



PLAT COMMITTEE

August 14, 2024

Case Number:	2024-PLT-043
Property Address:	3630 Guion Road (<i>Approximate Address</i>)
Location:	Wayne Township, Council District #5
Petitioner:	Guion Properties 3660, LLC, by Andrea Townsend
Zoning:	HD-1 (FF)
Request:	Approval of a Subdivision Plat, to be known as Guion Properties, subdividing 11.67 acres into two lots.
Waiver Requested:	None
Current Land Use:	Vacant
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 16, 2024, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned HD-1 (FF) and is vacant. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the HD-1 zoning classification.

STREETS

Lot Two would front on Guion Road and Lot One would not front public right-of-way. No new streets are proposed as part of this petition.

SIDEWALKS

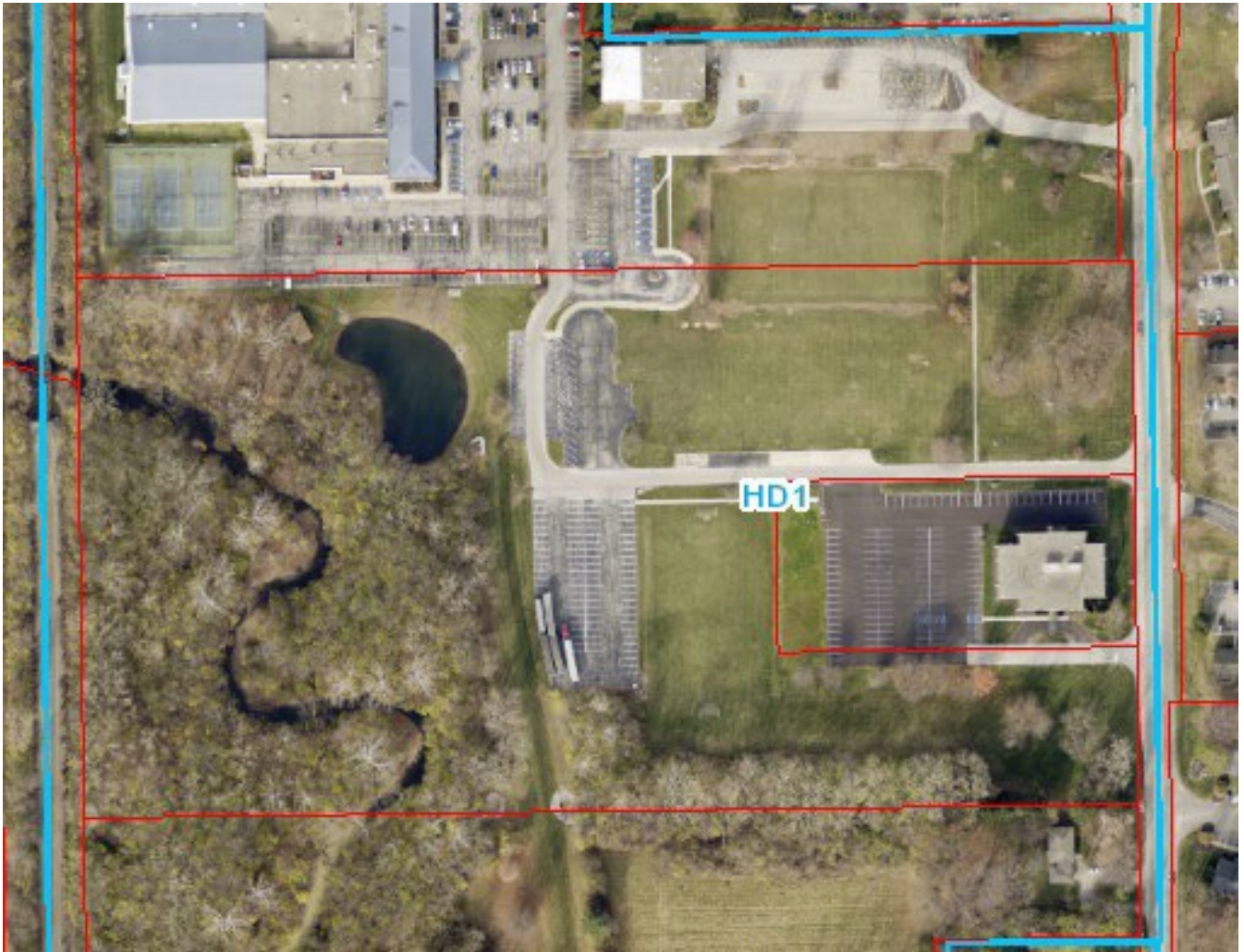
Sidewalks are required as a part of this plat.

