



PROJECT BRIEF – PCAF-25-3

Application Date: 04/02/2025

Meeting Date: 05/12/2025

Application Description:

An application has been filed to Amend Final Plat. The applicant is requesting to split the property with the parcel ID: 39-08-22-223-001.000-007.

Current Zoning: General Business (GB)	Project Location: 751 JEFFERSON CT
Applicant: Rakesh Patel	Owner: MADISON PROPERTY LLC

Preliminary Staff Recommendation: Approve

Conditions:

Reasoning:

Parcel subdivision allows for the existing business (Dairy Queen) to be located on its own parcel. Ingress/Egress has been taken care of as part of this plat since Harry Nickols Dr is a private road.

History, Relevant Information, & Prior Approvals:

History:

Relevant Information:

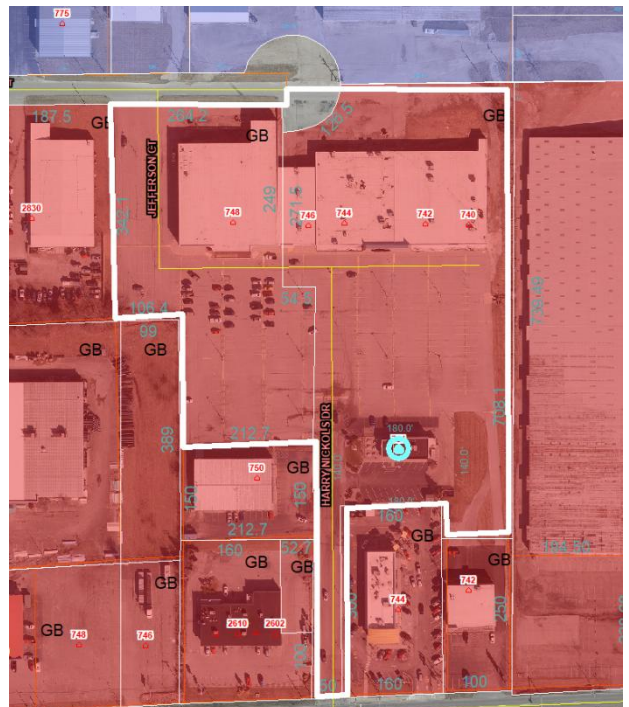
Part of Scott Industrial Park Plat

Prior Approvals:

2/3/2020 - Combined with 39-08-22-223-002.000-007
(west end of shopping center)

Surrounding Zoning and Land Use:

North: Light Industry (M-1)
South: General Business (GB)
East: General Business (GB)
West: General Business (GB)



Comprehensive Plan, Ordinances, & Finding of Fact

Future Land Use Designations (Page 74-78)

COMMUNITY COMMERCIAL

Community commercial includes higher intensity uses including national retailers, offices, food services, lodging, and entertainment, which draw customers from the City and adjacent communities. The designation may also contain medium to high density multifamily residential. These developments ideally are located on major thoroughfares and at prominent intersections as these uses require high visibility (enough daily traffic to support significant sales) and convenient access, on larger parcels with dedicated parking. While most community commercial uses are predominately one-story, uses may be mixed both vertically (in the same structure with retail below and residential or office above), or horizontally -- uses adjacent. New commercial centers should have cohesive architectural styles using high-quality materials, and provide landscaping, lighting, pedestrian accommodations, and even open space if over a certain size. Controlled access (limiting curb cuts) and cross-access easements between businesses (connecting parking lots) should be considered to mitigate potential traffic congestion.

Ordinance:

Subdivision Regulations, SECTION H - RESUBDIVISION OF LAND

1. Procedure for Resubdivision

For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map, or area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivisions, such parcel shall be approved by the Commission by the same procedure, rules, and regulations as for a subdivision.



MADISON

Indiana
Planning, Preservation and Design

DOCKET ID ASSIGNED:

PC AF-25-3

101 W Main St
Madison, IN 47250
(812) 265-8324

Application to Amend Final Plat

Ad Fee (for Legal Notice)

\$ 15.00

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

Purpose: Per the City of Madison Subdivision Regulations, the Plan Commission may from time to time amend the provisions imposed by these regulations. Public hearing on an-proposed amendments shall be held by the Plan Commission in the "manner prescribed by law.

