

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**October 23, 2025**

**Case Number:** 2025-CPL-843 (Amended) / 2025-CVR-843

**Property Address:** 8840 East Edgewood Avenue (Approximate Address)

**Location:** Franklin Township, Council District #25

**Petitioner:** Forestar USA Real Estate Group, Inc., by Brian J. Tuohy

**Zoning:** D-4

**Request:** Approval of a Subdivision Plat to be known as Edgewood Farms West Section 2, dividing 27.687 acres into 80 lots, with a waiver to allow emergency vehicles to use four different local streets to reach their destination (emergency vehicles must not utilize more than two different local streets to reach their destination).  
  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for five-foot wide sidewalks along all streets (minimum six-foot wide sidewalks permitted along all streets).

**Waiver Requested:** Yes

**Current Land Use:** Undeveloped Land

**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

This is the first hearing for this plat petition.

**STAFF RECOMMENDATION**

Staff **recommends approval** of the variance request.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated August 21, 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 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 waiver be approved.
13. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

## **PETITION OVERVIEW**

### **VARIANCE OF DEVELOPMENT STANDARDS**

This request would allow five-foot-wide sidewalks along all streets when the Ordinance requires sidewalk to be six feet in width.

### **SITE PLAN AND DESIGN**

This 27.687-acre site, zoned D-4, is undeveloped and was included in rezoning petition 2021-ZON-122 that rezoned 62.82 acres to the D-4 district. It is surrounded by single-family dwellings to the north currently being developed, zoned D-4, single-family dwellings to the east, zoned D-4, undeveloped land to the west, zoned I-2, and a single-family dwelling and agricultural land to the south, zoned D-A and D-4.

As proposed, approval of the request would allow for a new Subdivision Plat to be known as Edgewood Farms West Section 2 consisting of 80 lots.

Total amenities include: a five-foot wide multi-purpose trail measuring 2,065 linear feet and a 3,500 square-foot playground. It would also include 2.06 acres of common area.

Access to this site would be gained from proposed local streets to the north and Jagger Lane to the east.

The waiver request would allow emergency vehicles to use four different local streets to reach their destination when the Subdivision Regulations require no more than two different streets to reach their destination.



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## STREETS

The lots would gain primary access from Edgewood Drive through Trail Boulevard and Jagged Lane. New streets are proposed as part of this petition.

Secondary access would derive from South Franklin Road through a network of local streets.

## SIDEWALKS

Sidewalks are required as a part of this plat and would need to be installed.

If the variance is granted, the sidewalk width would be five feet.

## STAFF ANALYSIS

This plat (Section 2) is included in a larger subdivision (Edgewood Farms West). Other sections of this subdivision have been approved and five-foot wide sidewalks constructed, which comply with the sidewalk standards of the Department of Public Works (DPW). Consequently, staff supports the one-foot reduction in the sidewalk width because it would maintain a standard sidewalk width throughout the subdivision and would comply with DPW standards.

Staff had concerns with emergency vehicles having to use multiple streets to reach their destination due to possible delays in response time, but after receiving confirmation from the Indianapolis Fire Department that they would not object to using three or four local streets for access, staff was comfortable with recommending approval of the waiver request.

The plat petition was filed because a similar plat petition, 2022-PLT-006, was approved on April 1, 2022, that included a condition that the plat be recorded two years after the date of conditional approval by the Plat Committee. See Exhibit A, Number 13, and Exhibit B.

Petition 2022-PLT-006 also granted the waiver to allow emergency vehicles to use three different local streets to reach their destination. See Exhibit A, Number 12.

