



PLAT COMMITTEE

September 11, 2024

Case Number:	2024-PLT-057
Property Address:	9401, 9415 East Southport Road, 9404 & 9510 East McGregor Road, 7420 and 7240 Hickory Road (approximate addresses)
Location:	Franklin Township, Council District #25
Petitioner:	Brookfield Joint Venture, by Taylor Navarre
Zoning:	D-4 (FF)
Request:	Approval of a Subdivision Plat, to be known as Crescent Ridge, dividing 112.45 acre into 180 lots, with one cul-de-sac at a length of 980 feet, with a waiver of maximum 500-foot length of the cul-de-sac requirement, per Chapter 741, Article III, Section 3.D of the Consolidated Zoning and Subdivision Ordinance.
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 2, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provide 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.
12. That the requested waiver of maximum 500-foot length of the cul-de-sac requirement, per Chapter 741, Article III, Section 3.D of the Consolidated Zoning and Subdivision Ordinance, be approved on the condition that the 15-foot-wide pedestrian access/public utility easement required by 741-303 be affixed to the final plat prior to recording.
13. That required sidewalks along Hickory Road and the portions of the plat with frontage along McGregor Road be affixed to the final plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is comprised of six parcels zoned D-4 and is undeveloped with electrical power lines running north-south through the western portion of the subject site. The property is partially within the floodway fringe and the Raybourn Ditch stream runs past the northeastern section of the plat. It was rezoned to the D-4 classification via 2024-ZON-029 to provide for the proposed single-family residential development. The proposed plat generally meets the standards of the zoning classification and the zoning commitments (several of which govern placement of landscaping).

STREETS

The plat would provide for seven new streets in addition to the extension of Brayton Place from the development to the west: two local streets and five cul-de-sacs. One new street would roughly run north-south and would connect Southport Road with McGregor Road, and the other would solely serve to connect the site internally. Each proposed cul-de-sac would have a compliant length except for the one to the far southeast of the site which would span a length of 980 feet. Despite this, it would only service 15 lots (less than the maximum of 20 indicated by ordinance). This, coupled with the fact that no feasible access points to McGregor or Hickory Road exist due to existing residential development, would cause staff to recommend approval of the cul-de-sac waiver request if the required 15-foot pedestrian access/public utility easement were added to plan to provide connection between the cul-de-sac head and Hickory Street to the east.

SIDEWALKS

Sidewalks are required along Southport Road, McGregor Road, Hickory Road, and all proposed interior streets. A condition has been added to ensure that required sidewalk would be shown on the plat along the southeastern portion fronting on McGregor and along Hickory prior to final recording.

Existing Zoning	D-4 (FF)		
Existing Land Use	Undeveloped		
Comprehensive Plan	Suburban Neighborhood		
Surrounding Context	Zoning	Land Use	
	North:	D-A	Single-family residential
	South:	D-A	Single-family residential
	East:	D-A / D-1	Single-family residential
	West:	D-4 / D-A	Single-family residential
Thoroughfare Plan			
Southport Road	Primary Arterial	50-foot existing right-of-way and 80-foot proposed right-of-way	
McGregor Road	Primary Collector	64-foot existing right-of-way and 90-foot proposed right-of-way	
Hickory Road	Primary Collector	55-foot existing right-of-way and 80-foot proposed right-of-way	
Petition Submittal Date	08/02/2024		
Final Plat Submittal Date	08/02/2024		

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval

EVALUATION

741.201.A-C – Primary Plat Requirements:

- Plat name, Legal Description, Surveyor Seal, Scale.
- Boundary Lines, Existing Street Names and dimensions.
- Layout of Proposed Streets – names, widths, classifications.
- Layout of all easements and purpose thereof.
- Layout of lots with numbering and dimensions.
- Floodway/Floodplain Delineation.
- Topographic Map.
- Area Map.

