

PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-041
Property Address: 1206 Waterway Boulevard (*Approximate Address*)
Location: Center Township, Council District #11
Petitioner: 16 Tech Community Corporation, by Michael J. Smith
Zoning: CBD-S (RC)
Request: Approval of a Subdivision Plat, to be known as 16 Tech – Lot G2, creating one, 1.013-acre lot.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 1, 2023, 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

The subject site is zoned CBD-S (RC) and is planned for future development as part of 16 Tech, a technology park. This proposed plat would create one lot within the developing technology park, for construction of a proposed office building. The plat would meet the requirements of CBD-S (RC) and rezoning petition 2020-ZON-018.

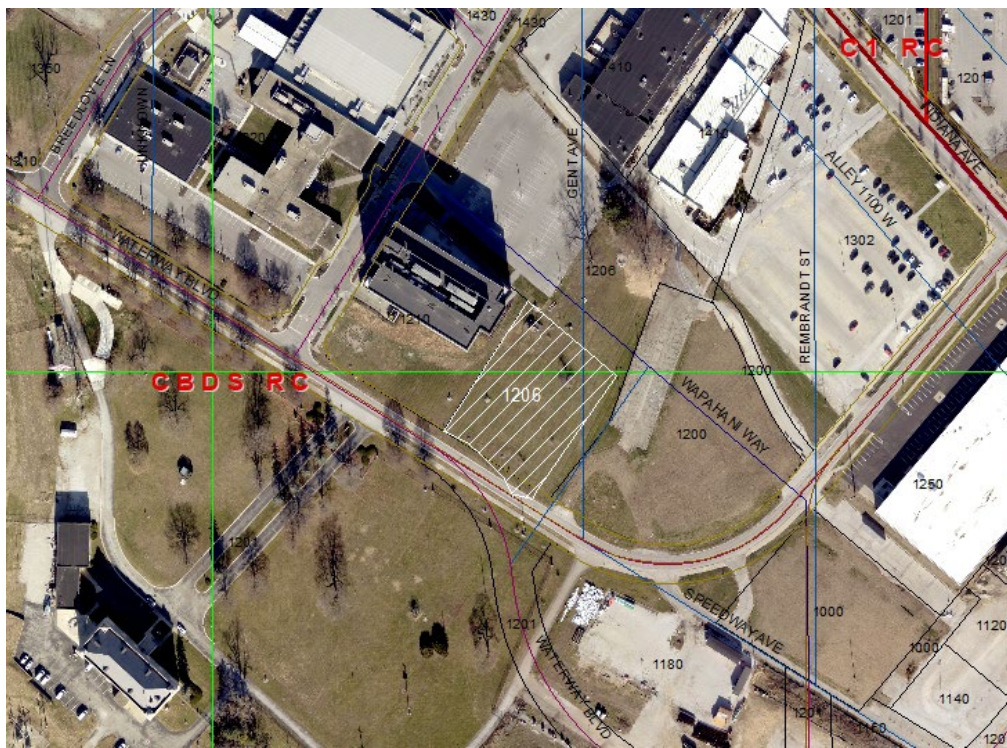
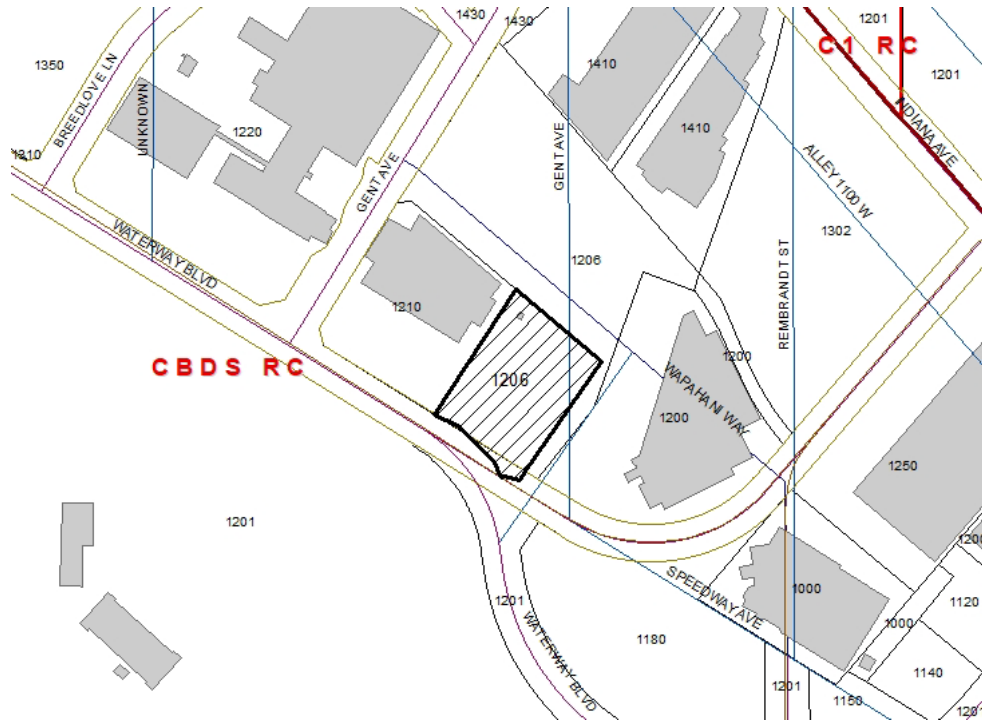
STREETS

This lot would have direct access to Waterway Boulevard, which, as proposed, would be re-directed south to a new public street and a proposed bridge over Fall Creek.

GENERAL INFORMATION

Existing Zoning	CBD-S (RC)	
Existing Land Use	Currently undeveloped	
Comprehensive Plan	Institution-oriented mixed-use development	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	CBD-S (RC)	Light industrial
South:	CBD-S (RC)	Water pump station
East:	CBD-S (RC)	Undeveloped
West:	CBD-S (RC)	Light industrial
Thoroughfare Plan		
Waterway Boulevard	Local Street	48-foot existing and proposed
Petition Submittal Date	June 1, 2023	

EXHIBITS



Zoning map / Aerial





Section of Master Plan from 2020-ZON-018 identifying the site and re-direction of Waterway Boulevard to a proposed new street and bridge over Fall Creek

Photos



View from Waterway Boulevard



View from Waterway Boulevard