

PLAT COMMITTEE

April 8, 2026

Case Number:	2026-VAC-002
Property Address:	5252 Hickory Road (<i>Approximate Address</i>)
Location:	Franklin Township, Council District #25
Petitioner:	Grand Communities, by Joseph D. Calderon
Request:	Vacation of an irregular portion of Hemingway Drive, being the first east-west public street south of Southeastern Avenue, being 12 feet in width, beginning 14 feet west of Hickory Road and 24 feet south of Common Area A, west 106.04 feet to a point, to create a median (common area) within Hemingway Drive.
Waiver Requested:	Assessment of Benefits
Current Land Use:	Undeveloped
Staff Reviewer:	Jeffrey York, Manager

PETITION HISTORY

This petition was originally scheduled to be heard at the March 11, 2026, Plat Committee. However, that hearing was canceled due to the lack of a quorum.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**. Staff supports the **waiver of the Assessment of Benefits** and recommends **approval**.

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2026-VAC-002; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

The subject property is currently undeveloped but is being prepared for a single-family detached residential development per the approval of 2024-PLT-039, which was approved for 70 lots. The plat was recorded on November 13, 2025.

This request would provide for a proposed vacation of a portion of street right-of-way that leads into the development in order to construct a project development sign. The site is directly west of Hickory Street, and within an extension of Hemingway Drive.

Typically, project development signs would be on one side or the other of the street at the entrance into the development. However, this sign would be within a new median area and on private property. Project development signs must be on private property and not in the street right-of-way.

Staff finds that this vacation would be in the public interest.



PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor Metropolitan Development Commission determines how vacated land is divided. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation. After a vacation of an easement the County Assessor determines how the vacated land will be assessed for tax purposes.

ASSESSMENT OF BENEFITS

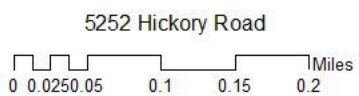
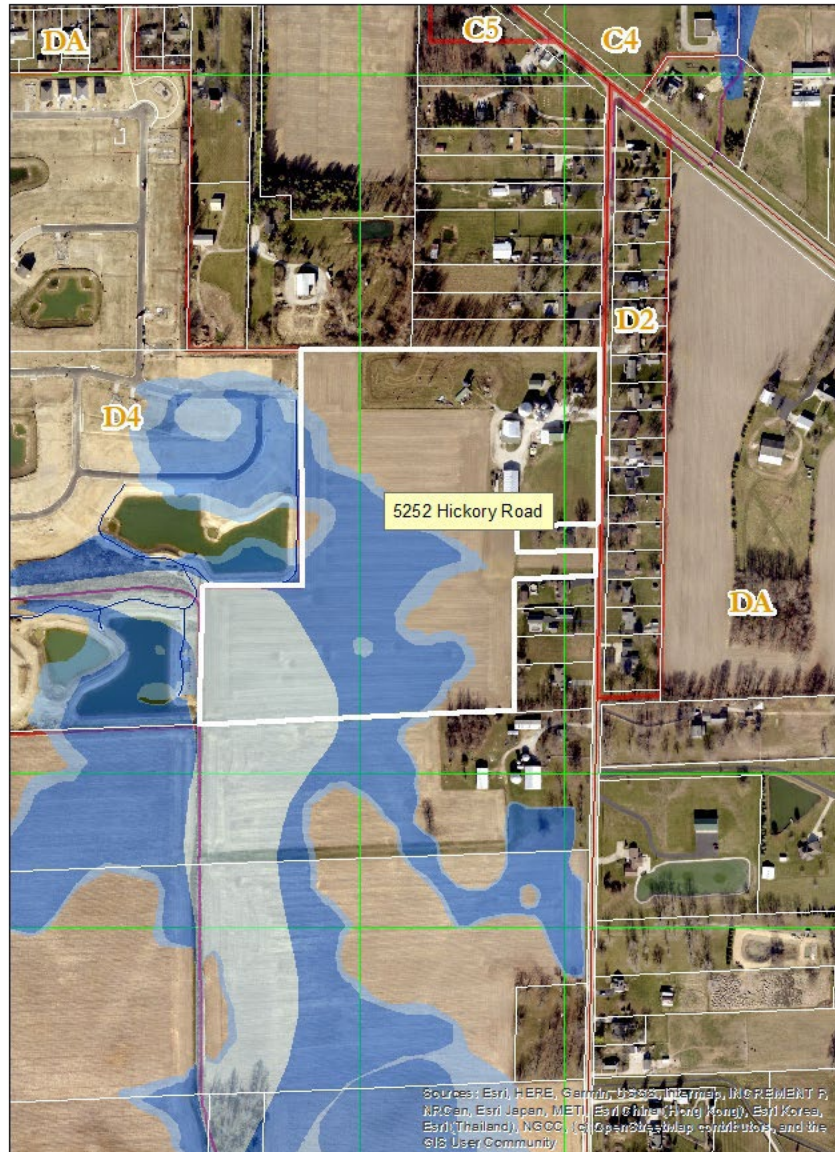
The petitioner has requested a waiver of the Assessment of Benefits. The subject vacation would be within the improved street that the developer will construct, therefore, the City did not invest in this street. Therefore, a waiver of the Assessment of Benefits would be appropriate.

