

PLAT COMMITTEE

May 14, 2025

Case Number:	2025-PLT-019
Property Address:	5615 West 38 th Street (<i>Approximate Address</i>)
Location:	Wayne Township, Council District #5
Petitioner:	Circle City Property Group, Inc., by Bill Terry
Zoning:	C-4
Request:	Approval of a Subdivision Plat to be known as Town West Plaza – Minor Plat, subdividing 9.7 acres into one lot and one block.
Waiver Requested:	None
Current Land Use:	Commercial
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 April 11, 2025, 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 C-4 and developed with commercial uses. The proposed plat would subdivide the property into one lot and one block to provide for a commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Both Block A and Lot One would front on West 38th Street. No new streets are proposed as part of this petition.

SIDEWALKS

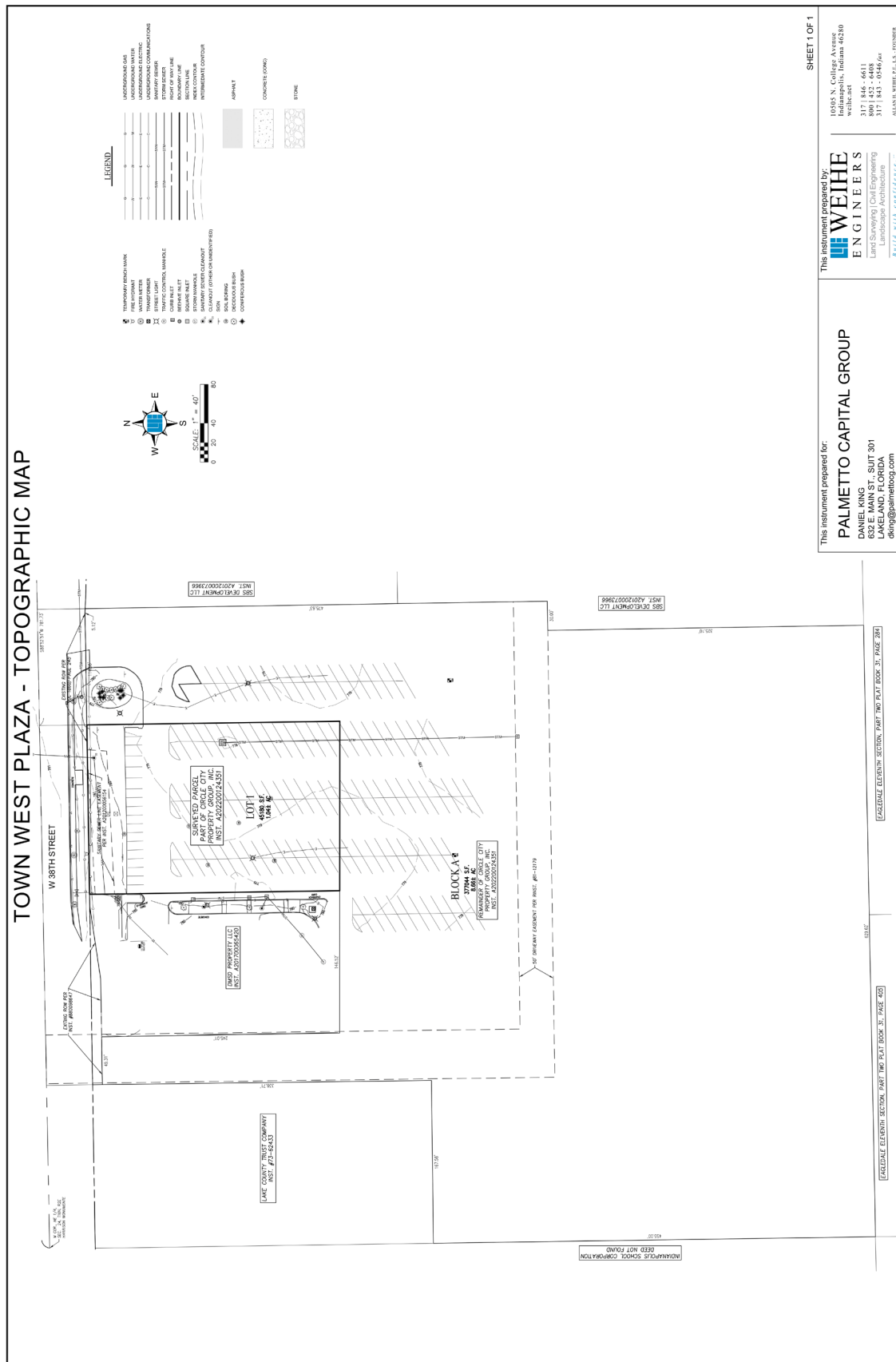
Sidewalks are existing on West 38th Street.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-7	Multi-family residential
	South: D-4	Single-family residential
	East: C-4	Commercial
	West: SU-2	School
Thoroughfare Plan		
West 38th Street	Primary Arterial	134-foot ROW existing and 134-foot proposed
Petition Submittal Date	April 7, 2025	

EXHIBITS





PHOTOS





