



PLAT COMMITTEE

June 10, 2026

Case Number:	2026-PLT-024
Property Address:	10435 East Washington Street (<i>Approximate Address</i>)
Location:	Warren Township, Council District 20
Petitioner:	Washington Market Realty, LLC, by Schneider Geomatics (Norman Hiselman)
Zoning:	C-4
Request:	Approval of Subdivision Plat to be known as Replat of Block "A" Washington Market Commercial Subdivision, dividing 9.98 acres into two lots
Waiver Requested:	None
Current Land Use:	Commercial / Undeveloped
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 16, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned C-4 is largely developed and is part of a larger integrated center. Lots 1 and 2 have already been individually platted and are not part of this petition. Lot 2 is currently vacant while Lot 1 has recently become home to an instant oil change provider. Lots 1 and 2 appear to have been platted in 2023 as part of 2023CPL808. This proposed plat would parcel off 1.48 acres from the remaining 9.88 acres in Block A.

STREETS

Lot 3 would have frontage on East Washington Street while Block A would continue to have frontage on East Washington Street via a 38-foot-wide access easement.

SIDEWALKS

Sidewalks already exist along this portion of East Washington Street.

PROCEDURE

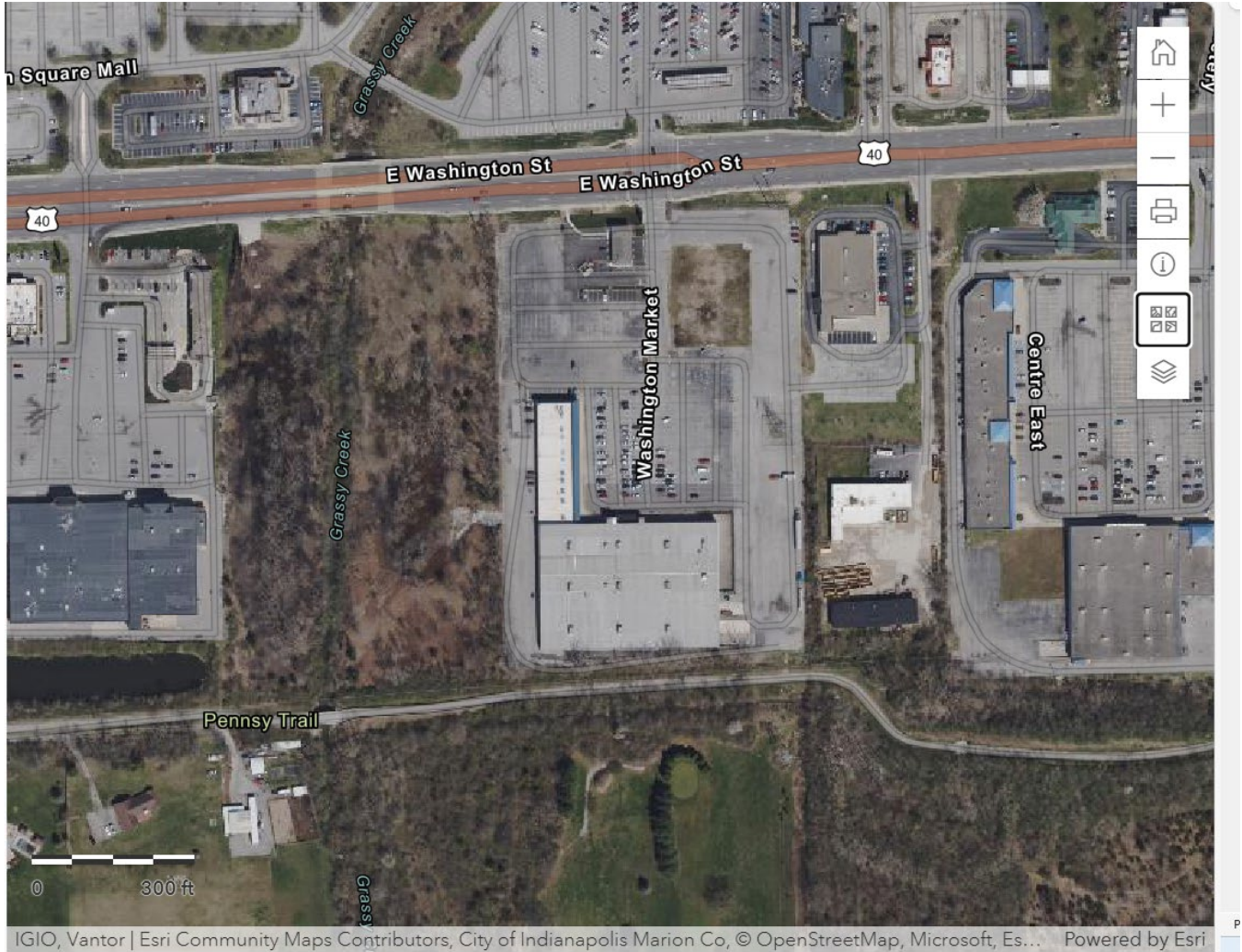
This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the C-4 district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial	
Comprehensive Plan	Regional Commercial	
Surrounding Context	Zoning	Land Use
North:	C-4	Commercial
South:	SU-3	Golf Course
East:	C-5	Commercial/Heavy Commercial
West:	D-A	Undeveloped
Thoroughfare Plan		
Washington Street	Primary Arterial	146-foot existing and 124 feet proposed
Petition Submittal Date	March 2026	

EXHIBITS

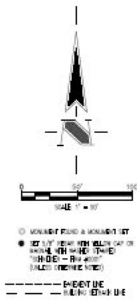
2026PLT024: Aerial Images



2026PLT024: Proposed Plat

Replat of Block "A" Washington Market Commercial Subdivision

PART OF THE SOUTHWEST QUARTER - SEC. 4 - T15N - R5E
 WARREN TOWNSHIP, MARION COUNTY, INDIANA



PHOTOS

2026PLT024: Photographs



Photo 1: View of Lot 2 with Washington Street in background

2026PLT024: Photographs



Photo 2: View of some of the tenant spaces on Lot A

2026PLT024: Photographs



Photo 3: Another view of the tenant spaces on Lot A

2026PLT024: Photographs



Photo 4: View of proposed Lot 3

2026PLT024: Photographs



Photo 5: View of parking lot included in Lot 3