

PLAT COMMITTEE

August 12, 2026

Case Number: 2026-VAC-004
Property Address: 5611 Lawrence Village Parkway *Approximate Address*)
Location: Lawrence Township, City of Lawrence, Council District #10
Petitioner: KG Fort, LLC, by Joseph. D. Calderon
Request: Vacation of air rights of a portion of East 56th Street, above 877.85 feet and being six feet in width, beginning at the southeast corner of the land described and recorded as Instrument No. 202400058028, following two courses: 1) North 23.9 feet to a point, 2) West 393.47 feet to a point, thence north six feet to the south boundary of the land described above
Waiver Requested: Assessment of Benefits
Current Land Use: 56th Street right-of-way
Staff Reviewer: Jeffrey York, Manager

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**.

RECOMMENDED MOTION: That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2026-VAC-004; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

This request would vacate a portion of air rights along the north right-of-way of 56th Street, to provide for completion of a mixed-use development currently under construction. The structure is built with little setback along the right-of-way of 56th Street, which is appropriate for urban development. The south elevation of this five-story building includes design elements that encroach up to six feet into the right-of-way, between the bottom of floor two and the top of floor five. These design elements include balconies for apartment units. The right-of-way of 56th Street, at grade level, and below grade, would remain unaffected by this vacation should it be approved.

Staff finds that the vacation would be in the public interest since it would not affect the public use of the sidewalks along 56th Street or vehicles traveling along the street.

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor Metropolitan Development Commission determines how vacated land is divided. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation. After a vacation of an easement the County Assessor determines how the vacated land will be assessed for tax purposes.

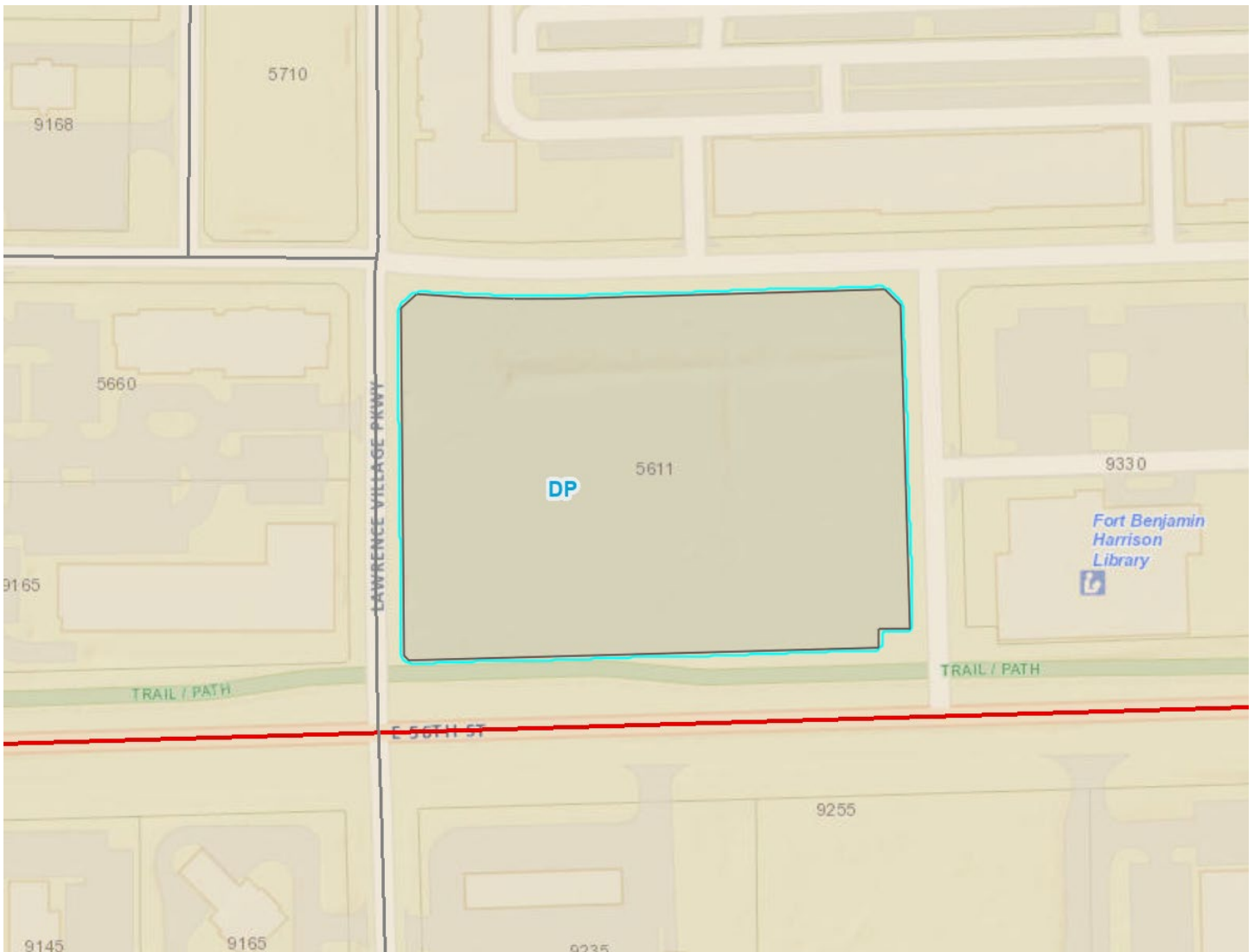
ASSESSMENT OF BENEFITS

A waiver of the assessment of benefits is appropriate as the subject vacation is air rights.

