

## PLAT COMMITTEE

March 13, 2024

<b>Case Number:</b>	2024-PLT-010
<b>Property Address:</b>	2955 North Meridian Street ( <i>Approximate Address</i> )
<b>Location:</b>	Center Township, Council District #12
<b>Petitioner:</b>	2955 Indy IN LLC, by Misha Rabinowitch
<b>Zoning:</b>	C-1 (RC)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as 29 <sup>th</sup> & Meridian Subdivision, dividing 9.035 acres into two lots and two blocks.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Three-story commercial office structure and surface parking lot
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 1, 2024, 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**

The subject site is zoned C-1 (RC) and is located at the southeast corner of 30<sup>th</sup> Street and Meridian Street. A three-story commercial office building is located on the western part of the site, with frontage along Meridian Street and 30<sup>th</sup> Street.

The proposed plat would create two lots and two blocks, with Lot One being 5.141 acres and Lot Two being 1.110 acres. The existing building would be located on Lot One. Block A would be 0.873-acre and Block B would be 1.911 acres. From these two blocks, lots would be created by a future plat petition before development would occur.

This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

**STREETS**

The site is surrounded by four streets: Meridian Street to the west, 30<sup>th</sup> Street to the north, Talbott Street to the east and 29<sup>th</sup> Street to the south. No new streets would be created. In addition, sidewalks surround the site along all four rights-of-way that abut the site.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-1 (RC)	
<b>Existing Land Use</b>	Three-story commercial office structure and surface parking	
<b>Comprehensive Plan</b>	Office commercial uses development	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	C-3 / C-4 / D-8 Utility structure / surface parking / multi-family dwellings
	South:	C-1 / PK-1 (RC) Offices / Al E. Polin park
	East:	D-5 Residential
	West:	C-S (RC) Offices
<b>Thoroughfare Plan</b>		
Meridian Street	Primary Arterial	78-foot existing and proposed
29 <sup>th</sup> Street	Primary Arterial	78-foot existing and proposed
30 <sup>th</sup> Street	Primary Arterial	78-foot existing and proposed
Talbott Street	Primary Arterial	56-foot existing and proposed
<b>Petition Submittal Date</b>	February 1, 2024	

EXHIBITS

**29TH & MERIDIAN SUBDIVISION - SECONDARY PLAT**  
 SECTION 1, TOWNSHIP 15 NORTH, RANGE 3 EAST,  
 INDIANAPOLIS, CENTER TOWNSHIP,  
 MARION, INDIANA

