



## PLAT COMMITTEE

October 9, 2024

<b>Case Number:</b>	2024-PLT-060
<b>Property Address:</b>	5624, 5740 East County Line Road & 8640, 8814, 8816, 8840, 8914 South Arlington Avenue ( <i>approximate addresses</i> )
<b>Location:</b>	Franklin Township, Council District #25
<b>Petitioner:</b>	Michael Dickman – GP-CM County Line Land, LLC, by Bryan Sheward
<b>Zoning:</b>	C-S FF
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Plat of County Line Road and Arlington Avenue Industrial Park, dividing 116.185 acres into five lots and Common Area.
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	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 July 31, 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 all required sidewalks (internal as well as along the County Line and Arlington frontages) will be affixed to the final plat prior to recording.
13. That a traffic control plan be affixed to the final plat prior to recording.

## **PETITION OVERVIEW**

### **SITE PLAN AND DESIGN**

This site is currently comprised of 8 parcels, is zoned C-S, and is undeveloped except for three existing residences along the southeastern portion of the plat. The site was rezoned to C-S in 2022 via 2022-ZON-060 to allow for commercial and industrial development within limited I-1, I-2 and C-4 uses. Allowed uses and the proposed site plan may be amended via the modification petition 2024-CAP-832 (result pending). Approval of this plat would divide 116.185 acres into 5 lots and one Common Area. The proposed plat meets subdivision regulations as well as commitments from 2022-ZON-060.

### **STREETS**

New private streets would be developed for internal access of each of the proposed lots, and access to the industrial park would come from Arlington Avenue which will have a 53-foot half right-of-way dedicated per the tenth commitment associated with 2022-ZON-060.

### **SIDEWALKS**

Sidewalks are required along the Arlington and County Line frontages as well as internally per the sixteenth commitment associated with 2022-ZON-060. All required sidewalks will be installed and affixed to the final plat prior to recording.

<b>Existing Zoning</b>	C-S (FF)		
<b>Existing Land Use</b>	Undeveloped		
<b>Comprehensive Plan</b>	Interchange Area Mixed-Use		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-6II / D-3 / C-S	Residential / Undeveloped
	South:	Johnson County	Undeveloped
	East:	C-S	Undeveloped
	West:	C-S	Interstate Highway
<b>Thoroughfare Plan</b>			
County Line Road	Primary Arterial	99-foot existing right-of-way and 102-foot proposed right-of-way	
Arlington Avenue	Primary Collector	52-foot existing right-of-way and 106-foot proposed right-of-way	
<b>Petition Submittal Date</b>	08/15/2024		
<b>Final Plat Submittal Date</b>	08/15/2024		

## SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval

EVALUATION

<p>741.201.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> <li>• Plat name, Legal Description, Surveyor Seal, Scale.</li> <li>• Boundary Lines, Existing Street Names and dimensions.</li> <li>• Layout of Proposed Streets – names, widths, classifications.</li> <li>• Layout of all easements and purpose thereof.</li> <li>• Layout of lots with numbering and dimensions.</li> <li>• Floodway/Floodplain Delineation.</li> <li>• Topographic Map.</li> <li>• Area Map.</li> </ul>	<p><b>Satisfied</b></p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> <li>• Traffic control street signs and devices.</li> <li>• Traffic calming devices.</li> <li>• Bicycle facilities.</li> <li>• Sidewalks and pedestrian facilities.</li> <li>• Transit facilities, such as bus stops pads or shelter.</li> <li>• Street lighting.</li> </ul>	<p><b>See Condition #13</b></p>

	<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Location of Open Space Areas of the open space common area, indicating size and general improvements</li> <li>• Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)</li> </ul>	<p><b>Not Applicable</b></p>
	<p>741-205 – Waivers</p> <ul style="list-style-type: none"> <li>• The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</li> <li>• 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;</li> <li>• 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;</li> <li>• 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</li> <li>• 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.</li> </ul>	<p><b>None Requested</b></p>
<p>741-300 Design and Installation Standards</p>	<p>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.</p>	<p><b>EVALUATION</b></p>
	<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>	<p><b>Satisfied</b></p>

	<p><i>741-302.B – Frontage and Access:</i></p> <ul style="list-style-type: none"> <li>• <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i></li> <li>• <i>Triple frontage lots are prohibited.</i></li> <li>• <i>Lots abutting alleys must have vehicular access exclusively from alley.</i></li> <li>• <i>Lots shall not have direct access to arterial streets.</i></li> <li>• <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></li> </ul>	<p><b>Satisfied</b></p>
	<p><i>741-302.C – Blocks:</i></p> <ul style="list-style-type: none"> <li>• <i>Shall not exceed maximum block lengths per Table 741-302.1</i></li> <li>• <i>If exceeded, it must be demonstrated that:</i> <ul style="list-style-type: none"> <li>○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i></li> <li>○ <i>Adequate traffic calming provisions are made.</i></li> <li>○ <i>The block length must be exceeded because of physical conditions of the land.</i></li> </ul> </li> </ul>	<p><b>Not Applicable</b></p>
<p><b>741-303 Streets and Connectivity</b></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><b>EVALUATION</b></p>
	<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>	<p><b>Satisfied</b></p>

