

PLAT COMMITTEE

April 9, 2025

Case Number: 2025-VAC-004
Property Address: 1301 East 16th Street (*Approximate Address*)
Location: Center Township, Council District #13
Petitioner: Oaks Community Center, Inc., by Timothy Ochs and Jennifer Milliken
Zoning: CBD-2 (FF)
Request: Vacation of portion of Dr. A. J. Brown Avenue, being a maximum of 69.37 feet in width, beginning at the south right-of-way line of 16th Street, south 467.14 feet to the north right-of-way line of Interstate 70, with a waiver of the assessment of benefits.
Waiver Requested: Assessment of benefits
Current Land Use: Improved alley
Staff Reviewer: Jeffrey York, Principal Planner II

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 does not support the waiver of the assessment of benefits and recommends **denial of the waiver of the assessment of benefits**.

RECOMMENDED MOTION (denial of waiver request): That the Plat Committee find that the proposed vacation is in the public interest, that the waiver of the assessment of benefits be denied; that a hearing upon the assessment of benefits be held on May 14, 2025; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-004; and that the vacation be subject to the rights 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-004; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

This petition, if approved, would vacate an improved street right-of-way between 16th Street and Interstate 70. This street, which dead-ends at Interstate 70, is the southern end of Dr. A. J. Brown Avenue. Two unimproved alleys, which connect to this street, near the southern end, were vacated in 2024, under 2024-CVC-833.

This vacation would provide for improved access to the school, which is undergoing an expansion.

The vacation of this portion of this street right-of-way would be in the public interest.

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner or 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.

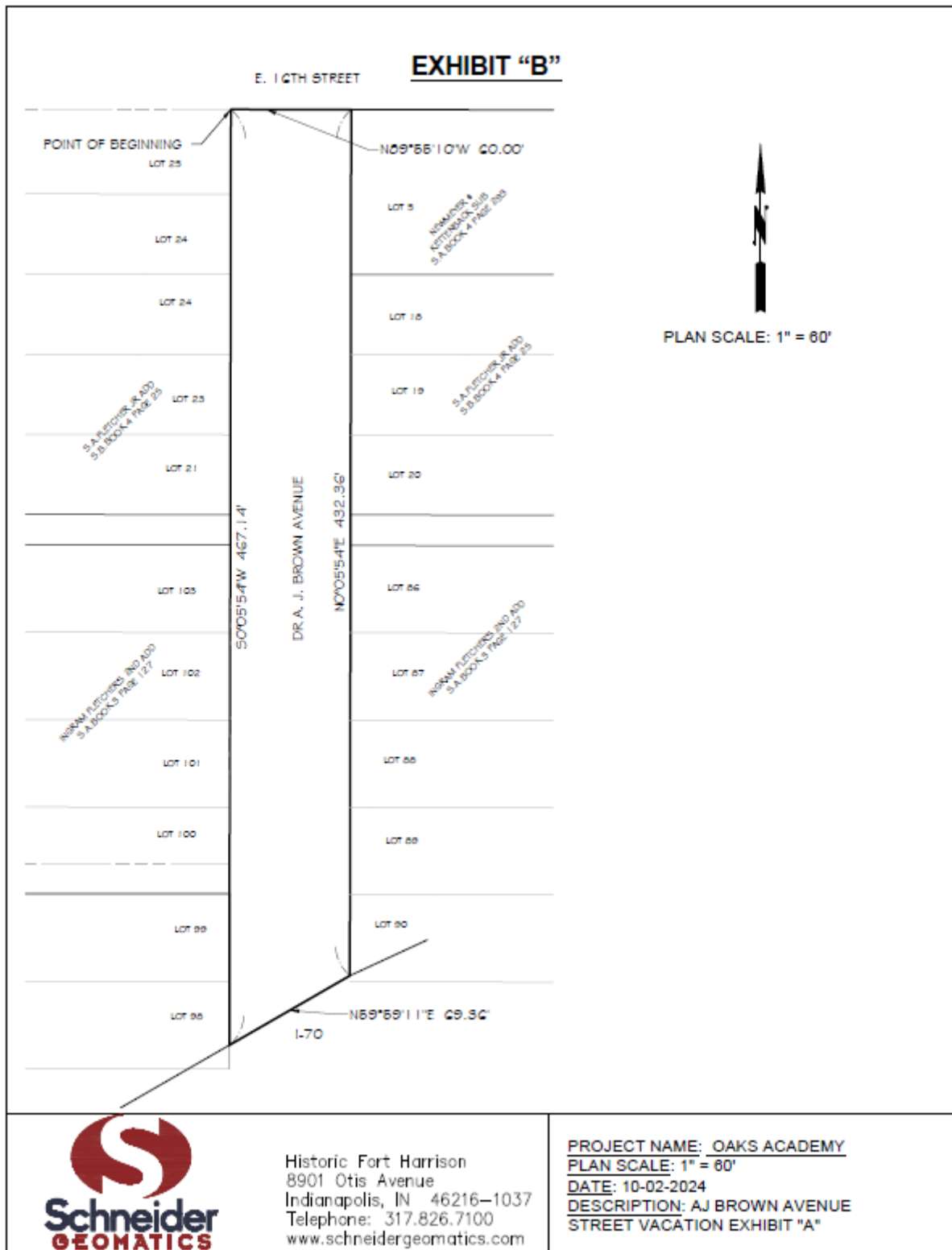
ASSESSMENT OF BENEFITS

The entire right-of-way is improved and in excellent condition. Additionally, there are sidewalks on both sides of the improved street. Therefore, the city has invested in the street and sidewalks. Due to previous investment into this right-of-way, the request to waive the assessment of benefits should be denied.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	School, undeveloped land, and vacant building with parking area	
Comprehensive Plan	Community Commercial and Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-5	Commercial
South:	D-8	I-70
East:	C-5 / D-8	Church
West:	C-5 / D-8	Church / Commercial and Residential
Thoroughfare Plan		
Dr A J Brown Avenue 16 th Street Columbia Avenue	Local Street	48-foot proposed right-of-way and 57.5-foot existing right-of-way
	Primary Arterial Street	
	Local Street	78-foot proposed right-of-way and 61-foot existing right-of-way
		48-foot proposed right-of-way and 62-foot existing right-of-way
Petition Submittal Date	February 27, 2025	

[illegible]



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PROJECT NAME: OAKS ACADEMY
 PLAN SCALE: 1" = 60'
 DATE: 10-02-2024
 DESCRIPTION: AJ BROWN AVENUE
 STREET VACATION EXHIBIT "A"



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
PLAT COMMITTEE
HEARING EXAMINER
OF MARION COUNTY, INDIANA

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

FINDINGS OF FACT

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

It will provide space for more effective access and parking for both neighboring uses. The additional space available from the vacation will allow for a better and safer site plan with private driveway, parking, and sidewalks.

Removing the street from the City's costly maintenance responsibilities is also in the public interest.

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this _____ day of _____, 20 ____

Findings of Fact

Photos



Photos of subject street and sidewalks



Photos of subject street and sidewalks



Photos of subject street and sidewalks