Satisfied

	<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • Traffic control street signs and devices. • Traffic calming devices. • Bicycle facilities. • Sidewalks and pedestrian facilities. • Transit facilities, such as bus stops pads or shelter. • Street lighting. 	Satisfied
	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	Satisfied
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	Cul-de-Sac Waiver Requested per 741-303.D
741-300 Design and Installation Standards	<i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. 	Satisfied

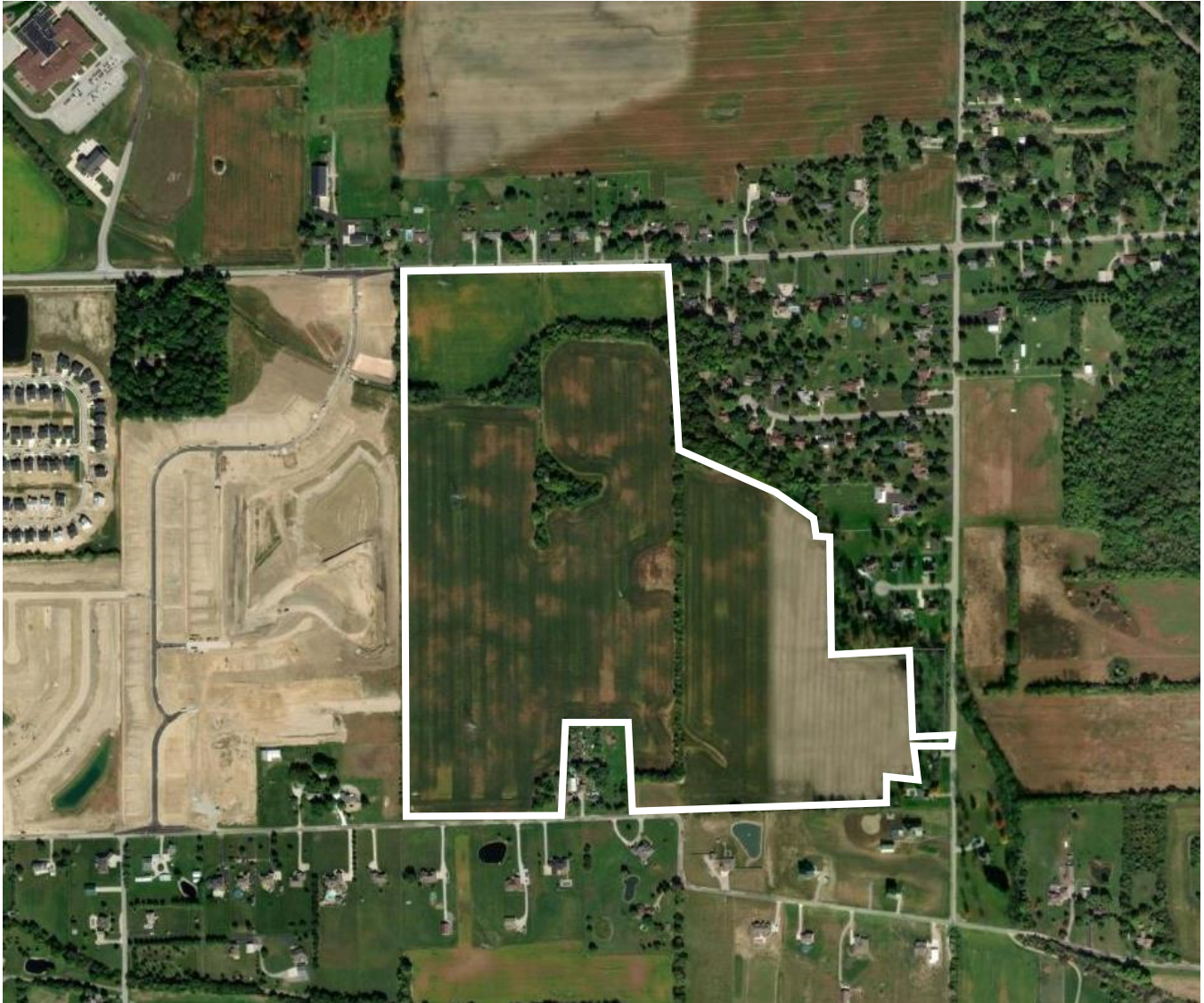
	<p><i>741-302.B – Frontage and Access:</i></p> <ul style="list-style-type: none"> • <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> • <i>Triple frontage lots are prohibited.</i> • <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> • <i>Lots shall not have direct access to arterial streets.</i> • <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i> 	<p>Satisfied</p>
	<p><i>741-302.C – Blocks:</i></p> <ul style="list-style-type: none"> • <i>Shall not exceed maximum block lengths per Table 741-302.1</i> • <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> ○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i> ○ <i>Adequate traffic calming provisions are made.</i> ○ <i>The block length must be exceeded because of physical conditions of the land.</i> 	<p>Satisfied</p>
<p>741-303 Streets and Connectivity</p>	<p>All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.</p>	<p>EVALUATION</p>
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> • Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> • Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. • Not more than two streets shall intersect at any one point. • Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. • All streets shall be dedicated to the public. Alleys may be private. • Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	<p>Satisfied</p>

