

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-052
Property Address:	5000 West 86 th Street (<i>Approximate Address</i>)
Location:	Pike Township, Council District #1
Petitioner:	Marathon Petroleum Company, LP, by Andrew Dotson
Zoning:	I-4
Request:	Approval of Subdivision Plat to be known as Replat of Lot 6D of Asphalt Materials Minor Subdivision, dividing 81.68 acres into two lots, with a waiver of sidewalks along 86th Street.
Waiver Requested:	Sidewalks
Current Land Use:	Industrial
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

Due to a lack of quorum able to hear this petition at the September 10th Plat Committee hearing, the hearing was automatically continued to the October 8th date.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 14, 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 requested waiver of the sidewalk requirement along 86th Street be denied, and that required sidewalks be affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-4 and developed with an asphalt plant. The site was previously subdivided by the petitions 2023-PLT-017 to create six (6) lots and 2023-PLT-096 to further subdivide Lot 6 from the earlier 2023 plat. The former petition received a waiver of the sidewalk requirements along 86th Street. The proposed plat would subdivide the former Lot 6D into two lots (6D and 6E) per the below plat. The proposed plat would meet the standards of the I-4 zoning classification and the subdivision regulations.

STREETS

All lots would have access via easement to 86th Street as shown on the plat. No new streets are proposed.

SIDEWALKS

Sidewalks would be required along 86th Street, and the applicant is seeking a waiver of the requirement along the 166 linear feet of frontage. Although this portion of the frontage was included within the previous granted waiver from 2023-PLT-017, the further subdivision would require another waiver to be granted. Findings of Fact submitted by the applicant are included within the Exhibits below.

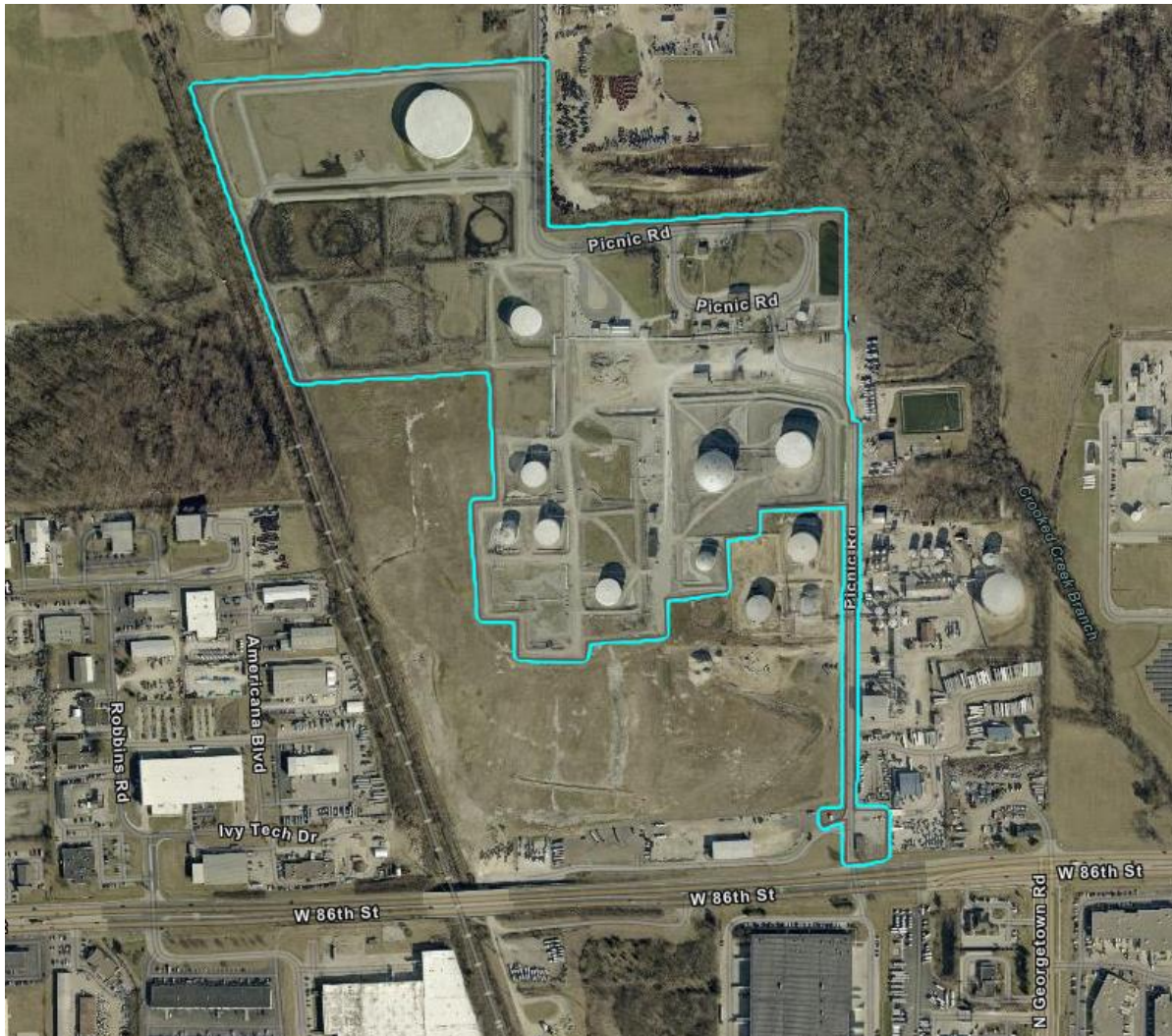
When visiting the site, staff did note any physical limitations of the land that would prevent the installation of sidewalks along the frontage (see Photos 5-6). The Ordinance indicates that waivers may be contemplated in instances of *extreme* difficulty caused by topography or grade change, which does not appear to be the case for this property (744-301.G). Additionally, installation of an expansive and interconnected sidewalk network (even in industrial areas) is a core component of the City's Vision Zero initiative to reduce traffic fatalities and promote walkable communities.

