

PLAT COMMITTEE

August 14, 2024

Case Number:	2024-PLT-047
Property Address:	5344 Poindexter Drive (<i>Approximate Address</i>)
Location:	City of Lawrence, Lawrence Township, Council District #10
Petitioner:	BGP Development, Ltd., by Evan Evans
Zoning:	C-S
Request:	Approval of a Subdivision Plat, to be known as Poindexter Industrial Park Phase 2, Replat of Lot 2, subdividing 3.691 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 7, 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 the City of Lawrence, Sanitation Section.
3. Subject to the Standards and Specifications of the City of Lawrence, Drainage Section.
4. Subject to the Standards and Specifications of the City of Lawrence, 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 C-S 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 C-S zoning classification.

STREETS

Lot One and Two would front on Poindexter Drive. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required as a part of this plat.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	I-1 Industrial
	South:	C-S Commercial
	East:	C-S Commercial
West:	D-5II Residential	
Thoroughfare Plan		
Poindexter Drive	Local Street	48-foot existing and 48-feet proposed right-of-way
Petition Submittal Date	7/3/24	

EXHIBITS

Aerial



POINDEXTER INDUSTRIAL PARK PHASE 2, REPLAT OF LOT 2 SECONDARY PLAT

PART OF THE 500TH STREET INDUSTRIAL PARK, ORIGINAL SECONDARY PLAT, MARION COUNTY, INDIANA
LAWRENCE TOWNSHIP, MARION COUNTY, INDIANA

LEGAL DESCRIPTION
Lot 2 of Poindexter Industrial Park Phase 2, per plat hereof, recorded as Instrument Number A20200013130, in the Office of the Recorder of Marion County, Indiana.

OWNER'S CERTIFICATE

The undersigned, an authorized representative of BOP Development, L.P., Owner of the real estate herein, do hereby certify that the above described real estate is the same as shown on the plat hereto and hereby does by this plat and subdivide said real estate as shown on the within plat.

Building setback lines are hereby established as shown on said plat, between which lines and setbacks no building, structure, or other structure (including drives and walkways) shall be erected or maintained.

The utility lines shown on this plat are hereby established as shown on said plat, and the owner hereby certifies that the utility lines shown on this plat are the utility lines for the use of public utilities and subject to the jurisdiction of the City to install, repair, maintain or replace its installations.

These easements used as drainage easements or abutments "D/E" are reserved exclusively for the installation, maintenance, repair and operation of surface and subsurface drainage infrastructure, including, but not limited to, drainage ditches, culverts, pipes, and their appurtenances.

In testimony whereof, witness the signature of _____ of BOP Development, L.P.,

Printed Name: _____ Title: _____

the Owner and Deedman this _____ day of _____, 2024.

Signature: _____

BOP Development L.P.

SURVEYOR'S CERTIFICATE

I, Evan J. Evans, hereby certify that:

The within Plat is a representation of the lands surveyed and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

This subdivision shall be known and designated as Poindexter Industrial Park Phase 2, Replat of Lot 2, Lot 3 being subdivisions 2, 3, 4 and 5 with setbacks and easements as shown in figures depicting feet and decimal parts thereof.

The boundary lines for this plat are based on a Survey by Evan J. Evans with American Surveyment recorded as Instrument No. _____ of _____, 2024.

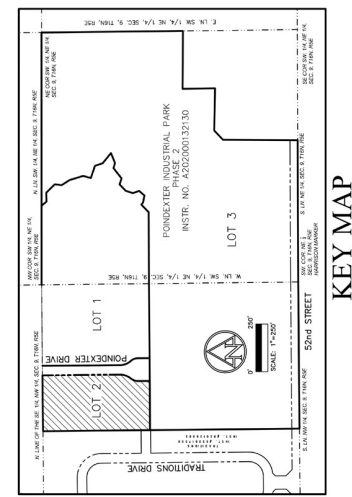
Witness my signature this _____ day of _____, 2024.

Evan J. Evans
Professional Surveyor
Reg. No. 18,919,024
State of Indiana

STRUCTUREPOINT
INC.
400 S. W. 10th Street, Suite 100
Tulsa, Oklahoma 74106
Tel: 918.466.0000 Fax: 918.466.0005

CERTIFIED BY		
DATE:	ISSUANCE INDEX	
7/23/2024		
PROJECT PHASE:		
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number: 2018.00150
SECONDARY REPLAT
1 of 1



KEY MAP

PHOTOS



