the existing lot will be combined with the existing Lot 27 at 1012 East 75<sup>th</sup> Street as shown on the survey.

### STREETS

Frontages would be retained on Westfield Boulevard and East 75<sup>th</sup> Street. No new streets are proposed as part of this petition.

### SIDEWALKS

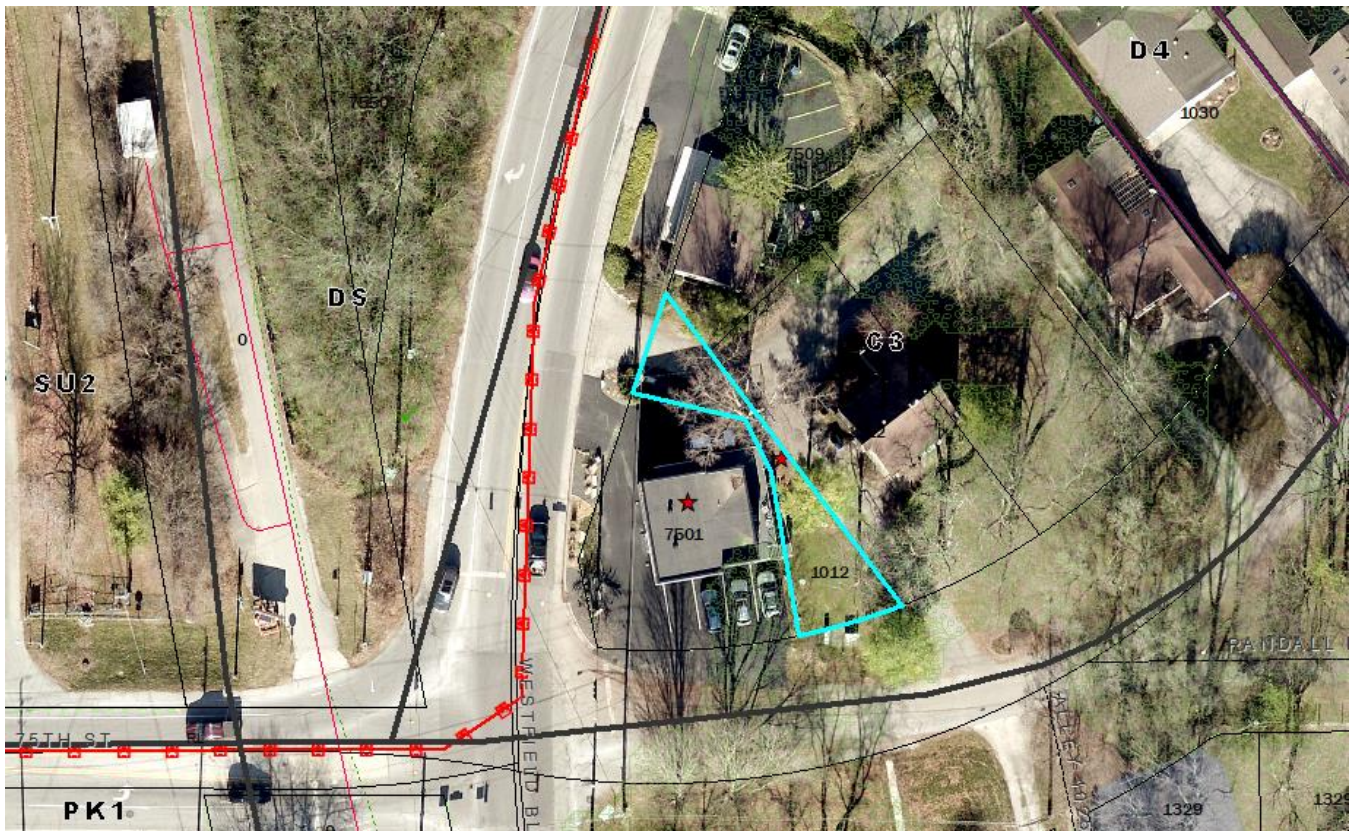
The right-of-way on Westfield Boulevard is developed in a way that installing sidewalks would interfere with existing utilities for the traffic signal. Staff would also note that the Monon Trail is on the opposite frontage on Westfield Boulevard, so it is unlikely that any sidewalks on the subject site would be useful. There is adequate room on East 75<sup>th</sup> Street for sidewalks, however, since there are no proper landings, walk signals, or other pedestrian amenities at the intersection, the Department of Public Works and staff would support a waiver of sidewalks.

