

PLAT COMMITTEE

October 14, 2026

Case Number: 2026-PLT-052
Property Address: 1302 Main Street and 4921 West 14th Street
Location: Wayne Township, Council District #16
Petitioner: Justin Kingen
Zoning: SZ-1 and D-5
Request: Approval of Subdivision Plat to be known as 1300 Block Subdivision, dividing 0.994 acres into three lots.
Waiver Requested: Waiver of sidewalk requested along Main Street, West 13th Street, and West 14th Street
Current Land Use: Commercial/Residential
Staff Reviewer: Jasmine Dillard Nikolich, Senior Planner

PETITION HISTORY

This is the first petition for this plat petition

STAFF RECOMMENDATION

Staff recommend that the Plat Committee **approve** and find that the plat, file-dated August 3, 2026, 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. The 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.
11. That plat shall be recorded within two (2) years after the date of approval by the Plat Committee.

PETITION OVERVIEW

The subject parcels comprise 0.994 acres, are zoned SZ-1 and D-5, and are currently improved with mixed-use residential, single-family residential, and commercial development. The proposed plat would subdivide the parcels into three lots for the purpose of turning the existing mixed-use building into a condominium and replat lot lines. Lot 1 would be 0.779 acres in size and located to the north. Lot 2 would be 0.08 acres in size and located to the northwest. Lot 3 would be 0.128 acres in size and located to the southwest. The Town of Speedway Hearing Examiner approved petition (2021-A-010) for the existing mixed used development and parking lot. Additional information regarding 2021-APP-010 can be found in the decision letter from the Exhibit section. The D-5 lot is west of the public alley and is improved with a parking lot. The proposed plat generally meets the remaining stands of the SZ-1 and D-5 zoning classifications.

STREETS

All three lots would have frontage on Main Street, access on West 13th Street, access on West 14th Street, and public alley access. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks exist along Main Street, West 13th Street, and West 14th Street. Due to the existing sidewalk, a sidewalk waiver is not needed.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the SU-1 and D-5 zoning districts and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

Existing Zoning	SZ-1 and D-5	
Existing Land Use	Commercial/Residential	
Comprehensive Plan	Village Mixed-Use/Residential	
Surrounding Context	Zoning	Land Use
North:	SZ-2	Industrial
South:	D-5	Residential
East:	SU-1 and D-5	Village Mixed-Use and Residential
West:	D-8	Residential
Thoroughfare Plan		
Main Street	Primary Arterial	90-feet existing and 56-feet proposed
West 13 th Street	Local Street	50-feet existing and 48-feet proposed
West 14 th Street	Local Street	60-feet existing and 48 feet proposed
Petition Submittal Date	8/3/2026	
Final Plat Submittal Date	8/3/2026	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	741.201.A-C – Primary Plat Requirements: - Plat name, Legal Description, Surveyor Seal, Scale. - Boundary Lines, Existing Street Names and dimensions. - Layout of Proposed Streets – names, widths, classifications. - Layout of all easements and purpose thereof. - Layout of lots with numbering and dimensions. - Floodway/Floodplain Delineation. - Topographic Map. - Area Map.	Satisfied
	741-203.D – Traffic Control Plan - Traffic control street signs and devices. - Traffic calming devices. - Bicycle facilities. - Sidewalks and pedestrian facilities. - Transit facilities, such as bus stops pads or shelter. - Street lighting.	Satisfied

	741-203.E– Natural infrastructure plan (major plats containing more than 20 lots) • 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 • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)	Satisfied
	741-205 – Waivers • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • 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; • 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; • 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 • 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.	Sidewalk Waiver Not Needed Due to Existing Sidewalk
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
	741-302.A – Lots: • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map.	Satisfied

	741-302.B – Frontage and Access: - Through lots should be avoided except where necessary for primary arterial separation and topography challenges. - Triple frontage lots are prohibited. - Lots abutting alleys must have vehicular access exclusively from alley. - Lots shall not have direct access to arterial streets. - 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.	Satisfied
	741-302.C – Blocks: - Shall not exceed maximum block lengths per Table 741-302.1 - If exceeded, it must be demonstrated that: - There are improved pedestrian easements at intervals of 400 feet or less. - Adequate traffic calming provisions are made. - The block length must be exceeded because of physical conditions of the land.	Satisfied
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
	741-303.A – General: - 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> - Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. - Not more than two streets shall intersect at any one point. - Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. - All streets shall be dedicated to the public. Alleys may be private. - 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.	Satisfied

