

## PLAT COMMITTEE

January 8, 2025

<b>Case Number:</b>	2024-PLT-067 (Amended)
<b>Property Address:</b>	5400 West 86 <sup>th</sup> Street ( <i>Approximate Address</i> )
<b>Location:</b>	Pike Township, Council District #1
<b>Petitioner:</b>	Asphalt Materials Inc, by Andrew Dotson
<b>Zoning:</b>	I-4
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Asphalt Materials Minor Subdivision II, dividing 4.33 acres into two lots, with a waiver of the sidewalk requirement along Robbins Road and 86th Street, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.
<b>Waiver Requested:</b>	Waiver of the sidewalk requirement along Robbins Road
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Noah Stern, Senior Planner

## PETITION HISTORY

This petition was continued to the December 10, 2024 Plat Committee hearing to revise the request.

The petitioner is requested an additional continuance to the January 8, 2025 Plat Committee hearing to allow for further review.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 7, 2024, 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 waiver of the sidewalk requirement along Robbins Road be denied.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This site is zoned I-4 and developed with commercial uses. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the I-4 zoning classification.

**STREETS**

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

**SIDEWALKS**

Sidewalks are existing on West 86<sup>th</sup> Street and do not exist along Robbins Road and are required along all public rights-of-way. The petitioner is seeking a waiver of the sidewalk requirement along Robbins Road. Staff believes that sidewalks are an important and necessary infrastructural element of public right-of-way that increases connectivity, access, and safety, for any members of the public not using a motor vehicle. With sidewalks existing along West 86<sup>th</sup> Street, Staff believes a connection to this piece of sidewalk to Robbins Road to be beneficial and valuable in the ongoing effort to improve pedestrian access and safety around the City. DPW indicated that they believe sidewalks can be placed along the Robbins Road frontage of the subject site, and that there are options for solving physical difficulties such as drainage ditches, curb cuts, and obstructions. Therefore, Staff is not supportive of the waiver request, and recommends that sidewalks be placed along the entire Robbins Road frontage.

**GENERAL INFORMATION**

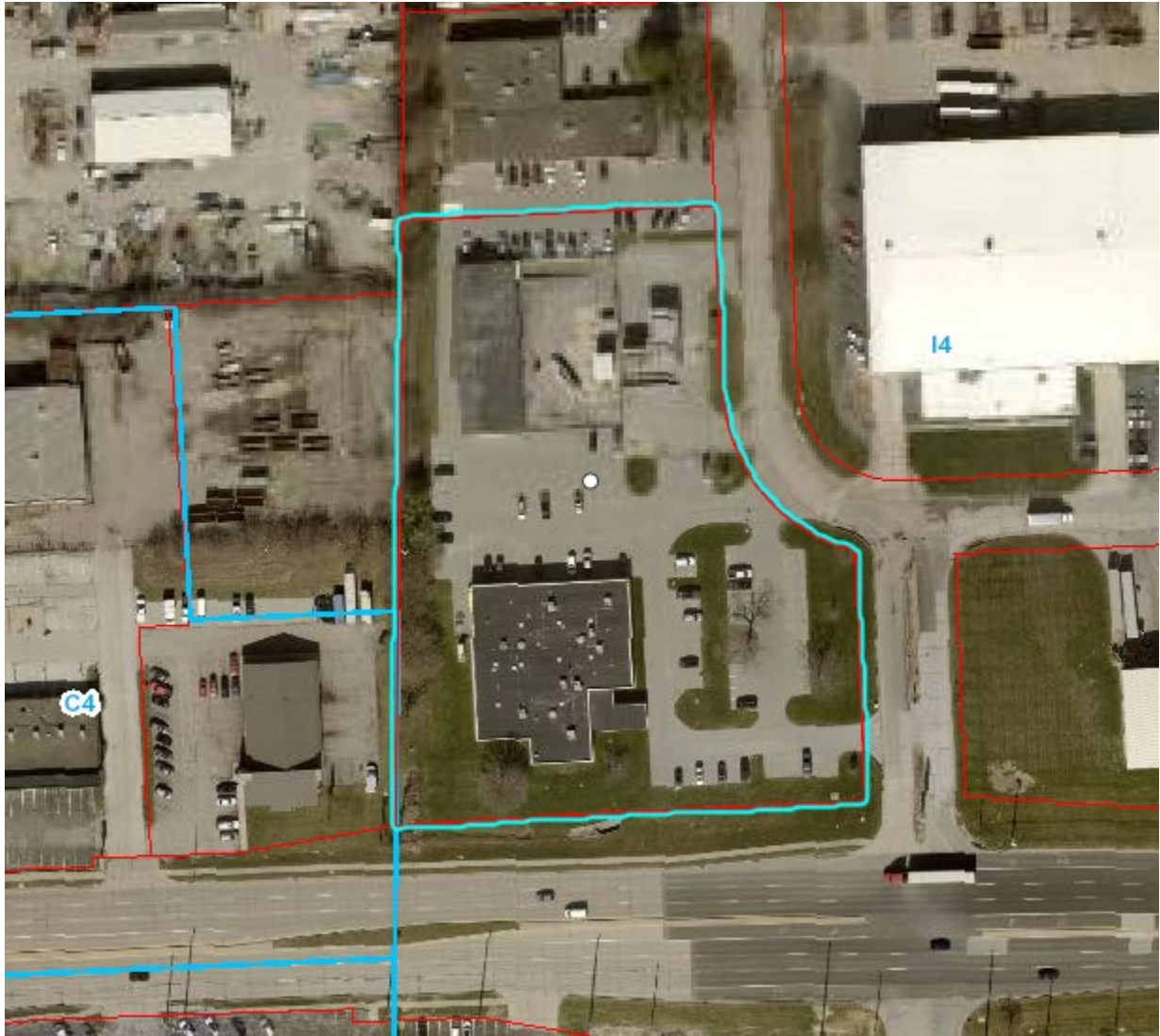
<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-4	Commercial
South:	I-4	Industrial
East:	I-4	Commercial