	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Cul-de-Sac Waiver Requested per 741-303.D</p>
<p>741-304-316 Additional Development Items</p>		<p>EVALUATION</p>
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Satisfied</p>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>See Condition #5</p>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> <i>Sidewalks shall be provided along all internal and external streets.</i> 	<p>See Condition #13</p>
	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. <i>All utilities shall be located underground.</i> <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	<p>Satisfied</p>

	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> • <i>Reservation of land for public/semi-public purpose.</i> 	<p>Satisfied</p>
	<p>741-312 – <i>Monuments</i></p> <ul style="list-style-type: none"> • <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i> 	<p>Satisfied</p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> • <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> • <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> • <i>For Zone AE areas, the plat must show the BFE topographic line.</i> • <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i> 	<p>Satisfied</p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> • <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i> 	<p>Satisfied</p>

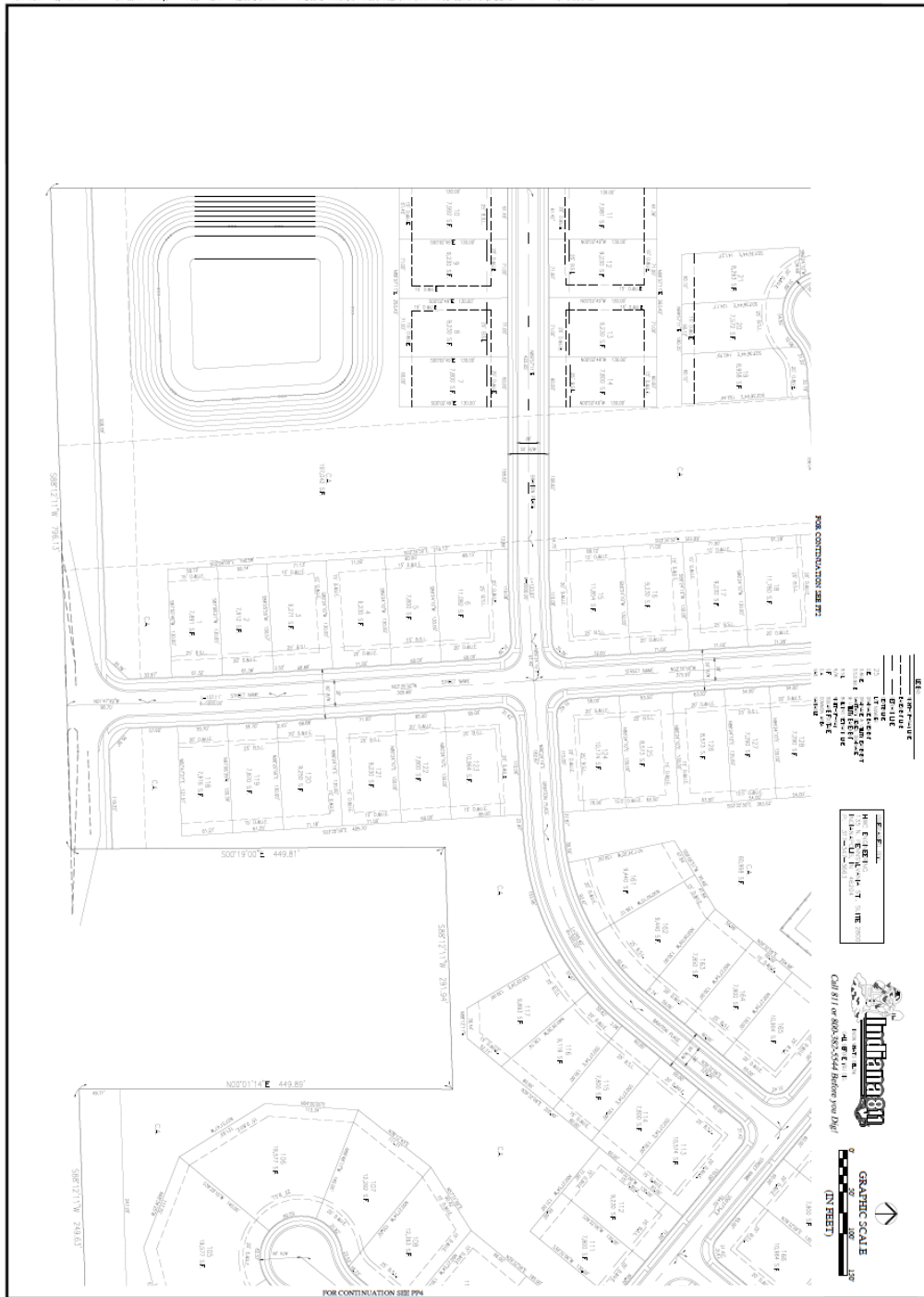
EXHIBITS

2024-PLT-057 ; Aerial Map



(outlined plat area an approximation; see primary plat documents below)

2024-PLT-057 ; Primary Plat (Detail)