	<i>741-303.B – Through Connectivity (Metro Context Area):</i> - 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. - Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. - 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. - 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. - 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. - Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.	Satisfied
	<i>741-303.D – Cul-de-sacs (Metro Context Area):</i> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.	Satisfied
741-304-316 Additional Development Items EVALUATION		
	<i>741.304.A-C – Traffic Control Devices:</i> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i>	Satisfied
	<i>741.305 – Numbering and naming:</i> <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i>	See Condition #4
	<i>741.306 – Sidewalks:</i> <i>Sidewalks shall be provided along all internal and external streets.</i>	Satisfied
	<i>741.307-309 – Easements, Utilities, Stream Protection Corridors:</i> <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> <i>All utilities shall be located underground.</i> <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i>	Satisfied

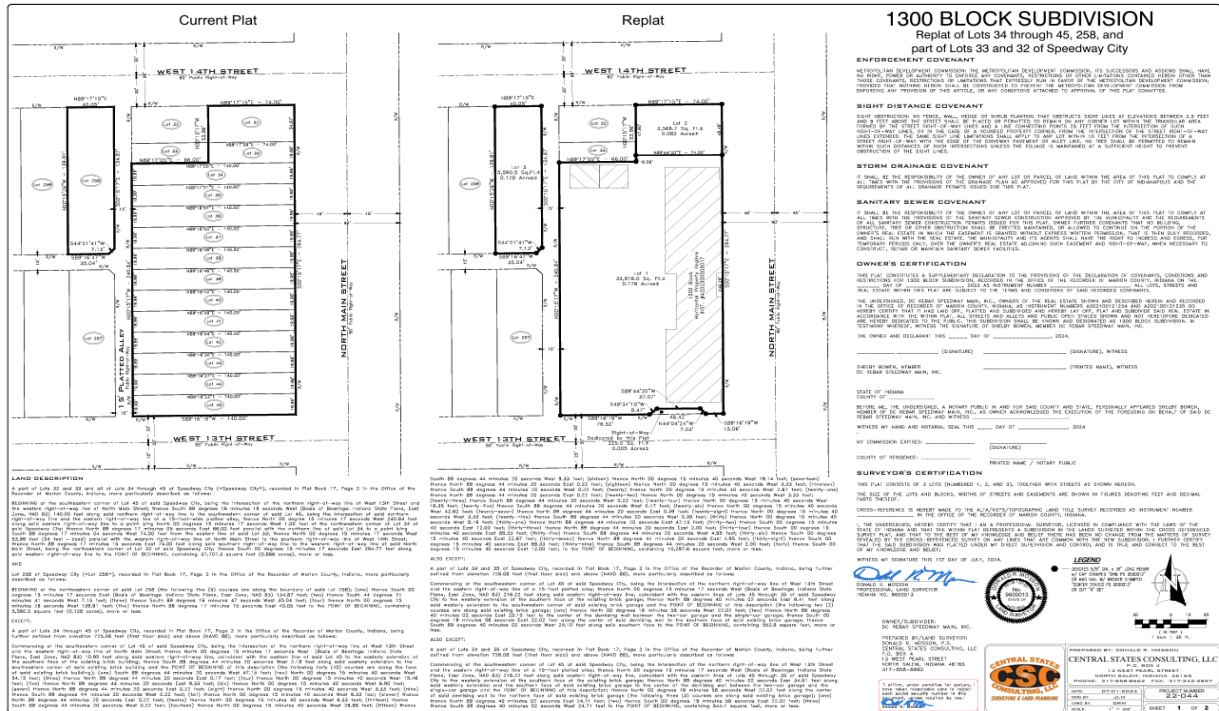
	<i>741.310 – Common Areas, Open Space and Public Sites (Compact Context Area):</i> <i>Required for subdivisions with more than 20 dwelling units.</i> <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> <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> <i>Reservation of land for public/semi-public purpose.</i>	Satisfied
	<i>741-312 – Monuments</i> <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>	Satisfied
	<i>741.313 – Flood Control:</i> <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> <i>For Zone AE areas, the plat must show the BFE topographic line.</i> <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>	Satisfied
	<i>741.316 – Street Lighting:</i> <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i>	Satisfied

