



PLAT COMMITTEE

March 12, 2025

Case Number: 2025-PLT-003
Property Address: 777 South White River Parkway, West Drive (*Approximate Address*)
Location: Center Township, Council District #18
Petitioner: Board of School Commissioners of the City of Indianapolis
Zoning: SU-2 (RC) (FF) (FW)
Request: Approval of a Subdivision Plat to be known as Thomas A. Edison School No. 47 Plat, subdividing 16.4 acres into two lots.
Waiver Requested: None
Current Land Use: Public school and recreation areas
Staff Reviewer: Jeffrey York, Principal Planner II

PETITION HISTORY

This petition was automatically continued from the February 12, 2025, Plat Committee to the March 12, 2025, Plat Committee, by request of a registered neighborhood organization. As of this writing, no new information has been submitted to the file.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 19, 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 SU-2 (RC) (FF) (FW) and is developed with a neighborhood school, with recreational sports fields. Proposed Lot One would be one acre in size and is currently undeveloped. Proposed Lot Two would be the remaining 15.4 acres where the school and sports fields would remain. The proposed plat generally meets the standards of the SU-2 zoning classification.

STREETS

Both lots would be accessed from White River Parkway, West Drive. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks exist along the frontage of both lots.

REGIONAL CENTER

The site is within the boundaries of the Regional Center, an overlay zone that would require design review through the filing of a Regional Center Approval petition before permits could be issued before development of the site could occur. As of this writing, no Regional Center Approval petition has been filed for the subject site.

FLOODWAY

A portion of the site is White River and within the floodway.

GENERAL INFORMATION

Existing Zoning	SU-2
Existing Land Use	Educational uses
Comprehensive Plan	City Neighborhood



Department of Metropolitan Development
Division of Planning
Current Planning

Surrounding Context	Zoning	Land Use
North:	C-1	Office
South:	SU-9	Fire Station #19
East:	SU-2 (FF) (FW)	White River
West:	C-S / D-5 (FF)	Event center / Single-family residential
Thoroughfare Plan		
White River Parkway, West Drive	Primary Collector	56-foot right-of-way existing and proposed
Petition Submittal Date	December 19, 2024	

EXHIBITS