Staff is recommending that a contribution to the sidewalk fund, in lieu of installing sidewalks, be required as a condition of the approval of this waiver.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-3	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-3	Commercial
South:	D-4	Residential
East:	C-3	Commercial
West:	C-3	Commercial
<b>Thoroughfare Plan</b>		
East 75 <sup>th</sup> Street	Local Street	88-foot existing and proposed
Westfield Boulevard	Secondary Arterial	90-foot existing and proposed
<b>Petition Submittal Date</b>	August 4, 2023	

## EXHIBITS





Local Communities - New York

[illegible]

**and Correlation - New Test 2**

As part of our 2010 Strategic Plan, we have created a new office to lead the University's efforts to advance diversity and inclusion. The new office is headed by Dr. David L. Ross, who will be reporting to the President. Dr. Ross will be working closely with the Provost and the Vice President for Academic Affairs to ensure that the University's efforts to advance diversity and inclusion are integrated into all of our academic and administrative activities. Dr. Ross will also be working with the Board of Trustees to ensure that the University's efforts to advance diversity and inclusion are reflected in our policies and procedures. Dr. Ross will be the primary point of contact for all matters related to diversity and inclusion at the University.

### Business's Response

to a number of other factors, including the location of the business, the quality of the service, and the reputation of the business.

- a) Availability and reliability of relevant resources
- b) Clarity or ambiguity of record descriptions used and of software descriptions
- c) Geographic or processive bias
- d) The relative certified accuracy of measurements

[illegible]

is a result of the above observations, to the best of my knowledge and belief, the exactification of the borders of the first and current zones in this survey are as follows:

availability and condition of reference information. Contact requirements listed in this area were generally found to be good, consistent and clear with the ground surface unless otherwise noted.

**Occupation or possession basis.** A portion of the hardship loss of the unexpired property is attributable to the property being occupied or possessed by a person who is not the owner of the property.

the relative political economy of economic liberalization. The relative political economy of the interests of the subject property on whose this survey is taken. For practitioners in the field, the survey is a valuable tool for understanding the relative political economy of the interests of the subject property on whose this survey is taken. For practitioners in the field, the survey is a valuable tool for understanding the relative political economy of the interests of the subject property on whose this survey is taken.



For more information, call  
800-368-5848.

This is to certify that to the best of my knowledge and belief this plot represents a survey made under my supervision in accordance with GDS 100 (1-11). The field work was completed on August 1, 2021.

1111

**Grilla**  
David B. Bailey  
and J. S. Harrison

**LEADS OPENING HALL STORIES**  
**17 MAY 1997**

others, under the penalties for perjury, that I have taken reasonable care to reduce each word nearly number in this document, when required to be, prepared to read it. I have

7501 WESTFIELD BOULEVARD  
1012 E. 75th STREET  
INDIANAPOLIS, INDIANA  
RETRACTION/ORIGINAL SURVEY

**P&H**  
INDUSTRIAL RECONSTRUCTION LLC

5051 S. EAST STREET  
SUITE 1  
INDIANAPOLIS, IN 46227  
TELEPHONE: 317-551-1200  
FAX: 317-551-4200  
800-457-9666 ext. 1000  
WWW.P&H-INDUSTRIAL.COM  
PROJECT NO. 20108



## PHOTOS



East 75<sup>th</sup> Street frontage, part of Lot 26 & 27



Proposed Tracts One and Two shown left, looking north





Lot 26 and view of intersection of Westfield Boulevard and 75<sup>th</sup> Street, looking west



Proposed Tract One and Westfield Boulevard frontage, looking south



## PLAT COMMITTEE

September 13, 2023

**Case Number:** 2023-VAC-004  
**Property Address:** 8118 Windcombe Boulevard (*Approximate Address*)  
**Location:** Washington Township, Council District #2  
**Petitioner:** James and Kristen Murney, by Michael E. Brannan  
**Zoning:** D-2  
**Request:** Vacation of a 60-foot platted building line setback recorded as part of Windcombe, Second Section Subdivision in Plat Book 28, Page 228, with a waiver of the assessment of benefits.  
**Waiver Requested:** Waiver of the assessment of benefits  
**Current Land Use:** Residential  
**Staff Reviewer:** Allison Richardson, Senior Planner

## PETITION HISTORY

This is the second hearing for this petition. This petition was automatically continued from the August 9, 2023 hearing to the September 13, 2023 hearing by a registered neighborhood organization.