LEGEND

- LOT PLAT
- LOT
- STREET
- UTILITY
- CONSTRUCTION
- EXISTING
- PROPOSED

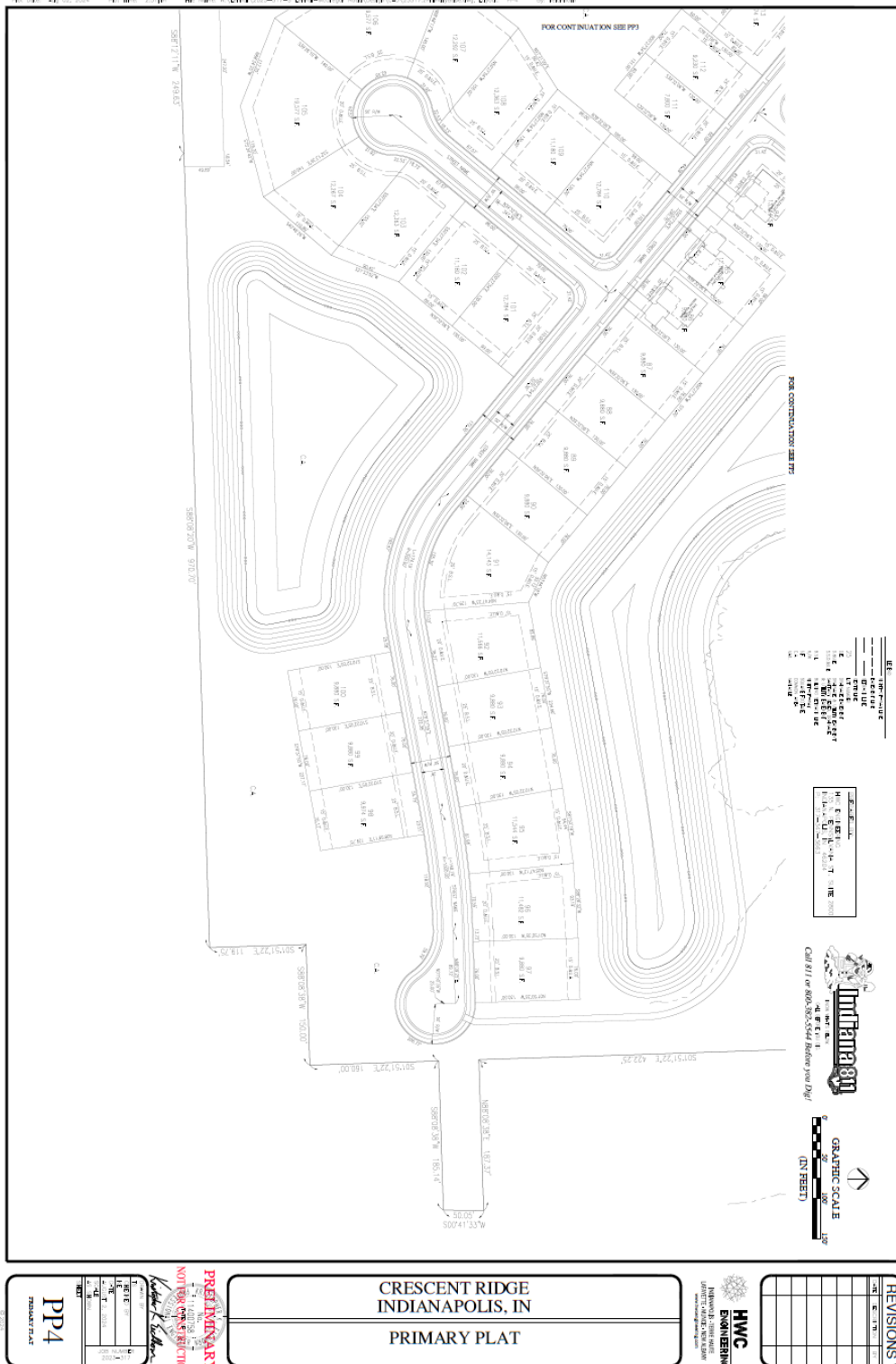
GRAPHIC SCALE
 1" = 200'
 (IN FEET)