EXHIBITS

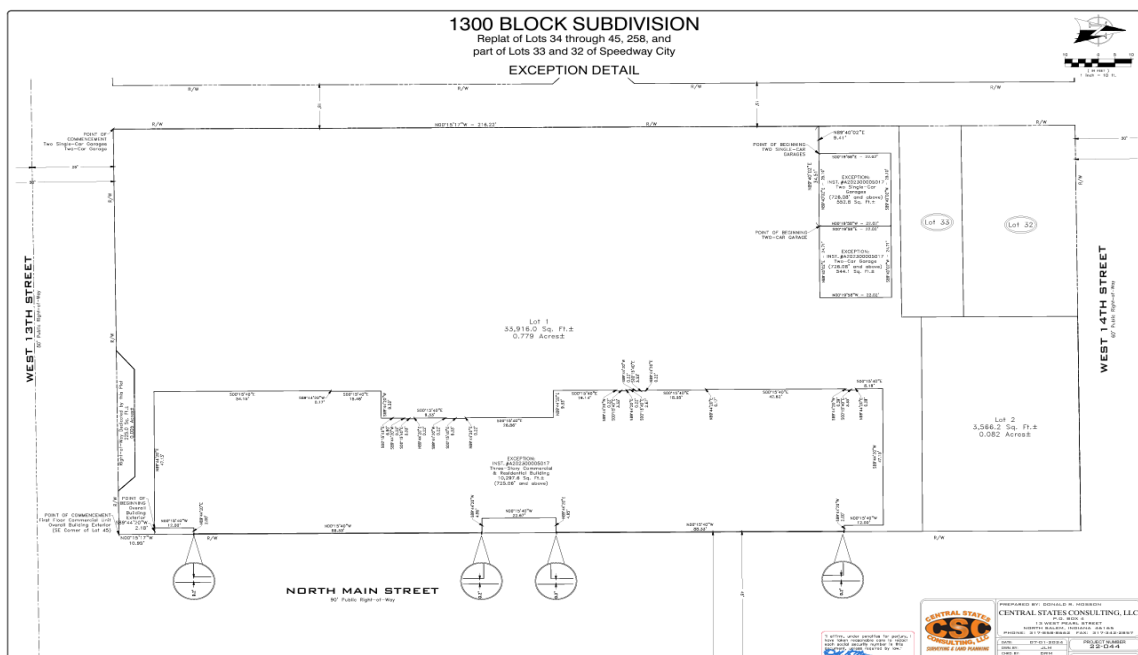
2026-PLT-052; Aerial Map



2026-PLT-052; Plat



2026-PLT-052; Replat



2026-PLT-052; Findings of Fact

FINDINGS OF FACT

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

Sidewalks are already in place along North Main Street, West 13th Street, and West 14th Street. They were built as part of the site's approved streetscape work, so this waiver doesn't change anything for people walking through the area.

2. 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 because:

The sidewalks were already built under the original site plan approval (2021-APP-010), before this plat was ever filed. Most properties going through this process haven't already built their sidewalks ahead of time the way this one has.

3. 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:

There's no good reason to make the owner build sidewalks that are already there and working fine. That would just mean paying to duplicate something that already exists - not a choice the owner made, just the reality of how the site was already built.

4. 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 because:

The whole point of the sidewalk requirement is to make the area walkable, and that's already been done. This subdivision meets that goal without needing anything new built.

5. 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 because:

This waiver only deals with the sidewalk requirement. It doesn't touch the property's current zoning, its use, or any official zoning maps.

2026-PLT-052; Town of Speedway Special Hearing Examiner Decision Letter for 2021-APP-010



TOWN OF SPEEDWAY
Special Hearing Examiner

5300 Crawfordsville Road
Speedway, Indiana 46224-5406
317-246-4111

Town Manager

Town Clerk Treasurer

Jacob Blasdel

May 20, 2021

LandWorx Engineering, LLC
Mr. Benjamin Houle
1828 Central Avenue, Suite 201
Indianapolis, IN 46202

Re: 1302, 1330, 1344, 1346 Main St and 4909 W. 14th St, Speedway IN 46224

Dear Mr. Houle,

This letter is to advise you that on May 17, 2021, Petition 2021-APP-010 was heard by the Speedway Special Hearing Examiner.

The petition was approved, subject to substantial compliance with the site and landscaping plans, file dated April 14, 2021. The final landscape plan for the parking lot west of the alley, abutting the residential district, must be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).

If you have any questions or concerns, please contact me at (317) 481-0847.

Sincerely,

Timothy J. Ramion
Special Hearing Examiner

2026-PLT-052; Photographs

Photograph 1: Subject Site View from the North Facing Main Street (September 2026)



Photograph 2: Subject Site View from the East Facing 13th Street (September 2026)



Photograph 3: Subject Site View from the South of 1302 Main Street (September 2026)



Photograph 4: Subject Site View from the West of 1302 Main Street (September 2026)



Photograph 5: Subject Site View from the North of 4921 W. 14th Street (September 2026)



Photograph 5: Subject Site View from the East of 4921 W. 14th Street (September 2026)



Photograph 5: Subject Site View from the South of 4921 W. 14th Street (September 2026)



Photograph 5: Subject Site View from the Northwest of 4921 W. 14th Street (September 2026)



Photograph 5: Subject Site View Of the Public Alley Connecting to West 13th Street