GENERAL INFORMATION

Existing Zoning	D-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A	Single-family dwellings
South:	D-A	Agricultural uses
East:	D-2	Single-family dwellings
West:	D-3	Single-family dwellings
Thoroughfare Plan		
Hickory Road	Secondary Collector	40-foot existing and 80-foot proposed
Petition Submittal Date	January 30, 2026	

EXHIBITS

2026-VAC-002 ; Aerial Map



Petition Number _____

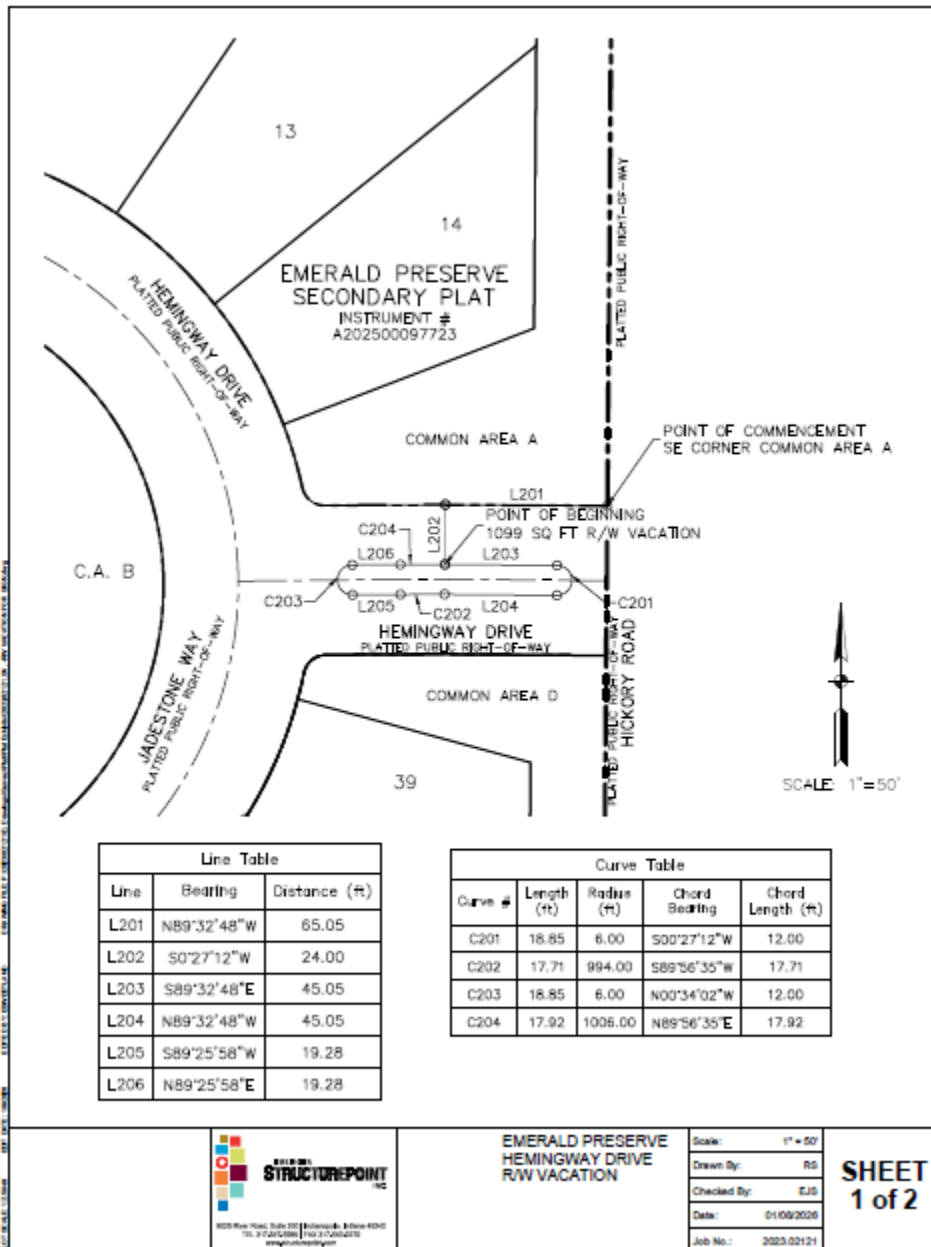
**METROPOLITAN DEVELOPMENT COMMISSION
PLAT COMMITTEE
HEARING EXAMINER
OF MARION COUNTY, INDIANA**

PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

FINDINGS OF FACT

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

It will allow the erection of a subdivision entrance sign, while providing guidance to motorists, and it will facilitate the maintenance of the landscaping and sign by the Homeowners Association as part of common area, as it was originally intended and as it functions.



Line Table		
Line	Bearing	Distance (ft)
L201	N89°32'48"W	65.05
L202	S0°27'12"W	24.00
L203	S89°32'48"E	45.05
L204	N89°32'48"W	45.05
L205	S89°25'58"W	19.28
L206	N89°25'58"E	19.28

Curve Table				
Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C201	18.85	6.00	S00°27'12"W	12.00
C202	17.71	984.00	S89°56'35"W	17.71
C203	18.85	6.00	N00°34'02"W	12.00
C204	17.92	1006.00	N89°56'35"E	17.92



EMERALD PRESERVE
HEMINGWAY DRIVE
R/W VACATION

Scale:	1" = 50'
Drawn By:	RS
Checked By:	EJS
Date:	01/09/2025
Job No.:	2023.02121

SHEET
1 of 2

PHOTOS



Views of site looking west across Hickory Road (2024 photos)



Views of site looking west across Hickory Road (2024 photos)