CREATED	DATE	BY	REVISION



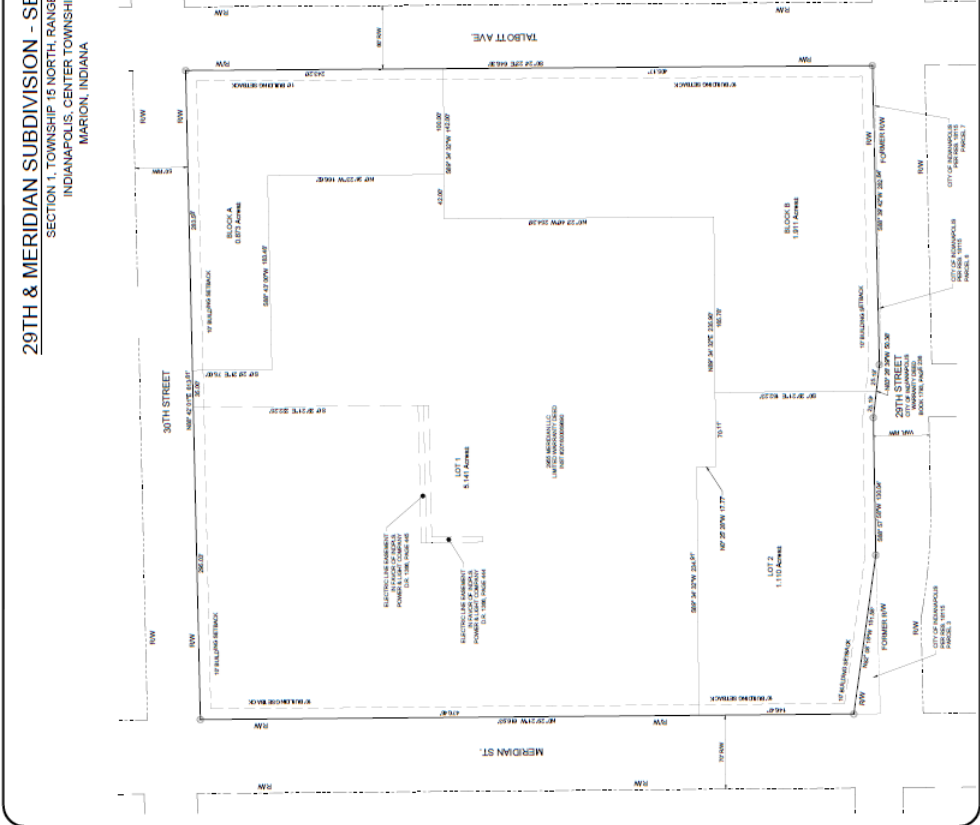
**LEGAL DESCRIPTION:**  
 SECTION 1, TOWNSHIP 15 NORTH, RANGE 3 EAST, INDIANAPOLIS, CENTER TOWNSHIP, MARION, INDIANA. THE LEGAL DESCRIPTION OF THE LANDS DESCRIBED HEREIN IS AS SHOWN ON THE ATTACHED MAP, AND THE SAID MAP IS HEREBY REFERRED TO AS THE MAP. THE MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP, AND THE ORIGINAL MAP IS ON FILE IN THE OFFICE OF THE CLERK OF MARION COUNTY, INDIANA. THE SAID MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP, AND THE ORIGINAL MAP IS ON FILE IN THE OFFICE OF THE CLERK OF MARION COUNTY, INDIANA. THE SAID MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP, AND THE ORIGINAL MAP IS ON FILE IN THE OFFICE OF THE CLERK OF MARION COUNTY, INDIANA. THE SAID MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP, AND THE ORIGINAL MAP IS ON FILE IN THE OFFICE OF THE CLERK OF MARION COUNTY, INDIANA.

**WITNESSES:**  
 I, DONALD S. MOSSON, County Clerk of Marion County, Indiana, do hereby certify that the foregoing is a true and correct copy of the original map as filed in my office. In testimony whereof, I have hereunto set my hand and the seal of said county at Indianapolis, Indiana, this 15th day of November, 2024.

**STATE OF INDIANA**  
 COUNTY OF MARION  
 DONALD S. MOSSON  
 COUNTY CLERK

**STATE OF INDIANA**  
 COUNTY OF MARION  
 I, [Name], do hereby certify that the foregoing is a true and correct copy of the original map as filed in my office. In testimony whereof, I have hereunto set my hand and the seal of said county at Indianapolis, Indiana, this 15th day of November, 2024.

**STATE OF INDIANA**  
 COUNTY OF MARION  
 I, [Name], do hereby certify that the foregoing is a true and correct copy of the original map as filed in my office. In testimony whereof, I have hereunto set my hand and the seal of said county at Indianapolis, Indiana, this 15th day of November, 2024.



**SECONDARY PLAT**  
 29TH AND MERIDIAN ST  
 INDIANAPOLIS, INDIANA

MARION COUNTY DEPARTMENT OF METROPOLITAN DEVELOPMENT  
 300 MARKET STREET, SUITE 100  
 INDIANAPOLIS, IN 46204  
 WWW.DMPINTEL.COM

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Small text at the bottom of the page, likely a disclaimer or technical note.

Photos



View of the site from the intersection of 29<sup>th</sup> Street and Talbott Street



View of site along Talbott Street looking north



View of site along Talbott Street looking north



View of sidewalk and site from the intersection of 30<sup>th</sup> Street and Talbott Street looking west



View of sidewalk and site along 30<sup>th</sup> Street





View of private entrance to surface parking lot along 30<sup>th</sup> Street



View of site along Meridian Street



View of site along Meridian Street



View of site along 29<sup>th</sup> Street from Meridian Street intersection



View of private entrance to surface parking lot along 29<sup>th</sup> Street