

## PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-092  
Property Address: 7500 South Sherman Drive (*Approximate Address*)  
Location: Perry Township, Council District #24  
Petitioner: Davis Homes, by Brian Robinson  
Zoning: D-3 (Cluster)  
Request: Approval of a Subdivision Plat to be known as The Trees at Southport Crossing Section 1, dividing 61.55 acres into 55 single-family detached lots.  
Waiver Requested: Maximum number of two local streets used by emergency vehicle requirements, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance.  
Current Land Use: Undeveloped  
Staff Reviewer: Jeffrey York, Manager

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 24, 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.
12. That the requested waiver of maximum number of local streets used by emergency vehicles requirement, per Chapter 741, Article III, Section 3.B of the Consolidated Zoning and Subdivision Ordinance, be approved.

## **PETITION OVERVIEW**

### **HISTORY**

In 2025, a request to plat this section was submitted, and preliminarily approved by the Plat Committee. That case was 2025-PLT-058. Subsequent to that approval, the developer proposed a change in the proposed lot layout that would increase the land reserved for wetlands preservation and reduce environmental impact. The changes, however, were too large to be able to approve the request administratively.

### **SITE PLAN AND DESIGN**

This site is zoned D-3 (cluster) and is currently unimproved. Large electrical transmission towers bisect the site to the southeast. The rezoning petition 2014-ZON-144 was approved in May 2025 to allow for residential development with a variety of commitments, including a commitment to utilize the 'cluster' option', as provided in the Ordinance. A cluster subdivision plan was approved to allow for development of 132 single-family detached lots. The cluster plan provides for preservation of existing wetlands and numerous trees. The proposed plat meets the standards of the D-3 zoning district, the subdivision regulations, and the commitments.

### **STREETS**

New streets would be developed to access all lots via public rights-of-way. There would be two points access from existing stub streets to the north and east, into Section 1. The proposed street names include Sprig Way, Wanderine Drive, Featherbark Drive, Saffron Drive (extension of existing Saffron Drive), and Autumn Court.

The Ordinance specifies that emergency vehicles must not have to use more than two different local streets to reach any destination lot. The site is accessed via a number of local streets within existing development in all directions. Stop 10 Road directly accesses Sherman Drive to the west. Sherman Drive is a primary collector street. Saffron Drive has relatively short distance to access McFarland Boulevard to the east and north. Therefore, this would be a minor deviation from Ordinance requirements. Staff recommends approval of the waiver request.

## SIDEWALKS

Sidewalks are required and proposed along all internal streets.

### GENERAL INFORMATION

<b>Existing Zoning</b>	D-3 (Cluster)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood / Environmentally Sensitive	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-3	Single-family detached dwellings
South:	D-P / D-5II	Single-family attached and detached dwellings
East:	D-3	Single-family detached dwellings / recreational area
West:	D-3	Single-family detached dwellings
<b>Thoroughfare Plan</b>		
Saffron Drive	Local Street	50-foot existing and proposed
Stop 10 Road	Local Street	50-foot existing and proposed
<b>Petition Submittal Date</b>	August 1, 2025	

## SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

	<p><b>741.203.A-C – Primary Plat Requirements:</b></p> <ul style="list-style-type: none"> <li>• <i>Plat name, Legal Description, Surveyor Seal, Scale.</i></li> <li>• <i>Boundary Lines, Existing Street Names, and dimensions.</i></li> <li>• <i>Layout of Proposed Streets – names, widths, classifications.</i></li> <li>• <i>Layout of all easements and purpose thereof.</i></li> <li>• <i>Layout of lots with numbering and dimensions.</i></li> <li>• <i>Floodway/Floodplain Delineation.</i></li> <li>• <i>Topographic Map.</i></li> <li>• <i>Area Map.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><b>741-203.D – Traffic Control Plan</b></p> <ul style="list-style-type: none"> <li>• <i>Traffic control street signs and devices.</i></li> <li>• <i>Traffic calming devices.</i></li> <li>• <i>Bicycle facilities.</i></li> <li>• <i>Sidewalks and pedestrian facilities.</i></li> <li>• <i>Transit facilities, such as bus stops pads or shelter.</i></li> <li>• <i>Street lighting.</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><b>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</b></p> <ul style="list-style-type: none"> <li>• <i>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</i></li> <li>• <i>Location of Open Space Areas of the open space common area, indicating size and general improvements</i></li> <li>• <i>Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</i></li> </ul>	<p><b>Satisfied</b></p>
	<p><b>741-205 – Waivers</b></p> <ul style="list-style-type: none"> <li>• <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i></li> <li>• <i>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;</i></li> <li>• <i>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;</i></li> <li>• <i>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</i></li> <li>• <i>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.</i></li> </ul>	<p><b>See condition #12</b></p>