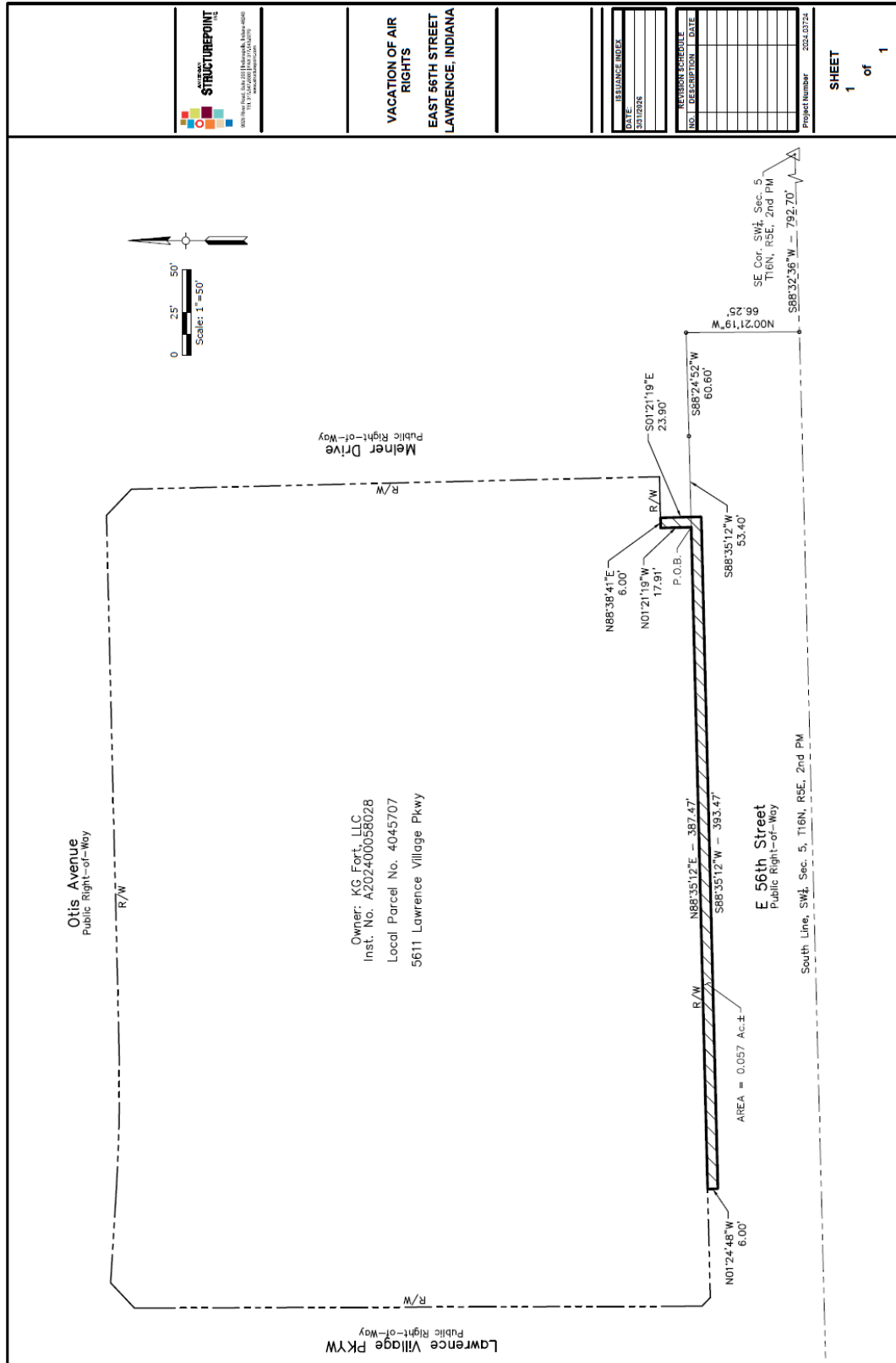
GENERAL INFORMATION

Existing Zoning	D-P (TOD)	
Existing Land Use	Developing mixed-use development	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P (TOD)	Mixed use development
South:	D-P (TOD)	56 th Street / fueling station
East:	D-P (TOD)	Public library
West:	D-P (TOD)	Mixed use development
Thoroughfare Plan		
56 th Street	Primary arterial	102 feet existing and proposed
Petition Submittal Date	May 1, 2026	

EXHIBITS









Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
PLAT COMMITTEE
HEARING EXAMINER
OF MARION COUNTY, INDIANA

PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

FINDINGS OF FACT

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

The vacation will allow a mixed use project to be completed. The vacation will not impact the surface of 56th Street,
nor will it create an impediment to vehicular or pedestrian traffic along 56th Street.

PHOTOS



View of the south elevation of the building along 56th Street



View of the south elevation of the building along 56th Street



View of the proposed locations of the balconies along 56th Street, looking west