For these reasons, staff is recommending approval of the variance request and the plat petition subject to specific conditions.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Undeveloped Land	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-4	Single-family dwellings
South:	D-A / D-4	Single-family dwelling / Agricultural land
East:	D-A / D-5	Single-family dwellings
West:	I-2	Industrial / Undeveloped

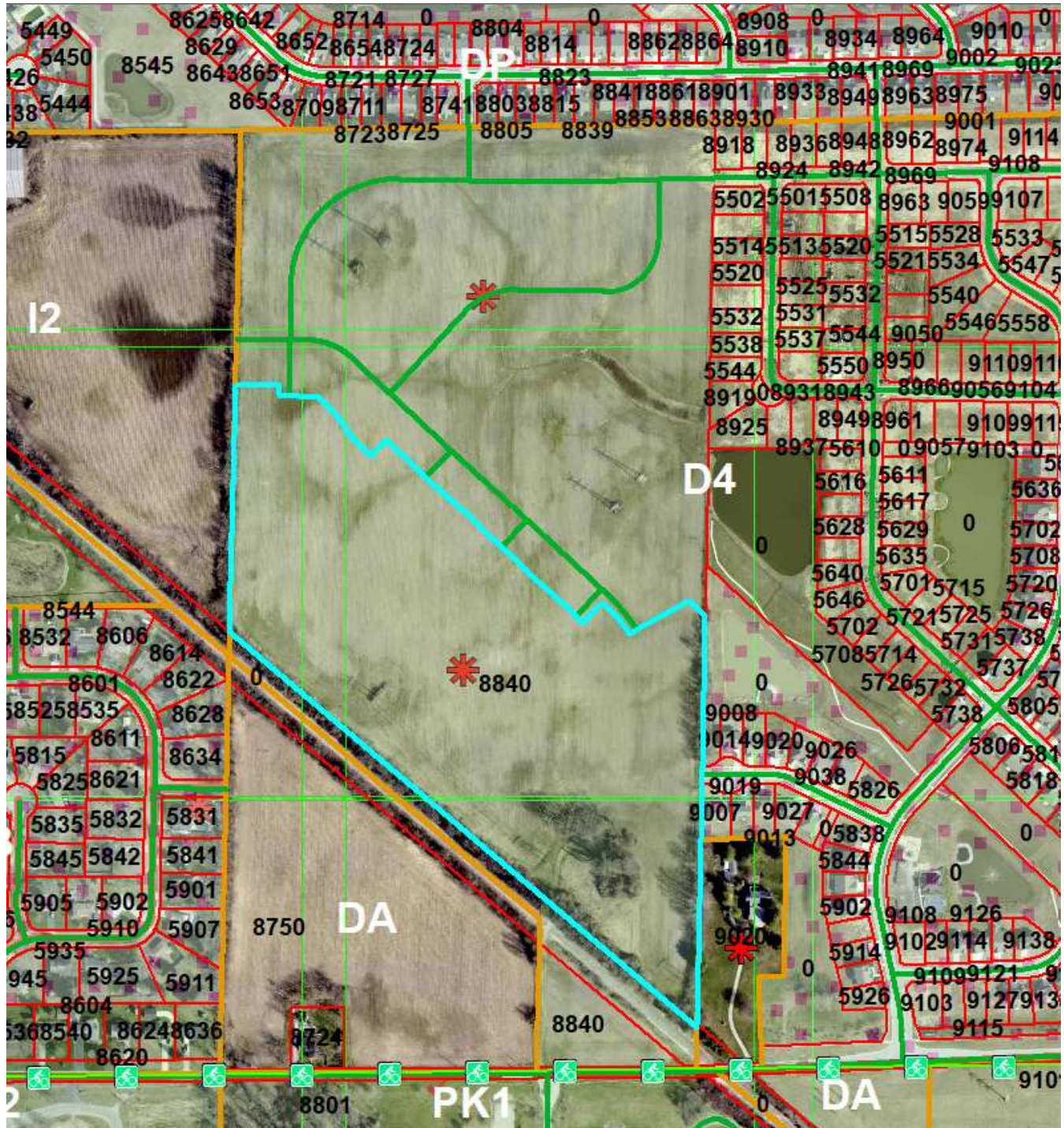


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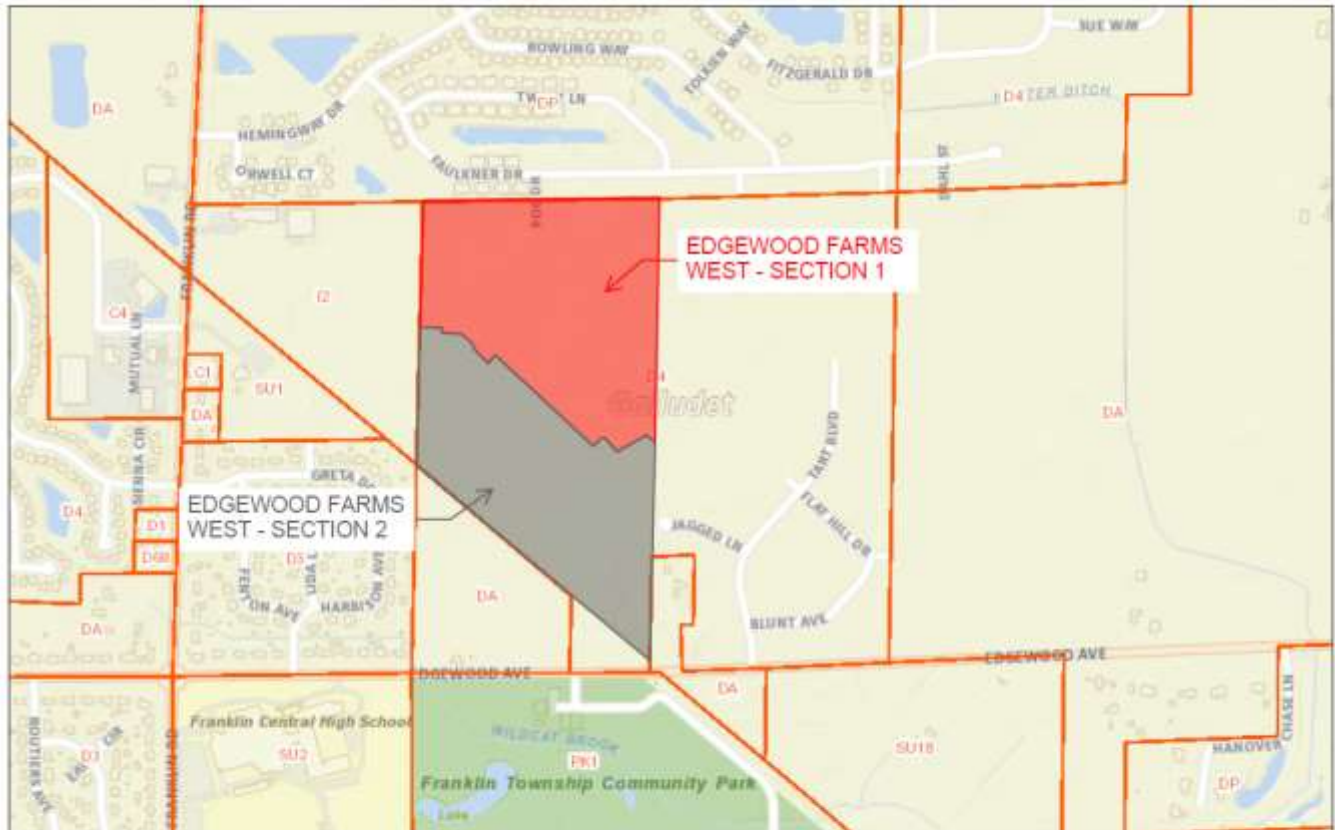
Thoroughfare Plan		
Edgewood Avenue	Secondary Arterial Street	32 to 80-foot existing right-of-way range and 90-foot proposed
Petition Submittal Date	August 21, 2025	



EXHIBITS



## Edgewood Farms West - Zoning/Area Map



2/12/2024

Zoning



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



[illegible]

[illegible]



Preliminary Plat (Continued)



EDGEWOOD FARMS WEST - PRELIMINARY PLAT  
A SUBDIVISION IN INDIANAPOLIS, INDIANA  
SEC. 6, T14N, R5E

FOR CONTINUATION SEE SHEET P101

EDGEWOOD AVENUE

WEHLE ENGINEERS, INC.