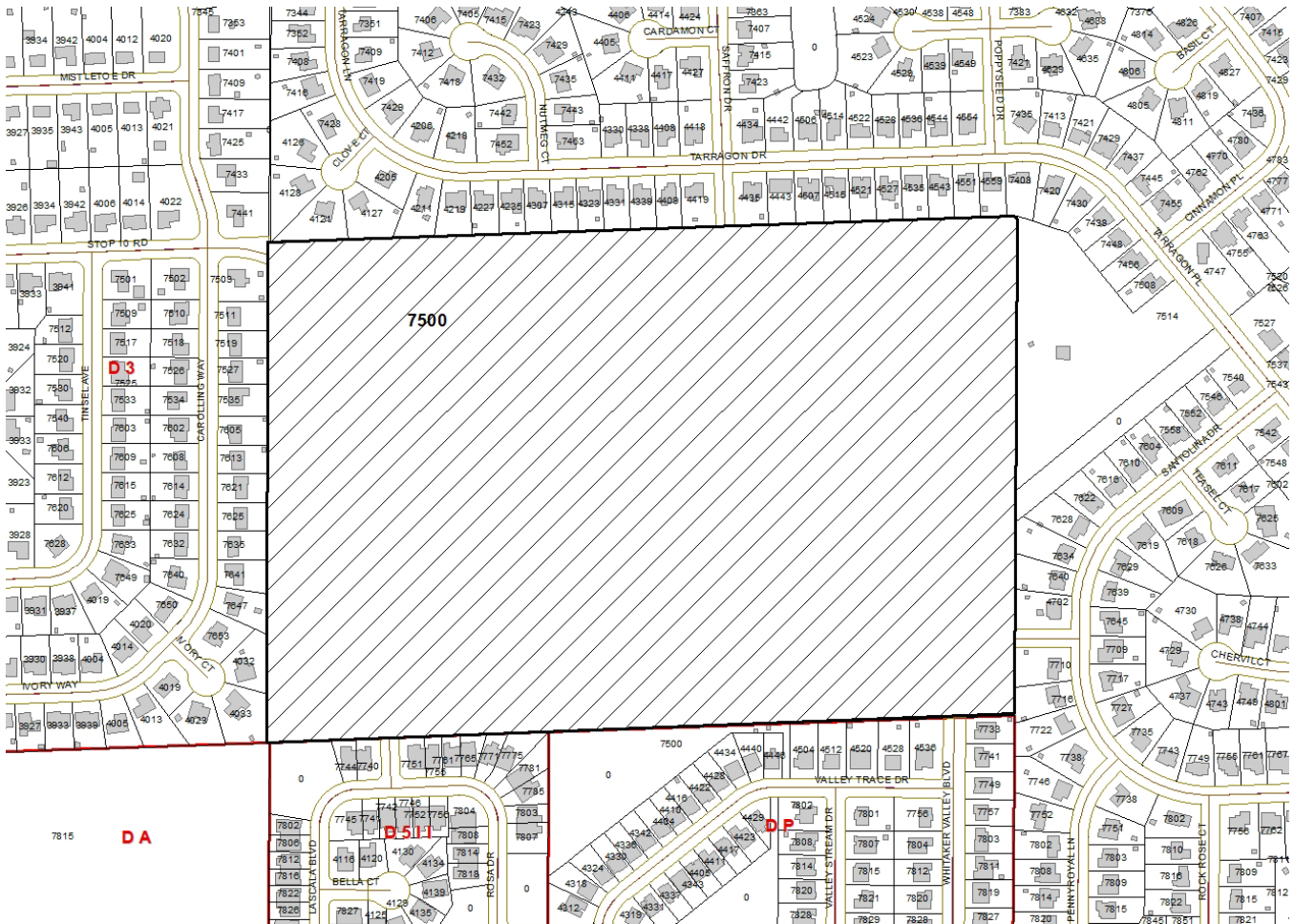
741-300 Design and Installation Standards	<i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> <li>• Comply with zoning district and any cluster approval or variance grant.</li> <li>• Lots must have positive drainage away from buildings.</li> <li>• No more than 25% of lot area may be under water.</li> <li>• Side lots lines at right angles to streets or radial to curving street line.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> </ul>	<b>Satisfied</b>
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> <li>• Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</li> <li>• Triple frontage lots are prohibited.</li> <li>• Lots abutting alleys must have vehicular access exclusively from alley.</li> <li>• Lots shall not have direct access to arterial streets.</li> <li>• 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.</li> </ul>	<b>Satisfied</b>
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> <li>• Shall not exceed maximum block lengths per Table 741-302.1</li> <li>• If exceeded, it must be demonstrated that: <ul style="list-style-type: none"> <li>○ There are improved pedestrian easements at intervals of 400 feet or less.</li> <li>○ Adequate traffic calming provisions are made.</li> <li>○ The block length must be exceeded because of physical conditions of the land.</li> </ul> </li> </ul>	<b>None proposed</b>

