

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-PLT-046 (Amended)
Property Address:	324 South College Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District # 18
Petitioner:	Prestige Developments, LLC, by Mark and Kim Crouch
Zoning:	D-8 (FP – IHPC) (TOD)
Request:	Approval of a Subdivision Plat to be known as Stellard College Avenue Homes, dividing 0.18-acre into two lots, including a vacation of a 10-foot wide east-west alley abutting the parcel to the north, from the west right-of-way line of College Avenue, west 197.45 feet, to the east right-of-way line of Cincinnati Street, with a waiver of the assessment of benefits.
Waiver Requested:	Waiver of Assessment of Benefits
Current Land Use:	Vacant lot; alleys
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

12/10/25: A remonstrator requested a one-month continuance to the January 14, 2026 hearing date to allow additional time for discussion and for a potential compromise to be reached. The Plat Committee approved this continuance with the expectation that additional continuances would not be supported.

11/12/25: Staff requested a continuance to the December 10, 2025 hearing to allow additional time for a meeting between staff, the petitioner, and a neighborhood representative as well as time for clarification of the scope of work and provision of an updated survey.

10/8/25: To allow time for revised survey to be provided, for the scope of work to be clarified, and to allow for additional time for discussion between, staff, the petitioner, and the neighborhood, staff requested a continuance to the November 12, 2025 Plat Committee hearing date.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 3, 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.

Staff finds the vacation of the 10-foot northern alley would be in the public interest and recommends that the vacation petition be **approved**. Staff supports the **Waiver of the Assessment of Benefits** and recommends **approval** subject to the below commitments.

RECOMMENDED MOTION (approval): That the Plat Committee find that the proposed vacation is in the public interest; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-PLT-046; that a hearing upon the Assessment of Benefits be waived; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16, subject to the following commitments:

1. Owner agrees to dedicate a 5-foot right-of-way from the southern portion of the property per survey to result in the creation of a 15-foot alley, pay for the paving of a 12-foot-wide alley to the south of the property, and coordinate with the Department of Public Works on both the location and materials comprising the alley.
2. Owner agrees to work with AES Indiana in relocating the utility poles to the north side of the expanded southern alley right-of-way.
3. Owner agrees to pay for the elimination of existing curb cuts and the addition of full curbing and complete sidewalk along College Avenue for the areas where the northern alley is vacated within 12 months of the approval of 2025-PLT-046.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is currently a vacant lot with a width of 45 feet bordered by College Avenue to the east, Cincinnati Street to the west, and alleys to the north and south. The property is within a D-8 (FP – IHPC) (TOD) zoning district, and is within the locally-designated Fletcher Place historic neighborhood.

Petition approval would create two (2) new lots from both the currently existing lot as well as from the ten-foot alley to the north. The alley to the north would also be vacated as a part of this proposal. The

alley to the south would be expanded by the dedication of five (5) additional feet of right-of-way from the subject property, per condition #12 above.

Preliminary plans for development of the site based on the proposed split have approved by IHPC, via the petition 2023COA111. These plans are not final, and may change based on this petition.

The proposed plat would meet the standards of the D-8 zoning district.

STREETS & SIDEWALKS

Lot 1 would be bordered by Cincinnati Street to the west, and Lot 2 would be bordered by College Avenue to the east. No new streets would be created from the approval of this petition, although the existing alley to the south of the site would be expanded by five (5) feet from dedication of new right-of-way. Sidewalks exist along College Avenue and would not be required along Cincinnati Street due to the exception found within 744-302.B of the Ordinance. Development plans approved via 2023COA111 also show the placement of sidewalk along the southern portion of the property.

VACATION + WAIVER OF ASSESSMENT OF BENEFITS

Findings of Fact in support of the vacation petition provided by the applicant indicate that their petition would "vacate an unused and undeveloped alley to the north". Staff feels that vacation of the 10-foot northern alley would be in the public interest given the lack of alleyway extending beyond it to the east or west and the existing alleyway to the south of the site set to be expanded making this alley redundant. This recommendation of approval, as well as a recommendation of approval of the request for the waiver of the assessment of benefits, would be subject to a condition that the curb along that portion of the sidewalk be restored to prevent regular vehicle access and to restore the sidewalk network in this area (see condition #13 above).