11/11/11

P102

Traffic Plan



[illegible]





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Petition Number \_\_\_\_\_

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The grant of the variance will not be detrimental to the public health, safety, or welfare or injurious to other property because the 5'  
proposed sidewalk width within the property meets the Americans with Disabilities Act requirements and will therefore provide safe and  
easy access for all.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The Edgewood Farms West subdivision is accessible through three existing local streets from two existing adjoining subdivisions.  
The three connection points to Edgewood Farms West all meet the typical local street section (DPW Figure 101.01), which shows a  
5' sidewalk within the 50' ROW cross-section. Also, there are no major paths or pedestrian routes out of Edgewood Farms West aside  
from the 5' sidewalks. Having 5' walks within the subdivision would therefore not restrict access or adversely effect neighboring  
subdivisions as they would match the existing amenities within those subdivisions.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Without the waiver, the sidewalks within Edgewood Farms West Section 2 will have a different width from Edgewood Farms West Section  
1. Also, given the ROW cross-section within the Edgewood Farms West, which features a wider pavement width to match the adjoining  
streets, a 3' planting strip would remain between the back of curb and walk, which would constrict street trees and force the water main  
under the sidewalk.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

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

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



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

**REQUESTED WAIVER:**

**METROPOLITAN DEVELOPMENT COMMISSION  
PLAT COMMITTEE  
HEARING EXAMINER  
OF MARION COUNTY, INDIANA**

**WAIVER OF THE SUBDIVISION REGULATIONS  
FINDINGS OF FACT**

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 grant of the waiver will not be detrimental to the public health, safety, or welfare or injurious to other property because the street's pavement width within the property complies with the required minimum pavement width for a local street in a residential subdivision.

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 conditions of the site are very unusual and individual to the property because the only access to Edgewood Farms West is through three existing local streets from two existing adjoining subdivisions. The three connecting streets to Edgewood Farms West all have 50' of right-of-way ("ROW") which is the ROW of a "local street". However where the three connecting streets connect to Edgewood Farms West, the pavement width actually exceeds the required minimum pavement width standard of a local street in a residential subdivision.

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:

Because the existing adjacent subdivisions have connecting streets of 50' ROW and because there is a railroad track with no crossing that runs the length of the south border of the property, a hardship will result if the waiver is not granted. Without the waiver, the streets within Edgewood Farms West Section 2 will have a different ROW from the streets within Edgewood Farms West Section 1 and any of the three adjoining streets that connect to Edgewood Farms West.

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:

Where the streets within the resulting subdivision connect to the adjoining subdivisions, the streets will have the same width of pavement as the connecting streets from the adjacent subdivisions. The proposed street pavement width in the resulting subdivision will also meet the required minimum pavement width of a local street in a residential subdivision. Additionally, Edgewood Farms West has three separate points of ingress and egress to adjoining subdivisions.

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:

The granting of the requested waiver will not change or vary the Zoning Ordinance and/or the permitted use of the site as a single family residential subdivision. The Zoning Base Map for this site will not be varied in any manner by the granting of the requested waiver.

**DECISION**

IT IS THEREFORE the decision of this body that this WAIVER of the Subdivision Regulations be granted, 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 \_\_\_\_

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

EXHIBIT A



April 1, 2022

Rick Ellis  
Weihe Engineers, Inc.  
10505 North College Avenue  
Indianapolis, IN 46280

Re: 2022-PLT-006      8840 East Edgewood Avenue, Indianapolis, Franklin Township  
Edgewood Farms West

Dear Mr. Ellis:

You are hereby notified that after a public hearing on March 9, 2022, Plat application 2022-PLT-006, file-dated March 3, 2022 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.
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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 waiver be approved.
13. The plat shall be recorded within two (2) years after the date of conditional approval by the Plat Committee.

If you have any questions regarding this matter, please contact me at [Allison.Richardson@Indy.Gov](mailto:Allison.Richardson@Indy.Gov).