741-303 Streets and Connectivity	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.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> <li>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></li> <li>Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees.</li> <li>Not more than two streets shall intersect at any one point.</li> <li>Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets.</li> <li>All streets shall be dedicated to the public. Alleys may be private.</li> <li>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.</li> </ul>	Satisfied
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.</li> </ul>	Satisfied
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> <li>In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.</li> </ul>	Satisfied
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> <li><i>Street name signs, traffic control signs, bike route signs.</i></li> <li><i>Traffic control devices for streets exceeding 900 feet in length.</i></li> <li><i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i></li> </ul>	Satisfied

741.305 – Numbering and naming:	<ul style="list-style-type: none"> <li>Street numbering per adopted addressing guidelines.</li> <li>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</li> </ul>	<b>See Commitment #5</b>
741.306 – Sidewalks:	<ul style="list-style-type: none"> <li>Sidewalks shall be provided along all internal and external streets.</li> </ul>	<b>Satisfied</b>
741.307-309 – Easements, Utilities, Stream Protection Corridors:	<ul style="list-style-type: none"> <li>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</li> <li>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</li> <li>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</li> <li>All utilities shall be located underground.</li> <li>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</li> </ul>	<b>Satisfied</b>
741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):	<ul style="list-style-type: none"> <li>Required for subdivisions with more than 20 dwelling units.</li> <li>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.</li> <li>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</li> <li>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.</li> <li>Reservation of land for public/semi-public purpose.</li> </ul>	<b>Satisfied</b>
741.312 – Monuments	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Satisfied</b>
741.313 – Flood Control:	<ul style="list-style-type: none"> <li>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</li> <li>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</li> <li>For Zone AE areas, the plat must show the BFE topographic line.</li> <li>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</li> </ul>	<b>Satisfied</b>
741.316 – Street Lighting:	<ul style="list-style-type: none"> <li>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</li> </ul>	<b>Satisfied</b>

