

PLAT COMMITTEE

December 11th, 2024

Case Number:	2024-PLT-072
Property Address:	6151 Michigan Road
Location:	Washington Township, Council District #2
Petitioner:	Tammy Merriweather, Kimberly Thompson, and Tonya Russell, by Paul Carroll
Zoning:	D-3/ SU-1
Request:	Approval of a Subdivision Plat, to be known as St. Monica Catholic School Plat, dividing 4.93 acres into two lots
Waiver Requested:	None
Current Land Use:	Residential
Staff Reviewer:	Desire Irakoze, Principal Planner II

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 November 13th, 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.
11. That the petitioner agrees to install a sidewalk within 5 years, a new structural permit is sought, or upon the sale of the property, whichever occurs first.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is 4.93 acres and zoned D-3 and SU-1. If approved, this plat petition will split the existing property into two (2) lots. Lot one (1) would be 1.73 acres and lot two (2) would be 2.90 acres. There is 0.30 acres being dedicated for Right of Way. If this plat petition is approved, the existing primary structure will remain on lot one, and the parking lot on lot two.

REZONE

The property is split zoned this occurred when the eastern side of property was rezoned in 2000 (2000-ZON-178) from D-3 to SU-1 to provide for the off-street parking lot for the existing school and church. An Administrative Approval was granted in 2007 for a 426-spot parking lot.

The property was never platted after the rezone.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. If the existing single-family residential home is ever to be removed, any new development on either lot would be required to meet all development standards of the D-3 Dwelling District or SU-1 Religious Use, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

SIDEWALKS

Per 744-302 Construction of Sidewalks in the Right-of-way and Table 744.302-1 the applicant will be required to put in a 6' sidewalk along Michigan Rd.

GENERAL INFORMATION

Existing Zoning	D-3/SU-1	
Existing Land Use	Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	Zoning	Land Use
North:	SU-1/SU-37	Exempt
South:	SU-1	Rural or Estate Neighborhood
East:	D-A	Suburban Neighborhood
West:	D-2	Rural or Estate Neighborhood
Thoroughfare Plan		



Department of Metropolitan Development
Division of Planning
Current Planning

Michigan Rd	Primary Arterial	100 feet existing and 120 feet proposed
Petition Submittal Date	October 31 st , 2024	