## 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 2023-VAC-004; 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 224 of the Windcombe Subdivision, Section Two. This request would vacate the front setback line of 60 feet on the original plat. A platted setback line is separate from the front setback requirement in the ordinance. It is not enforced by the City and functions more as a covenant between property owners within a subdivision. However, the only method to remove a platted setback line is through the vacation public hearing process. This subdivision was initially platted in 1951 and developed with single-family dwellings in the 1950's and 60's. The subject site meets the existing platted setback. The subdivision is zoned D-2 and has an ordinance-required 25-foot front setback. If the vacation of this setback line is approved, the lot would still be subject to the development standards of the zoning district for any new improvements. Therefore, staff finds the request to be in the public interest.

Department of Metropolitan Development  
Division of Planning  
Current Planning

## GENERAL INFORMATION

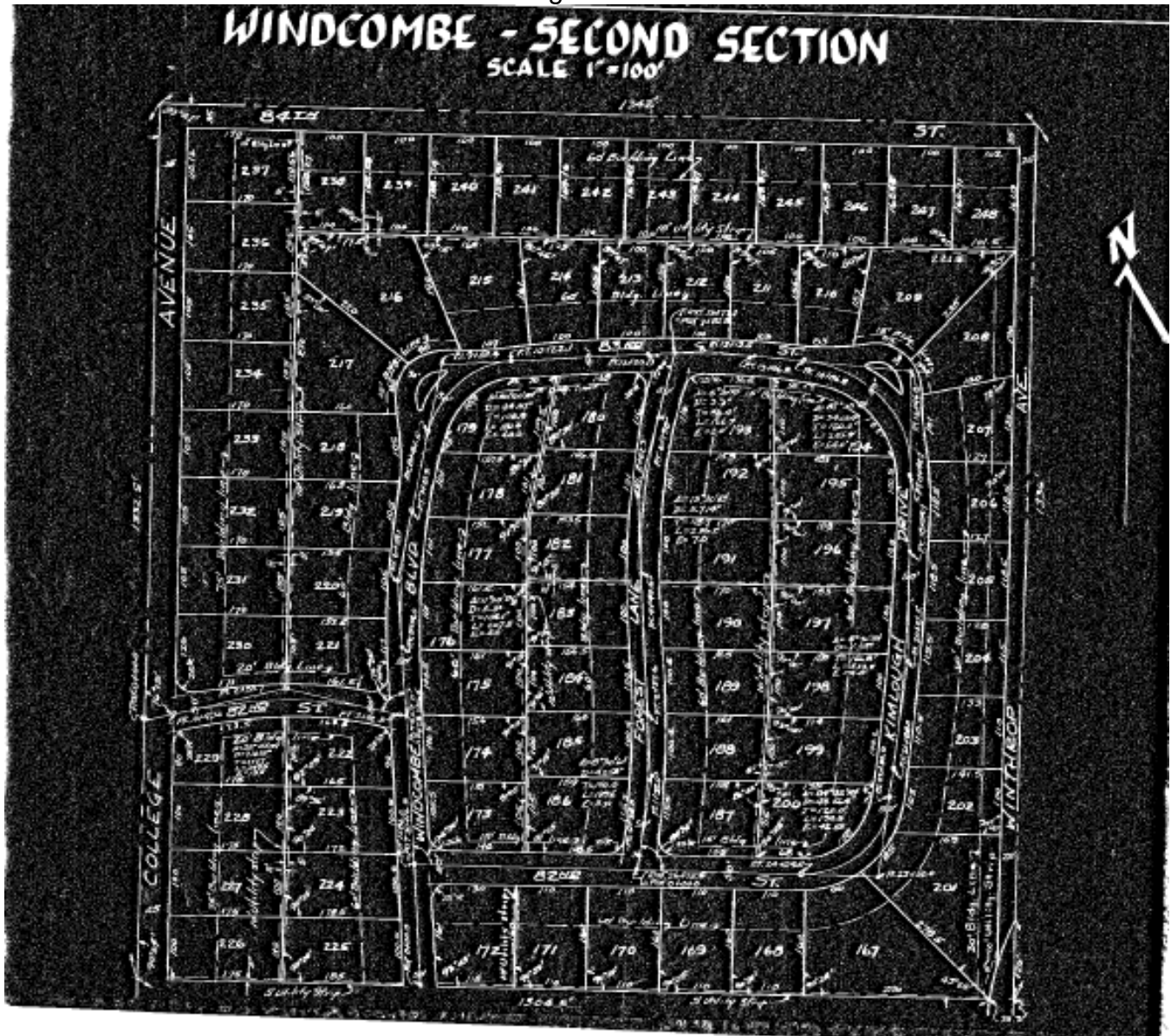
<b>Existing Zoning</b>	D-2	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-2	Residential
South:	D-2	Residential
East:	D-2	Residential
West:	D-2	Residential
<b>Thoroughfare Plan</b>		
Windcombe Boulevard	Local Street	50-feet existing and proposed
<b>Petition Submittal Date</b>	June 29, 2023	

