

PLAT COMMITTEE

February 12, 2025

Case Number:	2024-PLT-067 (Amended)
Property Address:	5400 West 86 th Street (<i>Approximate Address</i>)
Location:	Pike Township, Council District #1
Petitioner:	Asphalt Materials Inc, by Andrew Dotson
Zoning:	I-4
Request:	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.
Waiver Requested:	Waiver of the sidewalk requirement along Robbins Road
Current Land Use:	Commercial
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

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

The petition was continued to the January 8, 2025 and to the February 12, 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 February 6, 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 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 86th Street and Robbins Road and Lot Two would front on Robbins Road. No new streets are proposed as part of this petition.

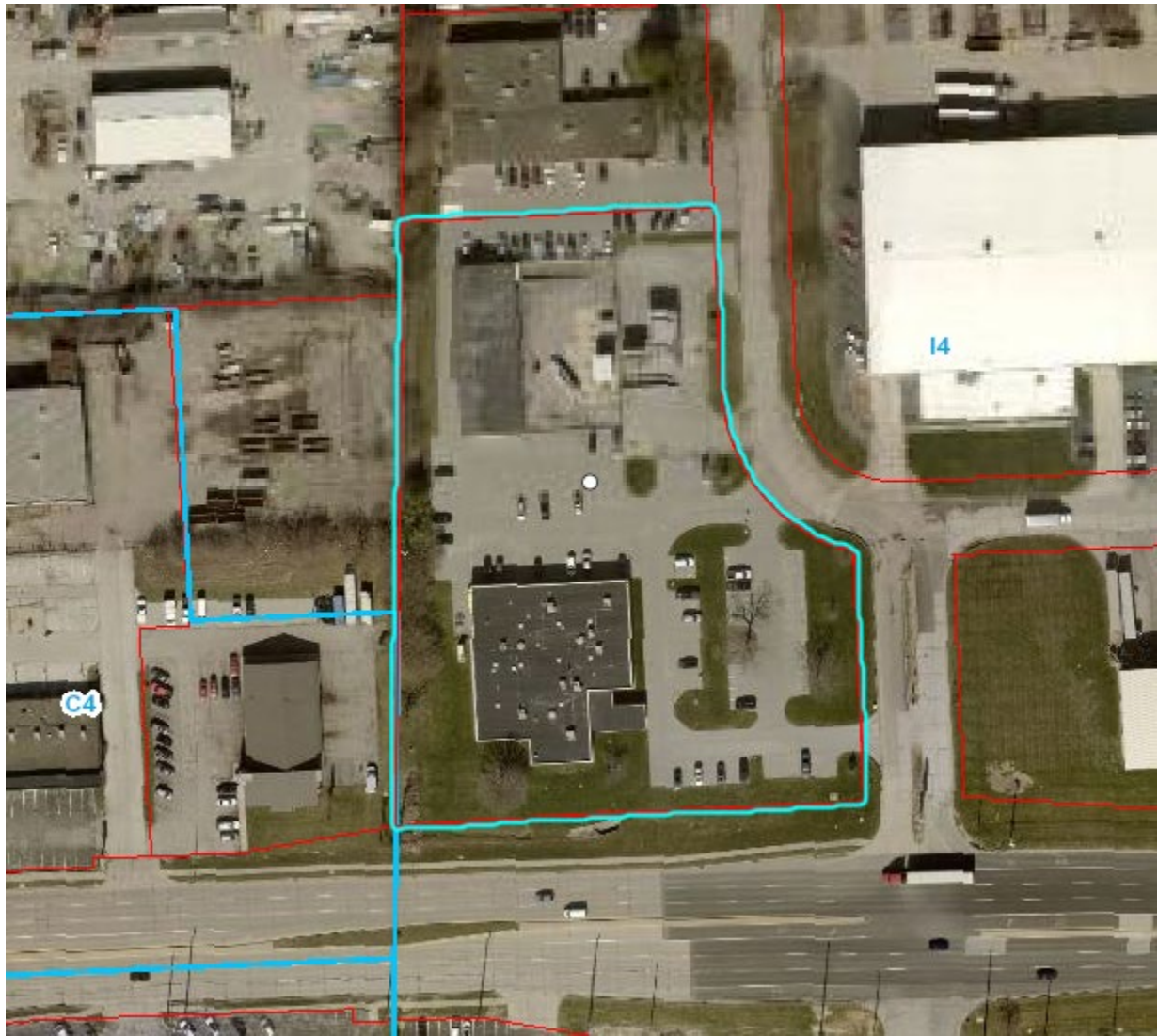
SIDEWALKS

Sidewalks are existing on West 86th Street and do not exist along Robbins Road and are required along all public rights-of-way. The petitioner has agreed to place sidewalks along Robbins Road, meaning the requested waiver of sidewalks is no longer needed and is to be removed from the request.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
	North:	I-4 Commercial
	South:	I-4 Industrial
	East:	I-4 Commercial
	West:	C-4 Commercial
Thoroughfare Plan		
West 86 th Street	Primary Arterial	195-foot ROW existing and 134-foot proposed
Robbins Road	Local Street	80-foot ROW existing and 50-foot proposed
Petition Submittal Date	October 4, 2024	

