

PLAT COMMITTEE

July 8, 2026

Case Number: 2026PLT003

Property Address: 7340 East Edgewood Avenue & 5709 Five Points Road (*Approximate Addresses*)

Location: Franklin Township, Council District #25

Petitioner: Grand Communities, by Curtis Mucci

Zoning: D-4 (FF)

Request: Approval of a Subdivision Plat to be known as Ashford, subdividing 64.64 acres into 175 lots, with a partial sidewalk waiver along the portion of Edgewood Avenue to the west of Wildcat Run.

Waiver Requested: Partial Waiver of Sidewalk Requirement

Current Land Use: Residential / Undeveloped

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 25, 2026, 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.
12. That required sidewalks along Five Points Road and the portions of Edgewood Avenue to the east of Wildcat Run be affixed to the Final Plat prior to recording.
13. That the requested waiver of sidewalk requirements along the portion of Edgewood Avenue to the west of Wildcat Run be approved, and that a pedestrian connection between the new Ashford subdivision and existing sidewalk running along the western portion of Horn Creek in the Sapphire Ridge subdivision be provided.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This property is zoned D-4 (FF), and is comprised of two total lots: 7340 East Edgewood Avenue and 5709 Five Points Road. The lots comprise 64.64 acres in total, have frontage on both Five Points Road to the west and Edgewood to the south, and are improved with a single-family residence and accessory buildings on the northwestern portion of the site. Approval of this subdivision plat would create a new residential subdivision with 175 lots in total to allow for additional single-family residential development. The rezoning petition 2025ZON062 was approved to change the zoning designation to D-4, and the variance petition 2025VAR007 was approved to allow for lots with reduced lot widths of 68 feet and lot areas of 8500 square feet.

The proposed plat meets the standards of the zoning petitions, the D-4 zoning district and of the subdivision regulations, except for the partial sidewalk waiver requested (additional detail below).

STREETS

Approval of this plat would result in the extension of several existing streets. Wildcat Run currently exists to the north of the property and would extend further to the south through to Edgewood Avenue, and both Sunstone Road and Fire Opal Way would extend further north from the subdivision to the south. Additionally, the new street Ashford Woods Boulevard (accessed from Five Points Road to the west) and the new cul-de-sac Cypress Grove would be created by approval of the plat.

SIDEWALK WAIVER

Sidewalks are required and proposed along internal streets. Additionally, the petitioner has indicated the Final Plat will show the placement of required *external* sidewalks along Five Points and along the portion of Edgewood to the east of Wildcat Run. Per applicant Findings, installation of sidewalk to the west of Wildcat Run would be impossible along the frontage due to the existing bridge running over Horn Creek and a lack of street width or alternate placement options.

Staff concurs that there are extreme topography challenges present that would justify approval of the requested waiver, and would note that the subdivision to the southwest (Sapphire Ridge) had sidewalk installed running north along the western portion of the creek and terminating at their northern property boundary (see photo 6 in Exhibits). On the condition that sidewalk be provided from Ashford to this sidewalk stub, staff recommends **approval** of the requested partial waiver to exempt the petitioner from installation of sidewalk between Wildcat Run and the property boundary to the west.

GENERAL INFORMATION

Existing Zoning	D-4 (FF)	
Existing Land Use	Residential / Undeveloped	
Comprehensive Plan	Suburban Neighborhood / Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-3	Residential
	South: D-P / D-A	Residential
	East: SU-2 / D-4	School / Residential
	West: D-P	Residential
Thoroughfare Plan		
Five Points Road	Primary Collector	134-foot existing and 80-foot proposed
Edgewood Avenue	Secondary Arterial	100-foot existing and 80-foot proposed
Petition Submittal Date	May 29, 2026	

SUBDIVISION PLAT REGULATIONS

741-203 Required Documents for Approval		EVALUATION
	741.203.A-C – Primary Plat Requirements: - Plat name, Legal Description, Surveyor Seal, Scale. - Boundary Lines, Existing Street Names, and dimensions. - Layout of Proposed Streets – names, widths, classifications. - Layout of all easements and purpose thereof. - Layout of lots with numbering and dimensions. - Floodway/Floodplain Delineation. - Topographic Map. - Area Map.	Satisfied
	741-203.D – Traffic Control Plan - Traffic control street signs and devices. - Traffic calming devices. - Bicycle facilities. - Sidewalks and pedestrian facilities. - Transit facilities, such as bus stops pads or shelter. - Street lighting.	Satisfied
	741-203.E– Natural infrastructure plan (major plats containing more than 20 lots) - Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry - Location of Open Space Areas of the open space common area, indicating size and general improvements - Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)	Satisfied
	741-205 – Waivers - The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property - 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 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 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; and - 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.	Sidewalk Waiver See Condition #13 above
741-300 Design and Installation Standards	All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.	EVALUATION

