

PLAT COMMITTEE

June 14, 2023

Case Number:	2023-PLT-036
Property Address:	3112, 3118, 3122, 3132, 3212, 3216, 3228, and 3254 Dr. A. J. Brown Avenue (Approximate Addresses)
Location:	Center Township, Council District #17
Petitioner:	The Domino, by Ted Nolting
Zoning:	C-S
Request:	Approval of a Subdivision Plat to be known as Domino – Monon 30 Subdivision, dividing 6.36 acres into one lot and one block.
Waiver Requested:	None
Current Land Use:	Heavy Commercial
Staff Reviewer:	Jeffrey York, Principal 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 May 9, 2023, 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 proposed development would provide for one lot and one block, totaling 6.36 acres. The site is zoned C-S and would provide for a mixed-use development. The proposed plat meets the Subdivision Regulations, the C-S district, and commitments from rezoning petition 2021-ZON-069.

STREETS

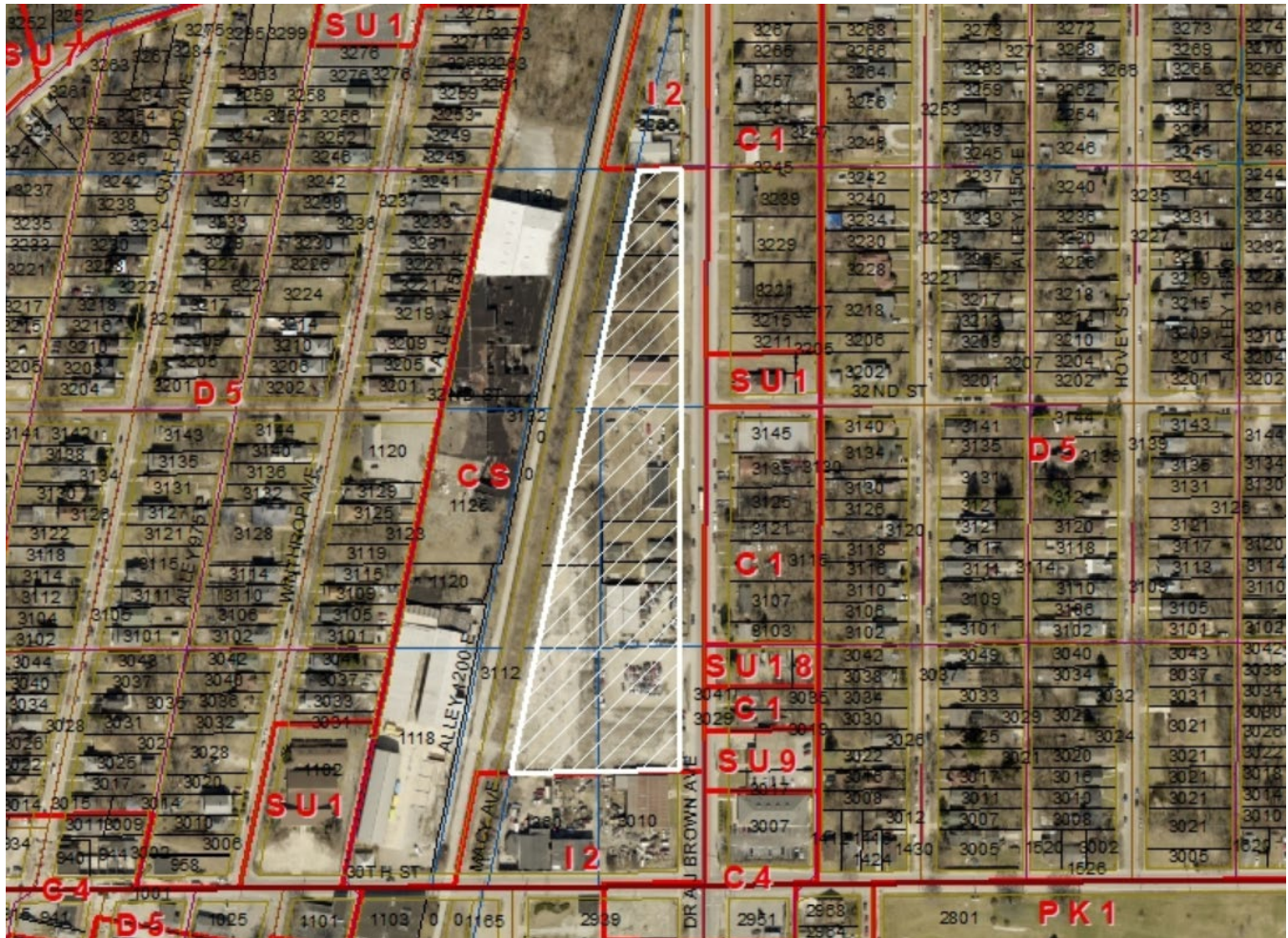
The lot and block would have access Dr. A. J. Brown Avenue, which abuts the site to the east. No new streets are proposed.

SIDEWALKS

Sidewalks are required along Dr. A. J Brown Avenue.

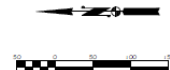
GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Heavy Commercial	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Commercial
South:	I-2	Heavy Industrial
East:	C-1 / SU-1 // SU-9 / SU-18	Fire station, single-family residential, automobile body shop and utility substation
West:	C-S	Monon Trail
Thoroughfare Plan		
Dr. Andrew J. Brown Avenue	Secondary arterial	56-foot right-of-way existing and proposed
Petition Submittal Date	May 9, 2023	





THIS INSTRUMENT WAS PREPARED BY
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PROJ. ENCLOSURE
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PHOTOS



Views of the west property line, along Monon Trail



Views of east property line along Dr. Andrew J. Brown Avenue