EXHIBITS



ASPHALT MATERIAL MINOR SUBDIVISION II
PRELIMINARY PLAT

LEGAL DESCRIPTION
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 2 EAST, MARION COUNTY, INDIANA BEING THAT 3.33 ACRES TRACT OF LAND SHOWN ON MAP #14000002200, MARION COUNTY, INDIANA, AS SHOWN ON SAID MAP OF SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 2 EAST MARKED BY A 1/4" NORTH ARROW IN THE SOUTHWEST CORNER OF SAID QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 2 EAST, MARION COUNTY, INDIANA BEING THAT 3.33 ACRES TRACT OF LAND SHOWN ON MAP #14000002200, MARION COUNTY, INDIANA, AS SHOWN ON SAID MAP OF SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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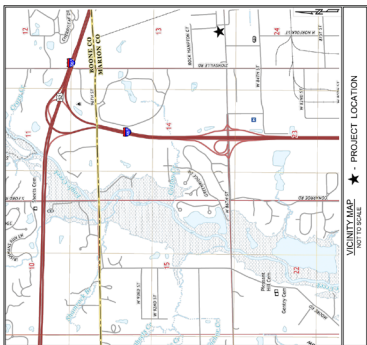
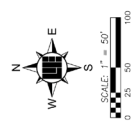
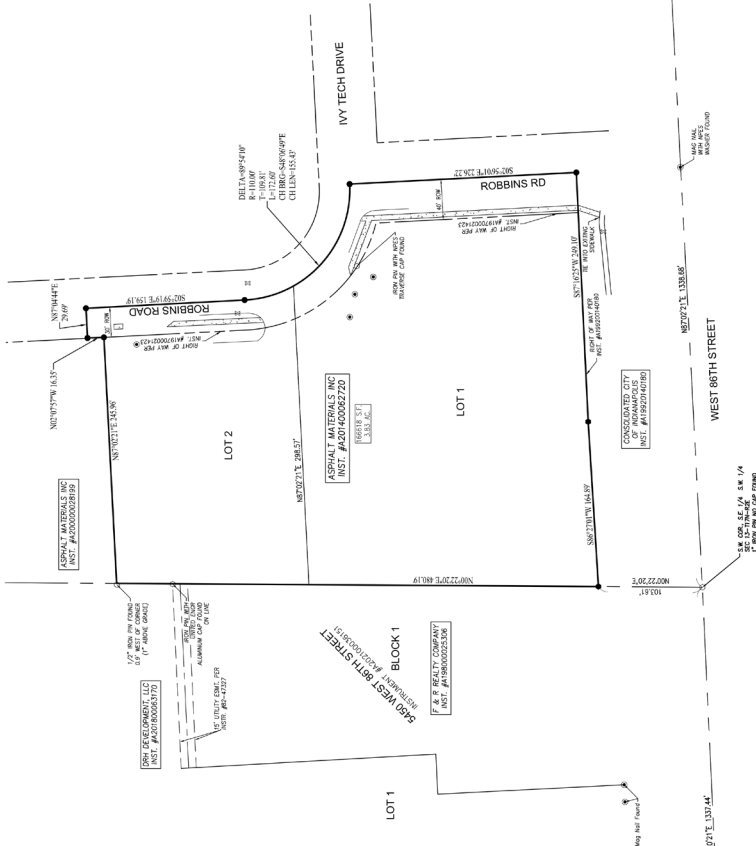


TABLE FOR 1943 C-4 DISTRICT DIMENSIONAL STANDARDS

MINIMUM LOT FRONTAGE	MINIMUM LOT AREA	MINIMUM LOT DEPTH	MINIMUM LOT WIDTH	MINIMUM LOT AREA	MINIMUM LOT DEPTH	MINIMUM LOT WIDTH
30 FT	10,000 SQ FT	100 FT	30 FT	10,000 SQ FT	100 FT	30 FT
40 FT	13,000 SQ FT	130 FT	40 FT	13,000 SQ FT	130 FT	40 FT
50 FT	17,000 SQ FT	170 FT	50 FT	17,000 SQ FT	170 FT	50 FT
60 FT	21,000 SQ FT	210 FT	60 FT	21,000 SQ FT	210 FT	60 FT
70 FT	25,000 SQ FT	250 FT	70 FT	25,000 SQ FT	250 FT	70 FT
80 FT	30,000 SQ FT	300 FT	80 FT	30,000 SQ FT	300 FT	80 FT
90 FT	35,000 SQ FT	350 FT	90 FT	35,000 SQ FT	350 FT	90 FT
100 FT	40,000 SQ FT	400 FT	100 FT	40,000 SQ FT	400 FT	100 FT



PROJECT NO. 14000002200
This instrument prepared for: **ASPHALT MATERIALS, INC**
8720 ROBBINS RD
INDIANAPOLIS, IN 46288
317-795-4389

This instrument prepared by: **WEIHER ENGINEERS**
10588 N. College Avenue
Indianapolis, Indiana 46230
317-844-4611
317-842-4408
317-843-0546/6A

REGISTERED LAND SURVEYOR CERTIFICATE
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF INDIANA AND THAT THE WITHIN PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE.

WITNESS MY SIGNATURE THIS 07TH DAY OF FEBRUARY, 2025.

Jacob T. Hoffman
Jacob T. Hoffman
2025-02-07

THIS SUBDIVISION CONSISTS OF FOUR (4) LOTS, NUMBERED 1, 2, 3, 4 AS SHOWN ON HEREON.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "ASPHALT MATERIALS MINOR SUBDIVISION II, A SUBDIVISION FOR COMMERCIAL PURPOSES IN PART TOWNSHIP MARION COUNTY, INDIANA."

THE SUBDIVISION IS DESIGNED TO INCLUDE FUTURE WATER, QUALITY BEST MANAGEMENT PRACTICES (BMP), AND OTHER NECESSARY UTILITIES. THE SUBDIVISION IS DESIGNED TO BE CONFORMANT WITH THE CITY OF INDIANAPOLIS AND THE REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND REGULATIONS.

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PHOTOS







