

PLAT COMMITTEE

September 9th, 2026

Case Number: 2026-PLT-050
Property Address: 2913 East Hanna Avenue (Approximate Address)
Location: Perry Township, Council District #19
Petitioner: FBT Gibbons, By Adam Wallace
Zoning: D-6II
Request: Approval of a Subdivision Plat to be known as Stone Lake Apartments Minor Subdivision, subdividing 39.642 acres into 3 lots.
Current Land Use: Suburban Neighborhood multi-family
Staff Reviewer: Adam Skrzyszewski, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 30th, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provide 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.
12. Sidewalks shall be extended from the existing sidewalks on both sides of the East Hanna Avenue entrance to the public right-of-way and to the bus stop, and shall be affixed to the final plat prior to the final recording.
13. All sidewalks on public rights-of-way on Carson Avenue and Rural Street should also be affixed to the plat prior to the final recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-6II and is currently occupied by a suburban multi-family housing neighborhood. The proposed plat would combine 3 parcels to have 3 new parcels oriented vertically to separate the units. Lot 1 would cover the Eastern side of the neighborhood, approximately 13.102 acres, lot 2 would cover the entrance and the middle of the neighborhood, approximately 14.377 acres, and lot 3 would cover the western portion of the neighborhood, approximately 11.535 acres.

STREETS

Lot 3 will have frontage on Carson Avenue on the Southwest side of the plat with an entrance to the neighborhood, and Lot 2 will front East Hanna Avenue to the North with another entrance to the neighborhood.

SIDEWALKS

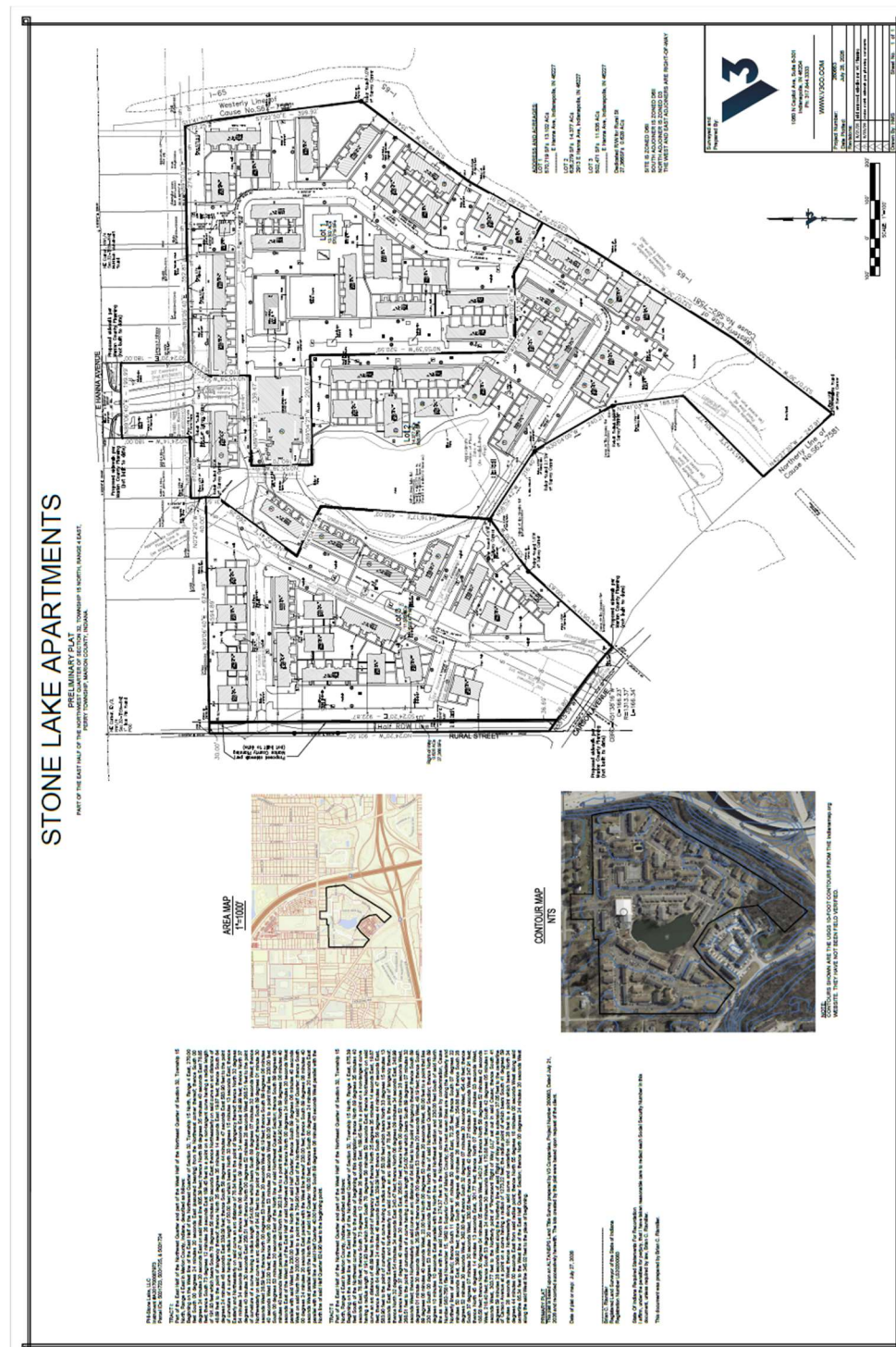
Sidewalks and walkways already exist within the neighborhood. Sidewalks will be added to the entrance of East Hanna Avenue, extending from the current sidewalks at the entrance on both sides to the public right-of-way and the bus stop. Sidewalks will also be added to all public rights-of-way that front the parcels of the neighborhood on South Rural Street, and the entrance to the neighborhood on Carson Avenue.

