

PLAT COMMITTEE

February 11, 2026

Case Number:	2025-VAC-013
Property Address:	2215 and 2243 Alvord Street, and 2202, 2228, and 2230 Yandes Street (Approximate Addresses)
Location:	Center Township, Council District #13
Petitioner:	Thomas and Skinner, LLC, by Benjamin Spandau and Thomas Steele
Request:	Vacation of the first north-south alley, east of Alvord Street, being 20 feet in width, beginning at the south right-of-way line of 23 rd Street, south 582.09 feet, to the north right-of-way line of 22 nd Street, with a waiver of the assessment of benefits.
Waiver Requested:	Assessment of Benefits
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This petition was approved by the Plat Committee at their January 14, 2026 hearing, after the petitioner request for the waiver of the assessment of benefits was denied. On **February 5, 2026**, the appraisal report was submitted to the file. Staff has reviewed the findings and agrees with its findings.

ASSESSMENT OF BENEFITS

Appraiser Used: Integra Realty Resources, Michael C. Lady, Appraiser
Appraiser's Benefits: \$4100.00
Appraiser's Fee: \$2250.00

RECOMMENDED MOTION (approval): That the Plat Committee find that the proposed vacation is in the public interest; that Metropolitan Development Commission sustain, confirm, approve and adopt the Final Assessment Roll in 2025-VAC-013, assessing benefits in accordance therewith, in the amount of \$4100.00 and that the petitioner pay the Appraiser's Fee of \$2250.00; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-013; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation be **approved**. Staff does not support the **waiver of the Assessment of Benefits** and recommends **denial**.

RECOMMENDED MOTION (denial of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the Assessment of Benefits be required; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-013; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the Assessment of Benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-013; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

Approval of this request would allow for the vacation of a 528-foot alley located between Alvord Street and Yandes Street, bordered by 22nd Street to the south and 23rd Street to the north. The alley is currently improved with gravel and lacks through-connectivity in either direction. There is an industrial building to the south of the subject alley and an alley previously vacated by the petition 2003VAC010 to the north. Surrounding land uses on either side of the alley are industrial in nature, comprising five (5) parcels in total which are accessed both from the alley and from Alvord and Yandes to the west and east.

Staff was contacted by AES Indiana and the Stormwater division of the Department of Public Works in relation to this petition. These agencies indicated the presence of electrical equipment (AES) and a sanitary line with accompanying stormwater infrastructure (DPW) but that they would not oppose grant of the vacation if easement rights for maintenance were to remain in place. This would be the case, per the portion of State Code referenced within the recommended motion on the previous page.

Findings of Fact provided by the applicant indicate that approval of the vacation request would remove the cost of maintenance for the City. Staff also notes the lack of through-connectivity to the north and south of the alley, and finds that the vacation would be in the public interest and recommend approval.

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting landowner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, *82, 191 N.E.2d 786, **791 (Ind.App.1963). However, there are possible exceptions to this general rule.

After a vacation of public right-of-way, the County Assessor determines how the vacated right-of-way will be assessed for tax purposes. Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

ASSESSMENT OF BENEFITS

The petitioner has requested a waiver of the Assessment of Benefits. Approval of waivers of this nature would be appropriate in instances when an alley has not previously been improved by the City. The alley

is currently constituted of gravel, and previous aerial photography (see Exhibits) appears to indicate previous paving of this alley for public usage. Given this context, staff does not feel that approval of the waiver would be justifiable and that the survey should take place. Staff recommends **denial** of the waiver.

