

PLAT COMMITTEE

May 14, 2025

Case Number:	2025-PLT-021
Property Address:	40 South Alabama Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #18
Petitioner:	City of Indianapolis, by Timothy Ochs and Jennifer Milliken
Zoning:	CBD-2 (RC) (TOD)
Request:	Approval of a Subdivision Plat, to be known as Square 63 Minor Subdivision, subdividing 2.01 acres into two lots, including the vacation of two remaining alleys within the proposed plat.
Waiver Requested:	None
Current Land Use:	Former Marion County Jail (under demolition)
Staff Reviewer:	Jeffrey York, Principal Planner II

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 4, 2025, 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.
11. That a revised plat with the legal descriptions for each lot be affixed to the final plat prior to recording.
12. That the vacation of the two remaining alleys be approved.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned CBD-2 (RC) (TOD) and is located at the northeast corner of Delaware Street and Maryland Street. The subject site was formerly the Marion County Jail. Currently, the structure is under demolition. According to the survey, the site formerly consisted of twelve lots and three alleys. One alley was vacated in 1963. Therefore, there are two alleys that remain.

The proposed plat would create two lots, with each lot being 42,000 square feet, or 0.964-acre each. The two remaining alleys are a 15-foot-wide north south alley in the center of the site, from Pearl Street (vacated in 1982) south to Maryland Street, with the second alley being a 10-foot-wide east west alley within former Lot One (See Survey below). This plat would vacate these alleys if this petition would be approved.

