



METROPOLITAN DEVELOPMENT COMMISSION

January 17, 2024

Case Number: 2023-PLT-101
Property Address: 4005 North Franklin Road (Approximate Address)
Location: Lawrence Township, Council District #9
Petitioner: Mt. Paran Baptist Church, by Michael J. Smith
Zoning: D-P
Request: Approval of a Subdivision Plat to be known as Mt. Paran Hope Subdivision, dividing 19.464 acres into two lots.
Waiver Requested: None
Current Land Use: Religious Use
Staff Reviewer: Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This petition was transferred by the Plat Committee to Metropolitan Development Commission due to a lack of quorum available to vote on the petition. Staff continues to recommend approval.

ADDENDUM FOR JANUARY 17, 2024; Metropolitan Development Commission

RECOMMENDED MOTION: The MDC approves and finds that the plat, file-dated December 1, 2023 complies with the standards of the subdivision regulations, subject to the ten conditions outlined in the staff report.

STAFF RECOMMENDATION for Plat Committee on January 10, 2024

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 1, 2023, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-P and developed with a church. The site was rezoned in 2020 (2020-ZON-068) to allow for a church campus with single and multi-family residential uses. The proposed plat would subdivide the property into two lots. Lot One would be 9.464 acres, would be located along Franklin Road, and be the site of the main church buildings. Lot Two would be 10 acres, would be located to the south and east of Lot One, and be the site of the proposed residential buildings. The proposed plat meets the standards of the D-P zoning classification and the subdivision regulations.

STREETS

Lot One would front on Franklin Road. Lot Two would access Franklin Road through Lot One. An existing access easement runs along the north property line. No new streets are proposed as part of this petition.

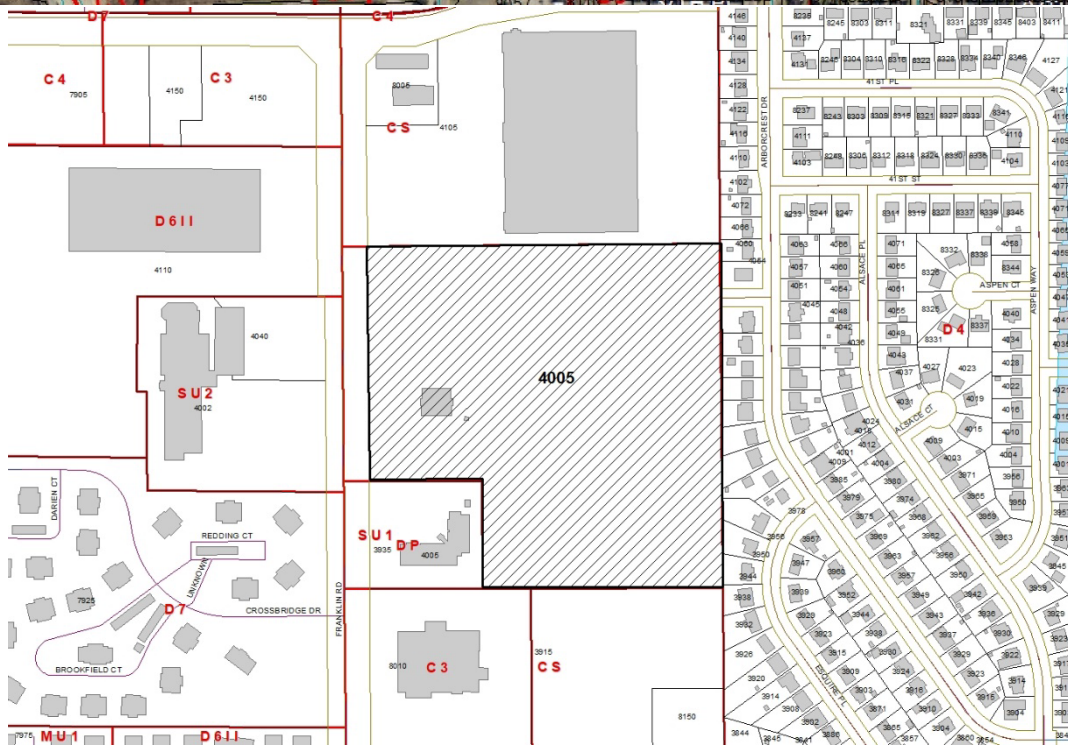
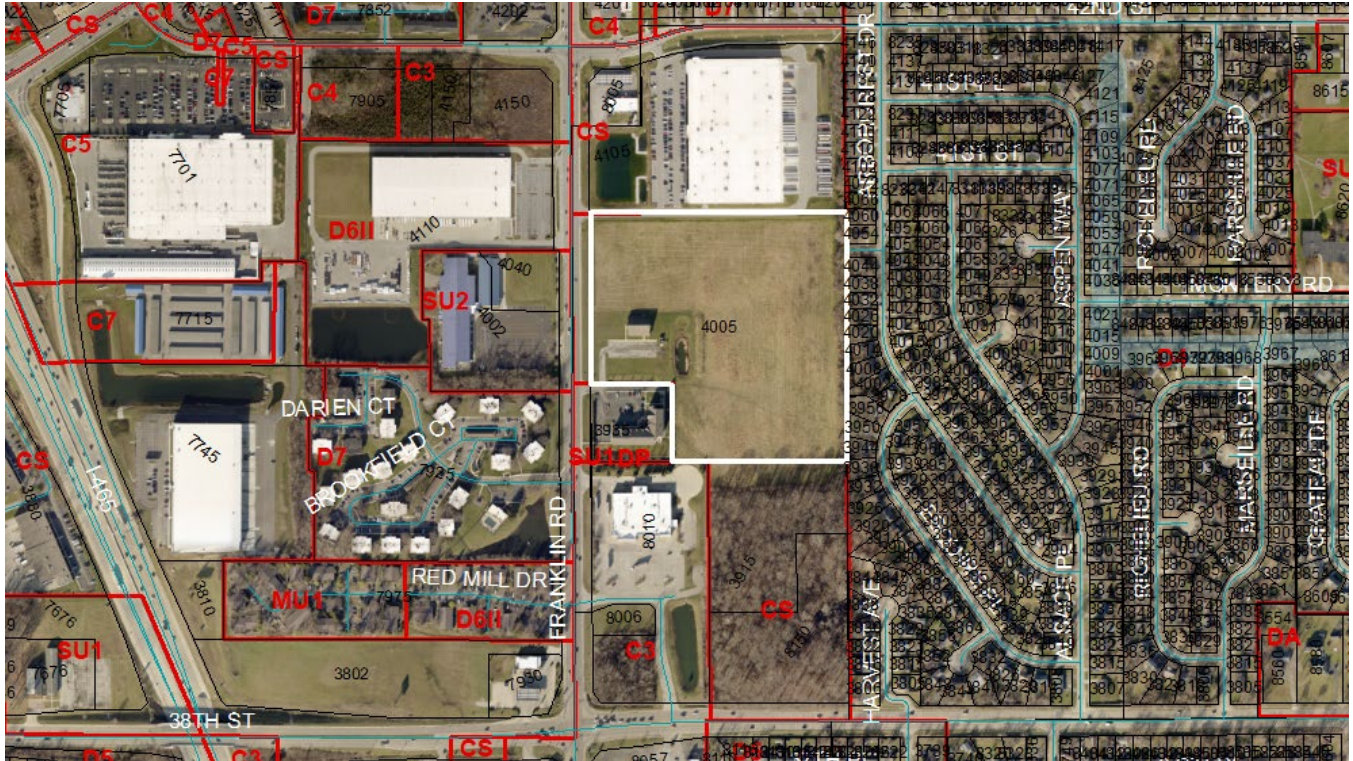
SIDEWALKS