	741-302.A – Lots: • <i>Comply with zoning district and any cluster approval or variance grant.</i> • <i>Lots must have positive drainage away from buildings.</i> • <i>No more than 25% of lot area may be under water.</i> • <i>Side lots lines at right angles to streets or radial to curving street line.</i> • <i>Layout of lots with numbering and dimensions.</i> • <i>Floodway/Floodplain Delineation.</i> • <i>Topographic Map.</i>	Satisfied
	741-302.B – Frontage and Access: • <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> • <i>Triple frontage lots are prohibited.</i> • <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> • <i>Lots shall not have direct access to arterial streets.</i> • <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i>	Satisfied
	741-302.C – Blocks: • <i>Shall not exceed maximum block lengths per Table 741-302.1</i> • <i>If exceeded, it must be demonstrated that:</i> ○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i> ○ <i>Adequate traffic calming provisions are made.</i> ○ <i>The block length must be exceeded because of physical conditions of the land.</i>	Satisfied

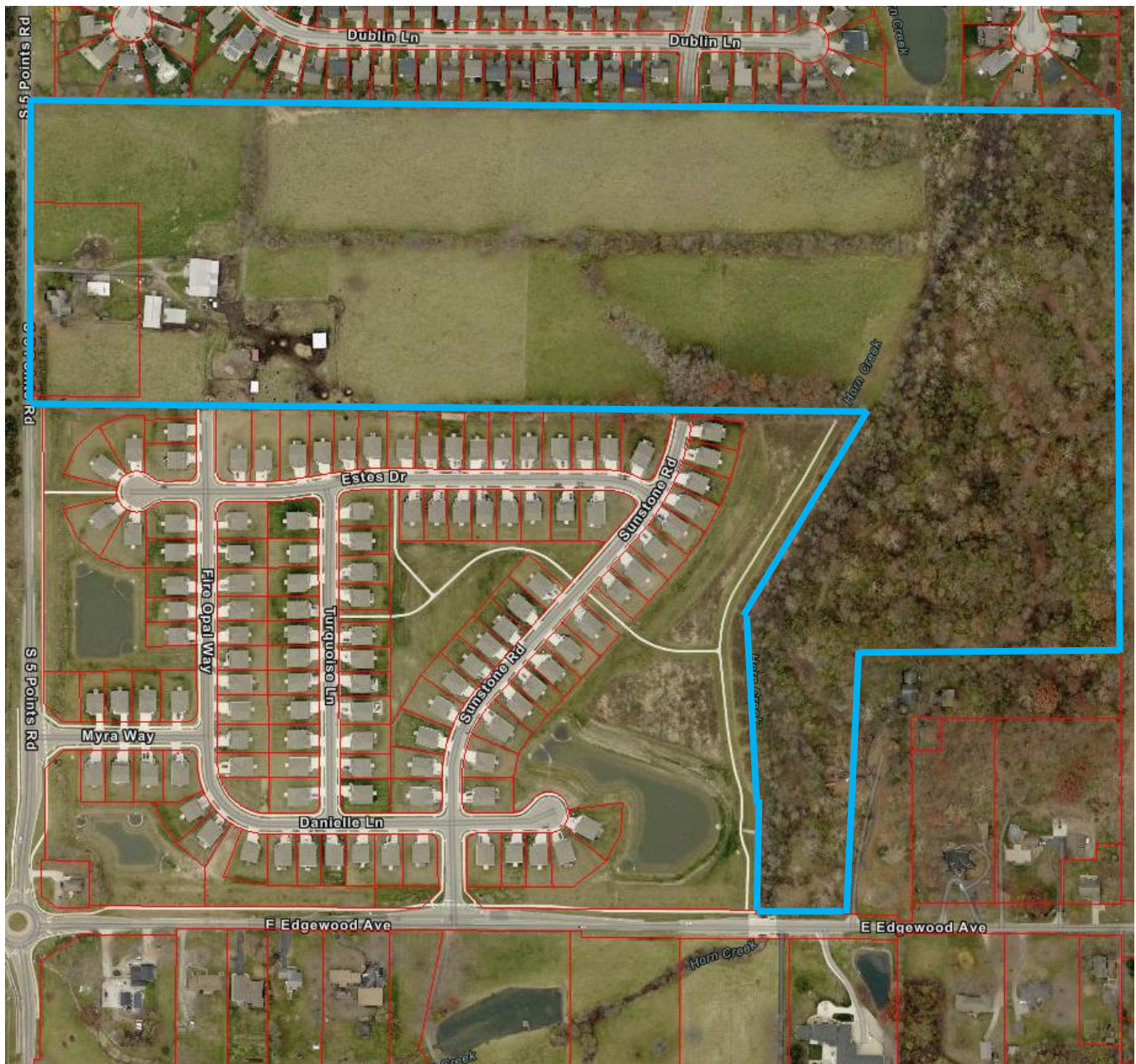
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	741-303.A – General: • Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> • Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. • Not more than two streets shall intersect at any one point. • Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. • All streets shall be dedicated to the public. Alleys may be private. • Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.	Satisfied