**Department of Metropolitan Development  
Division of Planning  
Current Planning**

<b>West:</b>	C-4	Commercial
<b>Thoroughfare Plan</b>		
West 86 <sup>th</sup> Street	Primary Arterial	195-foot ROW existing and 134-foot proposed
Robbins Road	Local Street	80-foot ROW existing and 50-foot proposed
<b>Petition Submittal Date</b>		
		October 4, 2024

EXHIBITS



ASPHALT MATERIAL MINOR SUBDIVISION II  
 PRELIMINARY PLAT

**LEGAL DESCRIPTION:**  
 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST, COUNTY OF HAMILTON, INDIANA, AS SHOWN ON THE SURVEY MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HAMILTON COUNTY, INDIANA, ON FEBRUARY 28, 2008, UNDER INSTRUMENT #20080220, SUBJECT TO THE RIGHTS AND INTERESTS THEREIN LAST MENTIONED, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST, COUNTY OF HAMILTON, INDIANA, AS SHOWN ON THE SURVEY MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HAMILTON COUNTY, INDIANA, ON FEBRUARY 28, 2008, UNDER INSTRUMENT #20080220, SUBJECT TO THE RIGHTS AND INTERESTS THEREIN LAST MENTIONED, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST, COUNTY OF HAMILTON, INDIANA, AS SHOWN ON THE SURVEY MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HAMILTON COUNTY, INDIANA, ON FEBRUARY 28, 2008, UNDER INSTRUMENT #20080220, SUBJECT TO THE RIGHTS AND INTERESTS THEREIN LAST MENTIONED, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST, COUNTY OF HAMILTON, INDIANA, AS SHOWN ON THE SURVEY MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HAMILTON COUNTY, INDIANA, ON FEBRUARY 28, 2008, UNDER INSTRUMENT #20080220, SUBJECT TO THE RIGHTS AND INTERESTS THEREIN LAST MENTIONED, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST, COUNTY OF HAMILTON, INDIANA, AS SHOWN ON THE SURVEY MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HAMILTON COUNTY, INDIANA, ON FEBRUARY 28, 2008, UNDER INSTRUMENT #20080220, SUBJECT TO THE RIGHTS AND INTERESTS THEREIN LAST MENTIONED.

**RESUBDIVISION OF LAND SURVEYS:**  
 THE UNDERSIGNED HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF INDIANA, NO. 21609, AND THAT THE INSTRUMENT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM AWARE OF THE CONTENTS.