Staff also notes that this stretch of 86th Street is identified by the Greenways Plan for potential future placement of the 86th-82nd Street Connector. The specific design, placement, and alignment of the connecting greenway is still in the early stages of development, but the Plan identifies this as an area where increased walkability would serve as a valuable connection between where people live and work and would further City goals of transportation connectivity, economic development, and potential connections to trails in Hamilton County (such as the Big 4 Trail). For these reasons, staff recommends denial of the waiver request.

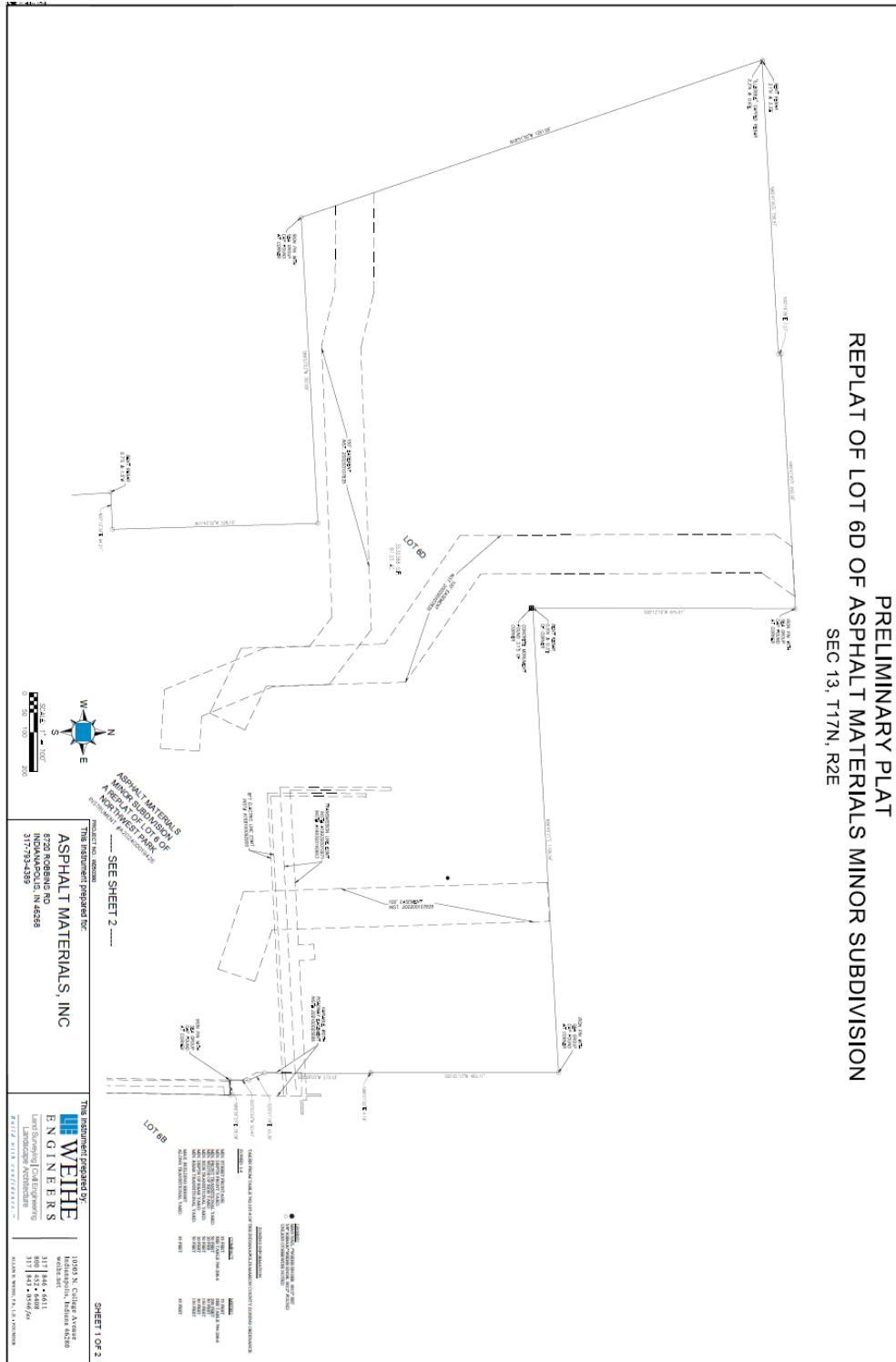
GENERAL INFORMATION

Existing Zoning	I-4	
Existing Land Use	Industrial	
Comprehensive Plan	Heavy Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4	Industrial
South:	I-2	Industrial
East:	I-4	Industrial
West:	I-3 / I-4	Industrial
Thoroughfare Plan		
86 th Street	Primary Arterial	160-foot existing and 134-foot proposed
Petition Submittal Date	July 14, 2025	

EXHIBITS







[illegible]

PS NO. L521100009
State of Indiana
CONTRACT CERTIFICATE

THIS SUBDIVISION CONSISTS OF (2) LOTS, NUMBERED NO. 66 AS SHOWN ON HEREIN.

[illegible][illegible]

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

Not having a sidewalk along 86th Street will not be detrimental to the public health, safety, or welfare or injurious to other property as this is an heavy industrial use area and the sidewalk would lead to nowhere as there are no other sidewalks in the area.

2. The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property because:

The site is heavy industrial use and no other sidewalks are installed in the area

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

The site is industrial and would lead to sites where sidewalks would lead to other industrial sites.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

It allows the site to be economically viable to be split into two separate lots without the additional expense of a sidewalk that would not be beneficial to the public.

5. The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law because:

The only waiver that we are asking for is the sidewalk waiver, the subdivision will otherwise be in compliance with the ordinance.

PHOTOS



Photo 1: Proposed Lot 6E from the West



Photo 2: Existing Access Road Viewed from South



Photo 3: Adjacent Property to the Northeast



Photo 4: Adjacent Property to the Northwest



Photo 5: 86th Street Looking East



Photo 6: 86th Street Looking West



Photo 7: Adjacent Property to West



Photo 8: Adjacent Property to South