	<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>	<p><b>Satisfied</b></p>
	<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>	<p><b>Not Applicable</b></p>
<p>741-304-316 Additional Development Items</p>		<p><b>EVALUATION</b></p>
	<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>	<p><b>See Condition #13</b></p>
	<p><i>741.305 – Numbering and naming:</i></p> <ul style="list-style-type: none"> <li><i>Street numbering per adopted addressing guidelines.</i></li> <li><i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i></li> </ul>	<p><b>See Condition #5</b></p>
	<p><i>741.306 – Sidewalks:</i></p> <ul style="list-style-type: none"> <li><i>Sidewalks shall be provided along all internal and external streets.</i></li> </ul>	<p><b>See Condition #12</b></p>
	<p><i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> <li><i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i></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><i>All utilities shall be located underground.</i></li> <li><i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i></li> </ul>	<p><b>Satisfied</b></p>

	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> <li>• <i>Required for subdivisions with more than 20 dwelling units.</i></li> <li>• <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></li> <li>• <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i></li> <li>• <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></li> <li>• <i>Reservation of land for public/semi-public purpose.</i></li> </ul>	<p><b>Not Applicable</b></p>
	<p>741-312 – <i>Monuments</i></p> <ul style="list-style-type: none"> <li>• <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></li> </ul>	<p><b>Satisfied</b></p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> <li>• <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i></li> <li>• <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i></li> <li>• <i>For Zone AE areas, the plat must show the BFE topographic line.</i></li> <li>• <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></li> </ul>	<p><b>Not Applicable</b></p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> <li>• <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i></li> </ul>	<p><b>Satisfied</b></p>