WITNESS MY SIGNATURE THIS 4TH DAY OF OCTOBER, 2024.

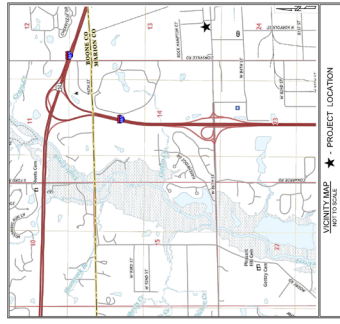
JACOB T. HOFFMAN  
 SURVEYOR

STATE OF INDIANA  
 SURVEYOR  
 NO. 21609

**OWNER'S CERTIFICATE:**  
 I, ASPHALT MATERIALS, INC., DO hereby certify that I am the owner of the land herein described and that I have read the above and understand the contents thereof, and that I have executed the same for the purposes therein expressed.

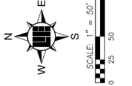
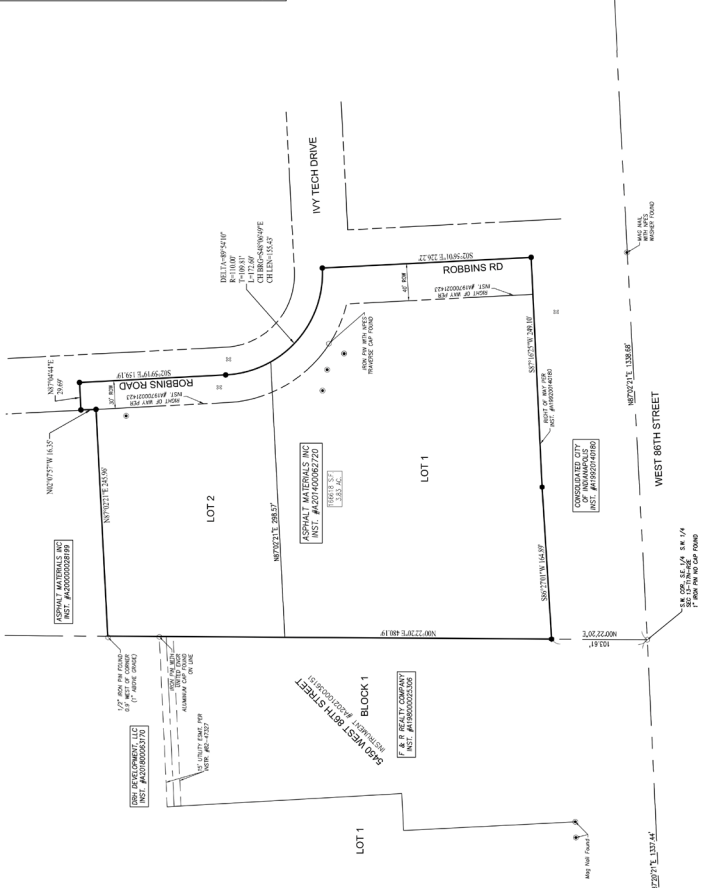
2024  
 10/04/2024

ASPHALT MATERIALS, INC.  
 BY: [Signature]



**TABLE SHOWING DIMENSIONAL STANDARDS**

TYPE OF ROAD	RIGHT-OF-WAY WIDTH	MINIMUM CURVE RADIUS	MINIMUM GRADE	MINIMUM CLEARANCE
Intersecting Street	60'-0"	100'-0"	3.0%	14'-0"
Through Street	60'-0"	100'-0"	3.0%	14'-0"
Collector Street	60'-0"	100'-0"	3.0%	14'-0"
Local Street	60'-0"	100'-0"	3.0%	14'-0"



ASPHALT MATERIALS, INC.  
 8720 ROBBINS RD  
 MARIETTA, IN 46208  
 317-783-4388

PROJECT NO. 062584  
 This instrument prepared by: Jacob T. Hoffman  
 WEIHE ENGINEERS  
 317-846-6611  
 317-843-0346

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 317-846-6611  
 317-843-0346

ALLAN W. WEIHE, P.L.L.C. FOUNDER

WEIHE ENGINEERS, INC.

WEIHE ENGINEERS, INC.

WEIHE ENGINEERS, INC.

WEIHE ENGINEERS, INC.



PHOTOS