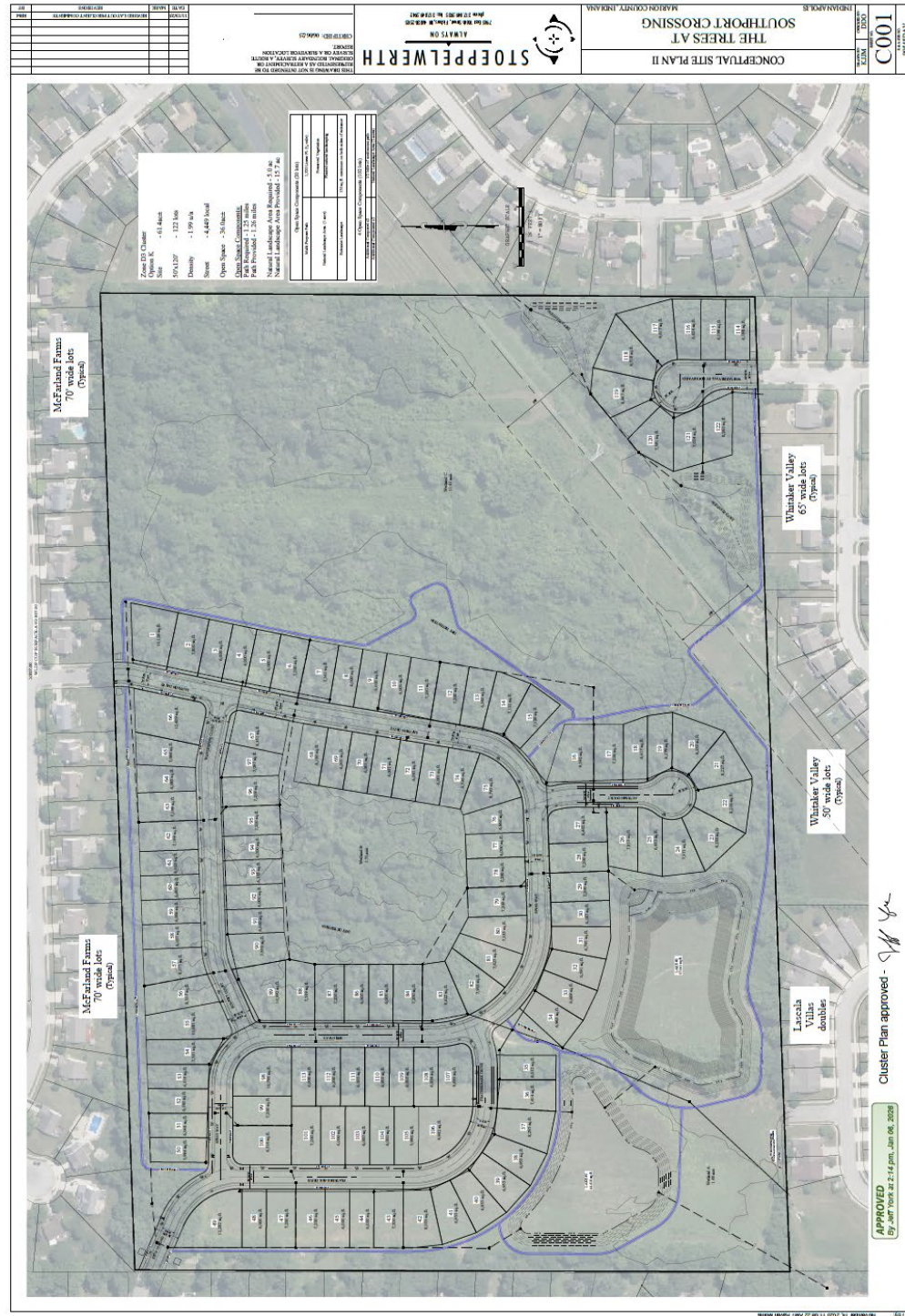


EXHIBITS





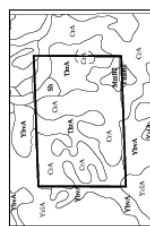
**2025-PLT-092; Cluster Plan**



*PRIMARY PLAT*  
*THE TREES AT SOUTHPORT CROSSING*  
*SECTION 1*  
INDIANAPOLIS, INDIANA  
ZONING "D-3"

**STORPETER, WIRTH & ASSOCIATES, INC.**  
 1000 WEST HANCOCK PARKWAY #17  
 CHICAGO, IL 60606  
 (312) 467-1000

**DEVELOPED BY:**  
 JAMES MCLEOD  
 1001 PRIORITY WAY SOUTH DRIVE, STE. 210  
 INDIANAPOLIS, IN 46240  
 CONTACT: KIMBER WILKINSON  
 PHONE: 317-4621722  
 FAX: 317-4621722



No. of observed	No. of hidden	Observed	Hidden
0%	0%	0%	0%
10%	10%	10%	10%
20%	20%	20%	20%
30%	30%	30%	30%
40%	40%	40%	40%
50%	50%	50%	50%
60%	60%	60%	60%
70%	70%	70%	70%
80%	80%	80%	80%
90%	90%	90%	90%
100%	100%	100%	100%