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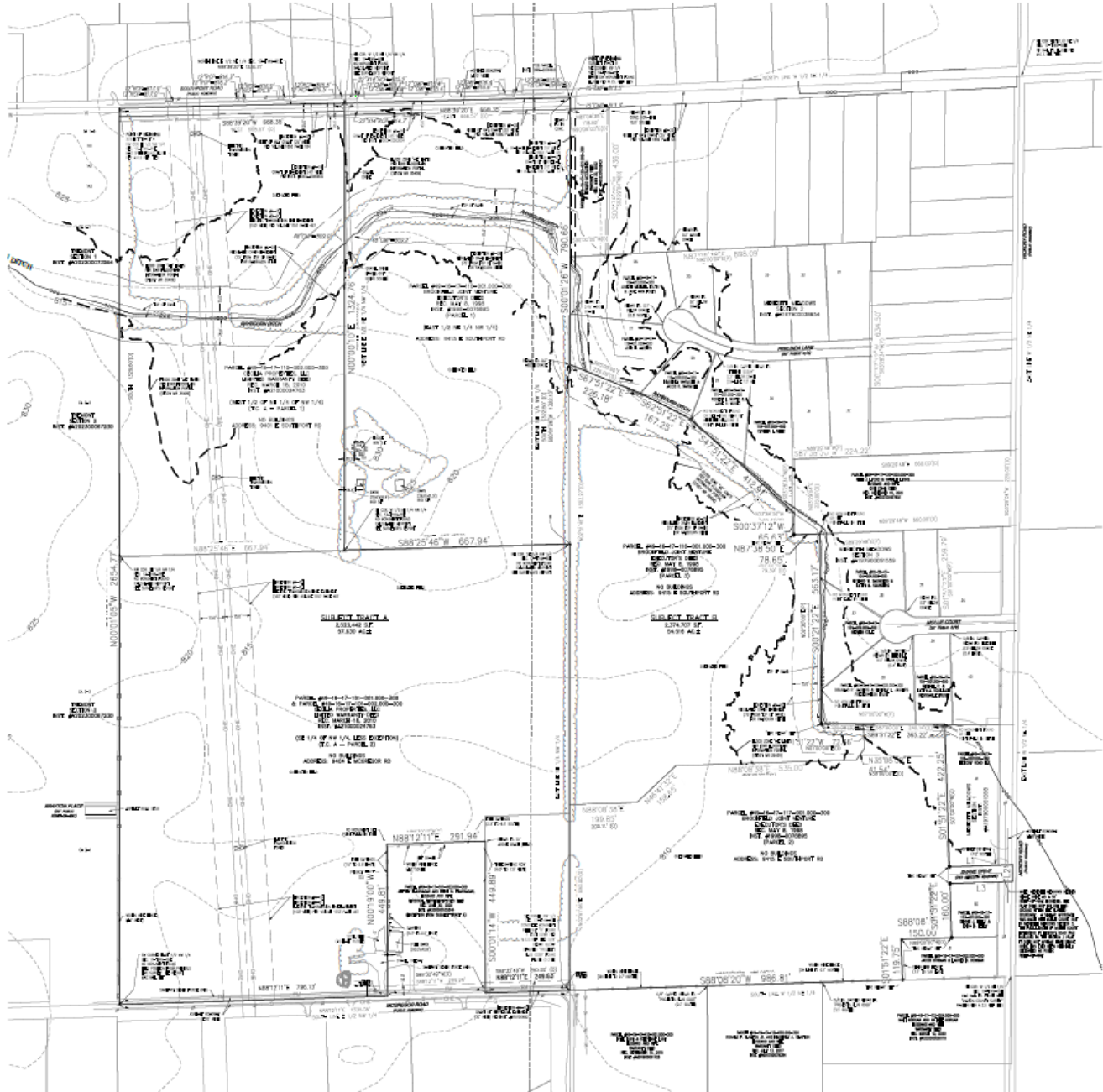
CALL 811 or 800-552-5544 Before you Dig!

 <p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>CRESCENT RIDGE INDIANAPOLIS, IN PRIMARY PLAT</p>	 <p>HMC ENGINEERING</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION									
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<p>PP3 PRELIMINARY PLAT</p>															