This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

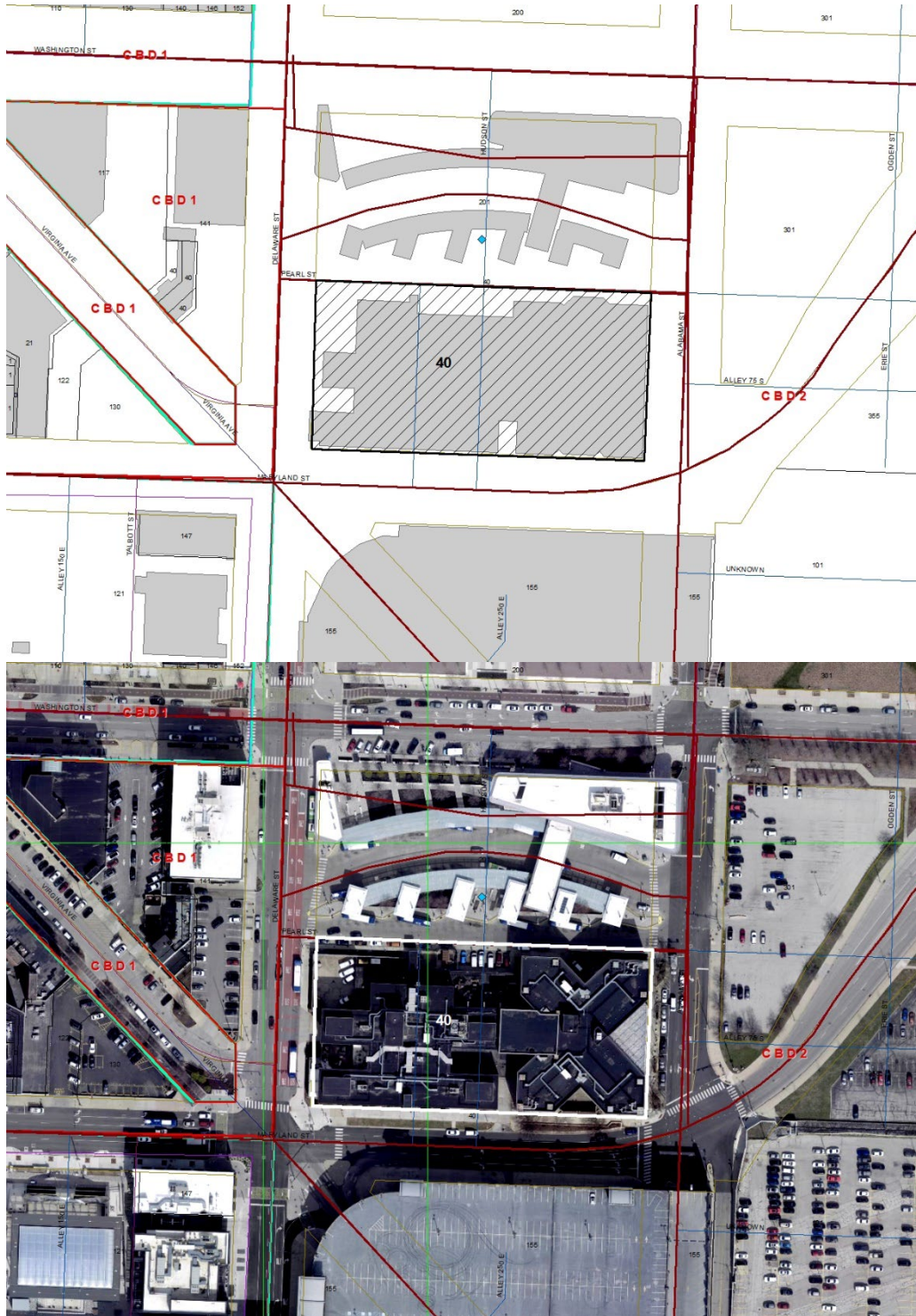
STREETS / SIDEWALKS

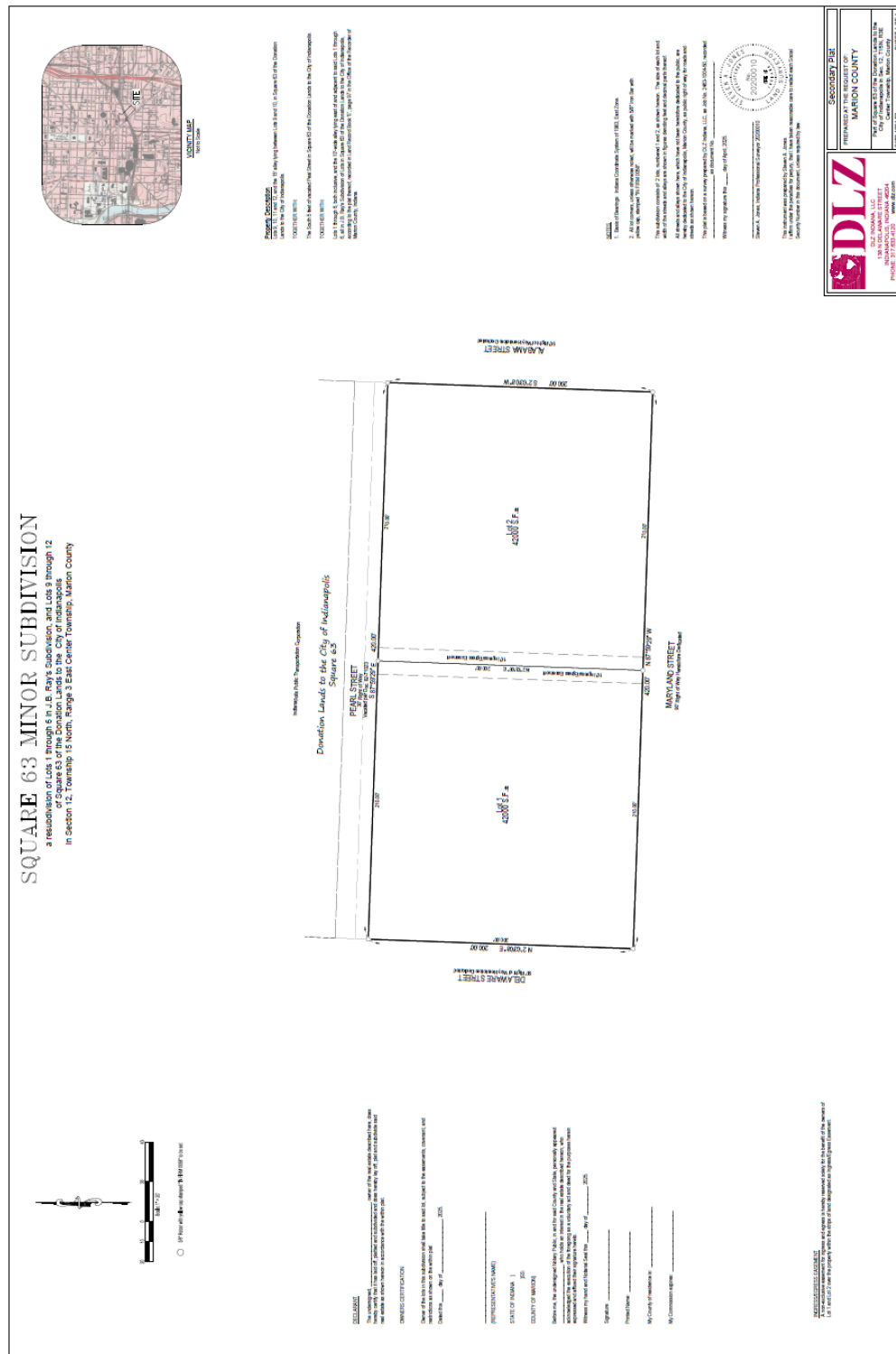
The site is surrounded by three streets: Delaware Street to the west, Maryland Street to the south and Alabama Street to the east. No new streets would be created. In addition, sidewalks would surround the site along all three rights-of-way that abut the site, and a sidewalk would be installed along the north property line, abutting vacated Pearl Street.

