



PLAT COMMITTEE

October 9, 2024

Case Number:	2024-PLT-053
Property Address:	1065 North Post Road and 9040 East 10th Street (<i>Approximate Address</i>)
Location:	Warren Township, Council District #14
Petitioner:	NDZA, by Justin Kingen and David Kingen
Zoning:	C-S
Request:	Approval of a Subdivision Plat to be known as 1065 Post Road Plat, subdividing 5.51 acres into two lots.
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 September 6, 2024 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 two parcels, zoned C-S, and developed with a self-storage facility and a ministry. The proposed plat would move the lot line separating the two parcels to the west, reducing the size of the 1065 N Post Road parcel, and increasing the size of the 9040 E 10th Street parcel. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One would front on North Post Road and Lot Two would front on East 10th Street. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks exist along East 10th Street and along North Post Road.

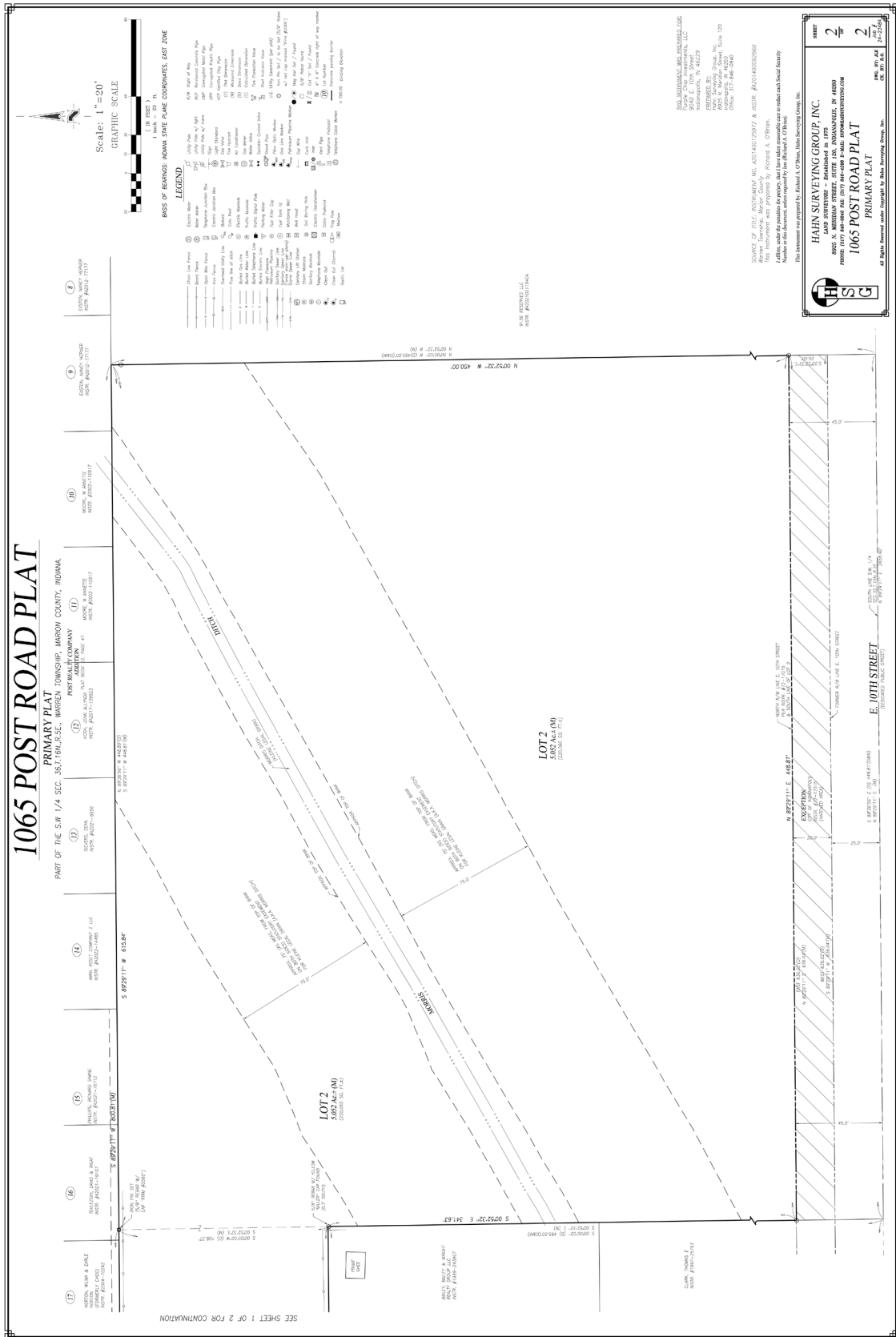
GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Commercial	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-3 Single-Family residential
	South:	C-3 / SU-9 Commercial / School
	East:	D-3 Single-Family residential
West:	SU-1 / C-3 Religious Uses / Commercial	
Thoroughfare Plan		
North Post Road	Primary Arterial	106-foot existing and 112 feet proposed
East 10 th Street	Secondary Arterial	90-foot existing and 90 feet proposed
Petition Submittal Date	July 31, 2024	

EXHIBITS

Present-day Aerial





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PHOTOS