	741-303.B – Through Connectivity (Metro Context Area): - Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. - Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. - All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. - Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. - Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. - Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.	Satisfied
	741-303.D – Cul-de-sacs (Metro Context Area): In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.	Satisfied
741-304-316		
Additional Development Items		EVALUATION
	741.304.A-C – Traffic Control Devices: <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i>	Satisfied
	741.305 – Numbering and naming: <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i>	Required
	741.306 – Sidewalks: <i>Sidewalks shall be provided along all internal and external streets.</i>	Sidewalk Waiver See Condition #13 above
	741.307-309 – Easements, Utilities, Stream Protection Corridors: <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> - All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. - Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. <i>All utilities shall be located underground.</i> <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i>	Satisfied

	741.310 – Common Areas, Open Space and Public Sites (Compact Context Area): <i>Required for subdivisions with more than 20 dwelling units.</i> <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> <i>Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> <i>Reservation of land for public/semi-public purpose.</i>	Satisfied
	741-312 – Monuments <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i>	Satisfied
	741.313 – Flood Control: <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> <i>For Zone AE areas, the plat must show the BFE topographic line.</i> <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i>	Satisfied
	741.316 – Street Lighting: <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i>	Required

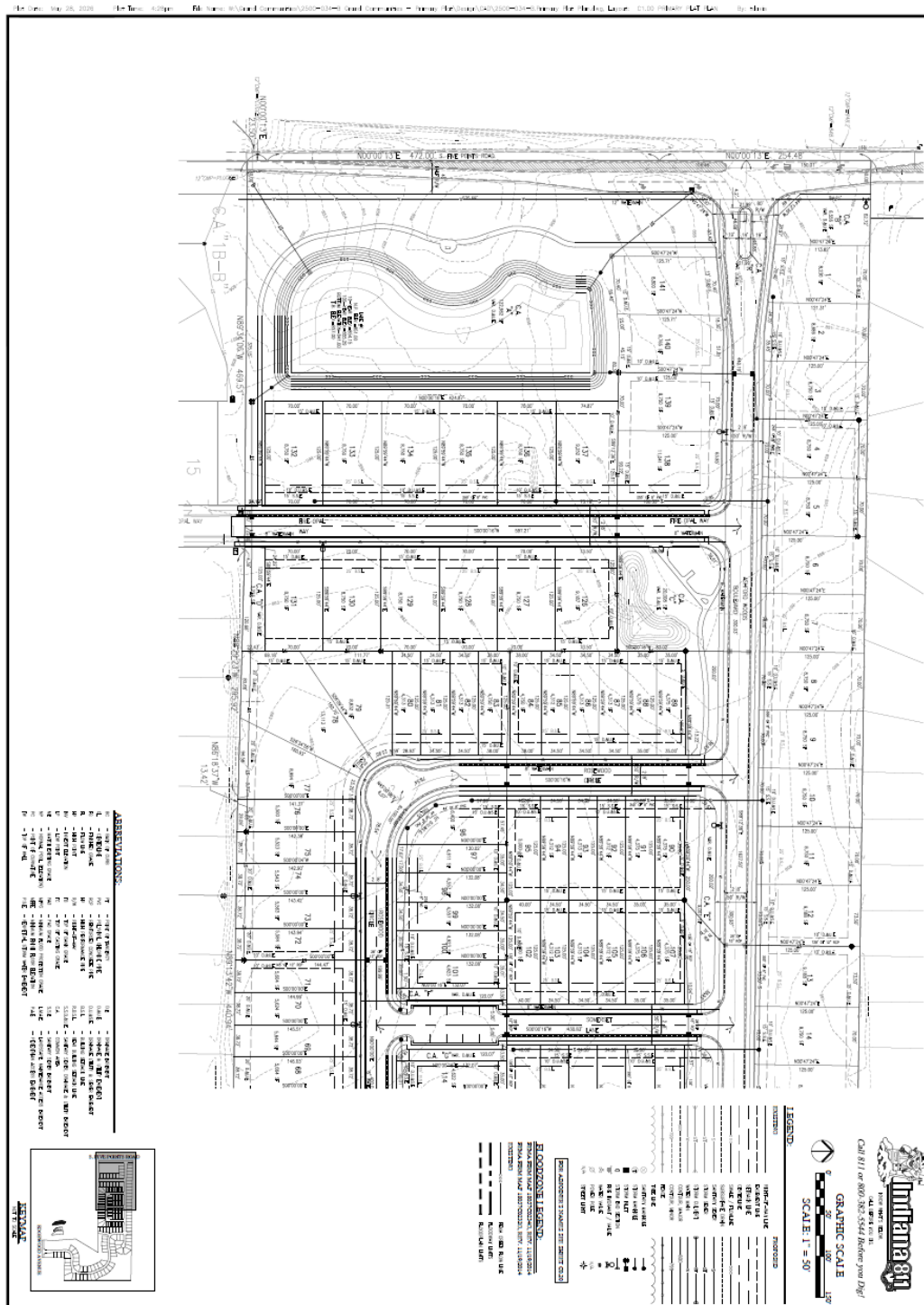
EXHIBITS

2026PLT029 ; Aerial Map

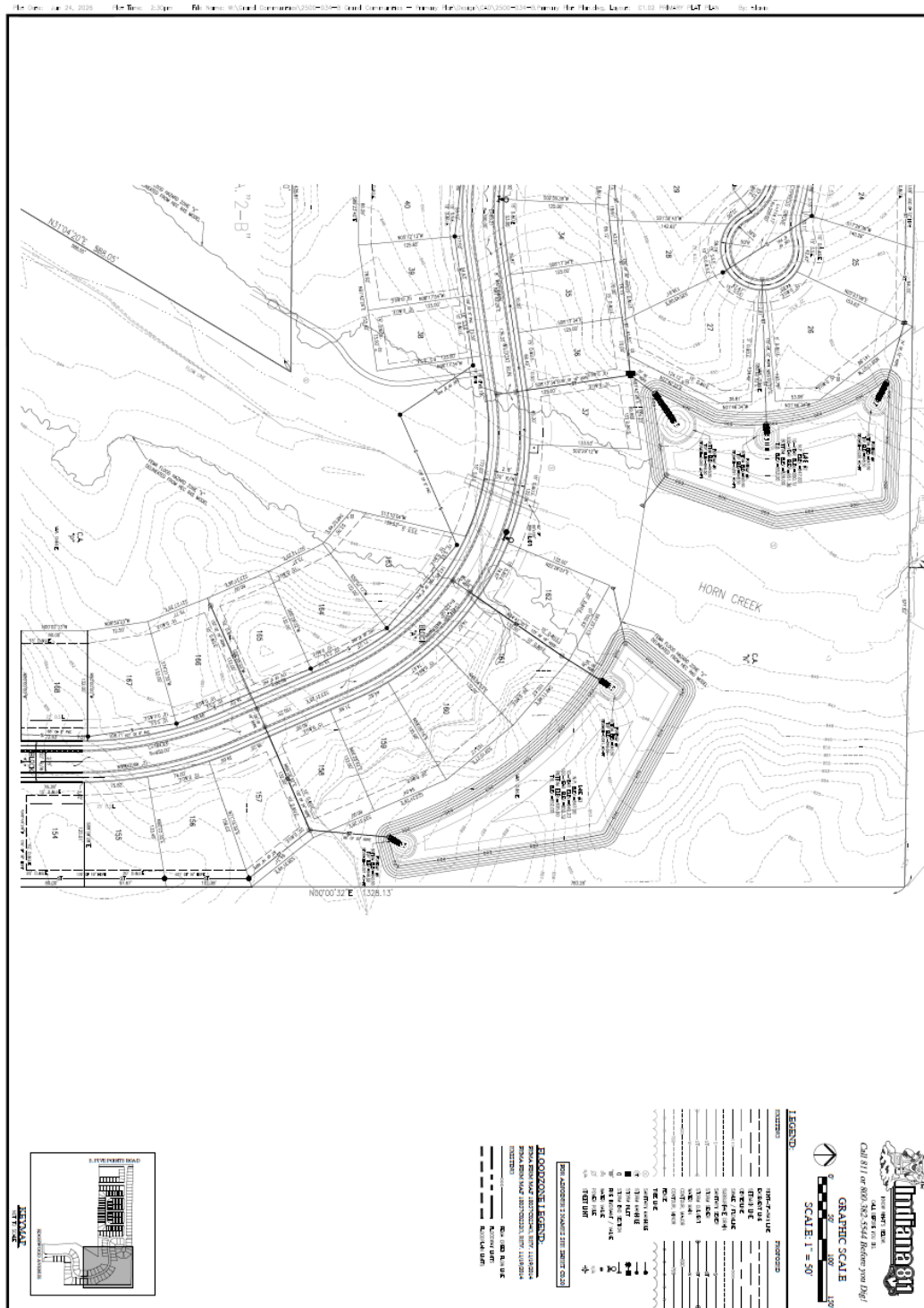


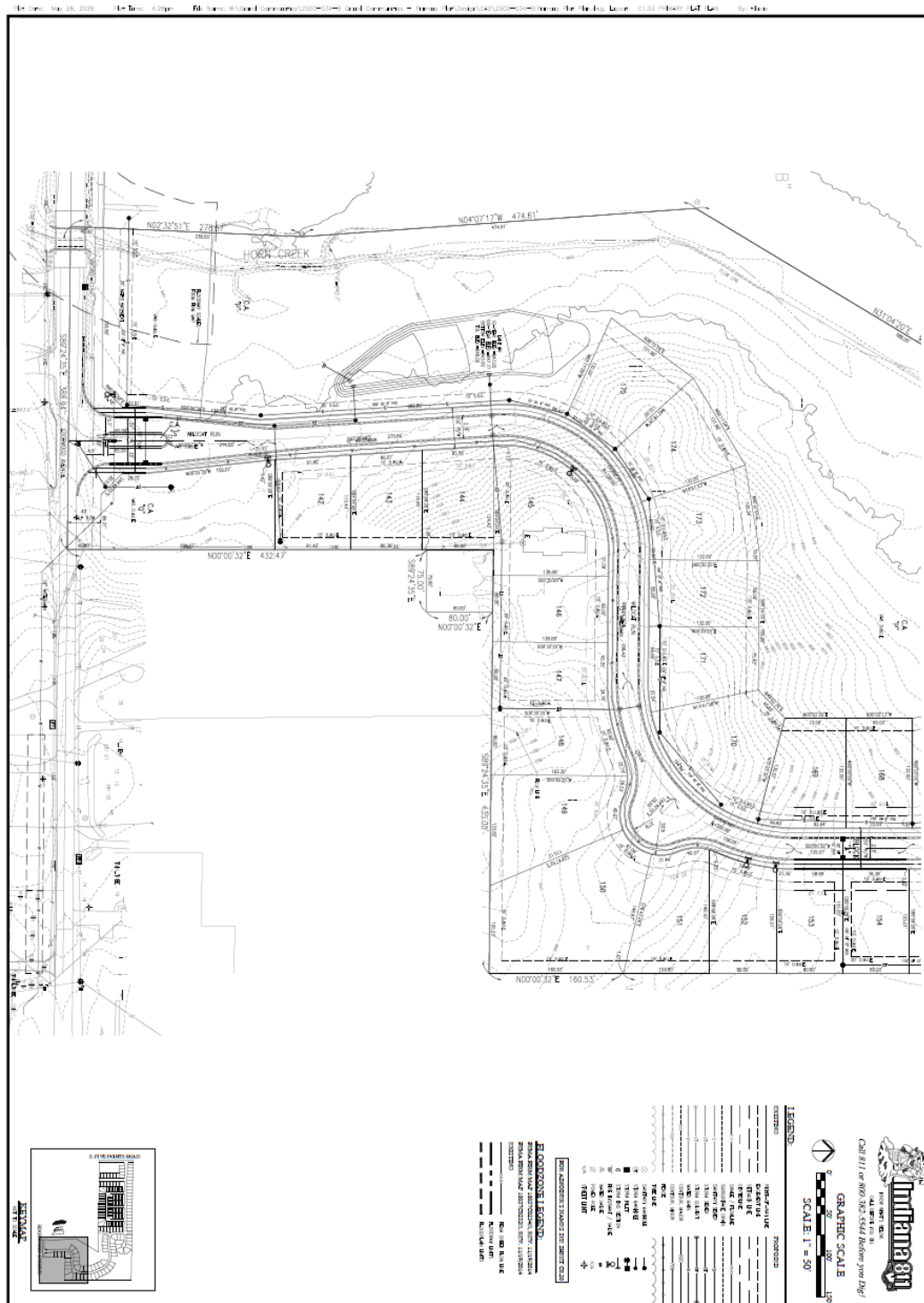
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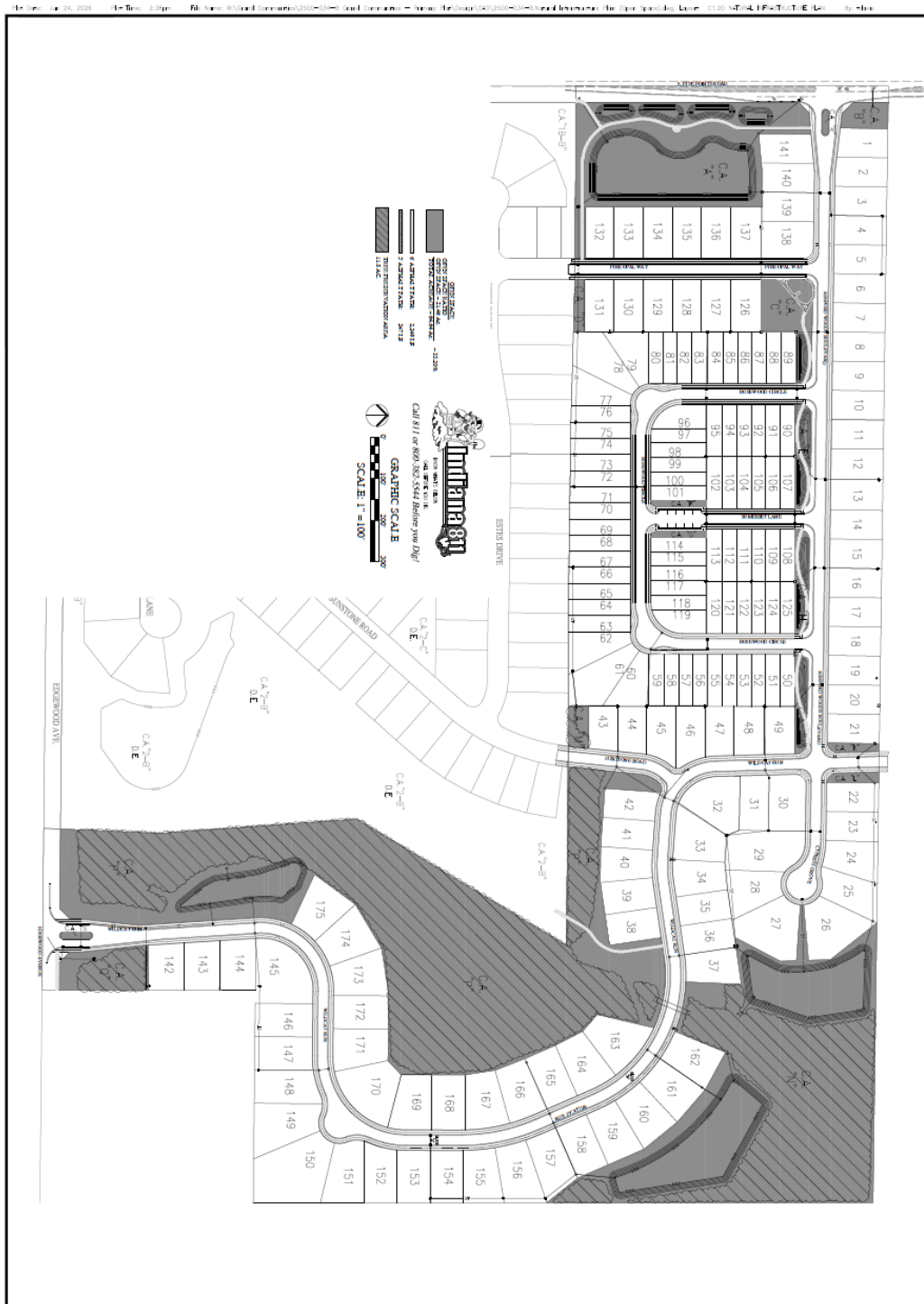
2026PLT029 ; Preliminary Plat (1 of 4)



