

PLAT COMMITTEE

March 8, 2023

Case Number: 2023-PLT-007
Property Address: 2435 North Sherman Drive (Approximate Address)
Location: Center Township, Council District #17
Petitioner: Brightwood Partners LLC, by Norman H. Hiselman
Zoning: C-4
Request: Approval of a Subdivision Plat to be known as Amirah's Corner Subdivision, dividing 5.17 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Allison Richardson, 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 January 30, 2023, 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 and developed with a commercial integrated center. The proposed plat would subdivide the property into two lots along the existing building's common wall so that the site may have separate ownership. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot One and Two would front on Sherman Drive. Lot Two would also front on the railroad south of site. No new streets are proposed as part of this petition.

SIDEWALKS

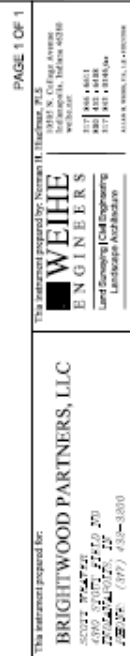
Sidewalks are existing along Sherman Drive.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-2	Undeveloped
South:	C-4/ I-4	Commercial / Industrial
East:	I-2	Undeveloped / Industrial
West:	C-4 / SU-37	Commercial / Library
Thoroughfare Plan		
Sherman Drive	Primary Arterial	60 feet existing and 88 feet proposed
Petition Submittal Date	January 30, 2023	

EXHIBITS







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WEIHE
ENGINEERS

Land Surveying | Civil Engineering

BRIGHTWOOD PARTNERS, LLC

SCOTT WEAVER
4360 STOUT FIELD RD
INDIANAPOLIS, IN
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PHOTOS



Proposed Lot One, looking south



Proposed Lot Two, looking north



West of site and part of Lot Two, Sherman Drive frontage; looking west