GENERAL INFORMATION

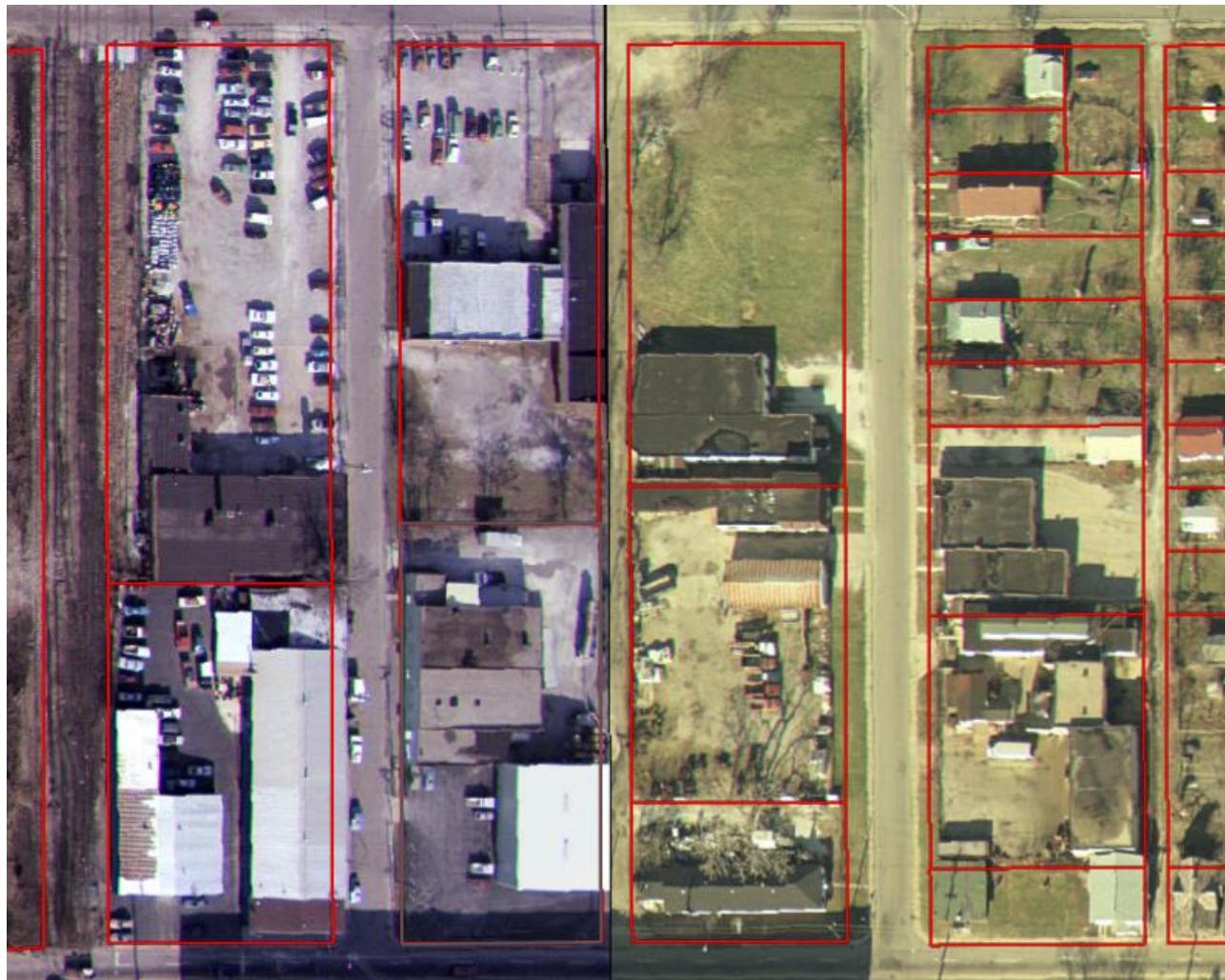
Existing Zoning	I-2
Existing Land Use	Industrial
Surrounding Context	
North:	Zoning I-2 / I-4
South:	Land Use Industrial
East:	C-S
West:	I-2
Thoroughfare Plan	
22 nd Street	Primary Arterial
23 rd Street	Local Street
	50-foot existing and 56-feet proposed
	53-foot existing and 48-feet proposed

EXHIBITS

2025VAC013 ; Aerial Map (2024)



2025VAC013 ; Aerial Map (1986, zoomed, parcels drawn)



