

## PLAT COMMITTEE

May 14, 2025

**Case Number:** 2025-PLT-020  
**Property Address:** 3985 Meadows Drive (*Approximate Address*)  
**Location:** Washington Township, Council District #8  
**Petitioner:** The Health and Hospital Corporation of Marion County, by Joseph D. Calderon  
**Zoning:** D-P (TOD)  
**Request:** Approval of a Subdivision Plat to be known as IEMS at the Meadows, subdividing 17.74 acres into two lots, including the vacation of a utility easement within the proposed plat.  
**Waiver Requested:** None  
**Current Land Use:** Vacant  
**Staff Reviewer:** Noah Stern, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 11, 2025 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 D-P and is currently undeveloped. The proposed plat would subdivide the property into two lots to provide for institutional development. The proposed plat meets the standards of the D-P district.

### **STREETS**

Lot One would front on Meadows Drive and Avondale Park Drive and Lot Two would front on Adams Street and East 38<sup>th</sup> Street. No new streets are proposed as part of this petition.

### **SIDEWALKS**

Sidewalks are existing on Adams Street, Avondale Park Drive, Meadows Drive and East 38<sup>th</sup> Street.

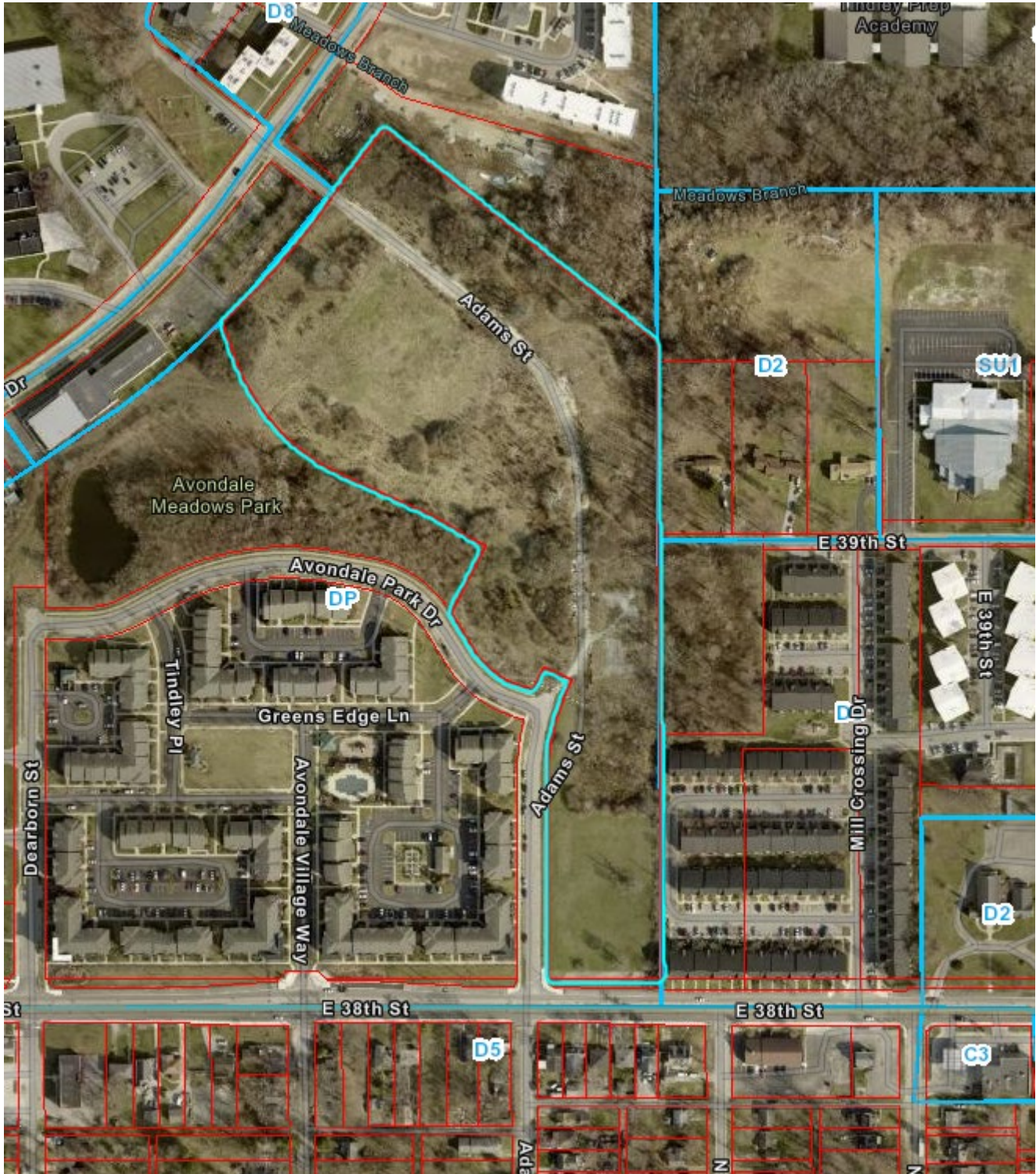
### **VACATION**

The vacation for a utility easement on the northern portion of the site should not impact the public negatively, as this is not public right-of-way and is located entirely on the subject property. Further, with easement being between the landowner and the utility companies, the City is not involved and therefore is unopposed to the vacation request.

## GENERAL INFORMATION

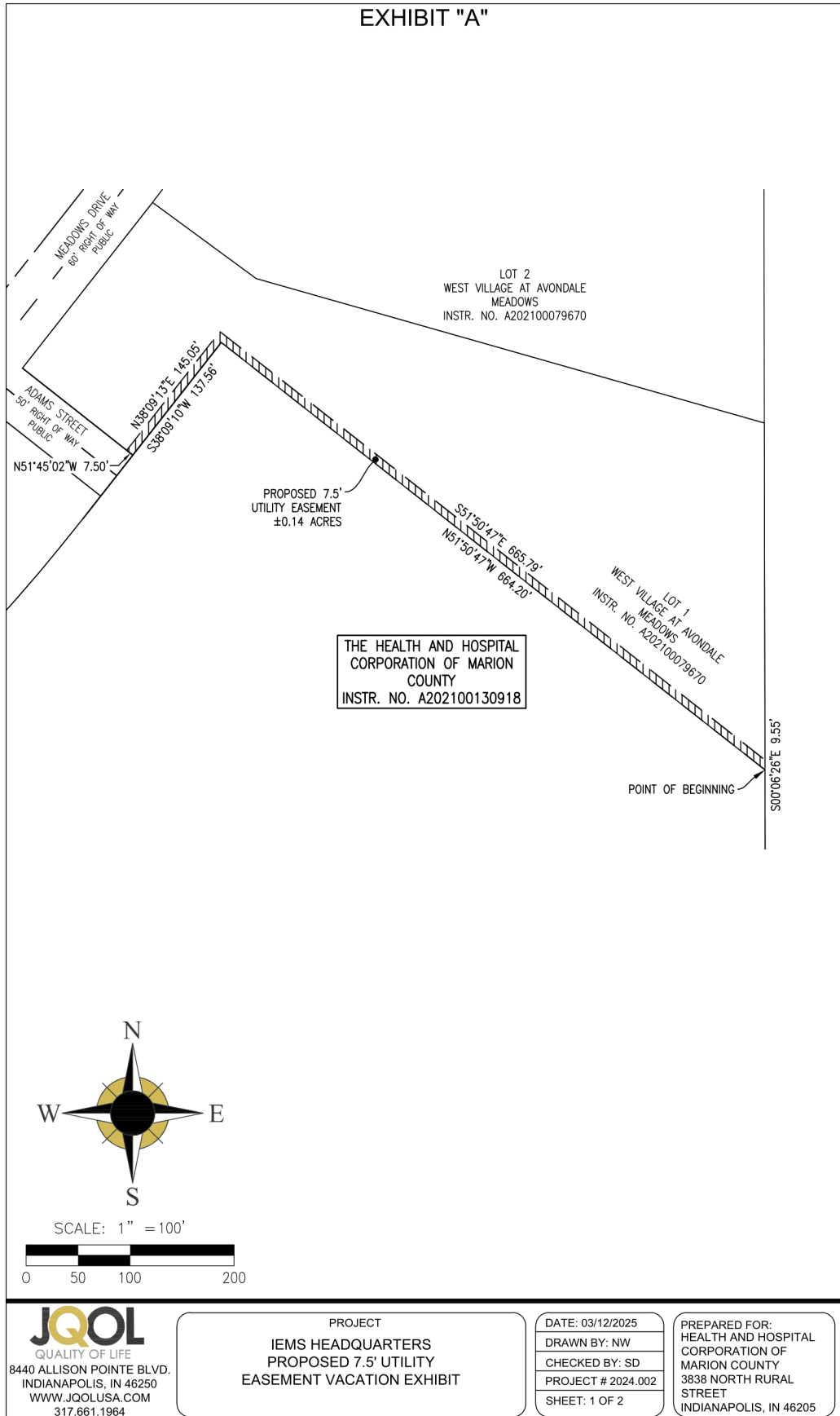
<b>Existing Zoning</b>	D-P	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-P	Multi-family residential
South:	D-5 (TOD)	Single-family residential
East:	D-8 / D-2 (TOD)	Multi-family residential
West:	D-P (TOD)	Multi-family residential
<b>Thoroughfare Plan</b>		
East 38th Street	Primary Arterial	67-foot ROW existing and 88-foot proposed
Meadows Drive	Primary Collector	60-foot ROW existing and 56-foot proposed
<b>Petition Submittal Date</b>	April 4, 2025	

