

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-PLT-084
Address:	3805 South East Street (approximate address)
Location:	Perry Township, Council District #23
Zoning:	C-5
Petitioner:	S & L Properties Indianapolis East, LLC, by Joseph D. Calderon
Request:	Approval of a Subdivision Plat to be known as Indy East St. Development, subdividing 4.13 acres into two lots.
Waiver Requested:	None
Current Land Use:	Parking Lot and Commercial Shopping Center
Staff Reviewer:	Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the December 10, 2025, hearing, to the January 14, 2026, hearing, due to an error involving the publication of legal notice within required newspapers.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 3, 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-5. The site is a parking lot and a commercial shopping center. The proposed plat would subdivide the property into two (2) lots: Lot One would be 2.013 acres and Lot Two would be 2.26 acres. The proposed plat meets the standards of the C-5 zoning classification.

STREETS

Lots One and Two would front on National Road to the north. Lot One would also front on South East Street to the west. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required along all street frontages on South East Street and National Road.

GENERAL INFORMATION

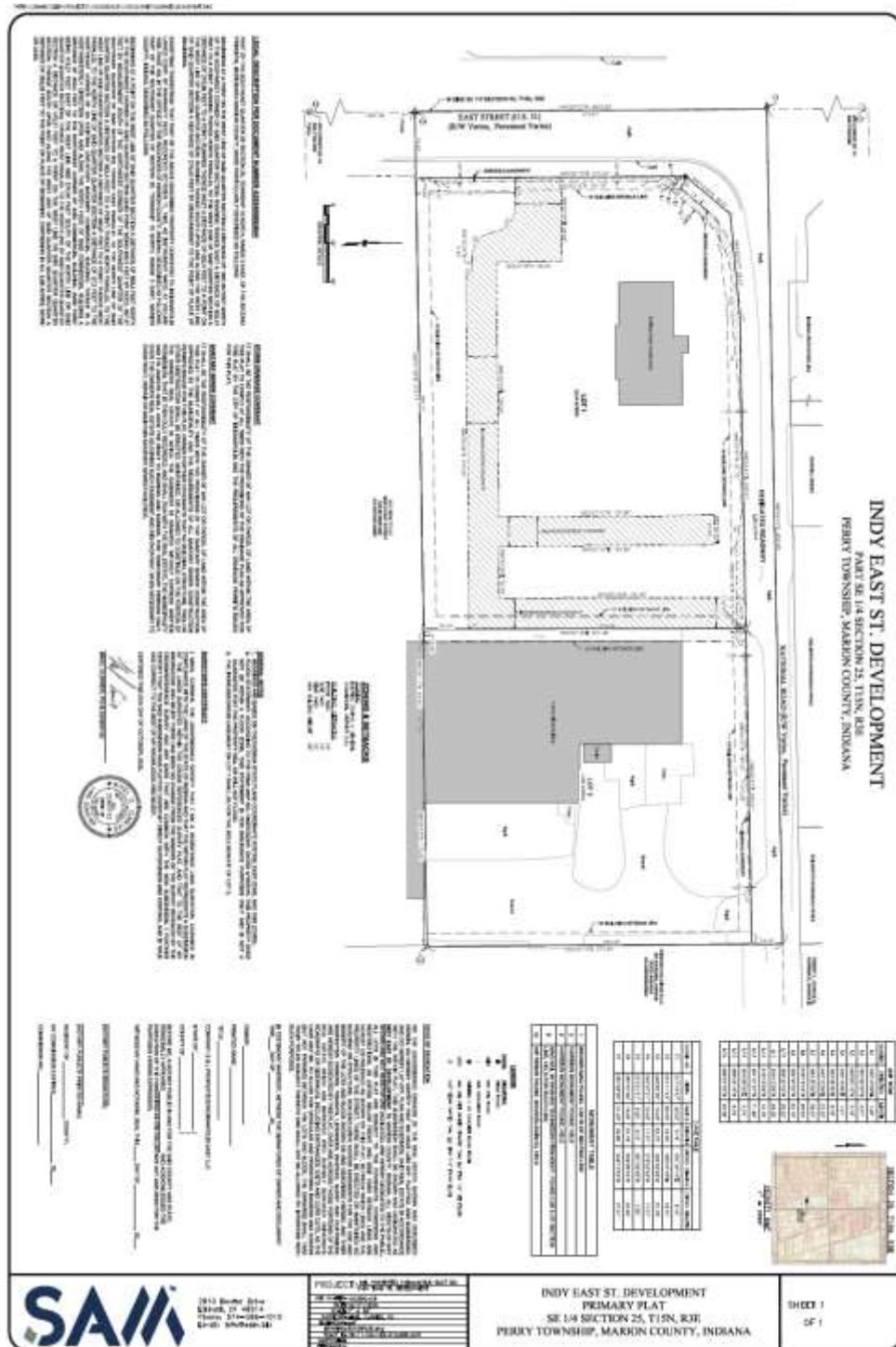
Existing Zoning	C-5	
Existing Land Use	Parking lot / Commercial Retail	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-5 / D-A	Commercial Retail / Greenhouse
South:	C-5	Commercial Retail
East:	C-5	Commercial Offices
West:	C-5	Commercial Retail
Thoroughfare Plan		
South East Street	Primary Arterial	108-foot existing and proposed right-of-way
National Road	Local Street	31-foot existing right-of-way and 48-foot proposed right-of-way
Petition Submittal Date	November 23, 2025	

EXHIBITS

LOCATION MAP



PLAT SURVEY – SITE PLAN



PHOTOS



Proposed Lot One under construction, looking south.



Proposed Lot Two, existing commercial retail, looking southeast.