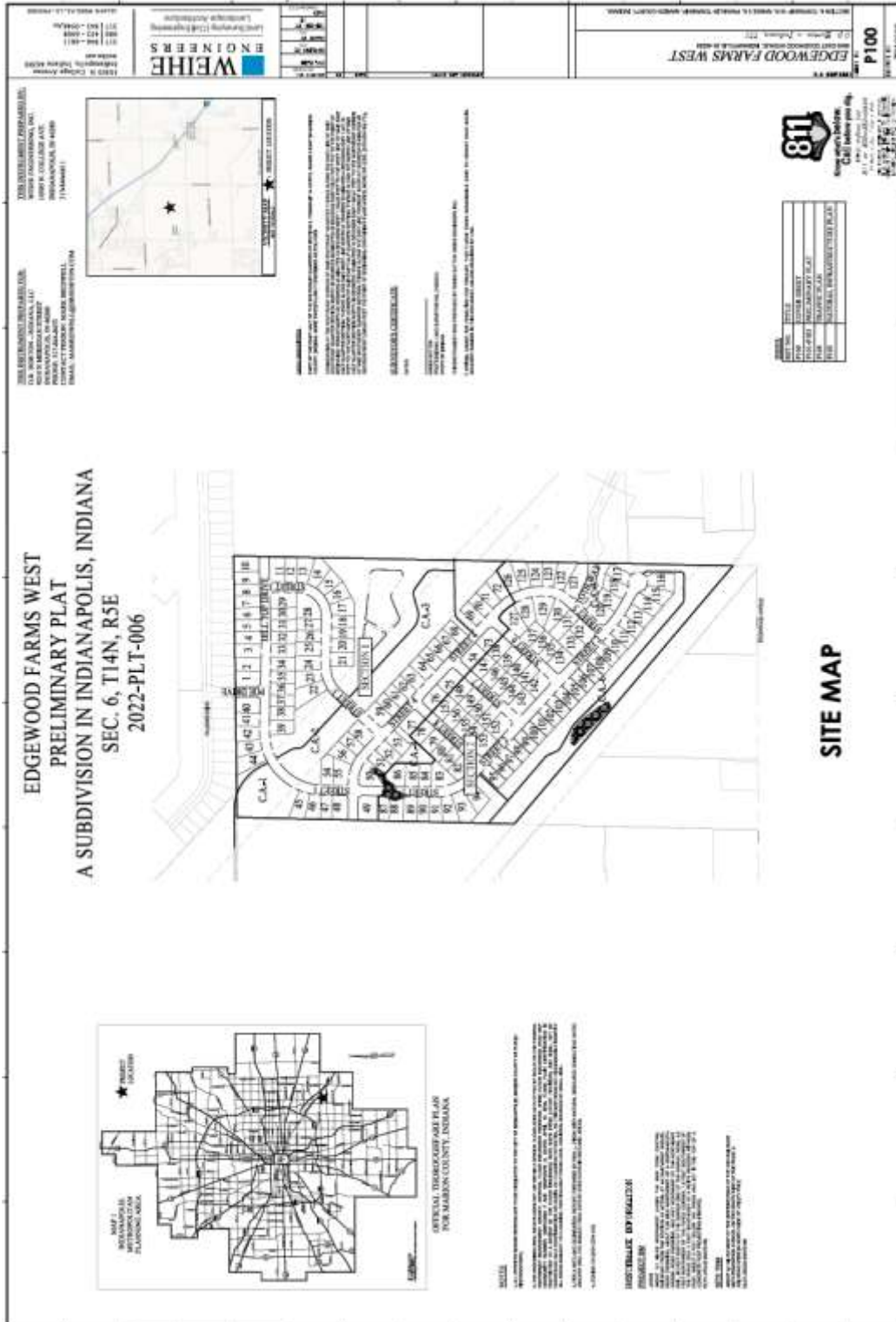
Sincerely,

Allison Richardson  
Senior Planner

AR: hss



**EXHIBIT B: 2022-PLT-006**





**PHOTOS**



Photo of the railroad looking north that borders the subject site on the southern property boundary.



Photo of a single-family dwelling at the rear that is east of the subject site.



Photo of Edgewood Farms where the subject site will gain access to Edgewood Avenue.



Photo of Jagged Lane looking west where the proposed plat will connect to the existing subdivision.





Photo of the existing sidewalk condition to be continued with the proposal.



Photo of the subject site looking south.



Photo of the subject site looking west.



Photo of the subject site looking north.