PROCEDURE

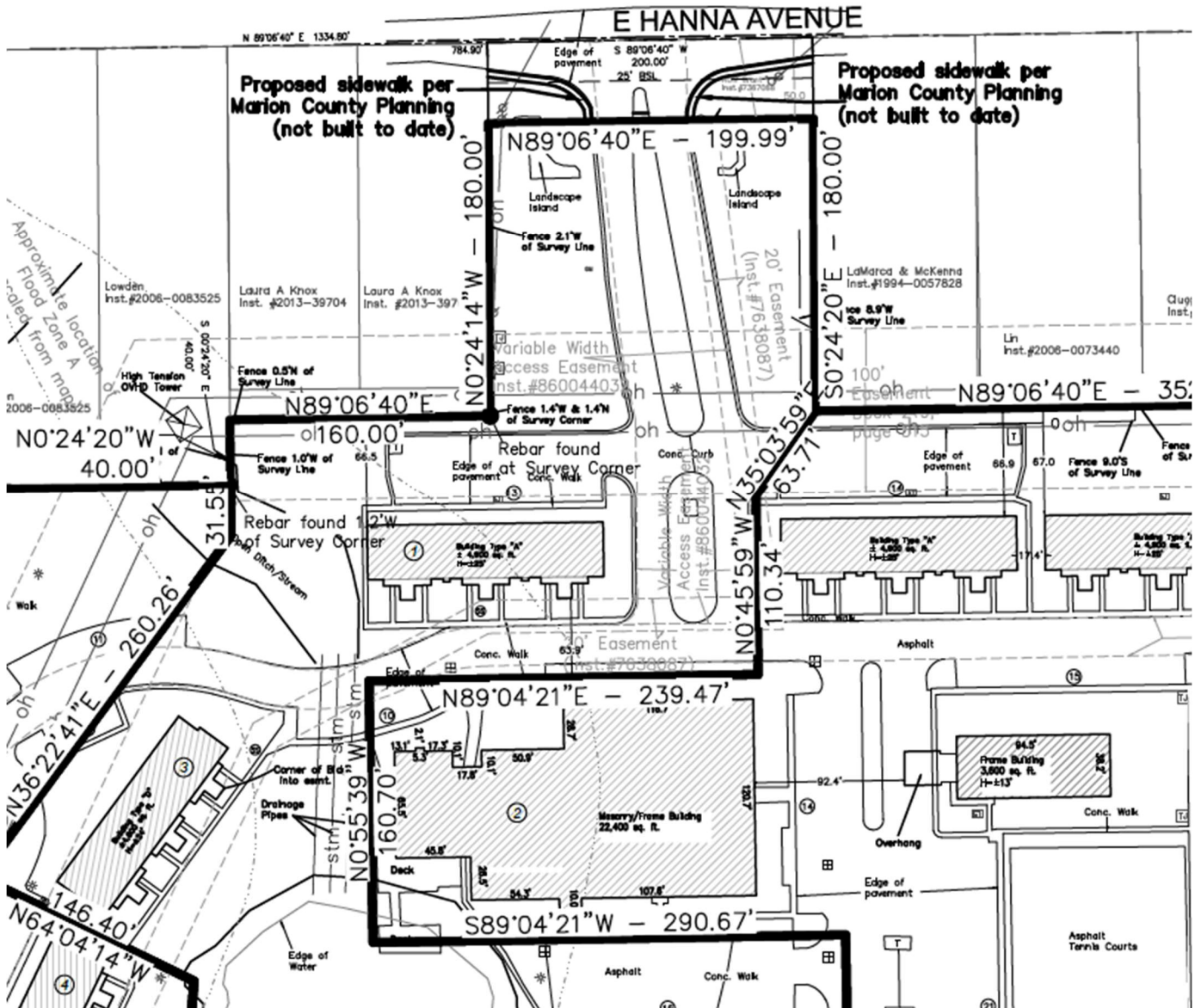
This plat petition, if approved, only legally establishes the division of land and all commitments. Any new developments or infrastructure improvements to the neighborhood and rights-of-way would be required to receive permits from the Department of Business and Neighborhood Services, and meet all development standards of the D-6II district. The infrastructure improvements within the neighborhood, taking place in a three-step process one lot at a time, will be planned and carried out after approval of this plat petition.