EXHIBITS

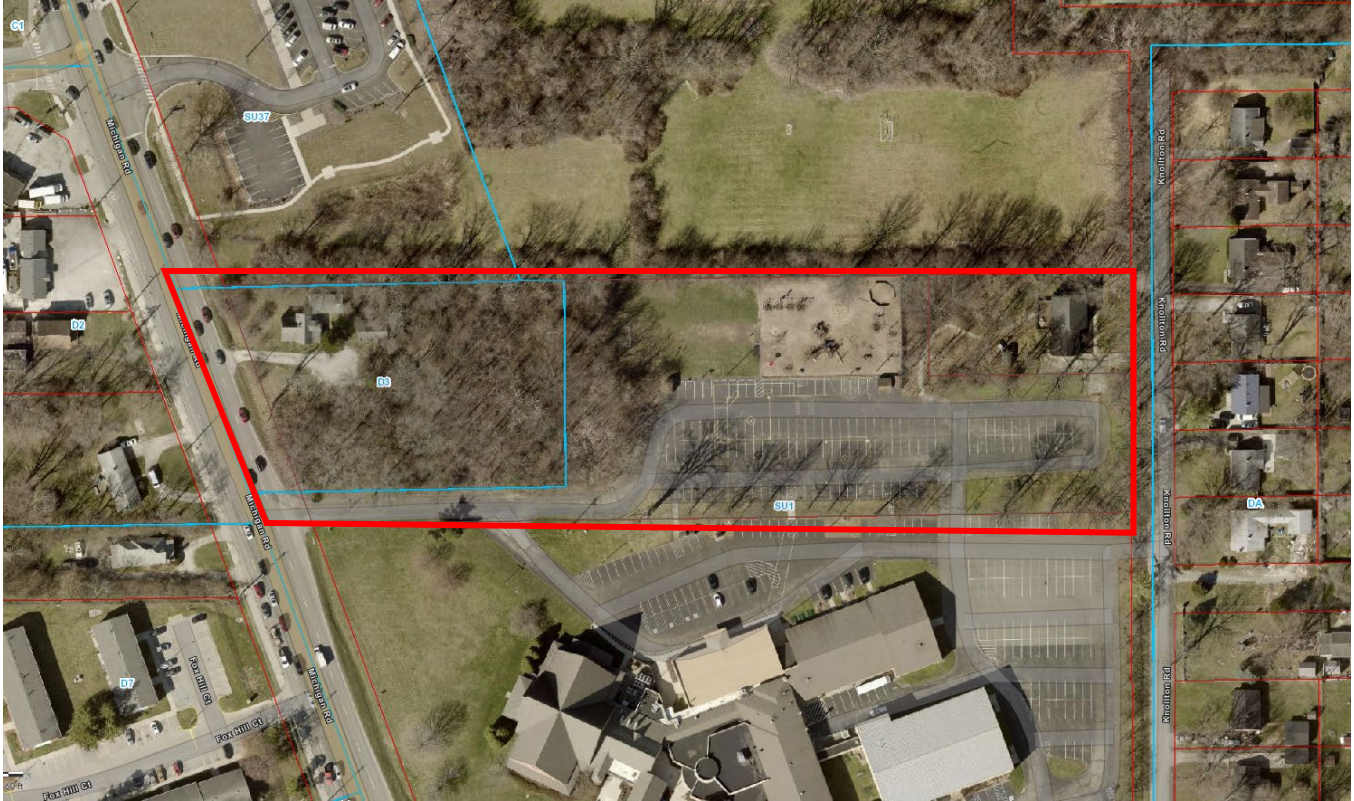
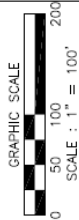
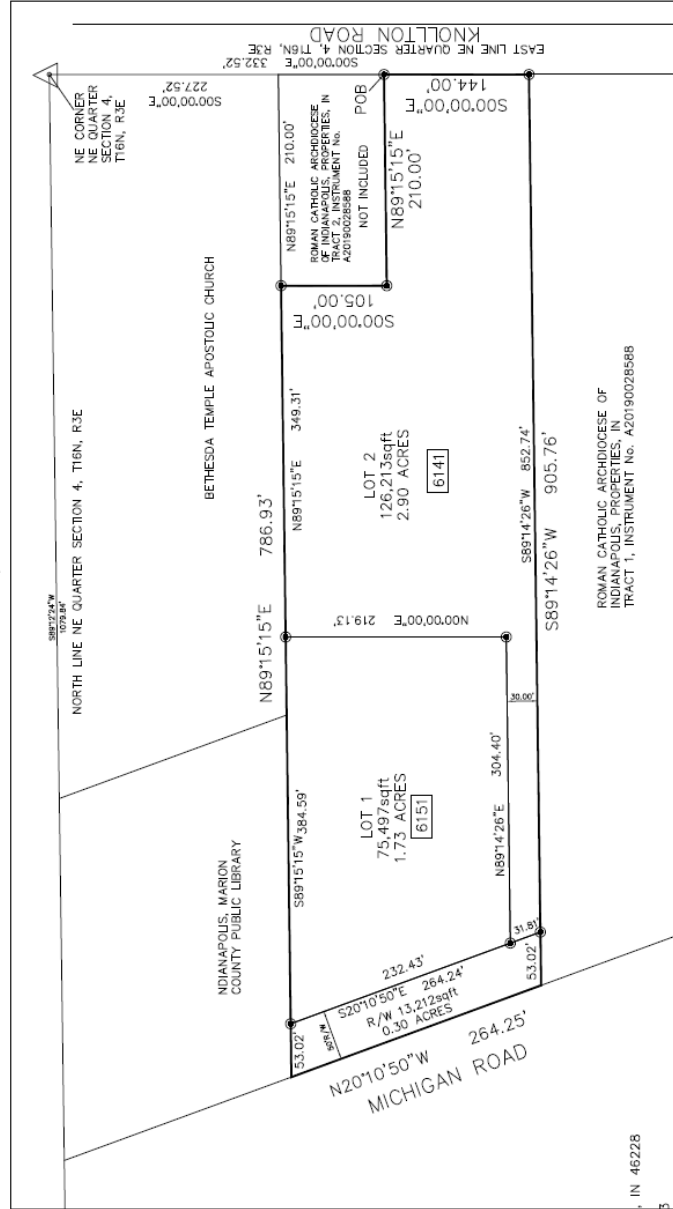


Exhibit 1: Aerial image of 6151 Michigan Road and the surrounding area from DMD's ArcGIS. The subject parcel is shown in Red.

SECONDARY PLAT

ST MONICA CATHOLIC SCHOOL PLAT
INDIANAPOLIS, INDIANA
6151 MICHIGAN ROAD INDIANAPOLIS, INDIANA



LEGEND

- R/W RIGHT-OF-WAY
- 5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET
- [1035] PROPERTY ADDRESS

OWNER/ SUBDIVIDER SOURCE OF TITLE

TAMMY MERRIWEATHER
KIMBERLY THOMPSON
TONYA RUSSELL
6151 MICHIGAN RD INDIANAPOLIS, IN 46228
INSTRUMENT No. A202400022665

SURVEYOR

"THIS INSTRUMENT PREPARED BY:
NATHAN ALTHOUSE
MILLER SURVEYING, INC.
48 CONNER STREET
OBLESVILLE, IN. 46060
p. 773-2644 Fx 773-2694
ATE: OCTOBER 22, 2024
sp. No. B41755

Exhibit 2: plat of 6151 Michigan Road.

Exhibit 3: 1502 Dunlap Avenue survey with proposed parcel splits.



Exhibit 4: Looking East 6151 Michigan Rd.



Entrance to church and parking lot.



Exhibit 6: Private Drive into parking lot.