## EXHIBITS





Original Plat





## SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

Note: Fence locations shown are approximate.  
 An accurate boundary survey is required to determine exact locations.

### Legend

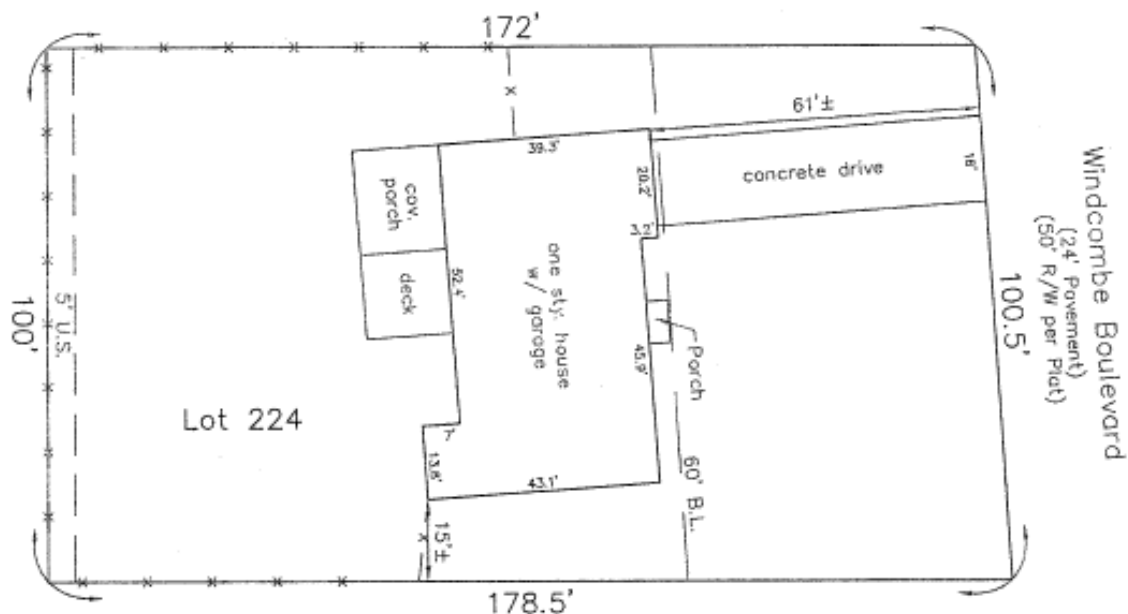
B.L.	Building Line
U.S.	Utility Strip
R/W	Right-of-Way
x	Fence



Scale: 1"=30'

