

PLAT COMMITTEE

January 11, 2026

Case Number: 2026-VAC-001
Property Address: 7527 McFarland Boulevard (*Approximate Address*)
Location: Perry Township, Council District #24
Petitioner: Southport Presbyterian Church, by Michael J. Smith
Request: Vacation of two (2) drainage easements identified in Instrument No. A202400004860 in Exhibit 1, with a waiver of the assessment of benefits.
Waiver Requested: Assessment of Benefits
Current Land Use: Undeveloped
Staff Reviewer: Jeffrey York, Manager

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**. Staff supports the **waiver of the Assessment of Benefits** and recommends **approval**.

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 2026-VAC-001; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

The subject property is currently undeveloped but is being prepared for multi-family residential development per the approval of 2025-ZON-047 and for senior independent living per the approval of 2023-ZON-050.

Two (2) drainage easements were recorded at the site in 2024 under instrument number A202400004860. This is recorded plat with the name "Homestead Senior Living". Specifically, the easements are within Lots 1 and 2. The locations of those easements are shown within the below Exhibits. The Findings of Fact note that the easements were related reserved for a shared drainage retention pond. However, each lot would have their own drainage retention pond. Approval of this vacation (in addition to the previously approved plat) would be needed to allow for the proposed development. Staff finds that this vacation would be in the public interest.



Department of Metropolitan Development
Division of Planning
Current Planning

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor Metropolitan Development Commission determines how vacated land is divided. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation. After a vacation of an easement the County Assessor determines how the vacated land will be assessed for tax purposes.

ASSESSMENT OF BENEFITS

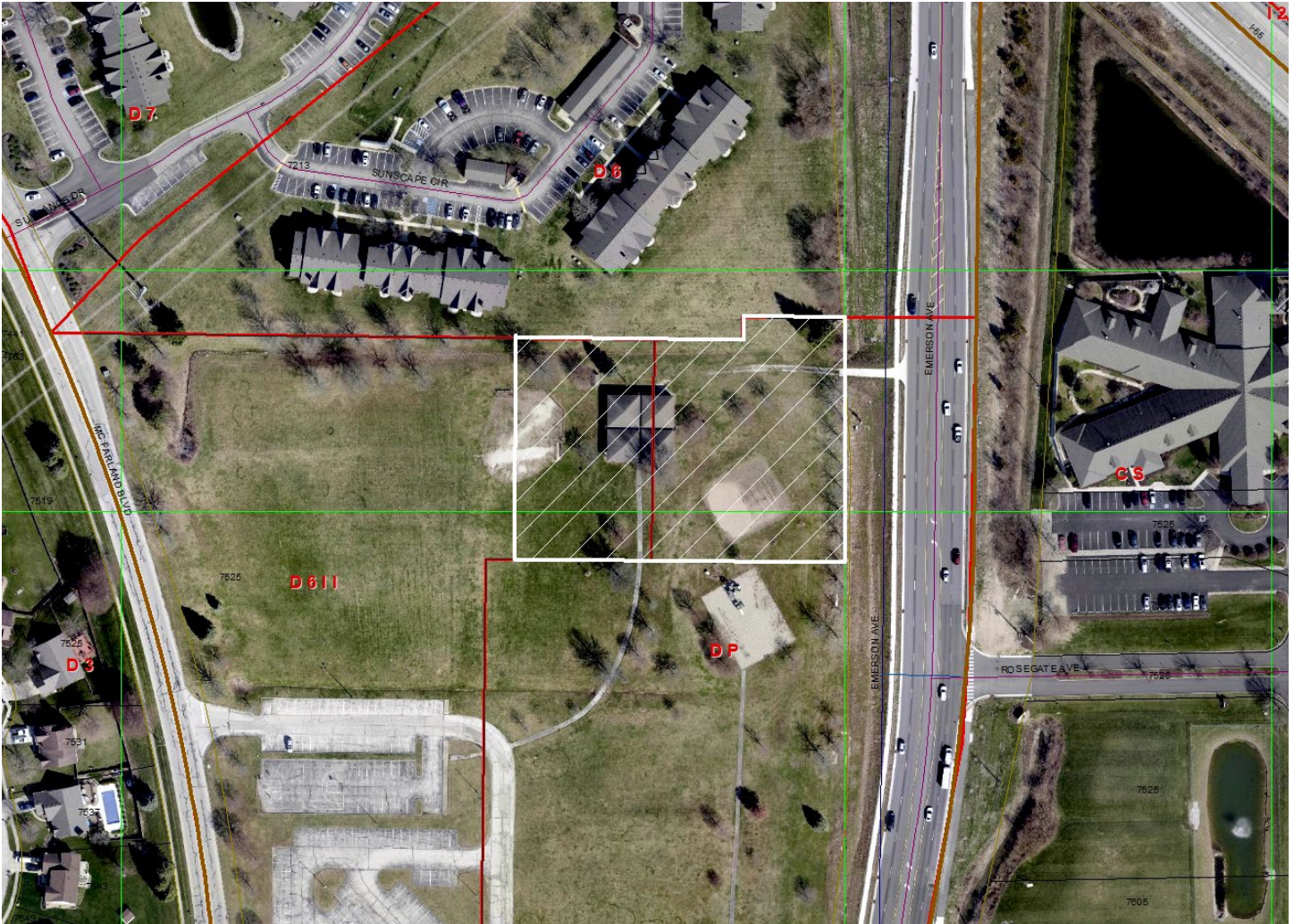
The petitioner has requested a waiver of the Assessment of Benefits. The subject easements are drainage easements that have not been improved or maintained by the City of Indianapolis. Therefore, a waiver of the Assessment of Benefits would be appropriate.

GENERAL INFORMATION

Existing Zoning	D-P / D-6II	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-6	Multi-family dwellings
	South: SU-1	Religious uses
	East: C-S	Office and retail commercial uses
	West: D-3	Residential
Thoroughfare Plan		
Emerson Avenue	Primary Arterial	102-foot existing and 119 feet proposed
Mc Farland Boulevard	Local Street	50-foot existing and proposed
Petition Submittal Date	December 31, 2025	

EXHIBITS

2026-VAC-001 ; Aerial Map



2026-VAC-001 ; Findings of Fact

PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

FINDINGS OF FACT

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

the Drainage Easement shown on the plat was to be for a shared drainage pond between the Lot 1 (Petitioner) and Lot 2.

Plans have now changed and each Lot will now have their own drainage retention and not a shared pond.

PHOTOS



Photo 1: Subject Site Viewed from Northeast (2025 photo)



Photo 2: Google Streetview of site from Emerson Avenue, looking west