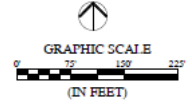
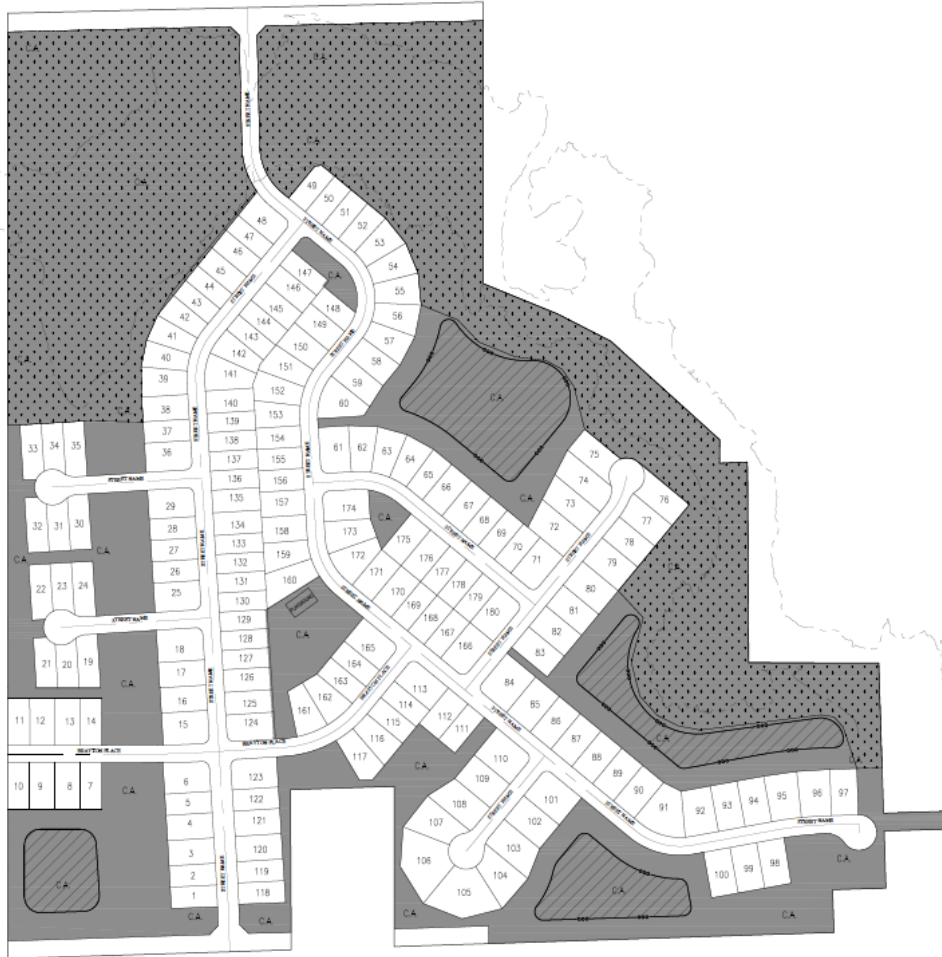
2024-PLT-057 ; Primary Plat (Detail)