GENERAL INFORMATION

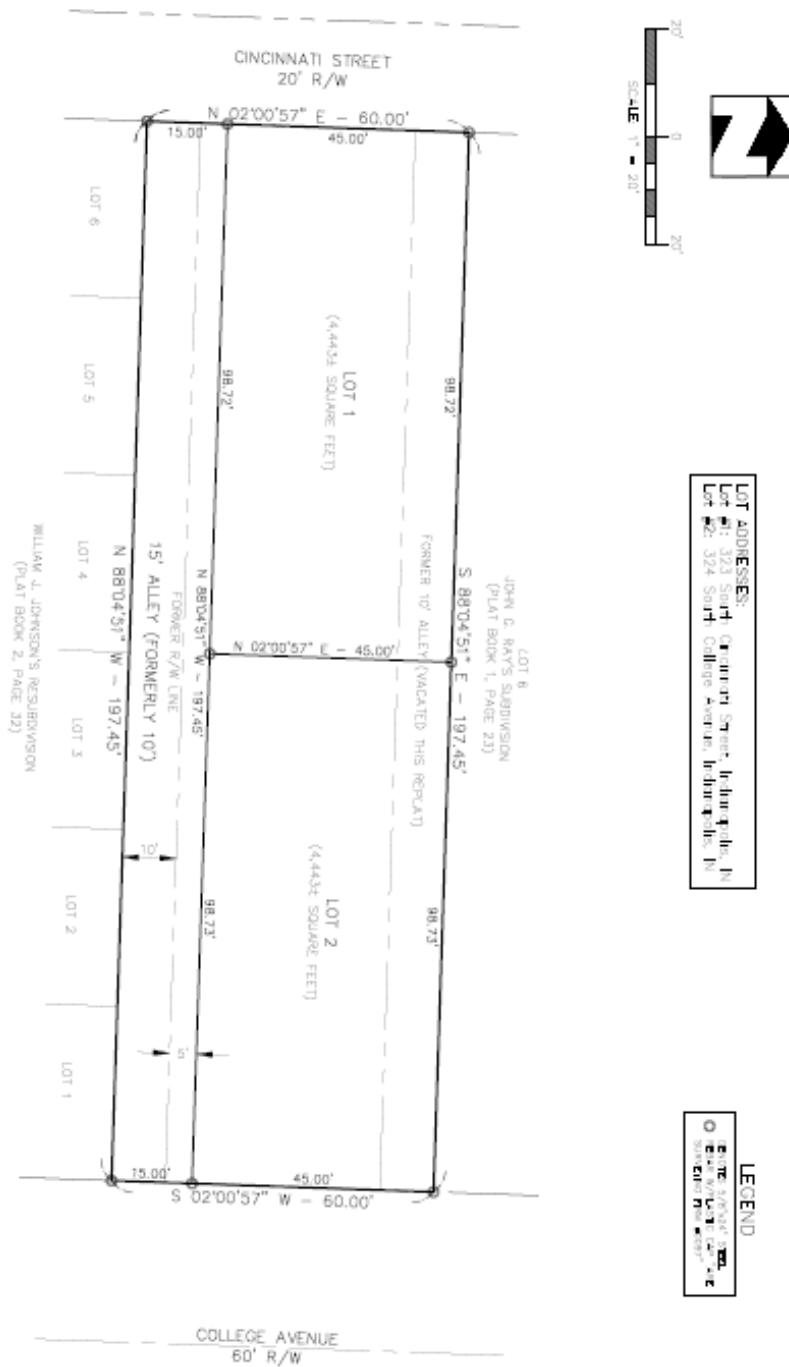
Existing Zoning	D-8	
Existing Land Use	Vacant lot; alleys	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Residential
South:	D-8 / MU-2	Residential / Commercial
East:	C-S	Vacant Commercial
West:	D-8	Residential
Thoroughfare Plan		
College Avenue	Primary Arterial	60-foot existing and 78-foot proposed
Cincinnati Street	Local Street	20-foot existing and 48-foot proposed
Petition Submittal Date	December 3, 2025	



