

## PLAT COMMITTEE

January 14, 2026

<b>Case Number:</b>	2025-PLT-078
<b>Property Address:</b>	9240 North Meridian Street ( <i>Approximate Address</i> )
<b>Location:</b>	Washington Township, Council District #2
<b>Petitioner:</b>	IN-9240 Meridian, LLC, by Michael J. Smith
<b>Zoning:</b>	C-1
<b>Request:</b>	Approval of a Subdivision Plat, to be known as 9240 Meridian, dividing 3.110 acres into two lots, with a waiver of the sidewalk requirement along Meridian Street.
<b>Waiver Requested:</b>	Sidewalks
<b>Staff Reviewer:</b>	Michael Weigel, Senior Planner

## PETITION HISTORY

**12/10/25:** A continuance was requested by staff due to an error involving the publication of legal notice.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 9, 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 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 the requested waiver of sidewalk requirements along Shelby Street be **denied**; the required sidewalk shall be shown on and affixed to the Final Plat prior to recording.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned C-1 and is currently developed with a multistory office building on the eastern portion of the site and accessory parking area on the western portion of the site. The property is within an integrated center that contains multiple office uses. The proposed plat would subdivide the parcel to create two (2) new lots per the below plat. The proposed plat would meet the standards of the C-1 zoning district and the subdivision regulations, except for the requested waiver requested related to sidewalks.

### STREETS

Lot 1 would front on Meridian Street to the east. Both Lot 1 and Lot 2 would be accessed by a roadway easement (private drive) that runs between the two proposed lots. No new streets are proposed.

### SIDEWALKS

Sidewalks would be required along Meridian Street, and the applicant is seeking a waiver of the requirement along the 232 linear feet of frontage. Findings of Fact submitted by the applicant in support of this waiver request are included within the Exhibits below.

When visiting the site, staff noted the presence of a drainage ditch running along the Meridian Street right-of-way as well as moderate grade change between the developed portions of the site and the sidewalk area. The Ordinance indicates that waivers may be contemplated in instances of “*extreme difficulty*” caused by features such as “waterway crossing, significant elevation change, existing *deep* drainage swales in the right-of-way, and grades steeper than 3:1” (emphasis staff’s). It is unclear that this burden of proof has been met, and staff would maintain that options would exist to excavate or make required sidewalk areas in flat to comply with sidewalk requirements.

Staff would also note that although there are not sidewalks directly adjacent to the required location, a 2023 project undertaken by the Department of Public Works recently installed pedestrian crosswalks at all four corners of the intersection of both 93<sup>rd</sup> and Meridian (around 140 feet to the north) as well as at all four corners of the intersection of 91<sup>st</sup> and Meridian to the south. Additionally, ROW sidewalks have been installed along Meridian at 9040 to the southwest of the 91<sup>st</sup> Street intersection.

The Comprehensive Plan Pattern Book recommends this site to the Village Mixed-Use typology, which contemplates human-scale development that is compact and walkable with rear parking areas, building facing streets, and amenities such as lighting, landscaping, and sidewalk furniture contributing to the walkable environment. Additionally, installation of an expansive and interconnected sidewalk network is a core component of the City’s Vision Zero initiative to reduce traffic fatalities and promote walkable communities. For these reasons, staff recommends denial of the waiver request.