2025VAC013 ; Findings of Fact

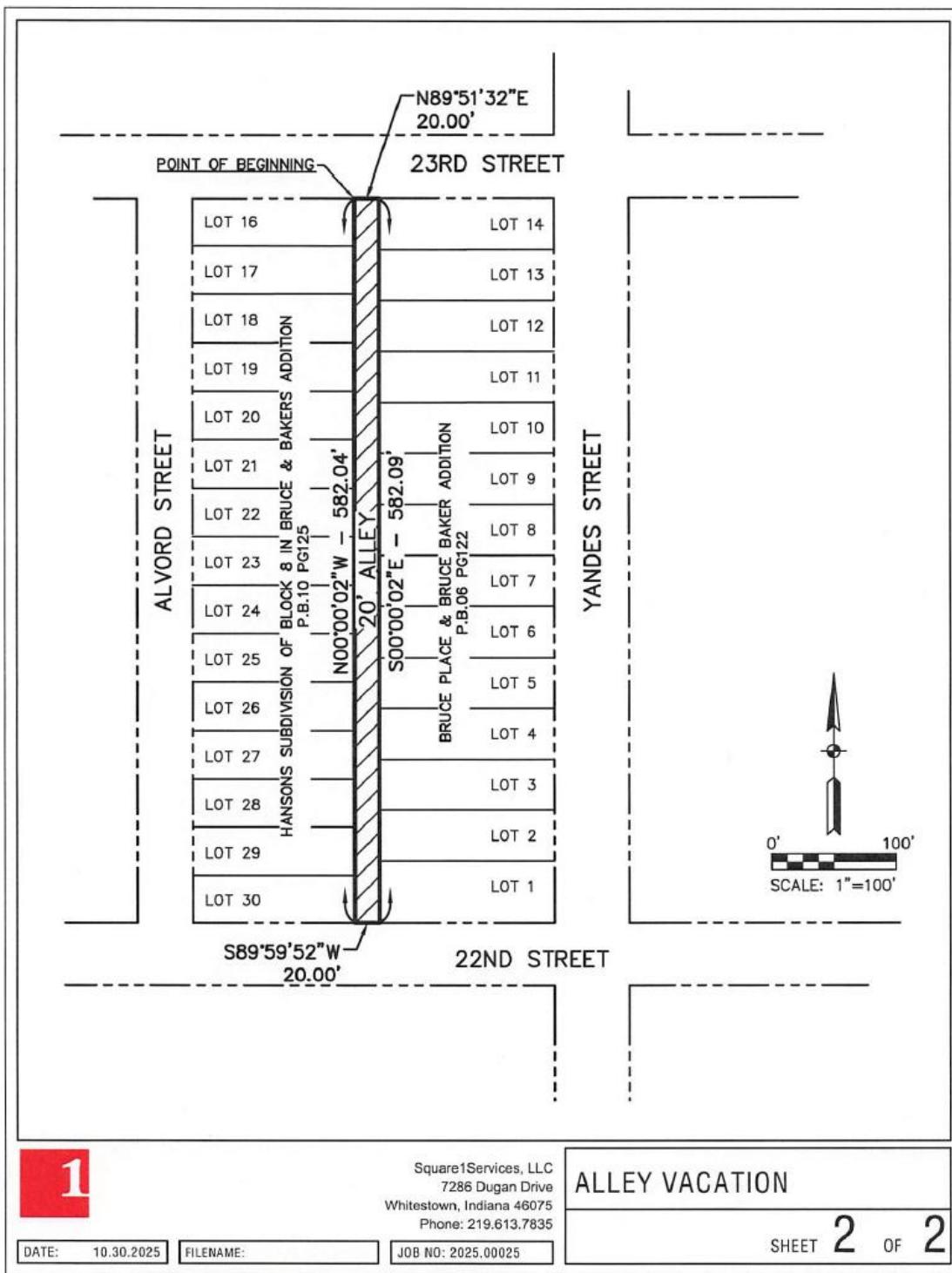
1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

The proposed vacation of the alley in question is in the public interest because it improves public safety. Several of the businesses surrounding the alley in question have been victim to break-ins, all of which were instigated from the alley-way side of the establishment. Additionally, a public alleyway can invite illicit activity or loitering in the area. Finally, the Petitioner's proposed vacation of the alley in question is in the public interest because it will save the city of Indianapolis the cost of maintaining and securing the alleyway, a cost that will now be incurred by the Petitioner.



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

2025VAC013 ; Exhibit



PHOTOS



Photo 1: Subject Alley Viewed from North



Photo 2: Subject Alley Viewed from South



Photo 3: Internal from Subject Alley Looking North



Photo 4: Internal from Subject Alley Looking South



Photo 5: Adjacent Property to North

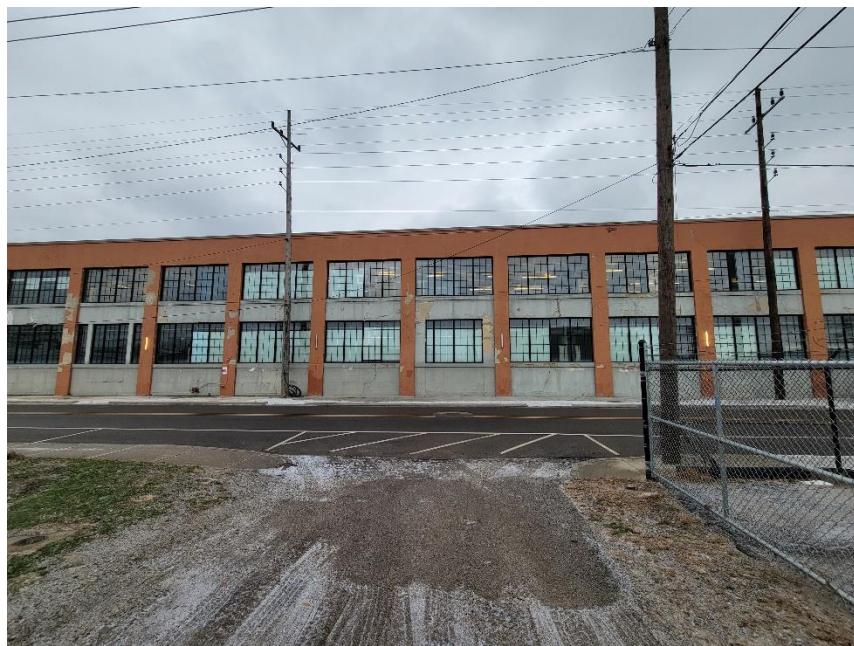


Photo 6: Adjacent Property to South