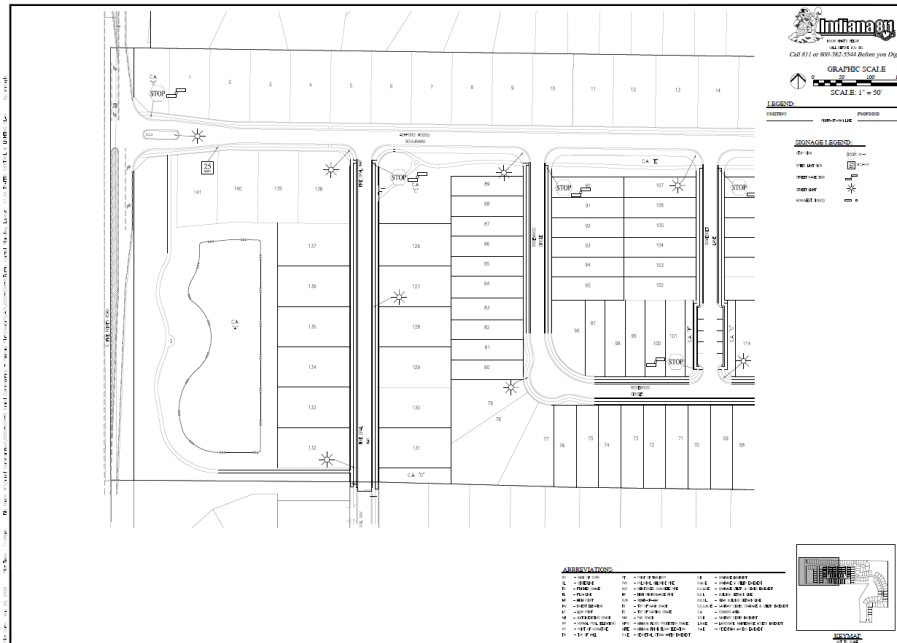
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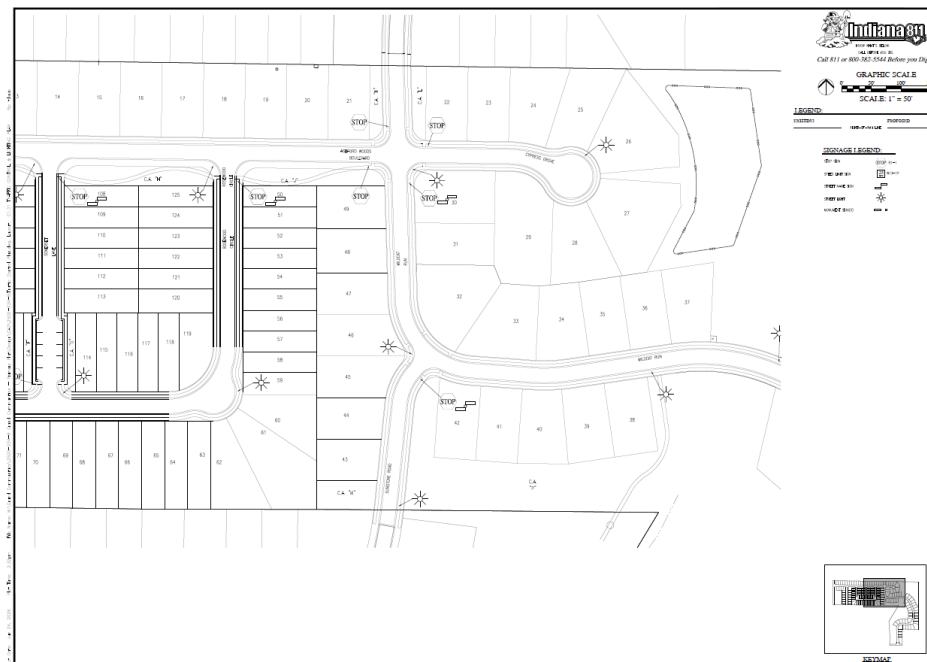