## GENERAL INFORMATION

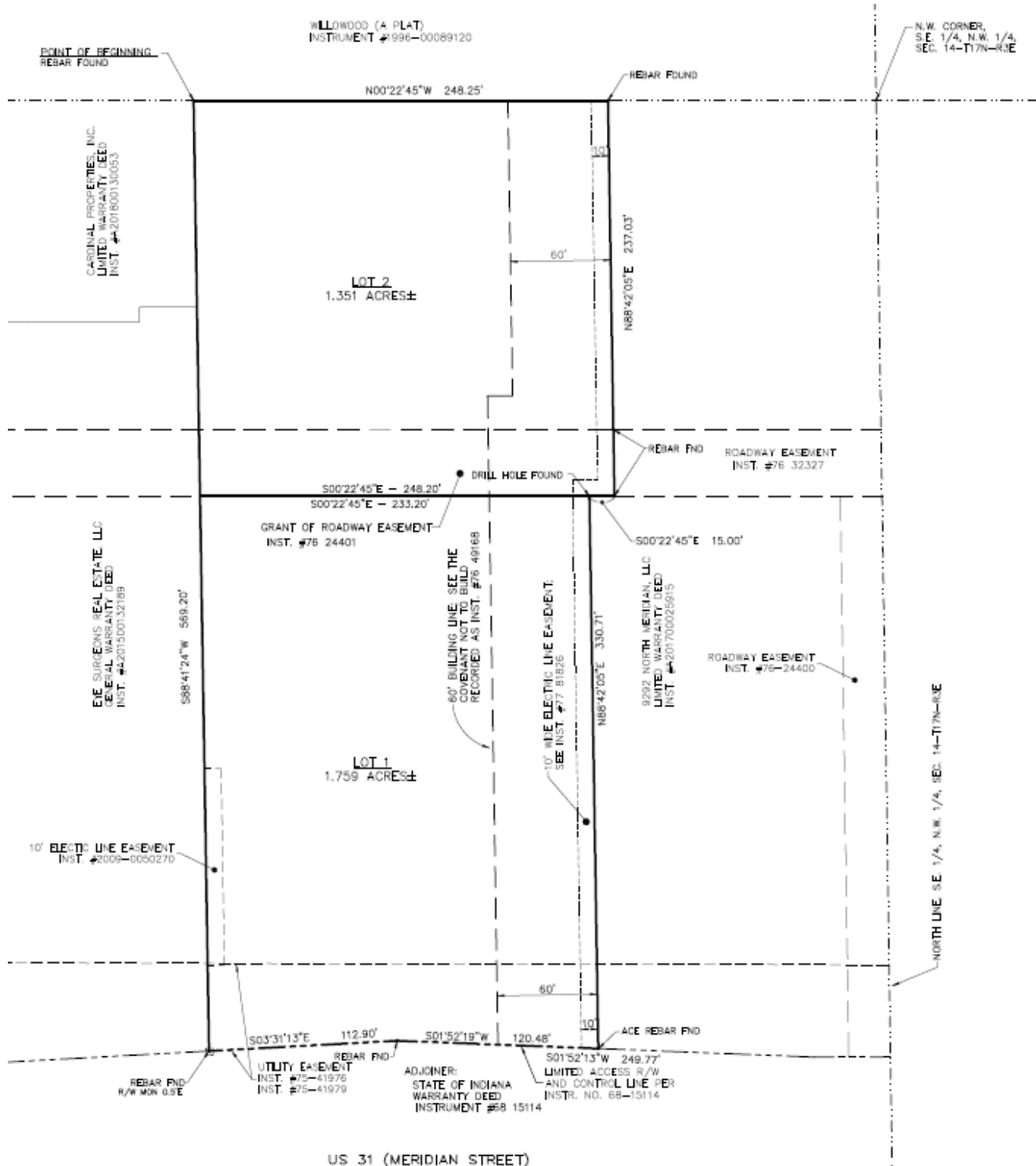
<b>Existing Zoning</b>	C-1	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-1	Commercial
South:	C-1	Commercial
East:	C-1	Commercial
West:	D-2	Residential
<b>Thoroughfare Plan</b>		
Shelby Street	Primary Arterial	152-foot existing and 124-foot proposed
<b>Petition Submittal Date</b>	October 9, 2025	

EXHIBITS

2025PLT078 ; Aerial Map



**2025PLT078 ; Preliminary Plat**





## **2025PLT078 ; 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:

Petitioner is requesting a waiver of the requirement to construct public sidewalks along N. Meridian Street, which is a high speed and high volume roadway. Granting of the waiver will not be detrimental to the public health, safety, or welfare or injurious to other property as the construction of sidewalks along this roadside could be dangerous to the public due to the high volume of traffic which proceeds along the roadway, and therefore a waiver is warranted.

