

PLAT COMMITTEE

October 9th, 2024

Case Number:	2024-PLT-063
Property Address:	3415 English Avenue
Location:	Center Township, Council District #18
Petitioner:	Joseph D. Calderon, HE MOD English Ave. LLC
Zoning:	C-4 (FF)
Request:	Approval of a Subdivision Plat, to be known as He MOB English Ave., Eskenazi Minor Plat, subdividing 5.64 acres into three lots.
Waiver Requested:	None
Current Land Use:	Commercial
Staff Reviewer:	Kiya Mullins, Associate Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approval** and find that the plat, file-dated August 28th, 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.



- 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 zone C-4 and developed with commercial buildings, one of which being a former Big Lots location that now sits empty and the other being the Sandra Eskenazi Mental Health Center. The proposed plat would divide the existing parcel into three lots. Lot 1 will contain the former Big Lots location, Lot 2 will contain the Sandra Eskenazi Mental Health Center and finally Lot 3 will contain the current wooden area. The subject site has been developed with the two commercial buildings since somewhere around 1979, per the 1979 Historical Aerial below. This replat would allow the property the building owners to have separate addresses and to be able to sell each of the parcels individually.

STREETS

Both lot 1 and 2 would front along Lakeview Drive. Lot 3 if/when its developed would most likely have a front facing Southeastern Avenue. No new street nor sidewalks are proposed.

ADDITIONAL DEVELOPMENT ITEM – FLOODING

3415 English Avenue is almost entirely in a flood zone.

SIDEWALKS

Sidewalks are present to the north off of English Avenue, no other sides have sidewalks

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial	
Comprehensive Plan	Urban Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	I-2 Community Commercial
	South:	C-3 Urban Mixed-Use
	East:	D-5 Traditional Neighborhood
	West:	I-4 Heavy Industrial
Thoroughfare Plan		
English Avenue	Primary Arterial	78-foot right-of-way existing and 78-foot right-of-way proposed.
Petition Submittal Date	08/24/2024	
Final Plat Submittal Date	N/A	

EXHIBITS

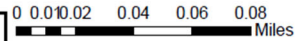
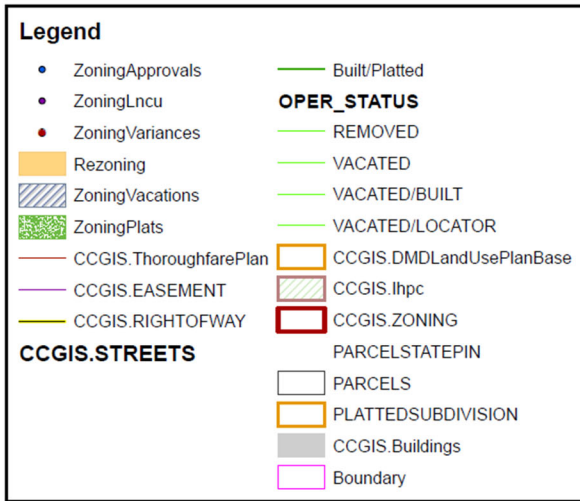
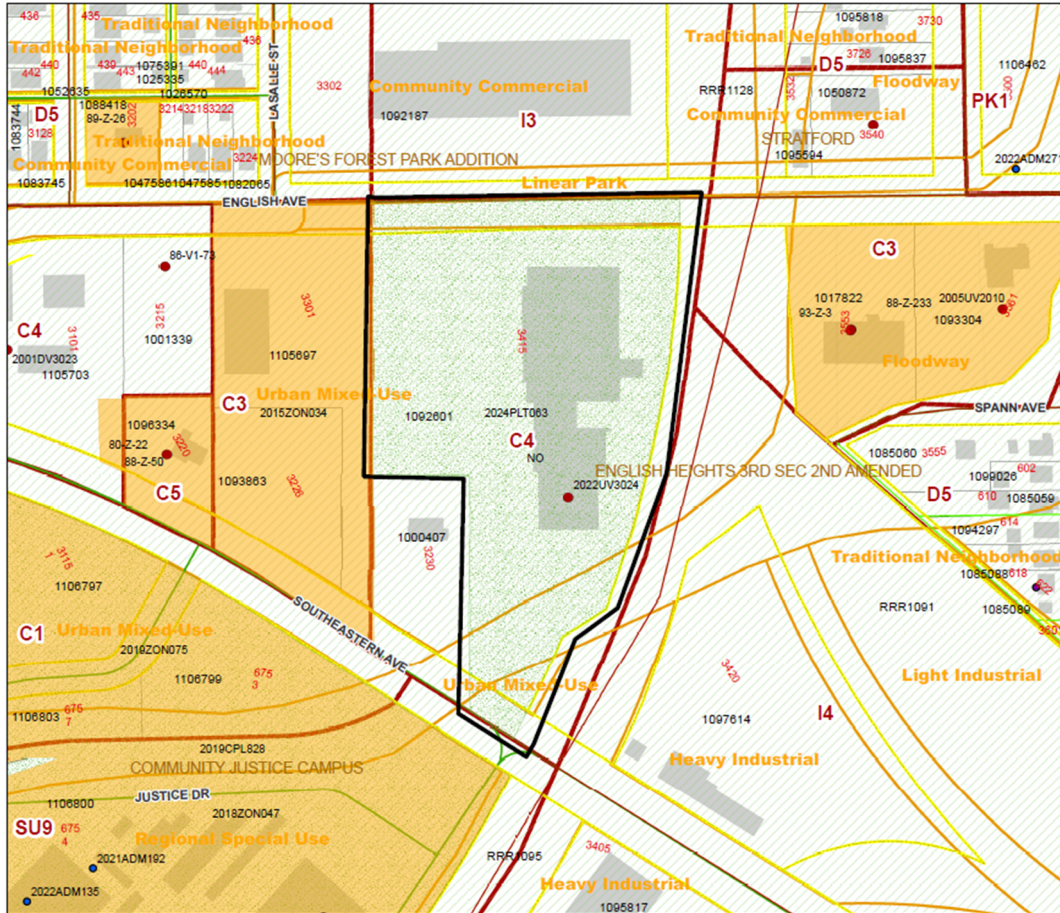


Exhibit 1: Area map around 3415 English Avenue.



Exhibit 3: Historical Aerial of 3415 English Avenue in 1979.



Exhibit 3: Picture showing both building located on 3415 English Avenue currently.



Exhibit 4: Vacated building to the north on 3415 English Avenue, forming a big lots.



Exhibit 5: The Sandra Eskenazi Mental Health Center which currently shares the parcel with the empty Big Lots building, with plat petition is approved this center would be standing on it own parcel.



Exhibit 6: Parking Lot located at 3415 English Avenue.



Exhibit 7: Area behind 3415 English Avenue.