I/we have reviewed the survey and find it acceptable

*[Handwritten signatures]*



**HAHN SURVEYING  
 GROUP, INC.**

Surveyors & Engineers

2850 E. 96th St., Indianapolis, IN 46240

PHONE: (317) 846-0840 or (317) 846-4119

FAX: (317) 846-4298 or (317) 582-0662



CERTIFIED: April 17, 2009

*[Handwritten signature of Chad D. Hahn]*

Chad D. Hahn  
 Registered Land Surveyor,

Indiana #20300031

Job No.: 2009041213

Sheet 2 of 2

## PHOTOS



Subject site, looking southwest



Subject site, looking west

## PLAT COMMITTEE

**September 13, 2023**

<b>Case Number:</b>	2023-PLT-070
<b>Property Address:</b>	3500 Division Street and 1002 West Hanna Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Perry Township, Council District #20
<b>Petitioner:</b>	Lauth Group, Inc., by Brian J. Tuohy
<b>Zoning:</b>	D-A / D-3 / I-3 (FF)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Hanna Avenue Business Park, dividing 35.14 acres into four lots and three blocks.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 4, 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.
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 Storm Water Best Management Practices Covenant (Section 741-705, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
11. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
12. 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 split-zoned D-A, D-3, and I-3 (FF), and is undeveloped. The proposed plat would subdivide the property into four lots and three blocks for a future industrial park. The land proposed for Lots One through Three were rezoned to the I-3 (FF) classification via 2023-ZON-025 on August 14, 2023. Lot Four and Blocks A, B, & C are the remaining residentially zoned land and are not proposed for development. The proposed plat meets the standards of each respective zoning classification.

### STREETS

Lots One, Two, and Three would be accessed via Hanna Avenue to the south. Lot Four and Blocks A, B, & C would be accessed via Division Street. No new streets are proposed as part of this petition.

