

## PLAT COMMITTEE

September 10, 2025

**Case Number:** 2025-PLT-045 (Amended)  
**Property Address:** 8606 Lafayette Road (*Approximate Address*)  
**Location:** Pike Township, Council District #1  
**Petitioner:** Chris Cox, by Evan Lattner  
**Zoning:** C-1 (FF) and C-3 (FF)  
**Request:** Approval of a Subdivision Plat to be known as Fishback Creek Overlook, subdividing 6.1 acres into three lots, with a waiver of sidewalks along Lafayette Road and West 86<sup>th</sup> Street.  
**Waiver Requested:** None  
**Current Land Use:** Commercial  
**Staff Reviewer:** Noah Stern, Senior Planner

## PETITION HISTORY

This petition was continued from the August 13, 2025, Plat Committee, to the September 10, 2025, Plat Committee, to provide time for the petition to be amended. On August 13, 2025, the petition was amended to include a waiver of sidewalks along 86<sup>th</sup> Street and along Lafayette Road.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 11, 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 sidewalk waiver request for Lots 1 and 2 along 86<sup>th</sup> Street be approved.
13. That the sidewalk waiver request for Lot 3, along 86<sup>th</sup> Street and along Lafayette Road be denied.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-1 and C-3 and developed with commercial uses. The proposed plat would subdivide the property into three lots to provide for a commercial development. The proposed plat meets the standards of the C1 and C-3 zoning classification.

### STREETS

Lot One and Lot Two would front on West 86<sup>th</sup> Street and Lot Three would front on Lafayette Road. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are required along Lafayette Road and along West 86<sup>th</sup> Street. Staff believes installing sidewalks to be an integral step in advancing pedestrian safety and connectivity throughout Marion County. The subject site has ample frontage and space for new sidewalks along the Lafayette Road frontage as well as the West 86<sup>th</sup> frontage for the proposed Lot 3. Additionally, sidewalks are existing on Lafayette Road directly to the south of the subject site. Therefore, Staff is not supportive of the waiver sidewalks along Lafayette Road, nor along the portion of West 86<sup>th</sup> Street that fronts along Lot 3. The remaining portion of the West 86<sup>th</sup> Street frontage contains numerous barriers and difficulties for installing sidewalks. The frontage is heavily wooded, contains significant grade change, and contains a bridge that is not wide enough to feasibly install sidewalks without widening the bridge. Therefore, Staff is supportive of the waiver of sidewalks for the portions of West 86<sup>th</sup> Street that front proposed Lot 1 and Lot 2.

## GENERAL INFORMATION

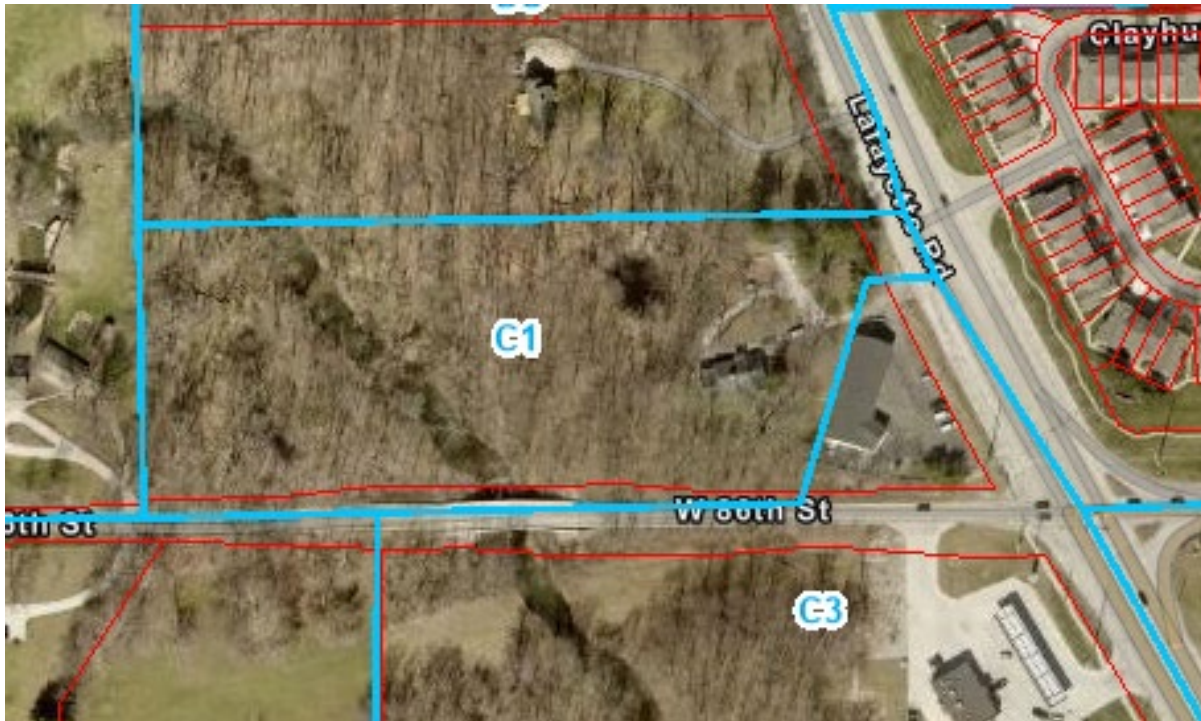
<b>Existing Zoning</b>	C-1 (FF) and C-3 (FF)	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Rural or Estate Neighborhood /Suburban Neighborhood /Linear Park	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-S	Single-family residential
South:	C-3	Commercial
East:	D-P	Multi-family residential
West:	D-2	Single-family residential



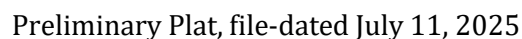
Department of Metropolitan Development  
Division of Planning  
Current Planning

Thoroughfare Plan		
Lafayette Road	Secondary Arterial	164-foot ROW existing and 102-foot proposed
West 86 <sup>th</sup> Street	Primary Collector	60-75 -foot ROW existing and 80-foot proposed
Petition Submittal Date		July 3, 2025

EXHIBITS



Aerial Photo





PHOTOS