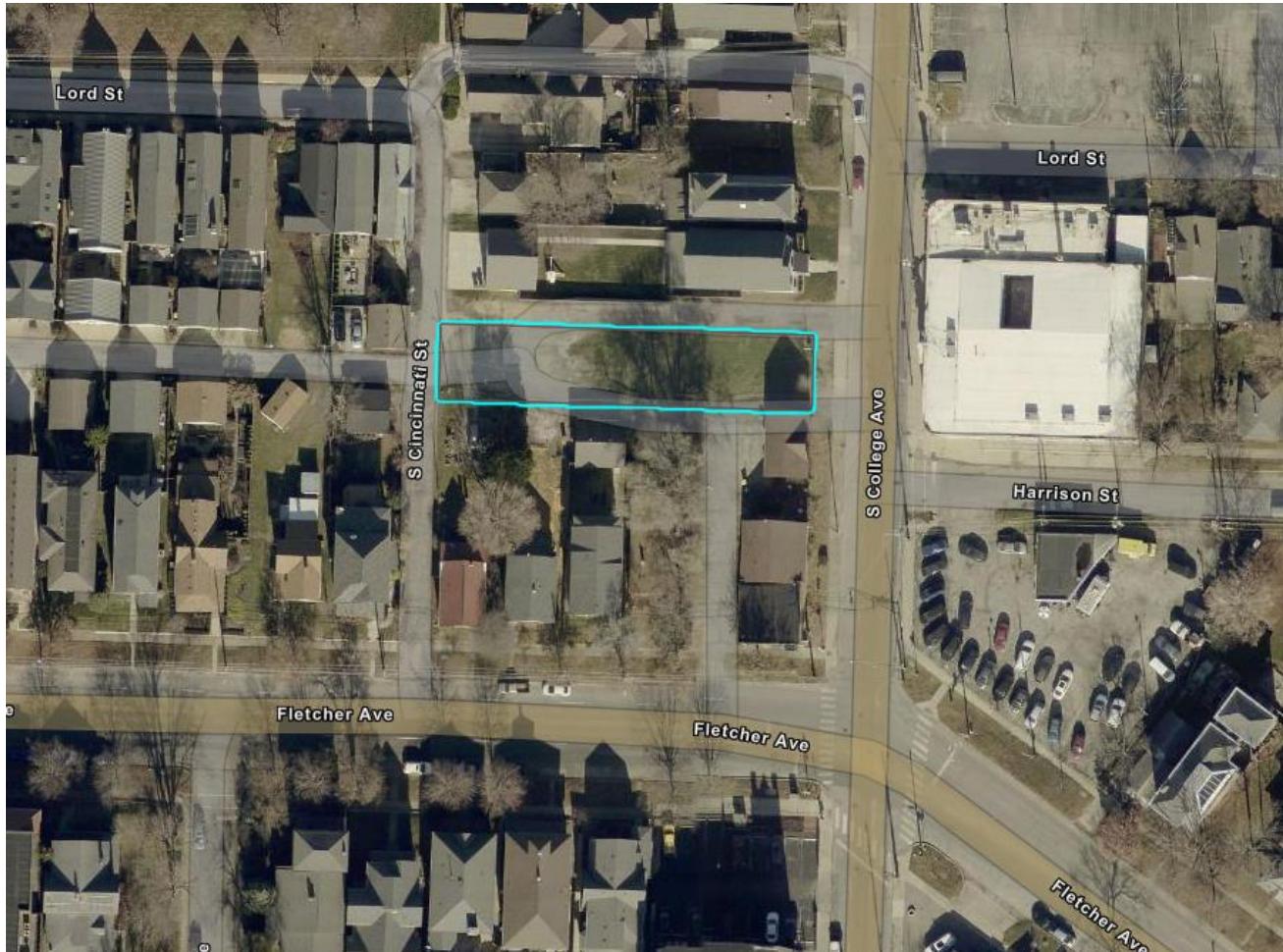
**Department of Metropolitan Development
Division of Planning
Current Planning**

