

## PLAT COMMITTEE

February 8, 2023

Case Number: 2022-PLT-095  
Property Address: 3850 DePauw Boulevard (Approximate Address)  
Location: Pike Township, Council District #1  
Petitioner: College Park Shops, LLC, by Dillon Reynolds  
Zoning: C-4  
Request: Approval of a Subdivision Plat to be known as College Park Shops Subdivision, dividing 9.657 acres into three 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 December 23, 2022, 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 a commercial integrated center. The proposed plat would subdivide the property into three lots—Lot Three, Lot Four and Block A. The proposed plat meets the standards of the C-4 zoning classification.

### STREETS

All lots front on Michigan Road to the west and Wesleyan Road to the east. Lot Three has frontage on DePauw Boulevard to the south. Internal access drives also provide access between properties. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are required on DePauw Boulevard, Michigan Road, and Wesleyan Road (except where existing).

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-4	Commercial
South:	C-4	Commercial
East:	C-4 / MU-1	Commercial
West:	C-4 / C-3	Commercial
<b>Thoroughfare Plan</b>		
Michigan Road	Primary Arterial	220-foot existing and proposed
DePauw Boulevard	Local Street	100-feet existing and proposed
Wesleyan Road	Local Street	75-feet existing and proposed
<b>Petition Submittal Date</b>	December 23, 2022	





PHOTOS



Proposed Block A viewed from Wesleyan Road



Proposed Lot Four



Proposed Lot Three viewed from Wesleyan Boulevard



Proposed Lot Four



South of site, DePauw Boulevard



Lot Four, Michigan Road Frontage