



MEMORANDUM

TO: Plan Commission
FROM: Terry Jones
DATE: May 6, 2019
**RE: Plan Commission May 6, 2019 Agenda Item VAC-19-054 Applecreek
Subdivision; VAC-19-055 Hill Top Addition; VAC-19-056 Peaceful
Acres Subdivision**

With each of these petitions Strategic Capital Partners (SCP) and the Indianapolis Airport Authority are requesting the vacation of lots covenants, subdivision restrictions previously approved and recorded as part of the original subdivision plat(s).

In total there are three subdivisions requested to be vacated; they are located in the northeast quadrant of Ronald Reagan Parkway and Stafford Road, aka: the SCP Planned Unit Development site.

- VAC-19-054 Applecreek Subdivision
- VAC-19-055 Hilltop Addition
- VAC-19-056 Peaceful Acres Subdivision

Each of these have public streets, easements, and public places that are on the Town Council agenda for May 13, 2019 for vacation consideration, as well.

The Indianapolis Airport Authority is the current owner of the majority of the property within the request and has no objection to any of the vacations. The applicant will address arrangements with the owners of the lots which still remain under separate individual ownership.

The motion contained below has findings two of the petitions (VAC-19-054 Applecreek and VAC-19-056 Peaceful Acres) can be made jointly provided the same vote of each is the intention of the Plan Commission. If for any reason one or more are to be voted on separately, it would require the removal from the motion and an additional motion made as it is read into the record.

Motions:

I move that petitions VAC-19-054 Applecreek Subdivision and VAC-19-056 Peaceful Acres filed by Strategic Capital Partners and the Indianapolis Airport Authority to vacate all or portions of the plats be **approved**, / **denied** / continued upon the finding that :

1. **The conditions in the platted area have changed so as to defeat the original purpose of the plat because:**
the growth of the neighboring Indianapolis International Airport, razing of all of the houses that previously occupied the subdivision, and the significant development of industrial/warehousing uses in the immediate area, has resulted in the land that makes up this platted subdivision no longer being desirable for single family residential uses or development as was originally intended in 1966, when the plat was recorded.
2. **It is in the public interest to vacate all or part of the plat because:**
the current use limitations within the covenants of the recorded plat and the lot layout with related utility easements prevent the subject property from being developed consistently with the Town of Plainfield Comprehensive Plan and the recently approved Planned Unit Development.
3. **The value of that part of the land in the plat not owned by the Petitioner will not be diminished by vacation because:**
the Petitioner owns 100% of the lots within the subdivision to be vacated and will also file petitions with the Town of Plainfield to vacate all public right-of-ways and platted easements within the platted subdivision resulting in an unencumbered parcel ready for development consistent with the Town of Plainfield Comprehensive Plan and the recently approved Planned Unit Development involving the subject property.

I move that petitions VAC-19-055 Hill Top Addition filed by Strategic Capital Partners and the Indianapolis Airport Authority to vacate all or portions of the plats be **approved**, / **denied** / continued upon the finding that :

1. **The conditions in the platted area have changed so as to defeat the original purpose of the plat because:**
the growth of the neighboring Indianapolis International Airport, razing of all of the houses that previously occupied the subdivision, and the significant development of industrial/warehousing uses in the immediate area, has resulted in the land that makes up this platted subdivision no longer being desirable for single family residential uses or development as was originally intended in 1966, when the plat was recorded.
2. **It is in the public interest to vacate all or part of the plat because:**
the current use limitations within the covenants of the recorded plat and the lot layout with related utility easements prevent the subject property from being developed consistently with the Town of Plainfield Comprehensive Plan and the recently approved Planned Unit Development.
3. **The value of that part of the land in the plat not owned by the Petitioner will not be diminished by vacation because:**
the Petitioner owns all but one (1) lot within the subdivision to be vacated. This single lot not owned by the Petitioner will retain direct access to public right-of ways and utilities and new development of the immediately adjacent land will be designed to accommodate the use of the lot for residential purposes. The Petitioner will also file petitions with the Town of Plainfield to vacate all public right-of-ways and utility easements within the platted subdivision resulting in an unencumbered parcel ready for development consistent with the Town of Plainfield Comprehensive Plan and the recently approved Planned Unit Development involving the subject property.