



## PLAT COMMITTEE

August 14, 2024

<b>Case Number:</b>	2024-PLT-032
<b>Property Address:</b>	4150 North Keystone Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Washington Township, Council District #8
<b>Petitioner:</b>	Landworx Engineering LLC, by Leslie Steinert
<b>Zoning:</b>	C-4 (FF)
<b>Request:</b>	Approval of a Subdivision Plat to be known as Mainscape Plaza Subdivision, subdividing 12.253 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Noah Stern, Senior Planner

## PETITION HISTORY

### ADDENDUM FOR AUGUST 14, 2024 PLAT COMMITTEE HEARING

This petition was continued to the August 14, 2024 Plat Committee hearing to review the submitted proposal.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 2, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. 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.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This site is zoned C-4 (FF) and developed with commercial uses. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-4 zoning classification.

**STREETS**

Lot One and Two would front on North Keystone Avenue. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks are not provided along North Keystone Avenue.

**EASEMENTS**

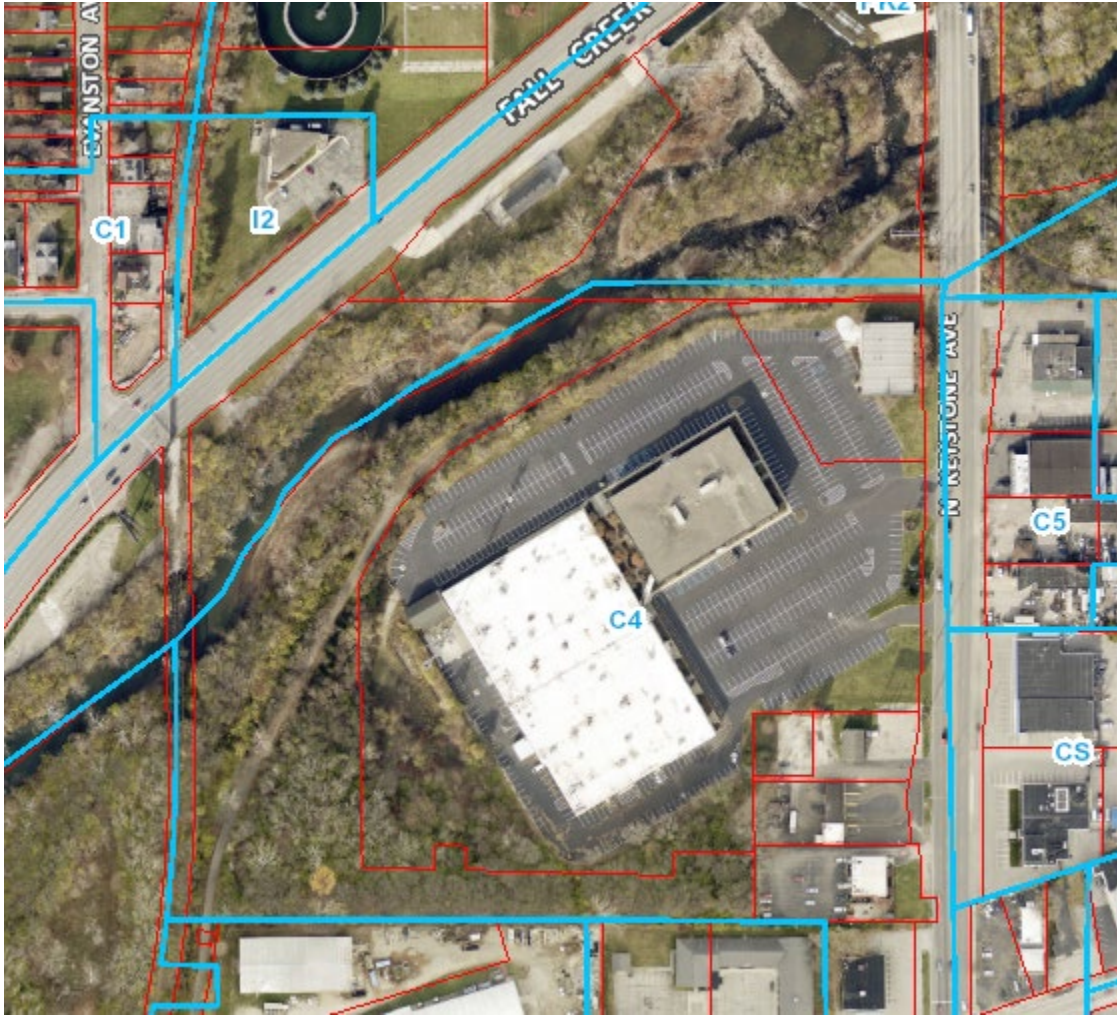
An easement exists along the north end of the site for the Fall Creek Greenway which shall remain in place as a part of the proposed plat.