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Rakesh Patel
Street: 15222 Chestnut Ridge Dr
City: Louisville State: KY Zip: 40245
Phone (Preferred): 732-742-71689
Phone (Alternate): _____
Email: Rakesh_Patel123@yahoo.com

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
Street: _____
City: _____ State: _____ Zip: _____
Phone (Preferred): _____
Phone (Alternate): _____
Email: _____

* If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.

PROPERTY FOR WHICH THE AMENDMENT IS REQUESTED

Address and/or Legal Description of Property: 751 Jefferson Ct
Parcel I.D. (can be obtained from the office): 39-08-22-223-001.000-007
Subdivision Name: Scott Industrial Park Zoning Classification: GB

SURVEYOR OR ENGINEER INFORMATION

Name: Jon Ivner
Mailing Street Address: 448 meadow Lane
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-273-2644 Email: Jon Ivner@ivner.com

The final plat shall meet the standards of design as set forth in Article IV of the Subdivision Regulations and shall show the following information:

- ☐ The plat shall be at a scale of fifty (50) feet to one (1) inch or larger.
- ☐ Date, title, name, and location of subdivision, graphic scale, and north arrow.
- ☐ All dimensions, angles, bearings, and similar data on the plat shall be tied to primary control points. Locations and descriptions of said control points shall be given, except where deemed clearly unreasonable or infeasible by the Plan Commission.
- ☐ Tract boundary lines, right-of-way lines of streets, easements, and other right-of-way, and property lines of residential lots with accurate dimensions to the nearest one hundredth of a foot; bearings of deflection angles, radii, arcs, and central angles of all curves with dimensions to the nearest 30".
- ☐ Name and right-of-way width of each street, easement, or other right-of-way.
- ☐ Lot numbers, lot lines, and frontage dimensions.
- ☐ Names and locations of adjoining subdivisions and streets, the location of adjoining unplatted properties, and the names and addresses of the owners of adjoining unplatted properties.
- ☐ Certification on plat by registered engineer or land surveyor as to the accuracy of survey and plat. This should be located on the plat **in the format below**:

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Madison, Indiana, Plan Commission, and that the monuments have been placed as shown hereon, to the specifications of the Building Inspector.

____ day of _____, 20____

Engineer/Surveyor

Registration Number

Certified letters **MUST** be mailed to adjoining property owners (includes owners of real estate at corners, across streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations. I understand that upon approval of the final plat, the President and Secretary of the Commission will sign the certificate which shall be part of the reproducible mylar of the subdivision, plus two prints of same. I will receive two signed prints upon approval. I understand that it is the responsibility as the Subdivider to file with the County Recorder one copy of the approved final plat within thirty (30) days of the final plat signature date. Failure to file within this time shall constitute a violation of this ordinance.

Date

Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: _____

Application Accepted by: _____

Meeting Information: Plan Commission

101 W Main St, Madison, IN 47250 – Council Chambers

Meeting Date: _____ Time: 5:30PM

Documentation Review (Completed by Planning Office)

- ____ Owner Authorization provided (if req'd)
- ____ Application is complete
- ____ Three (3) black or blue line copies of the final plat
- ____ One (1) reproducible print of the final plat
- ____ GIS Information to applicant and attached
- ____ Certified Mail Receipts received (attach)
- ____ Certified Mail Green Cards received (attach)

Staff Notes

LEGAL DESCRIPTION
0.578 ACRES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 10 EAST, CITY OF MADISON, JEFFERSON COUNTY, INDIANA AND PART OF LOT NO. 2 OF SCOTT INDUSTRIAL PARK, RECORDED IN PLAT BOOK 2 PAGE 53 SLIDE 47, DATED 08-24-1966 AND BEING PART OF THE SAME PROPERTY CONVEYED TO MADISON PROPERTY, LLC BY INSTRUMENT NUMBER 202105688 OF THE JEFFERSON COUNTY RECORDER'S RECORDS, THIS DESCRIPTION IS BASED ON AN ORIGINAL SURVEY PREPARED BY PETTITT AND ASSOCIATES, UNDER THE DIRECT SUPERVISION OF WILLIAM E. PETTITT PLS# 900006 DATED MARCH 18, 2025, HAVING A JOB NUMBER OF 25-045 AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 10 EAST;

THENCE WITH THE WEST LINE OF SAID SECTION, N00°04'38"W, 451.75 FEET;