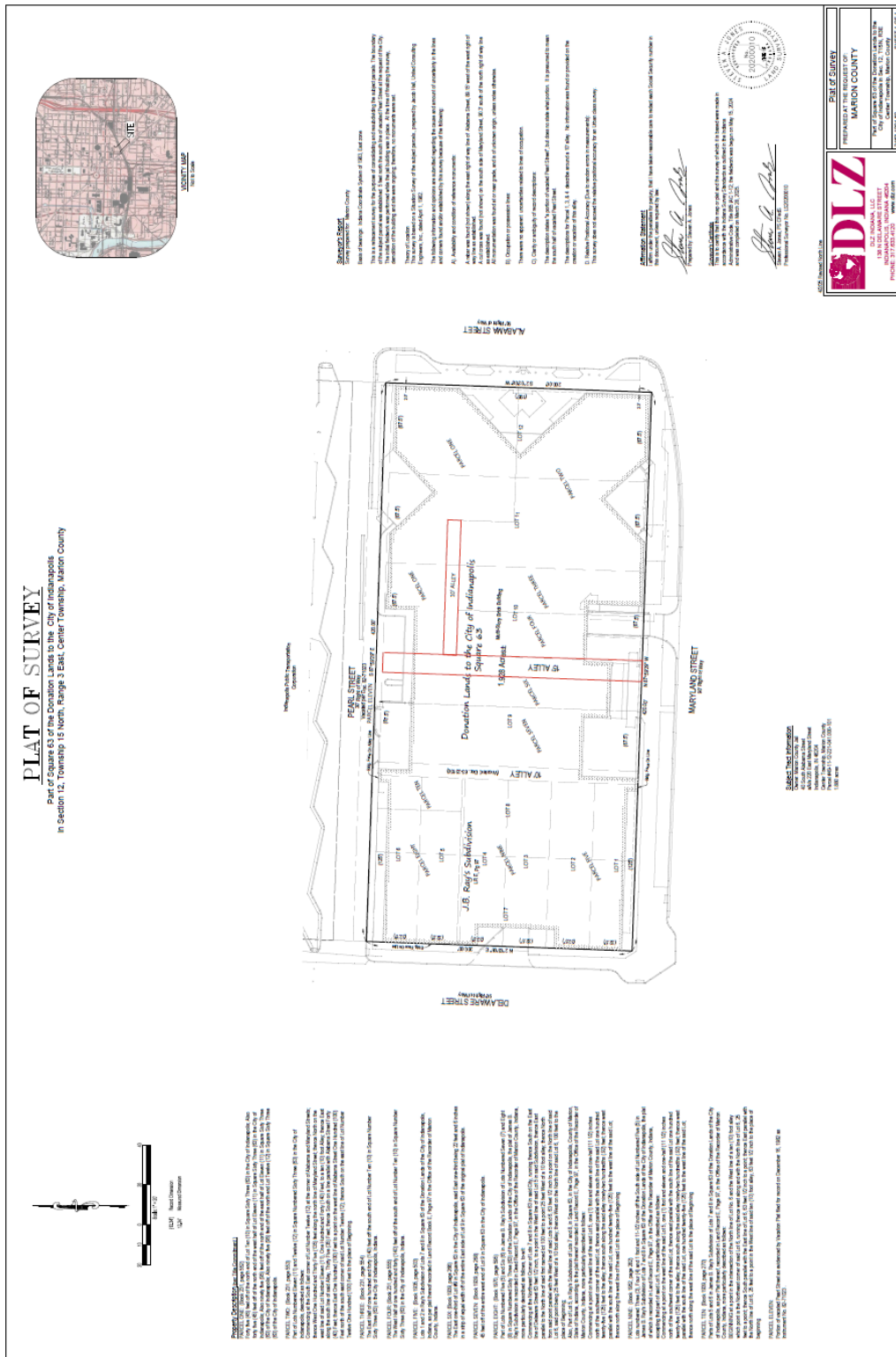
GENERAL INFORMATION

Existing Zoning	CBD-2 (RC) (TOD)	
Existing Land Use	Former Marion County Jail	
Comprehensive Plan	Regional Special Use development	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	CBD-2 (RC (TOD)	Transit Center
South:	CBD-2 (RC (TOD)	Parking garage
East:	CBD-2 (RC) (TOD)	Surface parking lot
West:	CBD-1 (RC (TOD)	Hotel
Thoroughfare Plan		
Delaware Street	Primary Arterial	78-foot existing and proposed
Maryland Street	Primary Arterial	78-foot existing and proposed
Alabama Street	Primary Arterial	78-foot existing and proposed
Petition Submittal Date	April 4, 2025	

EXHIBITS







Survey (note existing alleys in red)

Photos



Photos of site from Delaware Street (top) and Maryland Street



Photos of site from Maryland Street (top) and from Alabama Street