



**PLAT COMMITTEE**

April 8, 2026

**Case Number:** 2026-PLT-008  
**Address:** 10101 East 38th Street (Approximate Addresses)  
**Location:** Warren Township, Council District #15  
**Zoning:** SU-2  
**Petitioner:** Indianapolis Public Schools, by Russell McClure  
**Request:** Approval of a Subdivision Plat, to be known as John Marshall Subdivision, dividing 38.95 acres into three (3) lots.  
**Waiver Requested:** None  
**Current Land Use:** Vacant High School, with accessory parking lots and athletic fields  
**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This petition was previously continued from March 11, 2026, to the April 8, 2026, hearing, due to the lack of a quorum.

**STAFF RECOMMENDATION**

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

This site is zoned SU-2. The site is developed with a former High School building, with accessory parking lots and athletic fields. The proposed plat would subdivide the property into three (3) lots: Lot One would be 16.76 acres and is developed with the existing building and an accessory parking lot. Lot Two would be 17.69 acres and is developed with an accessory parking lot and athletic fields. Lot Three would be 4.49 acres and is developed with an accessory parking lot and athletic fields. The proposed plat meets the standards of the SU-2 zoning classification.

**STREETS**

Lot One would front on both East 38th Street to the north, and Mitthoefer Road to the west. Lot Two would front on Mitthoefer Road to the west. Lot Three would front on East 38th Street to the north. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks are existing along East 38th Street and North Mitthoefer Road.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	SU-2	
<b>Existing Land Use</b>	High School Building	
<b>Comprehensive Plan</b>	Special Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-3/D-7/D-6	Community Commercial / Multi-family Dwellings
South:	D-6II	Multi-Family Dwellings
East:	D-7	Multi-Family Dwellings
West:	C-4 / 1-2	Community Commercial / Undeveloped
<b>Thoroughfare Plan</b>		
East 38th Street	Primary Arterial	121-foot existing and proposed right-of-way
Mitthoefer Road	Secondary Arterial	110-foot existing and proposed right-of-way
<b>Petition Submittal Date</b>	February 2, 2026	

**EXHIBITS**

**2026-PLT-008; Aerial Map**





PHOTOS



Lot 1, looking southeast from East 38<sup>th</sup> Street



Lot 1, looking east from Mltthoefer Road



Lot 2 looking east from Mitthoefer Road



Lot 3 looking north at East 38<sup>th</sup> Street.