Existing Zoning	D-6II	
Existing Land Use	Suburban Neighborhood multi-family	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-3 / C-1	Single-family dwellings / light commercial
South:	D-A / D-2	Single-family dwellings
East:	C-S	Self-storage and warehousing
West:	D-3 / D-A	Single-family dwellings
Thoroughfare Plan		
East Hanna Avenue	Primary Arterial	119-foot existing and proposed
Rural Street	Local Street	50-foot existing and proposed
Carson Avenue	Secondary Arterial	80-foot existing and proposed
Petition Submittal Date	June 30 th , 2026	
Final Plat Submittal Date	August 25 th , 2026	

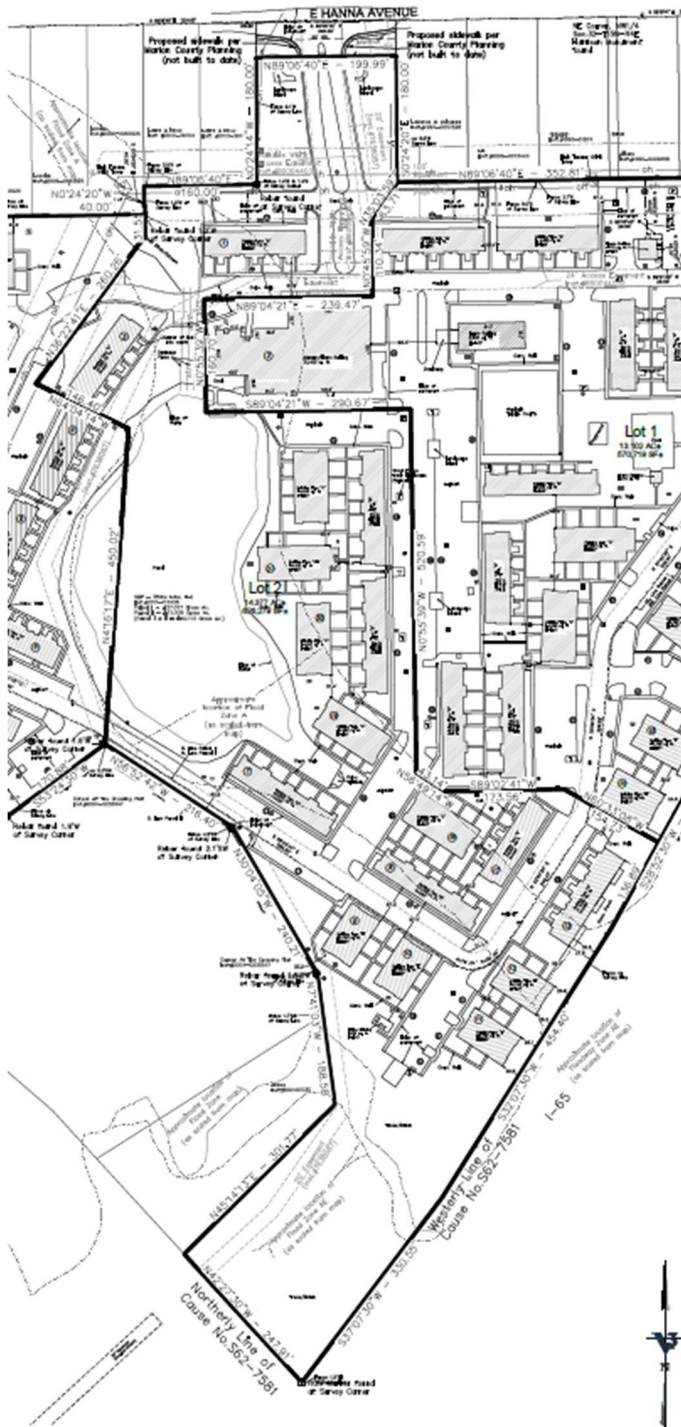
EXHIBITS



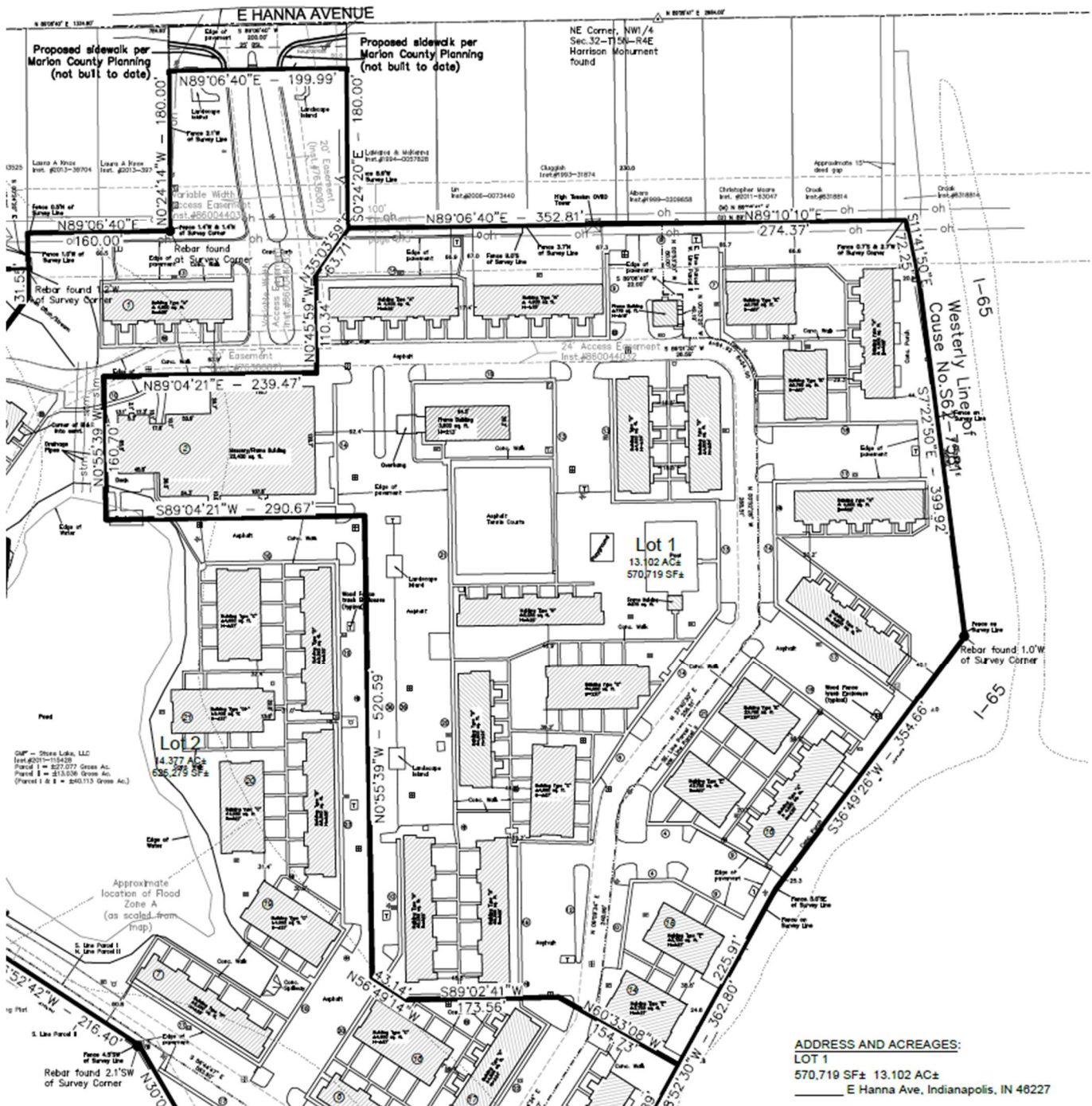




Entrance at 2913 E Hanna Ave with proposed sidewalks.