Sidewalks are existing along Franklin Road.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Church	
Comprehensive Plan	Special Use	
Surrounding Context	Zoning	Land Use
	North:	C-S Industrial
	South:	SU-1 / C-S Church / Undeveloped
	East:	D-4 Single-family residential
West:	SU-2 / D-5II School / Industrial	
Thoroughfare Plan		
Franklin Road	Primary Arterial	112 feet existing and 119 feet proposed
Petition Submittal Date	January 30, 2023	

EXHIBITS



MT. PARAN HOPE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 18 NORTH, RANGE 5 EAST, 2ND PRINCIPAL MERIDIAN
LANCEVILLE TOWNSHIP, MARION COUNTY, IN

LEGEND:
FRANKLIN ROAD
FRANKLIN ROAD

LEGAL DESCRIPTIONS
Reference to the plat of Section 18, Township 18 North, Range 5 East, 2nd Principal Meridian, Marion County, Indiana, is hereby made for the purpose of showing the location of the tract herein described as aforesaid.

SECTION 18, TOWNSHIP 18 NORTH, RANGE 5 EAST, 2ND PRINCIPAL MERIDIAN
MARION COUNTY, INDIANA

The portion of the tract herein described as aforesaid is bounded on the north by the line of the tract herein described as aforesaid; on the east by the line of the tract herein described as aforesaid; on the south by the line of the tract herein described as aforesaid; and on the west by the line of the tract herein described as aforesaid.

The subdivision consists of (1) A, B, C, and shall be known and designated as "Mt. Paran Hope Subdivision" and shall be subject to the provisions of the Indiana Subdivision Act, Chapter 32, Indiana Code, and shall be subject to the provisions of the Indiana Subdivision Act, Chapter 32, Indiana Code.

The site of the proposed subdivision is shown on the plat of Section 18, Township 18 North, Range 5 East, 2nd Principal Meridian, Marion County, Indiana, filed in the Office of the Marion County Recorder on February 6, 2019 as indicated on A21100018111 in the Office of the Marion County Recorder.