**EXHIBITS**

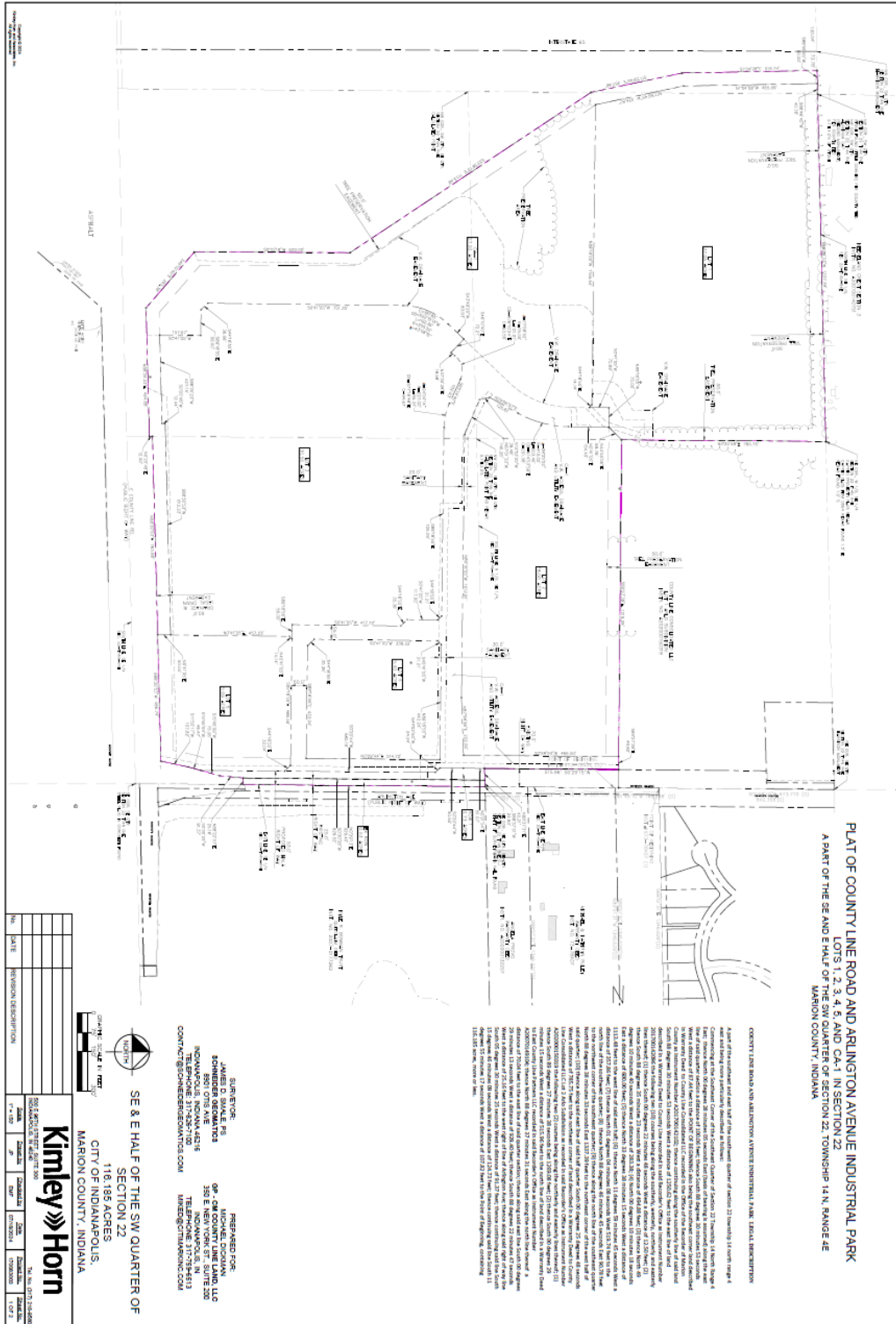
**2024-PLT-057 ; Aerial Map**



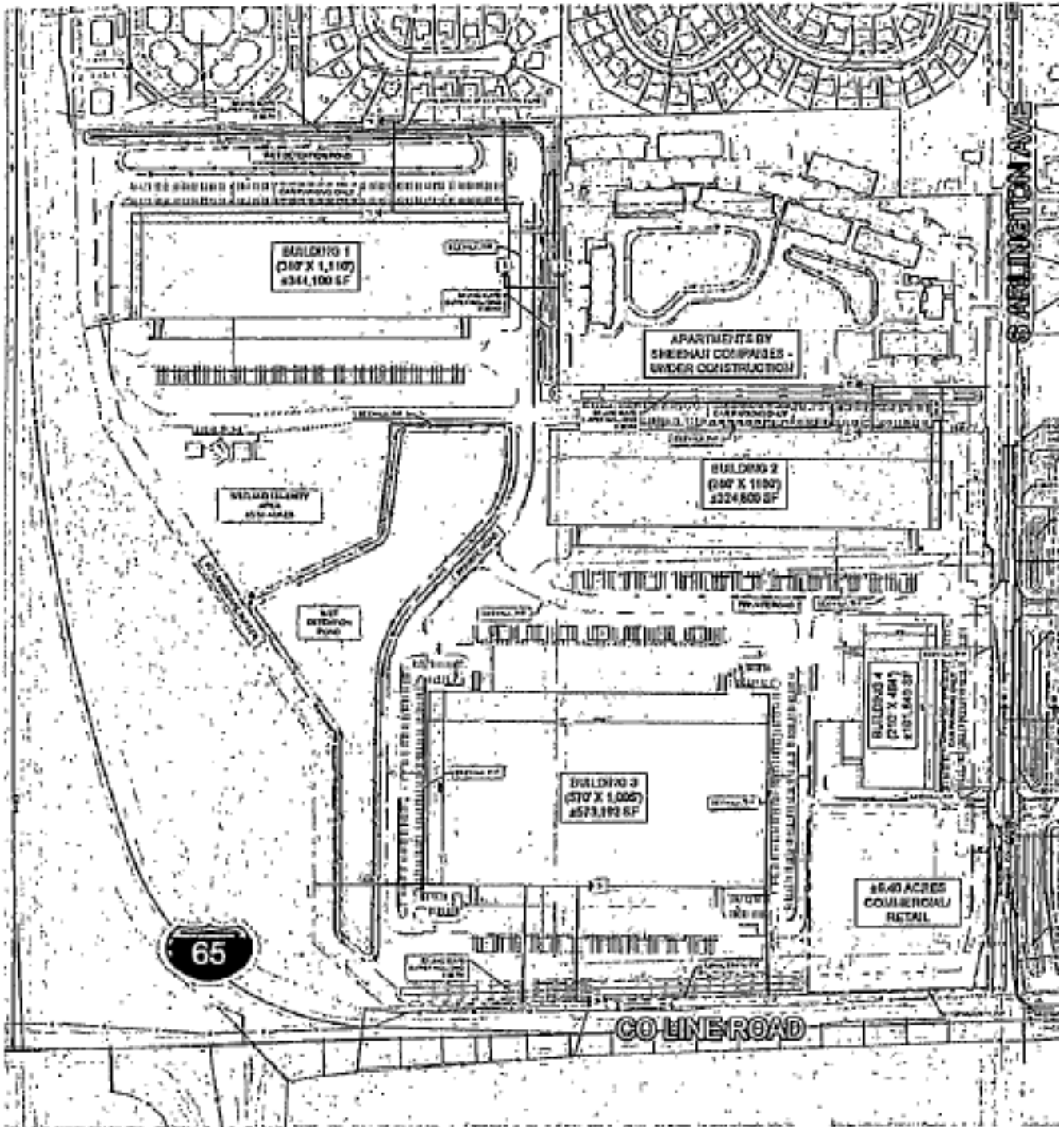
(outlined plat area an approximation; see primary plat documents below)



**2024-PLT-057 ; Primary Plat**



**2024-PLT-057 ; Conceptual Site Plan (2022-ZON-060)**



**2024-PLT-057 ; Photographs**



Photo 1: Subject Site Viewed from East



Photo 2: Subject Site Viewed from South

**2024-PLT-057 ; Photographs (continued)**



Photo 3: Existing Residence (8914 S Arlington Ave) Viewed from East



Photo 4: Subject Site Viewed from Southwest (Interstate Ramp)