

PLAT COMMITTEE

July 9, 2025

Case Number:	2025-PLT-035
Property Address:	3939 Madison Avenue (<i>Approximate Address</i>)
Location:	Perry Township, Council District #23
Petitioner:	WEBV Indianapolis JV, LLC, by Pat Rooney
Zoning:	C-7 (TOD)
Request:	Approval of a Subdivision Plat, to be known as University Shops, subdividing 7.812 acres into two lots and one block.
Waiver Requested:	None
Current Land Use:	Commercial
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 19, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-7 (TOD) and developed with commercial uses. The proposed plat would subdivide the property into two lots and one block to provide for a commercial development. The proposed plat meets the standards of the C-7 zoning classification.

STREETS

Block A and Lot One would front along both Madison Avenue and Hanna Avenue. Lot 2 would front along Madison Avenue. No new streets are proposed as part of this petition.

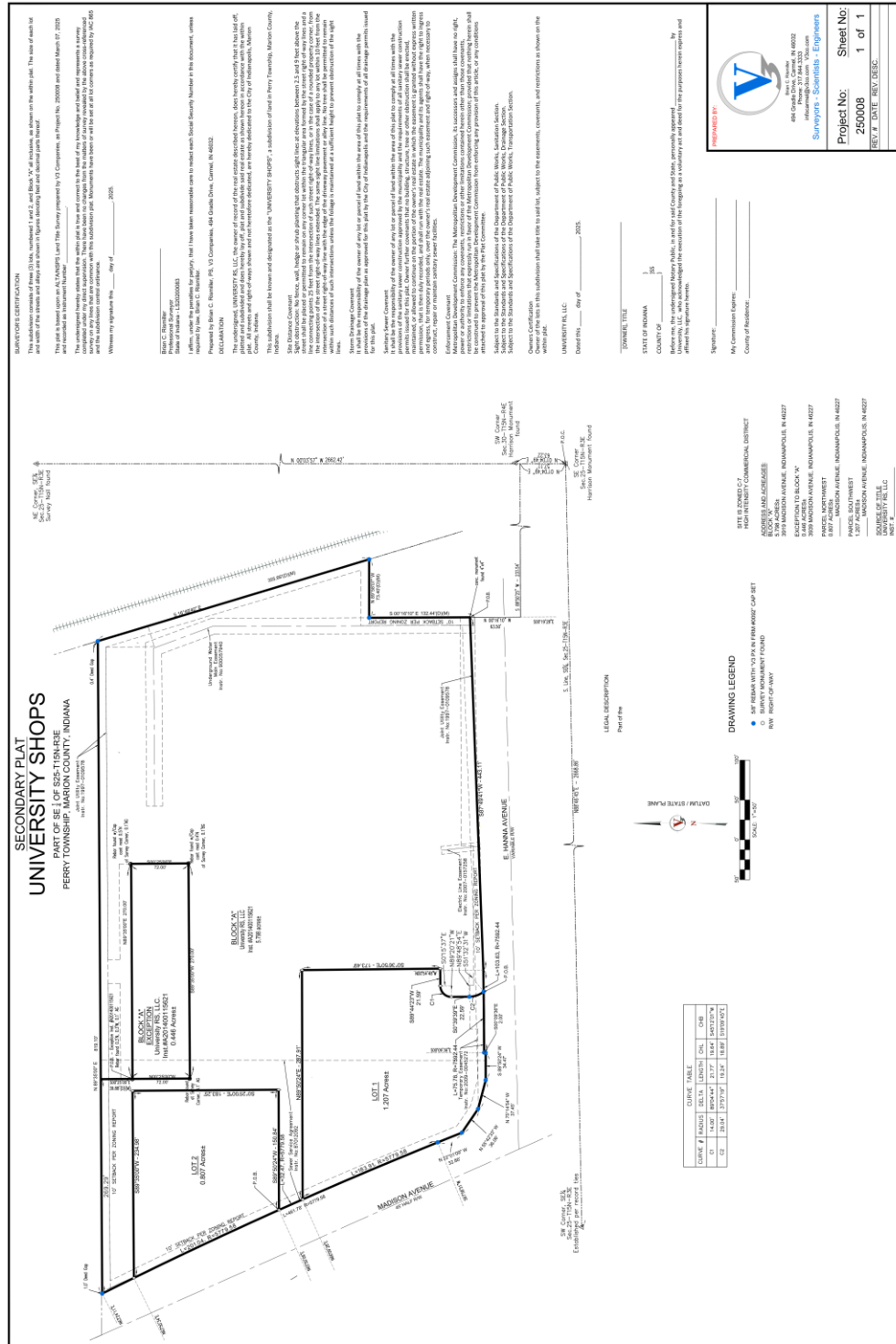
SIDEWALKS

Sidewalks are existing on Madison Avenue and Hanna Avenue.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-3	Industrial
South:	C-3	Commercial
East:	UQ-1	University
West:	C-4	Commercial
Thoroughfare Plan		
Madison Avenue	Secondary Arterial	118-foot ROW existing and 88-foot proposed
Hanna Avenue	Primary Arterial	80-foot ROW existing and 50-foot proposed
Petition Submittal Date	May 8, 2025	

Present Aerial



Proposed Plat

PHOTOS