Dated this _____ day of _____, 20__

PREPARED FOR:
Mt. Paran Baptist Church
4001 N Franklin Road
Indianapolis, IN 46226

PROJECT INFORMATION:
PROJECT NAME: MT. PARAN BAPTIST CHURCH IN C.
PROJECT ADDRESS: 4001 N FRANKLIN ROAD, INDIANAPOLIS, IN 46226
OWNER: AMERICAN ASSOCIATION OF LAND SURVEYORS, INC.
OWNER ADDRESS: 250 N. WYOMING ST., SUITE 500, INDIANAPOLIS, IN 46204
OWNER PHONE: 317-547-1200

DATE: 1/29/2023

ISSUANCE INDEX:

CREATED BY:

REVISION SCHEDULE:

NO. | **DESCRIPTION** | **DATE**

PROJECT NUMBER: 2324 KR885

SUBDIVISION PLAT: 1 of 1

DATE: _____

LEGISLATION:
The Indiana Subdivision Act, Chapter 32, Indiana Code, and the Indiana Subdivision Act, Chapter 32, Indiana Code, are hereby referenced by this instrument.

DEFINITIONS:
As used in this instrument, the following definitions shall apply:
"Plat" means a map, plan, or drawing, whether by hand or by machine, that shows the location, boundaries, and other characteristics of a tract of land, and which is filed in the Office of the Marion County Recorder for public inspection and recording.

RECORDER'S CERTIFICATE:
I, the undersigned, being duly qualified and sworn as a public official, do hereby certify that the foregoing plat of the Mt. Paran Hope Subdivision is a true and correct copy of the original as the same appears to me, and that the same has been duly filed in the Office of the Marion County Recorder for public inspection and recording.

NOTICE:
This instrument is subject to the provisions of the Indiana Subdivision Act, Chapter 32, Indiana Code, and the Indiana Subdivision Act, Chapter 32, Indiana Code.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Marion County Recorder at Marion, Indiana, this _____ day of _____, 20__.

MARION COUNTY RECORDER

PREPARED BY

DATE

PROJECT NUMBER

SUBDIVISION PLAT

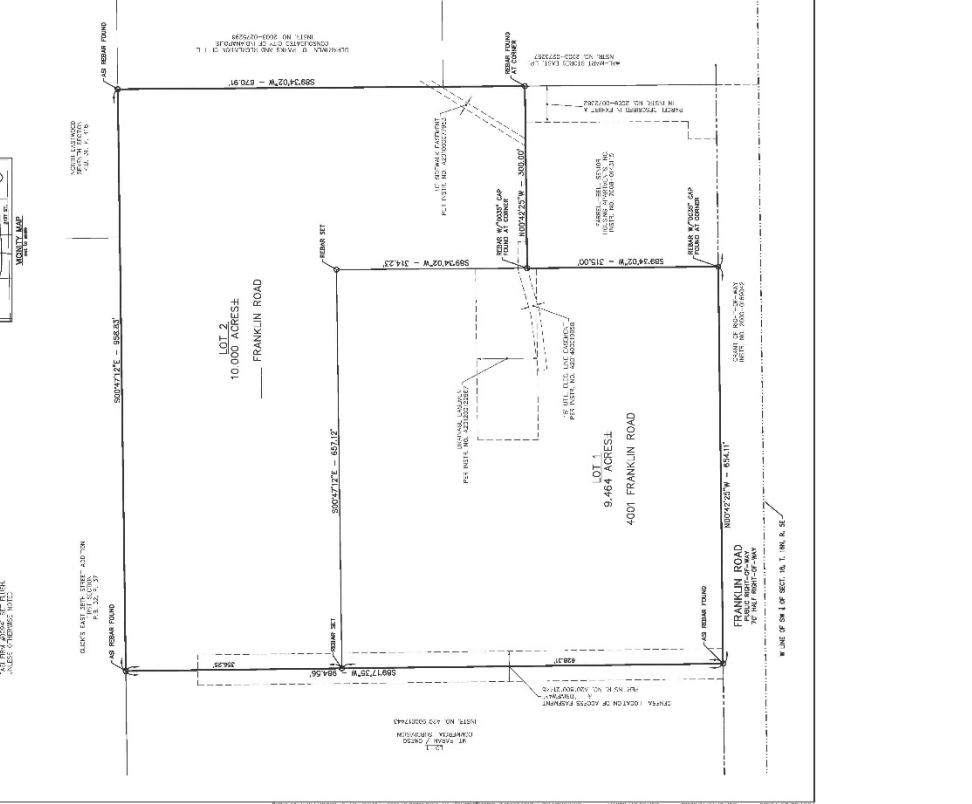
DATE

LEGISLATION

DEFINITIONS

RECORDER'S CERTIFICATE

NOTICE



MARION COUNTY RECORDER

PREPARED BY

DATE

PROJECT NUMBER

SUBDIVISION PLAT

DATE

LEGISLATION

DEFINITIONS

RECORDER'S CERTIFICATE

NOTICE

PHOTOS



December 22, 2023 1:17 PM

Figure 1 - Proposed Lot Two looking southeast



December 22, 2023 1:17 PM

Figure 2 - Proposed Lot One Looking south