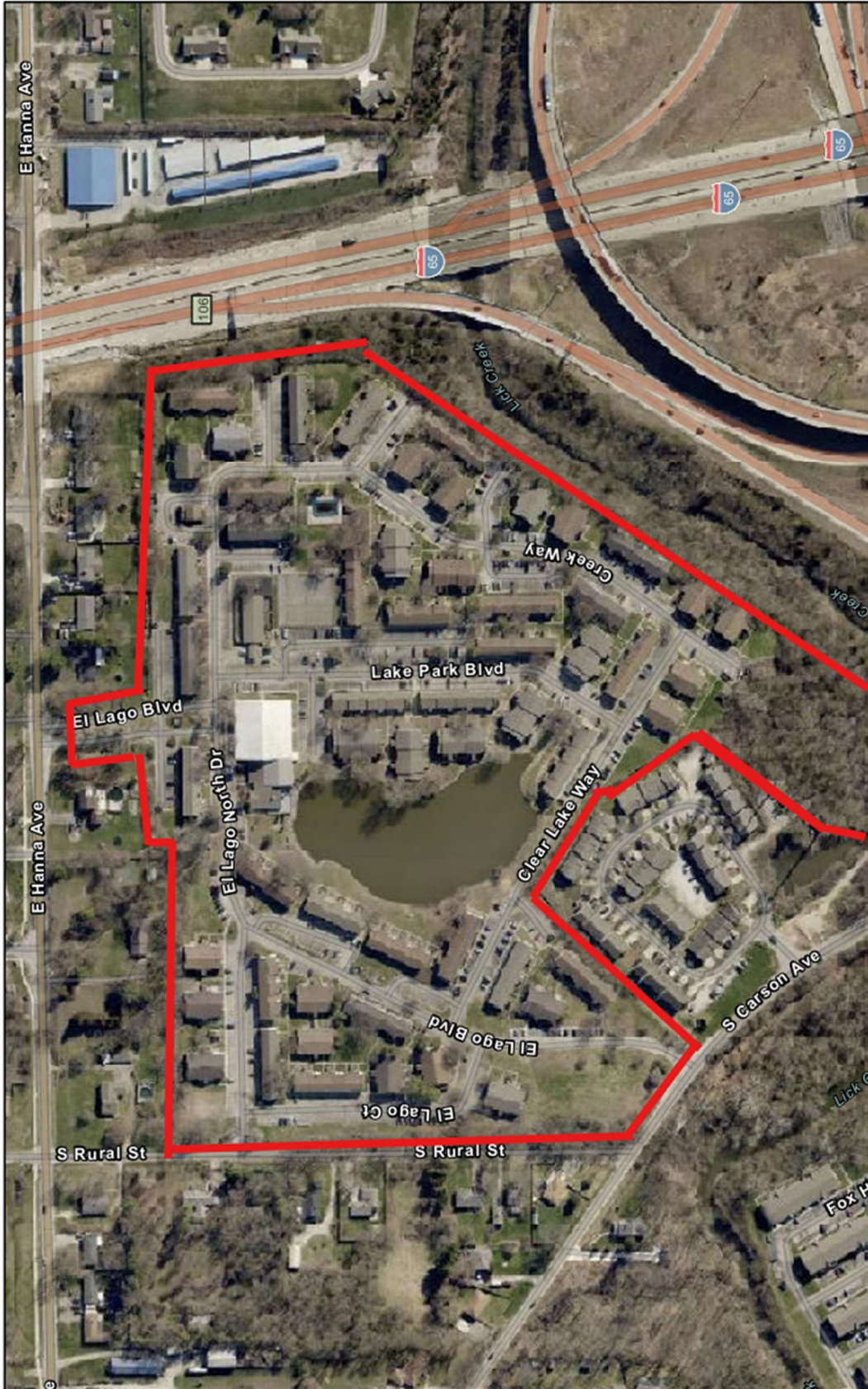


Lot 2, in center of neighborhood and plat



Lot 1, eastern side of neighborhood and plat

2913 E Hanna Ave aerial



1:4,514
 0 0.03 0.06 0.11 mi
 0 0.04 0.09 0.18 km
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Site Visit, August 10th



Looking South from back of welcome center



Looking Southeast from back of welcome center