EXHIBITS

2025PLT046 : Proposed Plat



2025PLT046 ; Aerial Map

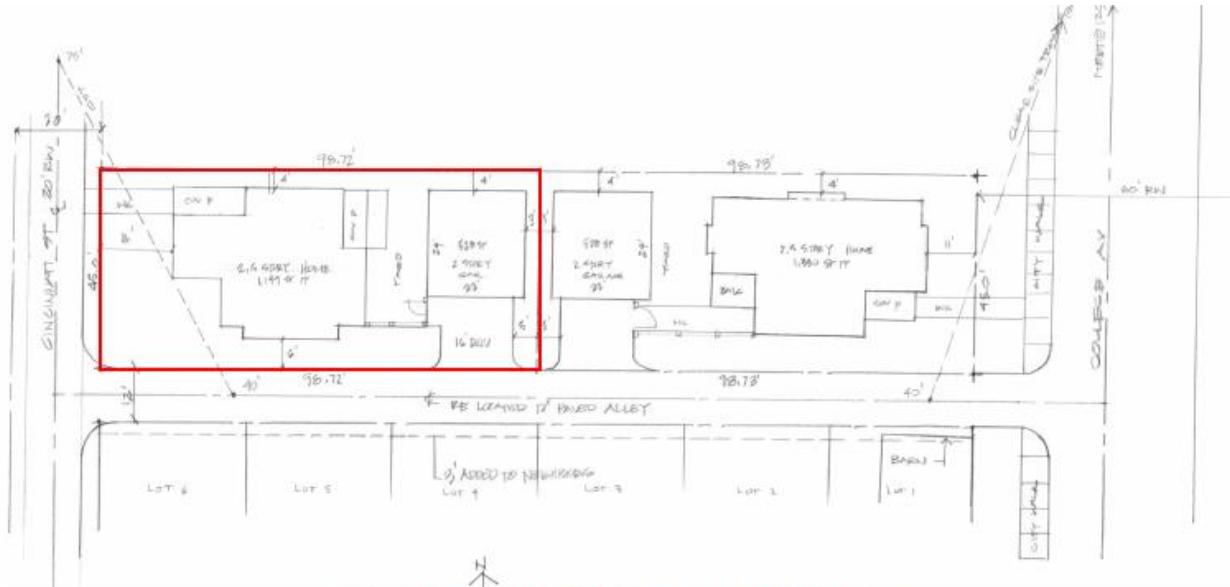


2025PLT046 ; Findings of Fact

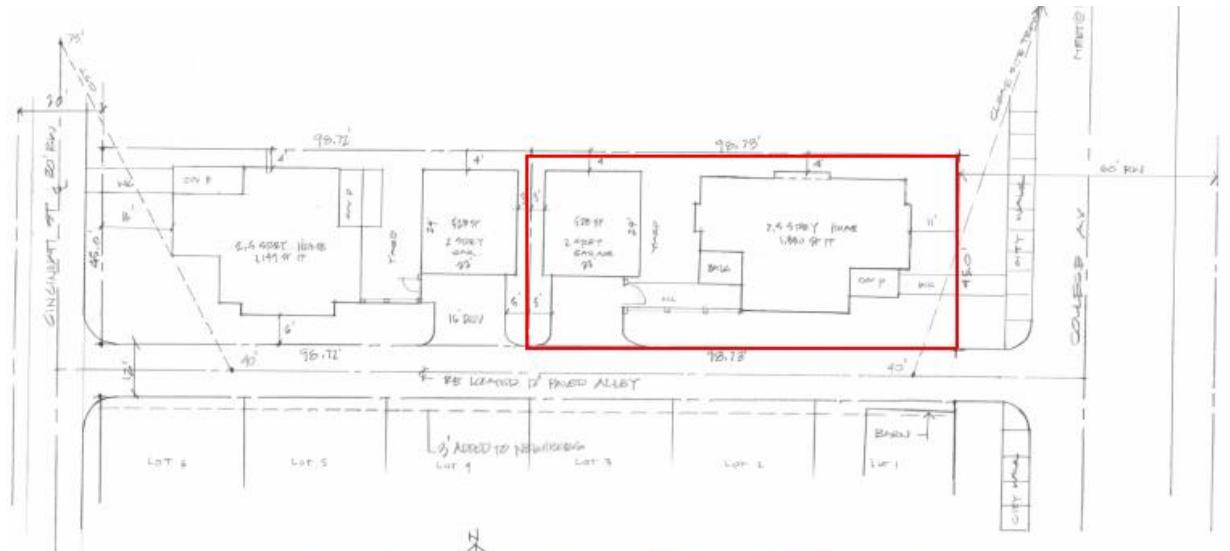
1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

the vacation will vacate an unused & undeveloped alley to the north of the proposed plat and allow for better alley access and maneuverability.

2025PLT046 ; Site Development Plan (2023COA110 & 2023COA111)



Site plan – red outline 323 Cincinnati lot



Site plan – red outline 324 South College lot

2025PLT046 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Subject Site Viewed from West

2025PLT046 ; Photographs (continued)



Photo 3: Alley to North and Adjacent Property Viewed from East



Photo 4: Alley to South Viewed from East

2025PLT046 ; Photographs (continued)



Photo 5: Sidewalks along College to East of Site Viewed from South



Photo 6: Adjacent Property to East

2025PLT046 ; Photographs (continued)



Photo 7: Adjacent Improved Alley to West



Photo 8: Adjacent Property to South (630 Fletcher)

2025PLT046 ; Photographs (continued)



Photo 9: Adjacent Property to South (622 Fletcher)



Photo 10: Adjacent Property to South (620 Fletcher)

2025PLT046 ; Photographs (continued)



Photo 11: Adjacent Property to North Viewed from West



Photo 12: Cincinnati Street from Alley Looking South

2025PLT046 ; Photographs (continued)



Photo 13: Interior Southern Alley Looking East



Photo 14: Interior Southern Alley Looking West