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:

No other surrounding properties have sidewalks constructed along N. Meridian Street, and so the construction of sidewalks outside of the subject property would ultimately not benefit the public. Petitioner also was denied by the Department of Public Works Senior Forestry Analyst to be able to trim and/or remove the trees alongside Meridian Street, which is presumably where the sidewalk would be placed.

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:

The portion of the subject property which abuts N. Meridian Street presently includes a culvert for drainage purposes. The location of the culvert may require that the sidewalks be constructed immediately adjacent to the roadway, which would be dangerous for pedestrians utilizing the sidewalk. Construction of the sidewalks on the opposite side of the culvert would be difficult due to the slope of the sides of the culvert and the existing topography.

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:

The intent of the subdivision is to divide the portion of the property abutting N. Meridian Street from the portion of the property abutting the roadway easement off of 93rd Avenue. There will be no change to the use of the subject property which abuts N. Meridian Street.

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:

As stated above, no other surrounding properties have sidewalks installed along N. Meridian Street, and therefore, there is no change to the way in which the subject property is utilized by the public following the approval of the waiver.

PHOTOS



Photo 1: Proposed Lot 1 Viewed from West



Photo 2: Proposed Lot 2 Viewed from East



Photo 3: Internal Private Drive Looking North



Photo 4: Internal Private Drive Looking South





Photo 5: Existing Lot 1 Building Viewed from Northwest



Photo 6: Existing Lot 1 Building Viewed from Northeast



Photo 7: Existing Lot 1 Building Viewed from East



Photo 8: Adjacent Property to East





Photo 9: Meridian Frontage Looking North



Photo 10: Meridian Frontage Looking South



Photo 11: Adjacent Property to North Viewed from Meridian Frontage

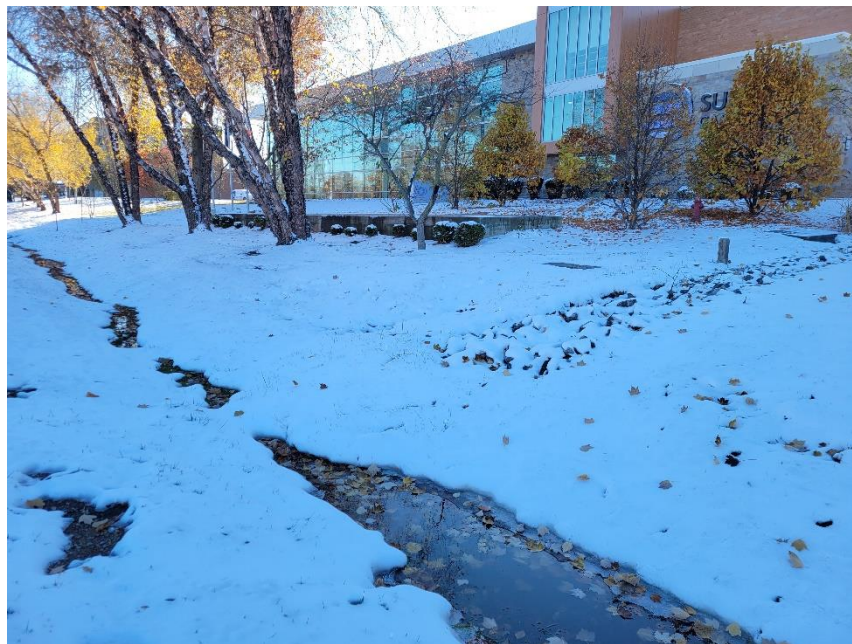


Photo 12: Adjacent Property to Southwest