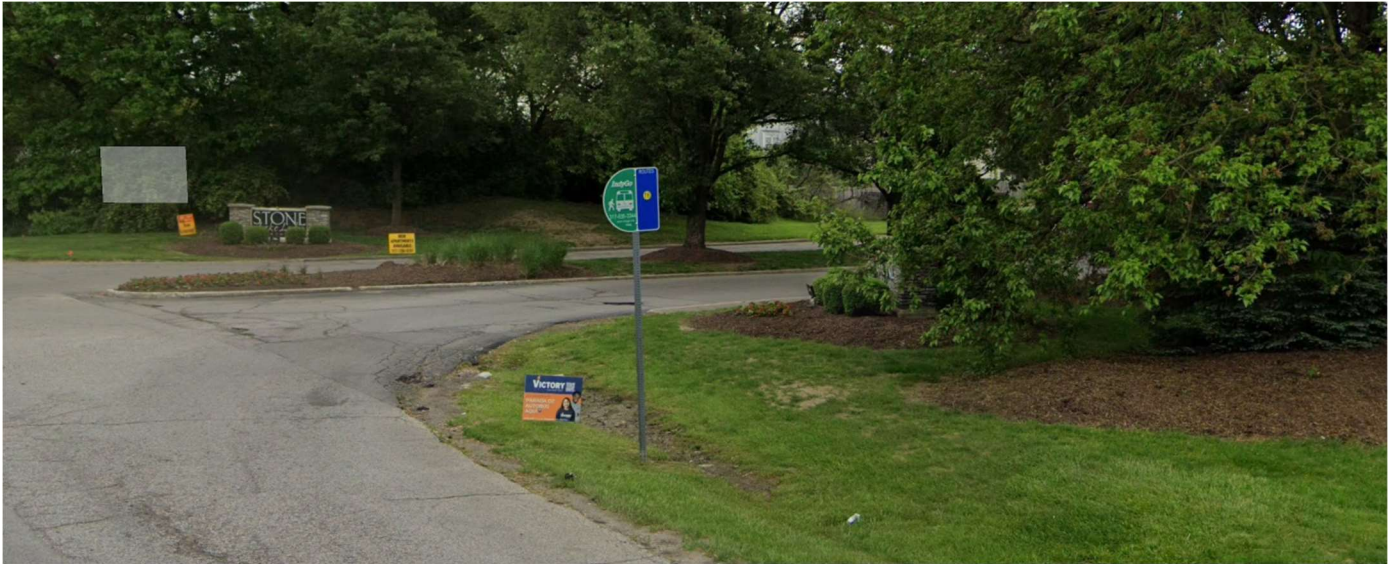
Looking South from back of welcome center



Looking East from entrance of welcome center



Looking West from entrance of welcome center



Bus stop at entrance of East Hanna Avenue



Current sidewalks at entrance of East Hanna Avenue, will be extended to bus stop and public right-of-way, parallel extension on each side reflected in the final plat for recording.