

## PLAT COMMITTEE

May 13, 2026

<b>Case Number:</b>	2026-PLT-016
<b>Property Address:</b>	429, 421, and 415 Fintail Drive ( <i>Approximate Address</i> )
<b>Location:</b>	Warren Township, Council District 20
<b>Petitioner:</b>	Jonathan Goodburn, by American Structurepoint, Inc.
<b>Zoning:</b>	I-3
<b>Request:</b>	Approval of Subdivision Plat to be known as Replat of Lot 2 and Block B Replat of Thunderbird Commerce Center, dividing 55.28 acres into three (3) lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Industrial Buildings / Undeveloped
<b>Staff Reviewer:</b>	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 22, 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 I-3 and is partially developed with large industrial warehouse-type buildings. The subject site was previously platted in 2025PLT018. This proposed plat adds approximately 1 more acre to the parcel known as 429 Fintail Drive and splits Block B into two lots (Lots 4 and 5). This follows previous replat petitions from 2022 (2022PLT013) and 2023 (2023PLT032).

**STREETS**

Lot 2 is a corner lot and would have frontage on both Fintail Drive and English Avenue while Lots 4 and 5 would front on Fintail Drive. No new streets are proposed.

**SIDEWALKS**

Sidewalks currently do not exist along this portion of English Avenue. Petitioners are not seeking a sidewalk waiver and will be required to install sidewalks upon approval of this plat.

**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 I-3 and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	I-3	
<b>Existing Land Use</b>	Industrial/Undeveloped	
<b>Comprehensive Plan</b>	Heavy Industrial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-5/SU-2/CS/C-4/D-5/SU-18	Variety of uses
South:	I-3	Industrial
East:	C-1	Industrial
West:	I-2	Industrial
<b>Thoroughfare Plan</b>		
English Avenue	Primary Collector	90-foot existing and 80 feet proposed
<b>Petition Submittal Date</b>	March 2026	

**EXHIBITS**

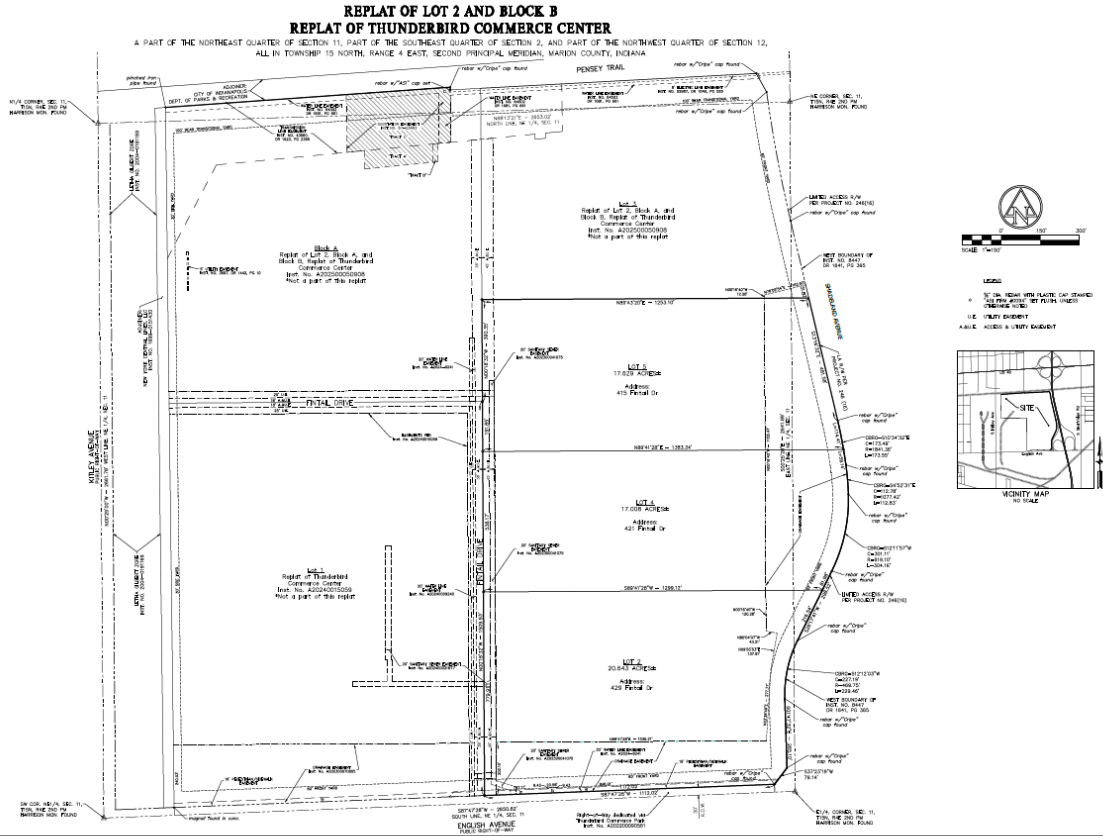
**2026PLT016: Aerial Images**



IGIO, Vantor | Esri Community Maps Contributors, City of Indianapolis Marion Co, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, .... Powered by Esri

	Stormwater Impervious Area	Mapping Application for Public Safety
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**2026PLT011: Proposed Plat**



2026\_PLT-0  
PREPARED BY LAND SURVEYOR:  
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**SHEET  
1 of 2**

APR Project No. 2018.07189.0009

**PHOTOS**

**2026PLT016: Photographs**



Photo 1: Entrance of commerce park looking east on English

**2026PLT016: Photographs**



Photo 2: Adjacent property on western side of Fintail Drive

**2026PLT016: Photographs**



Photo 3: View of parcels subject to petition

**2026PLT016: Photographs**



Photo 4: Fintail Drive looking north