

PLAT COMMITTEE

June 10, 2026

Case Number:	2026-PLT-026
Property Address:	5261 Elmwood Avenue (<i>Approximate Address</i>)
Location:	Franklin Township, Council District 20
Petitioner:	Craig May, by Weihe Engineers (Joshua Werner)
Zoning:	C-5
Request:	Approval of Subdivision Plat to be known as Replat of Part of Tracts 25, 26, and 27 of the Victory Park Survey 2 nd Section, dividing 13.30 acres into two lots
Waiver Requested:	None
Current Land Use:	Commercial
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 May 1, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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



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

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned C-5. The parcel currently hosts a bowling alley and a former indoor theme park. The proposed plat would split the bowling alley and indoor theme park into two separate lots with Lot 1 containing the bowling alley and Lot 2 containing the theme park. There does not appear to be any record of previous plats for this site.

STREETS

Lots 1 and 2 would have frontage on Elmwood Avenue.

SIDEWALKS

As this property does not qualify for a sidewalk exemption, sidewalks will need to be installed along the Elmwood Avenue frontage. Petitioners have not requested a sidewalk waiver.

PROCEDURE

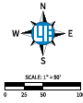
This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the C-5 district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	C-5	
Existing Land Use	Commercial	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	I-1, C-S, D-3, C-5, & C-7	Industrial, Commercial, & Residential
South:	C-4, C-5, & C-7	Commercial
East:	I-2	Industrial
West:	D-3 & C-4	Commercial
Thoroughfare Plan		
Elmwood Avenue	Primary Collector	66-foot existing and 80 feet proposed
Petition Submittal Date	May 2026	

2026PLT026: Proposed Plat

REPLAT OF PART OF TRACTS 25, 26, AND 27 OF THE
VICTORY PARK SURVEY 2ND SECTION



SOURCE OF TITLE	
INITIALLY NUMBERED INSTRUMENTS	
INSTRUMENT NUMBER AND INSTRUMENT DATE	
BY WHOM THE INSTRUMENT WAS FILED	

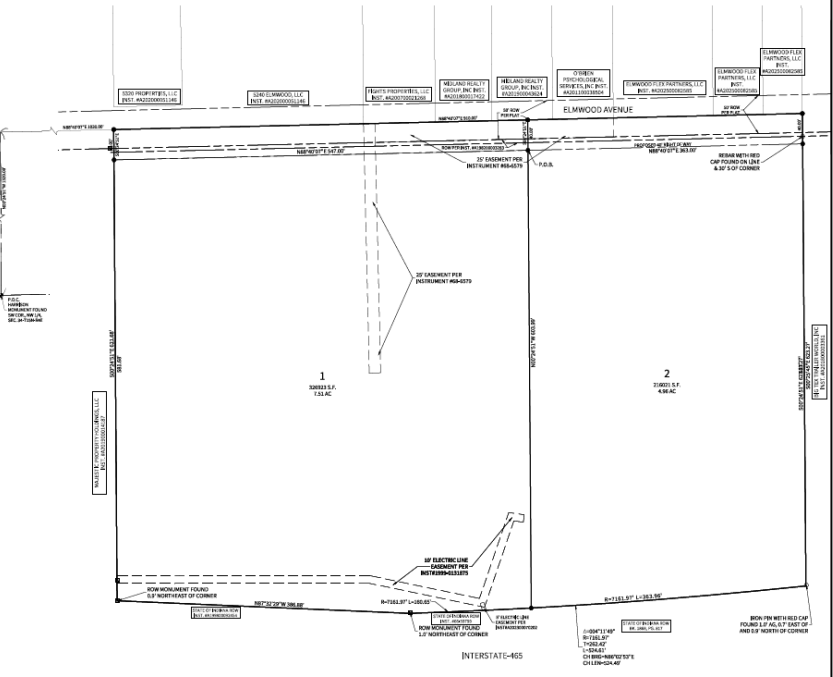
DATE	BY WHOM THE INSTRUMENT WAS FILED
08/11/2026	JOSHUA DAVID WERNER
08/11/2026	JOSHUA DAVID WERNER
08/11/2026	JOSHUA DAVID WERNER
08/11/2026	JOSHUA DAVID WERNER

GENERAL NOTES:
1. THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PLAT ACT AND THE INDIANA SURVEY ACT.
2. THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PLAT ACT AND THE INDIANA SURVEY ACT.
3. THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PLAT ACT AND THE INDIANA SURVEY ACT.

LEGAL DESCRIPTION:
THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PLAT ACT AND THE INDIANA SURVEY ACT.
THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PLAT ACT AND THE INDIANA SURVEY ACT.

PLAT INFORMATION:
1. THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PLAT ACT AND THE INDIANA SURVEY ACT.
2. THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PLAT ACT AND THE INDIANA SURVEY ACT.

PLAT INFORMATION:
1. THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PLAT ACT AND THE INDIANA SURVEY ACT.
2. THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA PLAT ACT AND THE INDIANA SURVEY ACT.



PROJECT NO. W00000
This instrument prepared for:
MEGA HOLDINGS, LLC
MANNY SINGH
335 S COLLEGE AVENUE, SUITE 102
INDIANAPOLIS, INDIANA 46203
PHONE: 317.776.1900

SHEET 1 OF 1
This instrument prepared by: **JOSHUA DAVID WERNER**
WEIHE ENGINEERS
3800 N. College Ave.
Indianapolis, IN 46208
317.446.6933 | wd@weh.com

PHOTOS

2026PLT026: Photographs



Photo 1: View of indoor theme park that currently occupies where Lot 2 will be

2026PLT026: Photographs



Photo 2: View of the bowling alley that currently occupies where Lot 1 will be

2026PLT026: Photographs



Photo 3: Surrounding properties across Elmwood Street looking west

2026PLT026: Photographs



Photo 4: Surrounding properties across Elmwood Street looking east

2026PLT026: Photographs



Photo 5: View of Interstate 465 on south end of lots