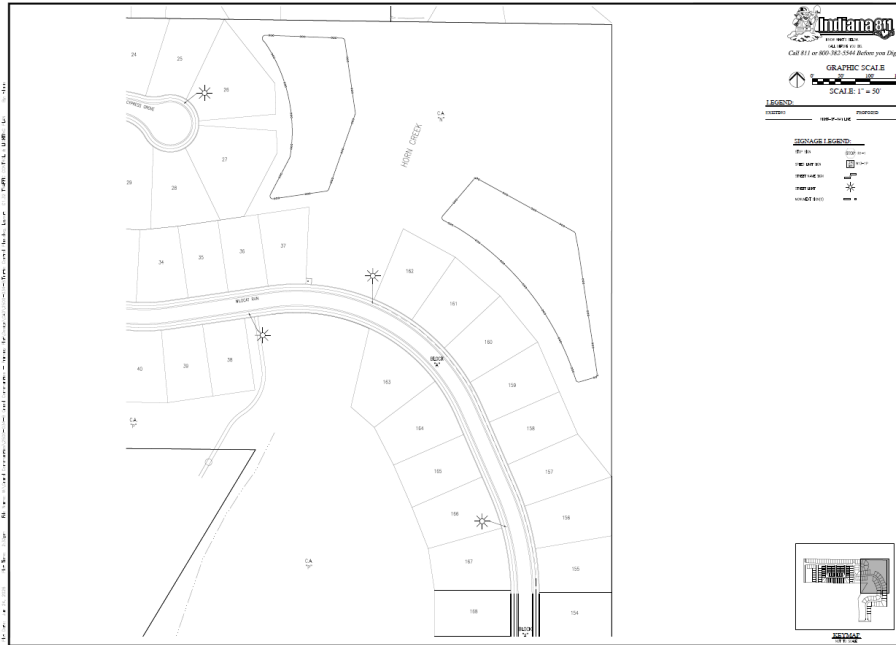
2026PLT029 ; Traffic Control Plan (1 of 4)