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CURVE	LENGTH	RAIRS	TANGENT CHORD BEARS	CHORD	DELTA
C1	15.00	15.00	16.777493	15.00	10.91372
C2	25.00	25.00	29.762278	25.00	18.90727
C3	35.00	35.00	42.872252	35.00	27.00000
C4	45.00	45.00	56.097700	45.00	35.19273
C5	55.00	55.00	69.539725	55.00	43.58546
C6	65.00	65.00	83.198326	65.00	52.17819
C7	75.00	75.00	97.073503	75.00	60.97092
C8	85.00	85.00	111.165256	85.00	69.96365
C9	95.00	95.00	125.473585	95.00	79.15638
C10	105.00	105.00	140.000000	105.00	88.54911
C11	115.00	115.00	154.734515	115.00	98.14184
C12	125.00	125.00	169.677130	125.00	107.93457
C13	135.00	135.00	184.827845	135.00	117.92730
C14	145.00	145.00	200.186560	145.00	128.12003
C15	155.00	155.00	215.753275	155.00	138.51276
C16	165.00	165.00	231.527990	165.00	149.10549
C17	175.00	175.00	247.510705	175.00	159.89822
C18	185.00	185.00	263.701420	185.00	170.89095
C19	195.00	195.00	280.100135	195.00	182.08368
C20	205.00	205.00	296.706850	205.00	193.47641
C21	215.00	215.00	313.521565	215.00	205.06914
C22	225.00	225.00	330.544280	225.00	216.86187
C23	235.00	235.00	347.774995	235.00	228.85460
C24	245.00	245.00	365.213710	245.00	241.04733
C25	255.00	255.00	382.860425	255.00	253.44006
C26	265.00	265.00	400.715140	265.00	266.03279
C27	275.00	275.00	418.778855	275.00	278.82552
C28	285.00	285.00	437.051570	285.00	291.81825
C29	295.00	295.00	455.533285	295.00	305.01098
C30	305.00	305.00	474.224000	305.00	318.40371
C31	315.00	315.00	493.124715	315.00	332.09644
C32	325.00	325.00	512.235430	325.00	346.08917
C33	335.00	335.00	531.556145	335.00	360.38190
C34	345.00	345.00	551.086860	345.00	374.97463
C35	355.00	355.00	570.827575	355.00	389.86736
C36	365.00	365.00	590.778290	365.00	405.06009
C37	375.00	375.00	610.939005	375.00	420.55282
C38	385.00	385.00	631.309720	385.00	436.34555
C39	395.00	395.00	651.890435	395.00	452.43828
C40	405.00	405.00	672.681150	405.00	468.83101
C41	415.00	415.00	693.681865	415.00	485.52374
C42	425.00	425.00	714.892580	425.00	502.51647
C43	435.00	435.00	736.313295	435.00	519.80920
C44	445.00	445.00	757.944010	445.00	537.30193
C45	455.00	455.00	779.784725	455.00	555.09466
C46	465.00	465.00	801.835440	465.00	573.18739
C47	475.00	475.00	824.096155	475.00	591.58012
C48	485.00	485.00	846.566870	485.00	610.27285
C49	495.00	495.00	869.247585	495.00	629.26558
C50	505.00	505.00	892.138300	505.00	648.55831
C51	515.00	515.00	915.239015	515.00	668.15104
C52	525.00	525.00	938.550730	525.00	688.04377
C53	535.00	535.00	962.073445	535.00	708.23650
C54	545.00	545.00	985.807160	545.00	728.72923
C55	555.00				

INDEX	
SHEET	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C100-104	PRIMARY PLAN
C105	NATURAL INFRASTRUCTURE PLAN

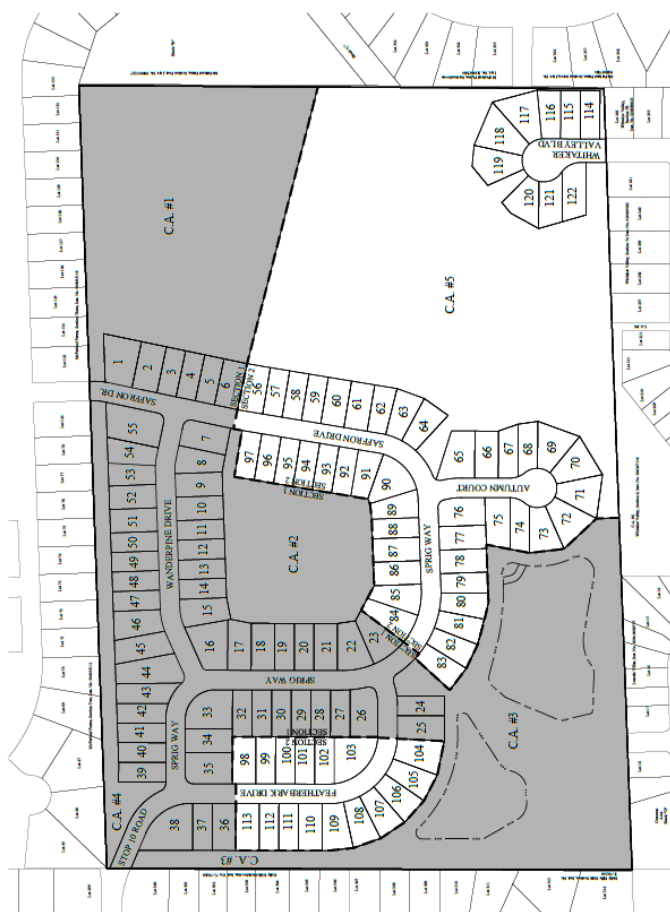
PLANS PREPARED BY:

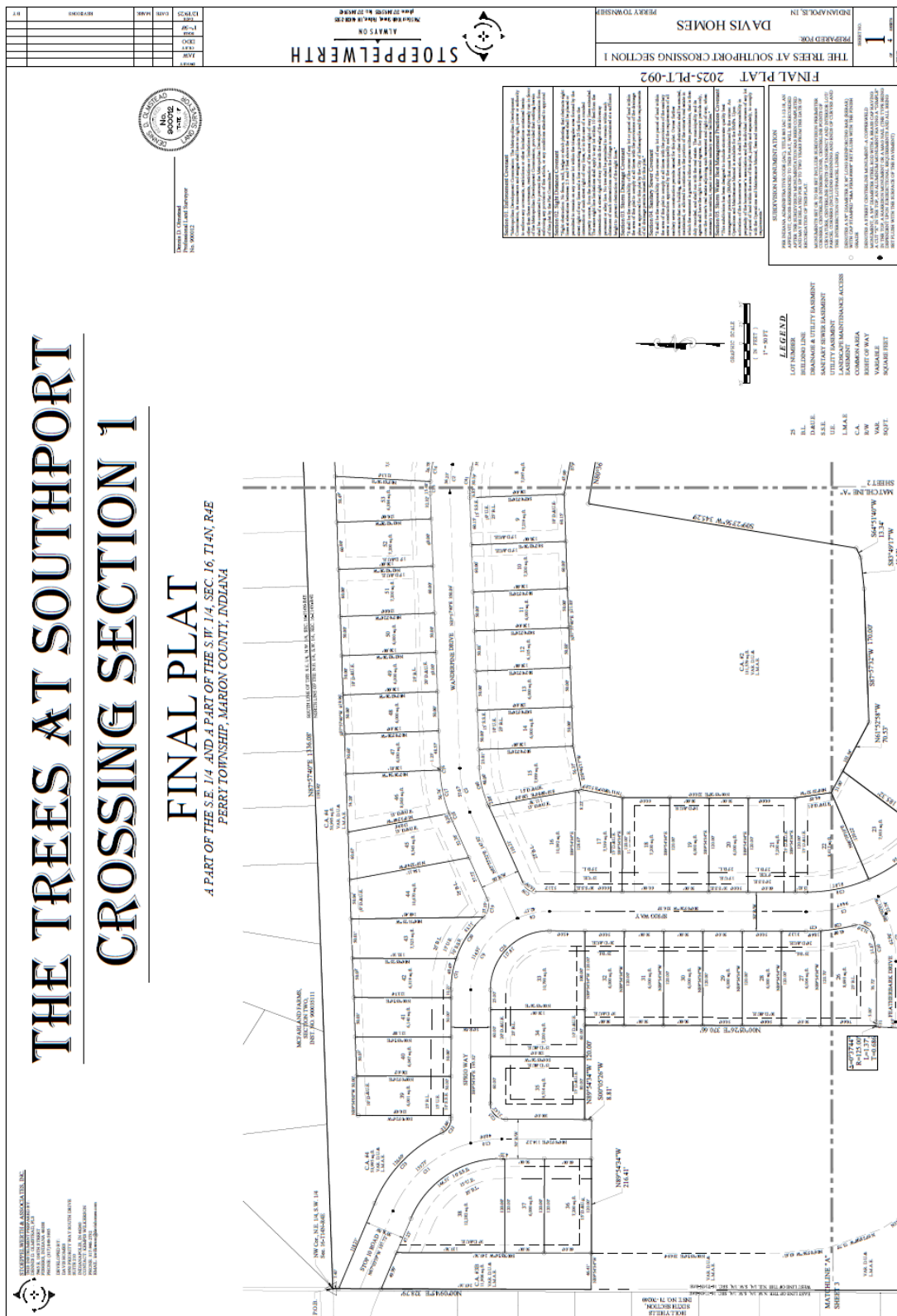
TOFFELWERTH & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
2065 E. 106TH STREET, FISHERS, INDIANA 46038  
PHONE: (317)-849-5935  
CONTACT PERSON: DENNIS OLMSTEAD  
E-MAIL: DOLMSTEAD@TOFFELWERTH.COM