2024-PLT-057 ; Topographic Plan

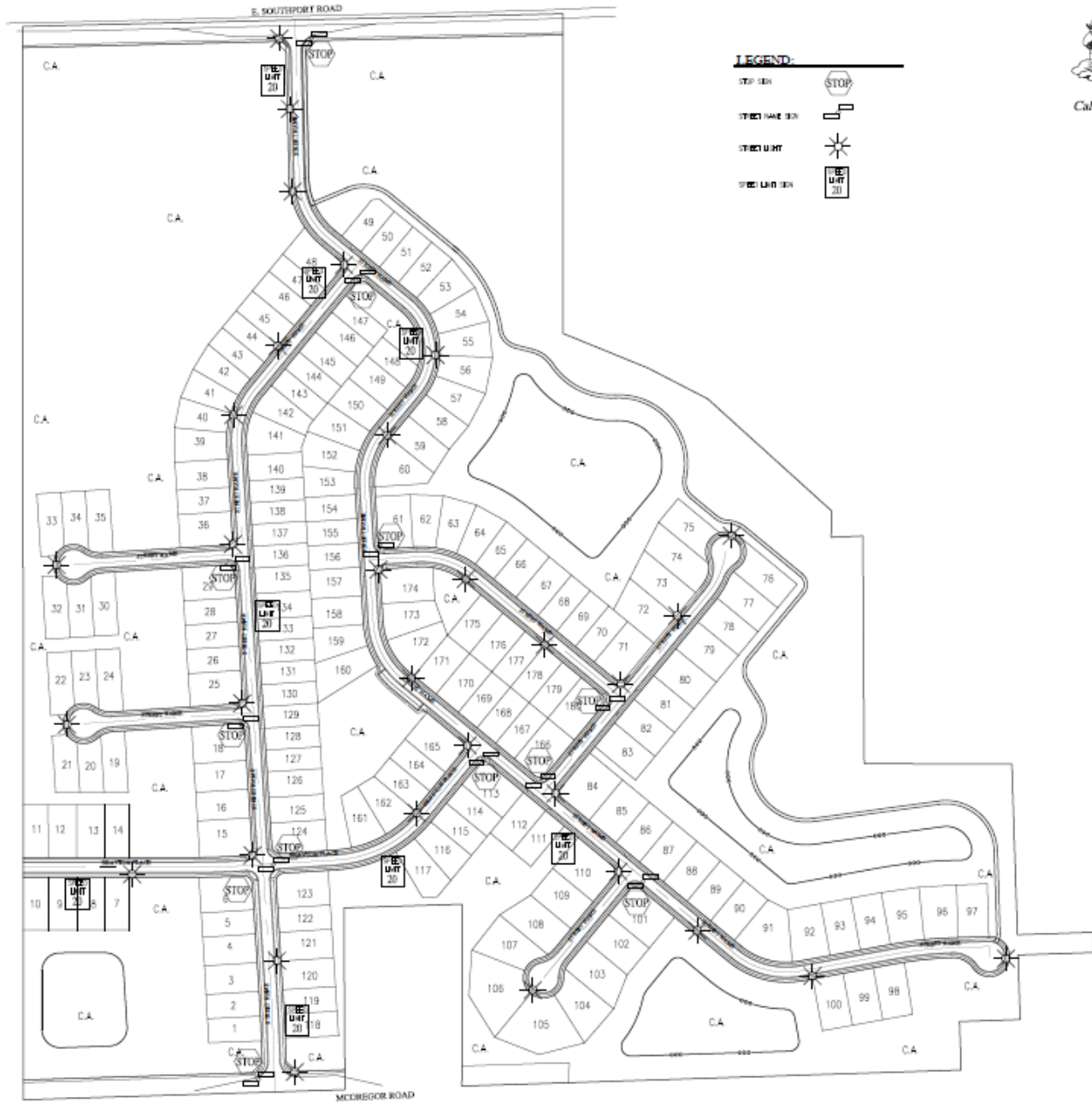


2024-PLT-057 ; Natural Infrastructure Plan



OPEN SPACE COMPONENTS (180 LOTS)	
NATURAL LANDSCAPE AREA	31.9 AC ±
ENTRANCE LANDSCAPING	150 SF MIN. ON BOTH SIDES OF BOTH ENTRANCES
PLAYGROUND	3,500 SF

2024-PLT-057 ; Traffic Control Plan





2024-PLT-057 ; Findings of Fact (Cul-de-Sac Waiver)

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

The zoning ordinance permits a maximum cul-de-sac length of 500 feet serving up to 20 lots. We are requesting a maximum cul-de-sac length of 980 feet serving 15 lots for the proposed street in the southeast corner of the project. The proposed configuration provides adequate access for public safety, ingress and egress.

2. The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property because:

The particular configuration of the property and the way in which McGregor Road jogs south of our boundary creates a long narrow area in our southeast corner that is not adjacent to a public roadway.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

Our property only has 50 feet of frontage along Hickory Road. The proximity of homes along Hickory Road along with the nearby bridge over Raybourn Ditch make a street connection to Hickory Road unfeasible.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

It provides the highest and best use of the property while providing adequate public safety access.

5. The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law because:

All other provisions of the Zoning ordinance are being met.

2024-PLT-057 ; Photographs



Photo 1: Subject Site Viewed from North



Photo 2: Subject Site Viewed from South

2024-PLT-057 ; Photographs (continued)



Photo 3: Subject Site Viewed from South (bend in McGregor)



Photo 4: Subject Site Viewed from East (Hickory ; taken June 2019)

2024-PLT-057 ; Photographs (continued)



Photo 5: Adjacent Property to North



Photo 6: Adjacent Property to South