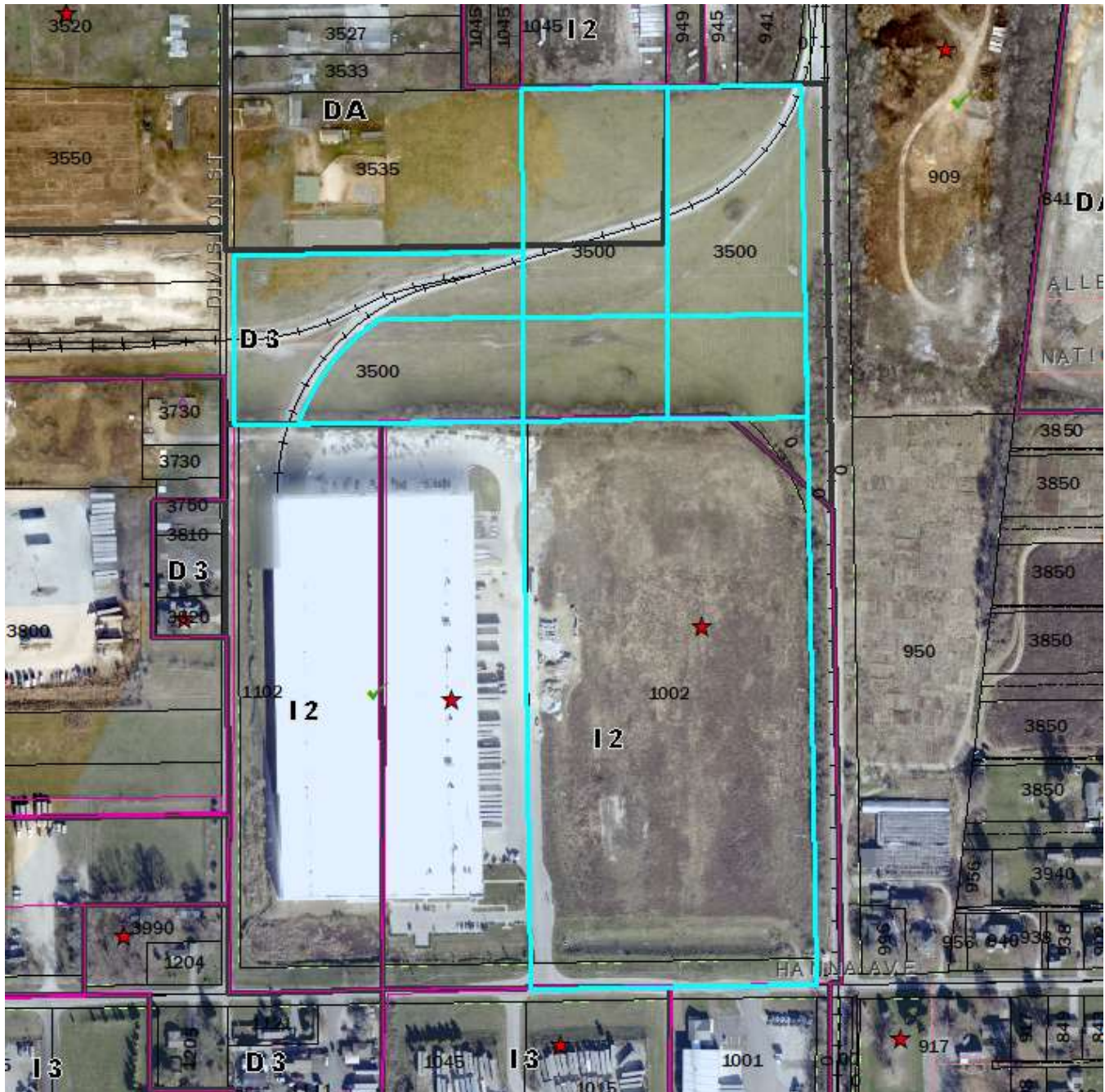
### SIDEWALKS

Sidewalks are required on Hanna Avenue and Division Street.