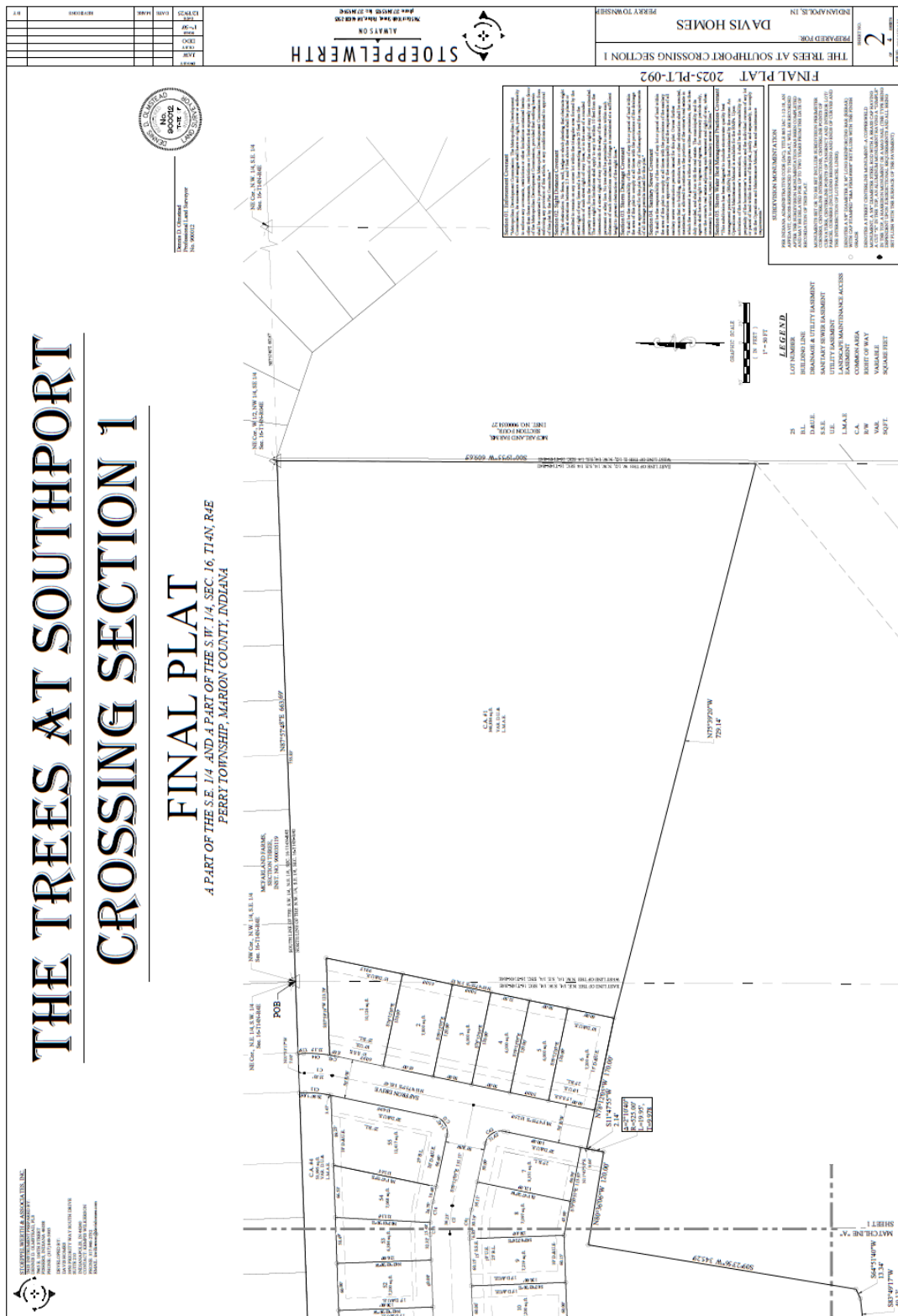
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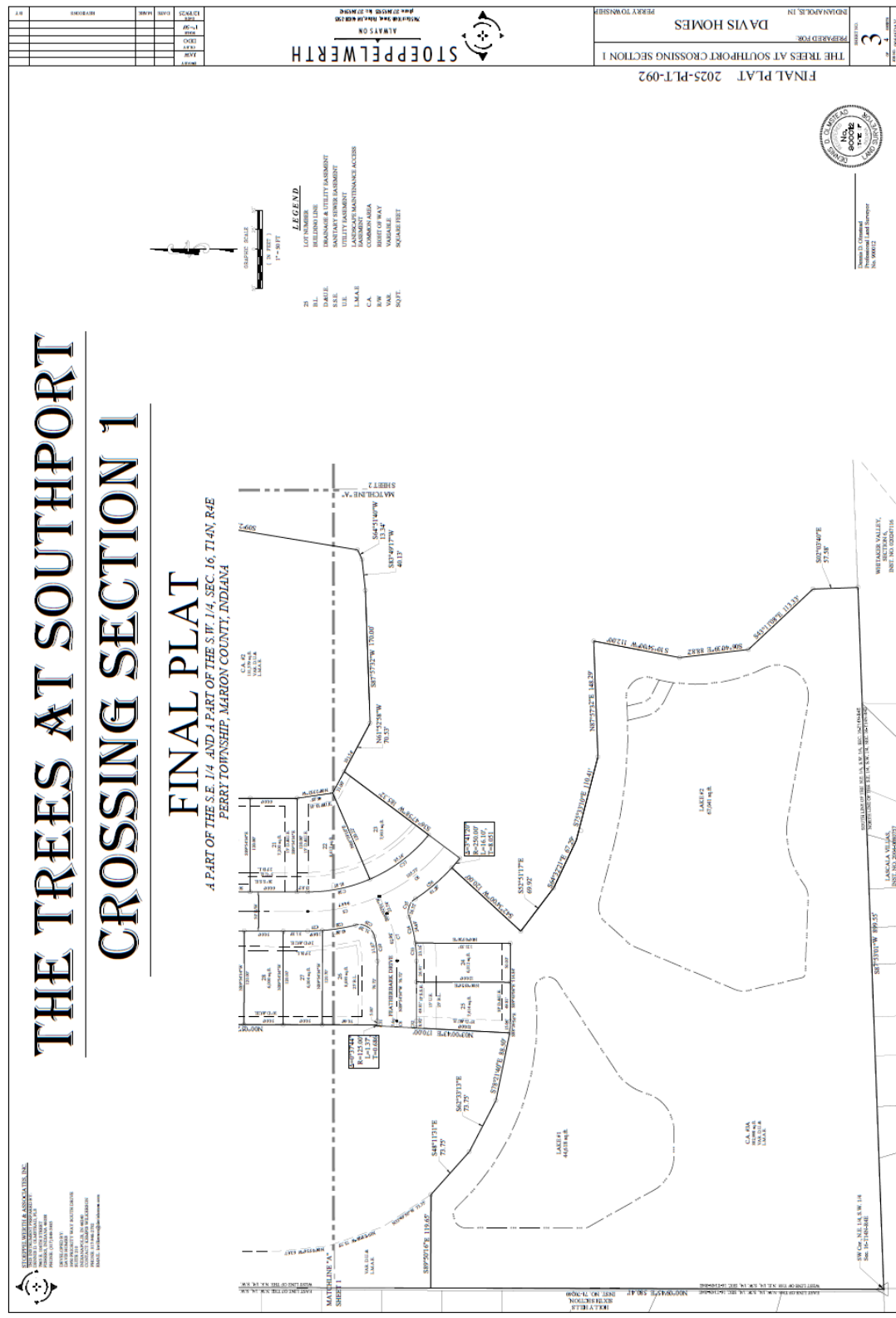
DENNIS D. OLMSTEAD DATE  
PROFESSIONAL LAND SURVEYOR  
NO. 600615

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**2025-PLT-092; Photographs (from 2025-PLT-058)**



Photo 1: From Saffron Drive (north of the site) looking into the site.





Photo 2: Subject Site, immediately south of Saffron Drive.



Photo 3: From an existing recreational area to the east looking into the site.





Photo 4: From an existing recreational area to the east looking into the site.



Photo 5: From Whitaker Valley Boulevard (south of the site) looking into the site.





Photo 6: From Como Drive (south of the site) looking into the site.