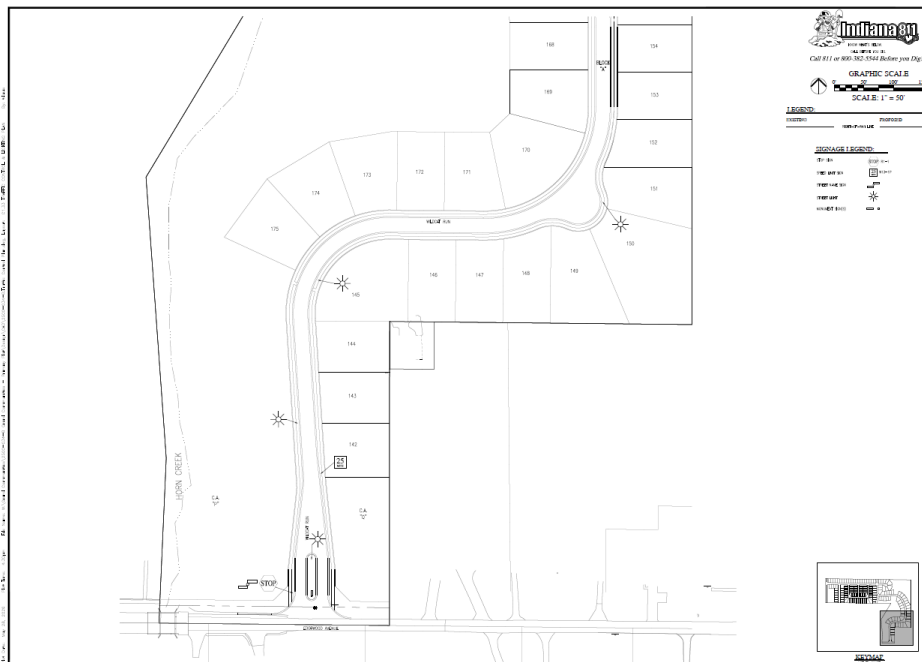
2026PLT029 ; Traffic Control Plan (2 of 4)



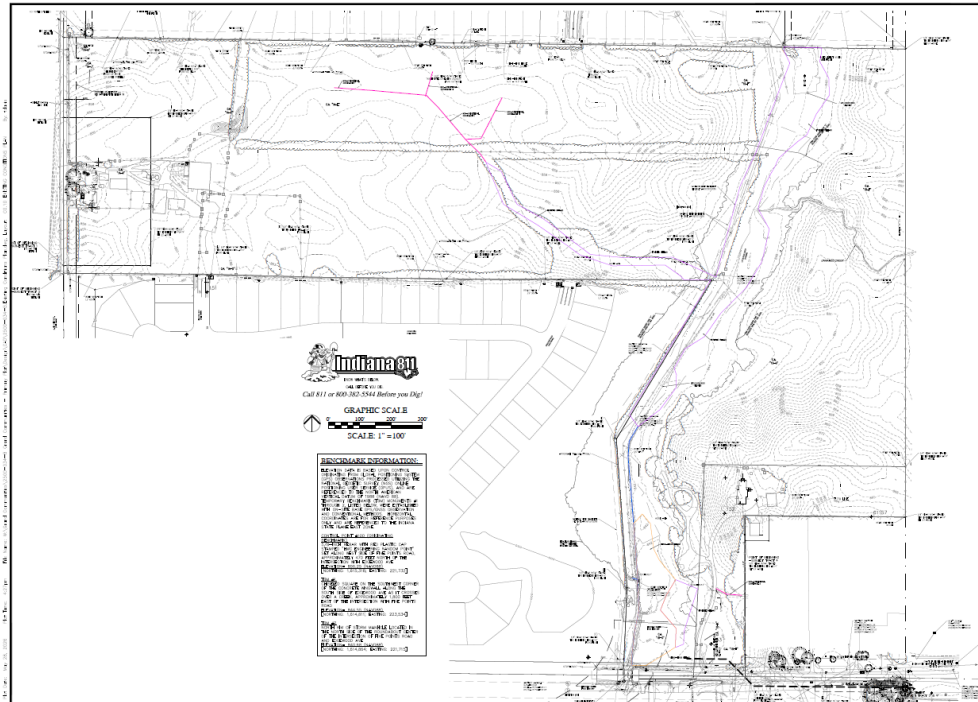
2026PLT029 ; Traffic Control Plan (3 of 4)



2026PLT029 ; Traffic Control Plan (4 of 4)



2026PLT029 ; Topography Plan



2026PLT029 ; Findings of Fact (Sidewalk Waiver)

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:

The waiver will not be detrimental as there will still be sidewalks constructed throughout the internal development and where accessible along Five Points and Edgewood.

An additional connection will be made internally with Sapphire Ridge to the south to extend connectivity.

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:

This site is adjacent to an existing creek. The terrain and location adjacent to the road and bridge create a difficulty with crossing.

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 existing creek has elevation, floodplain, and wetland areas that create an obstruction for a crossing.

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:

An internal sidewalk network is planned for the development that would connect the sidewalks from Five Points all the way to the east side of the entrance at Edgewood.

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 waiver for sidewalks shall not impact other ordinances.

2026PLT029 ; Photographs



Photo 1: Subject Site Viewed from Five Points to West (May 2025)



Photo 2: Subject Site Viewed from Edgewood to South (May 2025)

2026PLT029 ; Photographs (continued)



Photo 3: Horn Creek Bridge Viewed from West



Photo 4: Edgewood Frontage Past Horn Creek Bridge

2026PLT029 ; Photographs (continued)



Photo 5: Horn Creek Bridge Viewed from East



Photo 6: Sidewalk Connection Along Horn Creek to West of Subject Site