

RESOLUTION OF THE COMMON COUNCIL, CITY OF BEECH GROVE

2021- #6

Summary: This Resolution of the Common Council, City of Beech Grove, Indiana ("Council"), approves the Preliminary Subdivision Plat with waivers of conditions for the Amtrak Industrial Park, a three lot subdivision of approximately 115 +/- acres located east of Emerson Avenue and south of Subway Street.

WHEREAS, the Petitioner and Owner, Emerson Avenue, LLC, has submitted its Petition for Plat Approval for a three lot subdivision of a 115 +/- acre tract, from the current tax parcels:

APN/Parcel ID(s):

49-10-22-112-001.000-700,
49-10-22-116-005.000-702,
49-10-22-124-002.000-700,
49-10-27-110-001.000-300,
49-10-27-110-002.000-302,
49-10-27-111-001.000-302 and
49-10-27-113-001.000-302.

The complete legal description of the subject property is attached as Exhibit A.

WHEREAS, the subject property is currently zoned I-4. No change to this existing zoning classification has been requested.

WHEREAS, street access is available to Subway Street and Emerson Avenue to the north and both Cincinnati Street and Big Four Road to the south.

WHEREAS, the Petitioner has requested certain waivers for infrastructure and traffic planning, necessitated by the unique location, surrounding properties, and certain existing deed restrictions which will require specific site development plans by future owners and further approval by this Council.

WHEREAS, the Council finds that approval of the requested waivers do not violate the general intent and purpose of the subdivision control ordinances or Indiana law.

WHEREAS, the proposed Petition for Plat Approval as submitted is consistent with the statutory purposes to encourage the improvement of health, safety, convenience and welfare of the citizens of the City of Beech Grove.

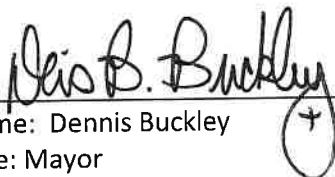
WHEREAS, the Council, was given jurisdiction for this Petition for Plat Approval pursuant to Ind. Code §§ 36-3-1-7, 36-7-4-201, *et seq.*, effective July 1, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL, CITY OF BEECH GROVE AS FOLLOWS:


1. The Preliminary Petition for Plat Approval of Amtrak Industrial Park, consisting of three lots located east of Emerson Avenue and south of Subway Street, particularly described in Exhibit A, is hereby approved with the following waivers of conditions and commitments:
 - a. Infrastructure plans are waived pending site development and improvement plans;
 - b. Traffic plans are waived pending site development and improvement plans.

2. The Petition for Plat Approval of Amtrak Industrial Park, shall be subject to:
- a. Submission of final plat petition;
 - b. Submission of engineering and infrastructure construction plans prior to site development and improvement within two years of Final Plat Approval;
 - c. Submission of traffic control plans prior to site development and improvement within two years of Final Plat Approval;
 - d. Submission of private street/easement and maintenance agreement within two years of Final Plat Approval.

SO RESOLVED THIS DATE: August 2, 2021, in regular session of the Common Council, City of Beech Grove, Indiana.


Name: Dennis Buckley
Title: Mayor


Name: Elizabeth Lamping
Title: Council Member, District 1


Name: Ryan Matkins
Title: Council Member, District 2


Name: Robert Ferguson
Title: Council Member, District 3


Name: Kevin Day
Title: Council Member, District 4


Name: Dave Harrison
Title: Council Member, District 5


Name: Kara Ferguson
Title: Council Member, At-Large


Name: Buddy Templin
Title: Council Member, At-Large

Attest:


Name: James W. Coffman
Title: City Clerk/Treasurer



AMTRAK INDUSTRIAL PARK

A Plat of the real estate conveyed to Emerson Avenue, LLC as recorded in Instrument Number A201900056652 in the Office of the Recorder of Marion County, Indiana and that part of vacated Subway Street as recorded in Instrument Number A201900119984 and Instrument Number A202000021907 as recorded in said recorder's office and situated in the Southeast Quarter of Section 23, Township 15 North, Range 4 East, Southwest Quarter of Section 22, Township 15 North, Range 4 East and Section 27, Township 15 North, Range 4 East of the Second Principal Meridian in Franklin and Warren Townships, Marion County, Indiana

PROPOSED LOT I
27.469+ ACRES

PROPOSED LOT II
2.294+ ACRES

PROPOSED LOT III
85.649+ ACRES

- LEGEND**
- ACCESS ORIGINATED AS EXEMPTED (GASOL)
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - EXISTING LOT LINE
 - LOT ADDRESS

AMTRAK INDUSTRIAL PARK

LINE #	DIRECTION	LENGTH
C1	N 206°30' E	206.84'
C2	S 87°30' E	408.32'