**GENERAL INFORMATION**

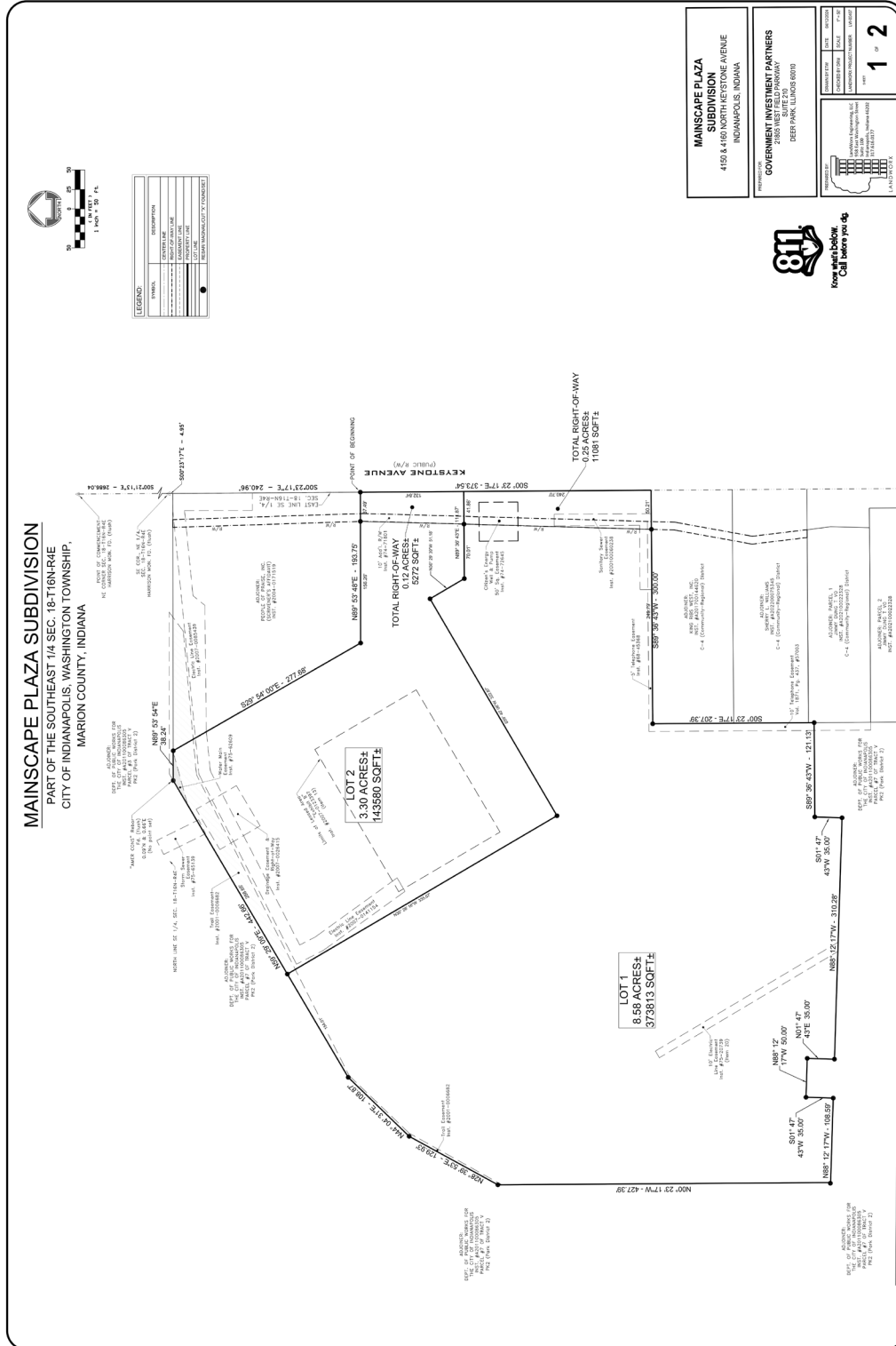
<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: PK-2	Linear Park
	South: I-3 / D-5	Industrial / Commercial
	East: C-5-C-S	Commercial
West: PK-2	Linear Park	
<b>Thoroughfare Plan</b>		
Street	Primary Arterial	92-foot existing and 78 feet proposed
<b>Petition Submittal Date</b>	May 2, 2024	

EXHIBITS

Aerial Map



Preliminary Plat



PHOTOS