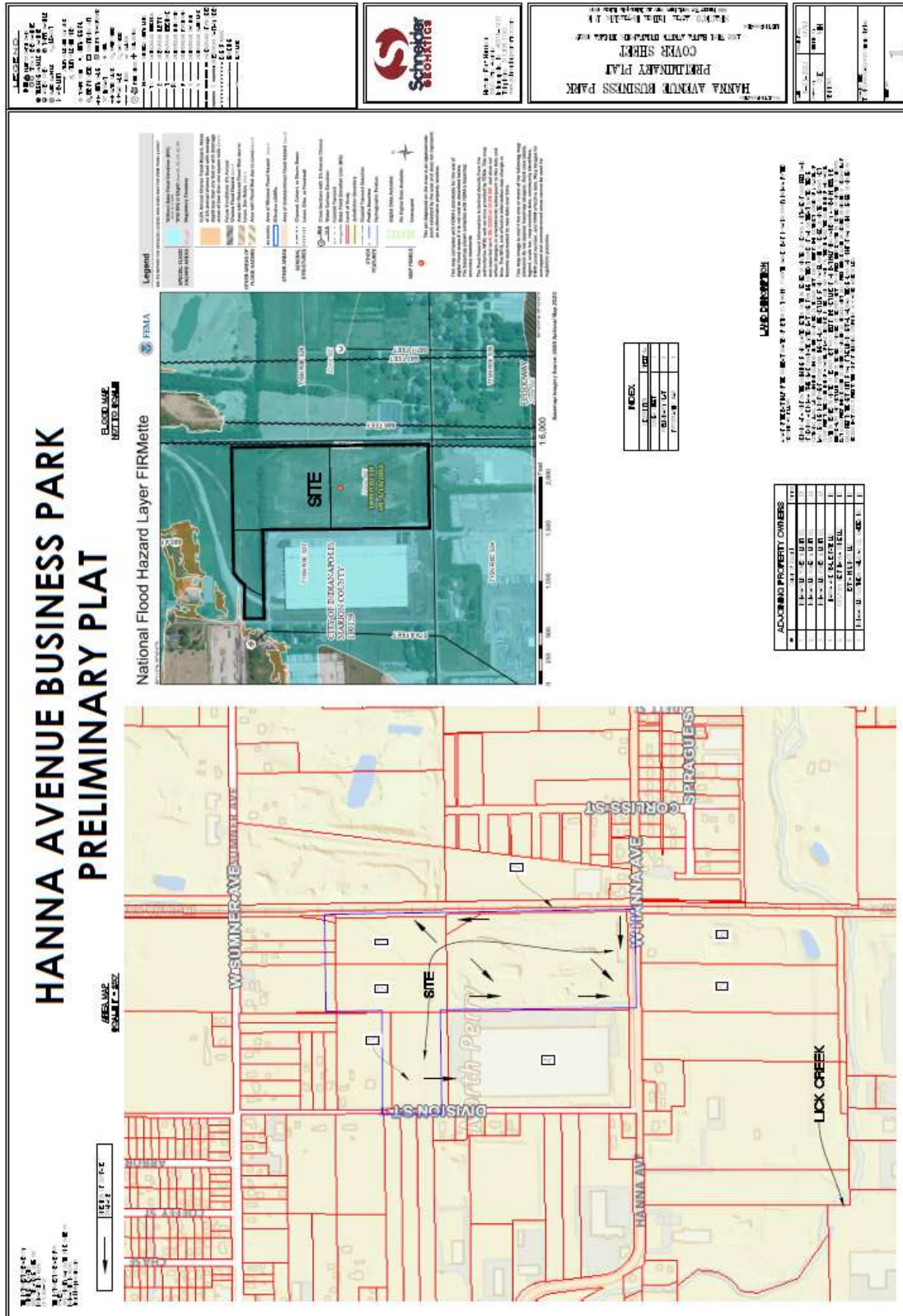
## GENERAL INFORMATION

<b>Existing Zoning</b>	D-A / D-3 / I-3 (FF)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Light Industrial / Suburban Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	D-A / I-2	Industrial
South:	I-3	Industrial
East:	D-A	Residential / Agriculture
West:	D-3 / I-3	Industrial
<b>Thoroughfare Plan</b>		
Division Street	Local Street	40-feet existing and 50-feet proposed
Hanna Avenue	Primary Arterial	80-feet existing and 119-feet proposed
<b>Petition Submittal Date</b>	August 4, 2023	

EXHIBITS













## PHOTOS



Site viewed from Division Street, looking east. Proposed Block A and Lot 4 location. Lot 3 and Blocks B & C would be east of Block A and Lot 4.



Proposed Lot One, looking East





Hanna Avenue Frontage for Lot One, looking north. Lot Two would be north of Lot One.



West of site, 1102 West Hanna Avenue frontage

## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-071
<b>Property Address:</b>	415 South Shortridge Road ( <i>Approximate Address</i> )
<b>Location:</b>	Warren Township, Council District # 18
<b>Petitioner:</b>	Cornerstone Church of Indianapolis, by Jynell D. Bershire
<b>Zoning:</b>	C-1 and C-7
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Shortridge Way, dividing 3.77 acres into two lots, with a waiver of sidewalks along Shortridge Road
<b>Waiver Requested:</b>	Waiver of sidewalks
<b>Current Land Use:</b>	Commercial / Undeveloped
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 4, 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.
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 split-zoned C-1 and C-7 and developed with a commercial daycare building with related parking and outdoor play area. The rear of the site is undeveloped. The proposed plat would subdivide the property into two lots to provide for a future development. The proposed lot lines would nearly align with the zoning boundary. The proposed plat meets the standards of the C-1 and C-7 zoning classification.

### STREETS

Lot One and Two would front on Shortridge Road. A greenway path is proposed to the rear (east). No new streets are proposed as part of this petition.

### SIDEWALKS

This length of Shortridge Road has a mix of residential and commercial uses that would greatly benefit from sidewalks. There is adequate space between the paved street and right-of-way to develop sidewalks, and there is no drainage ditch or other topographic challenge that would create a practical difficulty for installing sidewalks. 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

<b>Existing Zoning</b>	C-1 / C-7	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Office Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-S	Industrial
South:	C-S	Industrial
East:	D-2	Undeveloped
West:	C-1 / I-3	Commercial / Industrial
<b>Thoroughfare Plan</b>		
Shortridge Road	Primary	-foot existing and proposed
<b>Petition Submittal Date</b>	August 4, 2023	



EXHIBITS







## PHOTOS



Subject site viewed from Shortridge Road, looking southeast



Proposed Lot One, existing daycare, looking east





Proposed Lot Two frontage, looking east. Lot One shown left.