EXHIBITS





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**EXHIBIT "B"**

**DESCRIPTION**

THE FOLLOWING DESCRIPTION WAS PREPARED BY SHAWN DONALDSON, P.S. - INDIANA #LS22300028 OF JQOL AS PART OF A SURVEY PERFORMED UNDER JOB NO. 2024.002, DATED 03/08/2024.

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 4 EAST IN THE CITY OF INDIANAPOLIS, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERNMOST CORNER OF LOT 1 OF THE WEST VILLAGE AT AVONDALE MEADOWS PER INSTRUMENT NUMBER A202100079670 AS RECORDED IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 NORTH 51 DEGREES 50 MINUTES 47 SECONDS WEST, 664.20 FEET; THENCE SOUTH 38 DEGREES 09 MINUTES 10 SECONDS WEST, 137.56 FEET TO THE NORTHEASTERN RIGHT OF WAY OF ADAMS STREET; THENCE ALONG SAID NORTHEASTERN RIGHT OF WAY NORTH 51 DEGREES 45 MINUTES 02 SECONDS, 7.50 FEET; THENCE NORTH 38 DEGREES 09 MINUTES 13 SECONDS EAST, 145.05 FEET; THENCE SOUTH 51 DEGREES 50 MINUTES 47 SECONDS EAST, 665.79 FEET TO THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS EAST, 9.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS.



SHAWN DONALDSON  
PROFESSIONAL SURVEYOR #LS22300028  
MARCH 12, 2025  
SDONALDSON@JQOLUSA.COM



I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. - SHAWN DONALDSON

THIS INSTRUMENT PREPARED BY: SHAWN DONALDSON

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:  
the easement being vacated does not currently host any utility infrastructure, and once vacated, will facilitate construction of the new  
Emergency Medical Services headquarters which will benefit the community.

**DECISION**

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_



PHOTOS