THENCE N87°44'00"E, 775.91 FEET TO A POINT ON THE WEST SIDE OF HARRY NICHOLS DRIVE;

THENCE N87°44'00"E, 48.84 FEET TO A FOUND MAG NAIL ON THE EAST SIDE OF SAID DRIVE AT THE TRUE POINT OF BEGINNING;

THENCE ALONG A NEW DIVISION LINE OF GRANTOR'S PROPERTY, N87°44'00"E, 180.00 FEET TO A FOUND 5/8" REBAR CAPPED BY PETTITT;

THENCE S00°07'19"E, 140.00 FEET TO A FOUND 5/8" REBAR CAPPED BY PETTITT;

THENCE S87°44'00"W 180.00 FEET TO A FOUND MAG NAIL ON THE EAST SIDE OF HARRY NICHOLS DRIVE;

THENCE ALONG DRIVE, N00°07'19"W, 140.00 FEET TO THE BEGINNING;

CONTAINING 0.578 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

ALSO AN INGRESS / EGRESS EASEMENT DESCRIBED IN INSTRUMENT NUMBER 202105688 - SEE TRACT II (THIS LEGAL DESCRIPTION IS FROM A SURVEY BY PETTITT & ASSOCIATES, INSTRUMENT NUMBER 201901553 DATED 05-14-2019, OF COUNTY RECORDS).

THE BASIS OF BEARING FOR THIS DESCRIPTION WAS A SURVEY DONE BY WILLIAM E. PETTITT INSTRUMENT NUMBER 201901553 AND DATED 05-14-2019.

ALL CALLED SET IRON PIN AND CAPS ARE 5/8" REBAR WITH ORANGE CAP STAMPED "PETTITT PLS 900006".

SURVEYOR'S REPORT

THE ATTACHED PLAT WAS PREPARED MARCH 18, 2025, FROM A FIELD SURVEY PERFORMED FROM MARCH 7, 2025 TO MARCH 10, 2025 BY JON KUNER UNDER MY DIRECT SUPERVISION. THE FINAL MONUMENTS WERE FOUND.

THE FOLLOWING OPINIONS AND OBSERVATIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS AS ESTABLISHED ON THIS SURVEY AS A RESULT OF UNCERTAINTIES IN THE REFERENCE MONUMENTS, RECORDED DESCRIPTIONS AND PLATS, LINES OF OCCUPATION AND THE RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).

THERE MAY BE UNWRITTEN RIGHTS AFFECTING THE SUBJECT PROPERTY, WHICH MAY OR MAY NOT BE SHOWN ON THIS SURVEY DRAWING. UNLESS NOTED HEREON THERE IS NO VISIBLE EVIDENCE OF OCCUPATION OR POSSESSION ALONG BOUNDARY LINES OF THE SURVEYED PROPERTY. MONUMENTS WERE RECOVERED OR SET AS SHOWN ON THE ATTACHED DRAWING.

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE LAND CONVEYED TO MADISON PROPERTY LLC, AS DESCRIBED IN INSTRUMENT NUMBER 202105688 OF THE JEFFERSON COUNTY DEED RECORDS. THE SURVEY USED THE DEED CALLS, MONUMENTATION FOUND, AND A SURVEY PREPARED BY WILLIAM E. PETTITT LICENSE NUMBER LS80900006, DATED MAY 14, 2019, RECORDED AS INSTRUMENT NUMBER 201901553, TO ESTABLISH THE LINES OF THE NEW PARCEL.

THE EXISTING INGRESS/ACCESS AND UTILITY EASEMENT AS SHOWN ON THE PLAT IS DESCRIBED ON A SURVEY PREPARED BY WILLIAM E. PETTITT LICENSE NUMBER LS80900006, DATED MAY 14, 2019, RECORDED AS INSTRUMENT NUMBER 201901553.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS A SURVEY PREPARED BY WILLIAM E. PETTITT LICENSE NUMBER LS80900006, DATED MAY 14, 2019, RECORDED AS INSTRUMENT NUMBER 201901553.