AMTRAK INDUSTRIAL PARK

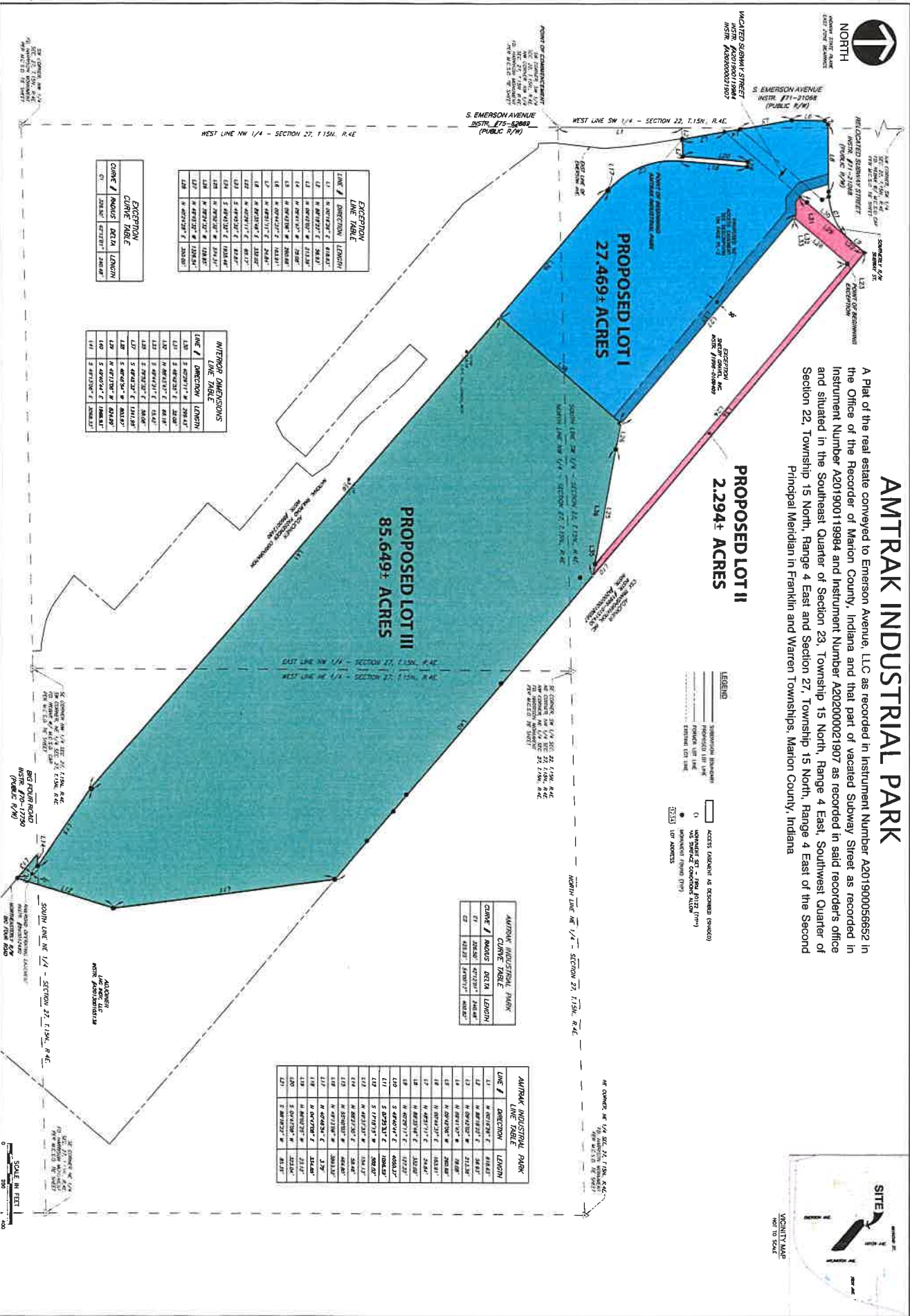
LINE #	DIRECTION	LENGTH
L1	N 80°17'30" E	618.43'
L2	N 80°17'30" E	212.84'
L3	N 80°17'30" E	79.86'
L4	N 80°17'30" E	202.81'
L5	N 80°17'30" E	24.64'
L6	N 80°17'30" E	132.02'
L7	N 80°17'30" E	324.41'
L8	N 80°17'30" E	132.02'
L9	N 80°17'30" E	122.22'
L10	S 89°04'14" E	465.04'
L11	S 89°04'14" E	106.84'
L12	S 89°04'14" E	408.00'
L13	N 80°17'30" E	154.17'
L14	N 80°17'30" E	34.84'
L15	N 80°17'30" E	464.81'
L16	N 80°17'30" E	300.13'
L17	N 80°17'30" E	3.79'
L18	N 80°17'30" E	354.68'
L19	N 80°17'30" E	211.17'
L20	S 89°04'14" E	222.54'
L21	S 89°04'14" E	222.54'
L22	S 89°04'14" E	81.91'

EXCEPTION

LINE #	DIRECTION	LENGTH
E1	N 80°17'30" E	618.43'
E2	N 80°17'30" E	212.84'
E3	N 80°17'30" E	79.86'
E4	N 80°17'30" E	202.81'
E5	N 80°17'30" E	24.64'
E6	N 80°17'30" E	132.02'
E7	N 80°17'30" E	324.41'
E8	N 80°17'30" E	132.02'
E9	N 80°17'30" E	122.22'
E10	S 89°04'14" E	465.04'
E11	S 89°04'14" E	106.84'
E12	S 89°04'14" E	408.00'
E13	N 80°17'30" E	154.17'
E14	N 80°17'30" E	34.84'
E15	N 80°17'30" E	464.81'
E16	N 80°17'30" E	300.13'
E17	N 80°17'30" E	3.79'
E18	N 80°17'30" E	354.68'
E19	N 80°17'30" E	211.17'
E20	S 89°04'14" E	222.54'
E21	S 89°04'14" E	222.54'
E22	S 89°04'14" E	81.91'

INTERIOR DIMENSIONS

LINE #	DIRECTION	LENGTH
I1	S 89°04'14" E	206.84'
I2	N 80°17'30" E	618.43'
I3	S 89°04'14" E	68.18'
I4	S 89°04'14" E	13.43'
I5	S 89°04'14" E	144.18'
I6	N 80°17'30" E	603.49'
I7	S 89°04'14" E	106.84'
I8	S 89°04'14" E	206.84'



SECTION 27, T.15N., R.4E.
SECTION 22, T.15N., R.4E.
SECTION 23, T.15N., R.4E.

SCALE IN FEET
0 50 100