GENERAL INFORMATION

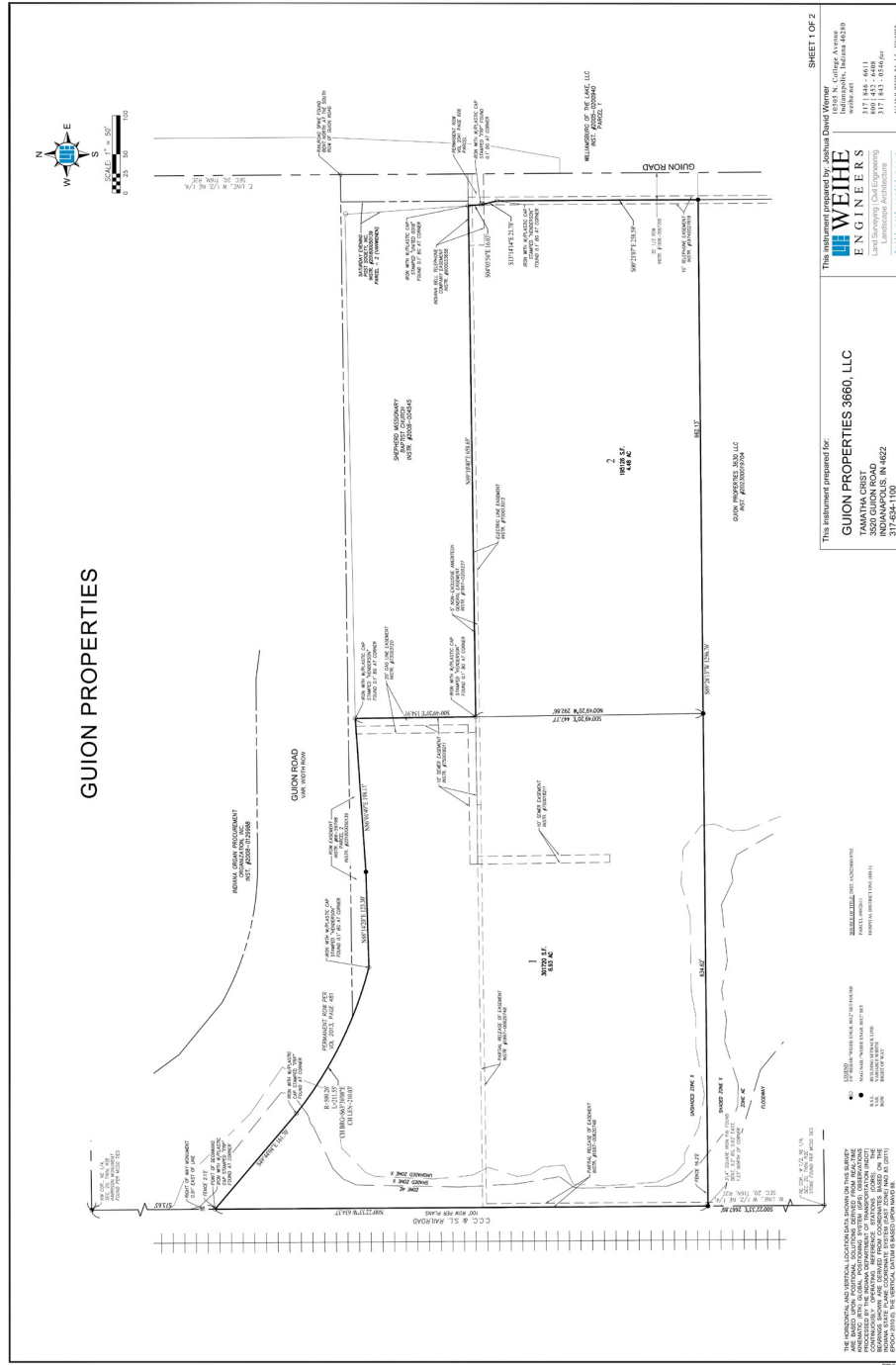
Existing Zoning	HD-1 (FF)	
Existing Land Use	Vacant	
Comprehensive Plan	Regional Special Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	HD-1 Hospital
	South:	SU-2 / D-3 Religious uses / Residential
	East:	D-6II Residential
	West:	C-5 Commercial
Thoroughfare Plan		
Guion Road	Primary Collector	55-foot existing and 80-foot proposed right-of-way
Petition Submittal Date	6/14/24	

EXHIBITS

Aerial



Preliminary Plat



This instrument prepared for:

GUION PROPERTIES 3660, LLC
TAMATHA CRIST
3660 GUION ROAD
INDIANAPOLIS, IN 46222
317-684-1100

This instrument prepared by: **JOHANN DAVID WENGER**
Surveyor
Indianapolis, Indiana 46258
317-846-4641
317-846-4641
317-846-4641
317-846-4641

WEIHER ENGINEERS
Land Surveying | Civil Engineering
10000 N. CENTRAL AVENUE, SUITE 100
INDIANAPOLIS, IN 46240
317-271-1111

PROJECT NO. W07020

PHOTOS