NO APPARENT AMBIGUITIES WERE FOUND WITH THE RECORDED DEEDS AND SURVEYS THAT WERE RESEARCHED AND PLOTTED TO FORM A BASE MAP USED IN RECONNAISSANCE OF CORNERS OR CALLED FOR MONUMENTS. EVIDENCE SEARCHED FOR AND LOCATED INCLUDED CALLED FOR MONUMENTS, MONUMENTS NOT CALLED, FENCES, ROADS, BUILDINGS AND VISIBLE OCCUPATION. THE EVIDENCE WAS ANALYZED, REVIEWED AND AN OPINION OF BOUNDARY AS SHOWN HEREON WAS PRODUCED USING SURVEYING PRINCIPALS AND METHODS.

BUILDINGS WERE LOCATED AND SHOWN ON THE PLAT. SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SURVEY ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY. NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR.

THIS PARCEL IS CURRENTLY ZONED (GB) GENERAL BUSINESS. BUILDING AND ZONING SETBACKS DETERMINED BY GOVERNING AUTHORITY.

THIS TRACT LIES WITHIN A MINIMAL FLOOD HAZARD ZONE X AS SAID TRACT PLOTS BY SCALE ON FIRM PANEL 18077CO170C, EFFECTIVE DATE APRIL 2, 2015. THE ACCURACY OF THE FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SURVEY ESTABLISHED HEREON IS WITHIN THE SPECIFICATIONS OF A "URBAN" SURVEY AS DEFINED IN 865 IAC 1-1-2-7.

NOTARY CERTIFICATE

STATE OF INDIANA

COUNTY OF Jefferson

Janey L Beverly, a Notary Public in and for the said County, in the

State aforesaid, do hereby certify that Rakesh Patel

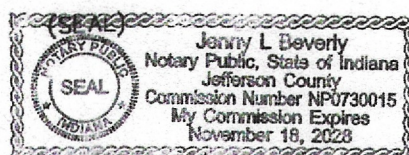
manager

personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged the execution and delivery of this plat as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 2 day of April, A.D. 2025

County of residence Jefferson

My commission expires 11-18-2028



Janey L Beverly
Notary Public

OWNER'S CERTIFICATE

STATE OF INDIANA

COUNTY OF Jefferson

This is to certify that the undersigned is the owner of the land herein described on this plat and that he has caused the same to be surveyed as indicated thereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under the style and title indicated.

Given under my hand at _____, Indiana this 2nd day of April, A.D. 2025

Rakesh Patel
OWNER

manager
OWNER

SCOTT INDUSTRIAL PARK
PB 2 PG 53 SLIDE 47
08.24.1966

MADISON PROPERTY LLC
INST #2021-05688
PID #39-08-22-223-001.000-007

PREVIOUS PETTITT SURVEY
INST #2019-01553
05.14.2019
LS900006

INGRESS/EGRESS & UTILITIES EASEMENT
MADISON PROPERTY LLC
INST #2021-05688
PID #39-08-22-223-001.000-007

PART OF LOT 3
TRACT B

HARRY NICHOLS DRIVE

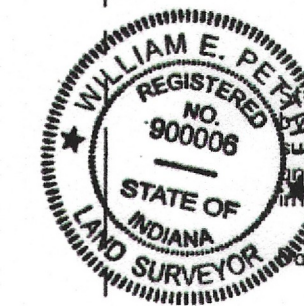
CLIFTY DRIVE (HW 62)

MCDONALDS REAL ESTATE COMPANY
INST #2009-00094

PART OF LOT 2

MADISON PROPERTY LLC
INST #2021-05688

PART OF LOT 1



SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor, in the State of Indiana, hereby certify that a survey was performed by me or personnel employed by me, and under my direct supervision, of property as herein described and monumented, and that this plat is true and correct to the best of my information, knowledge, and belief.

Dated: 3/18/2025

William E. Pettitt
Registered Land Surveyor
#LS80900006

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

NAME: William E. Pettitt

Per 865 IAC 1-12-12, This Plat and Survey will be VOID if not recorded within 3 months of the Survey Certification Date.

PETTITT & ASSOCIATES
Surveyors Engineers

11 Medical Plaza
P.O. Box 412
Hanover, IN 47243
(812) 866-2562
Fax (812) 866-2561

CERTIFIED BY DATE

Revision Drawn By Date

SCALE: 1" = 40' DRAWN BY: JEL CHECKED BY: JWK
DATE: 3/18/2025 JOB NO: 25-045

FOR: Rakesh Patel

ORIGINAL SURVEY OF TRACT IN SEC. 22,
T4N, R10E, MADISON TOWNSHIP, JEFF. CO.

DRAWING NO: