

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-010
Property Address: 2204 National Avenue (Approximate Address)
Location: Perry Township, Council District #21
Petitioner: Fast Track South LLC, by Michael J. Smith
Zoning: C-7
Request: Approval of a Subdivision Plat to be known as Replat of Lot 1- Long Item Subdivision, dividing 3.028 acres into two lots.
Waiver Requested: None
Current Land Use: Undeveloped
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 February 23, 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.
12. That an access easement is provided from Lot 1B to National Avenue prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-7 and is undeveloped. The proposed plat would subdivide 3.028 acres into two lots: Lot 1A and 1B. Lot 1A would contain 2.923 acres and Lot 1B would contain 0.105 acre. The proposed plat generally meets the standards of the C-7 zoning classification.

STREETS

Lot 1A would front on National Avenue. Lot 1B would have access to National Avenue via easement. No new streets are proposed as part of this petition.

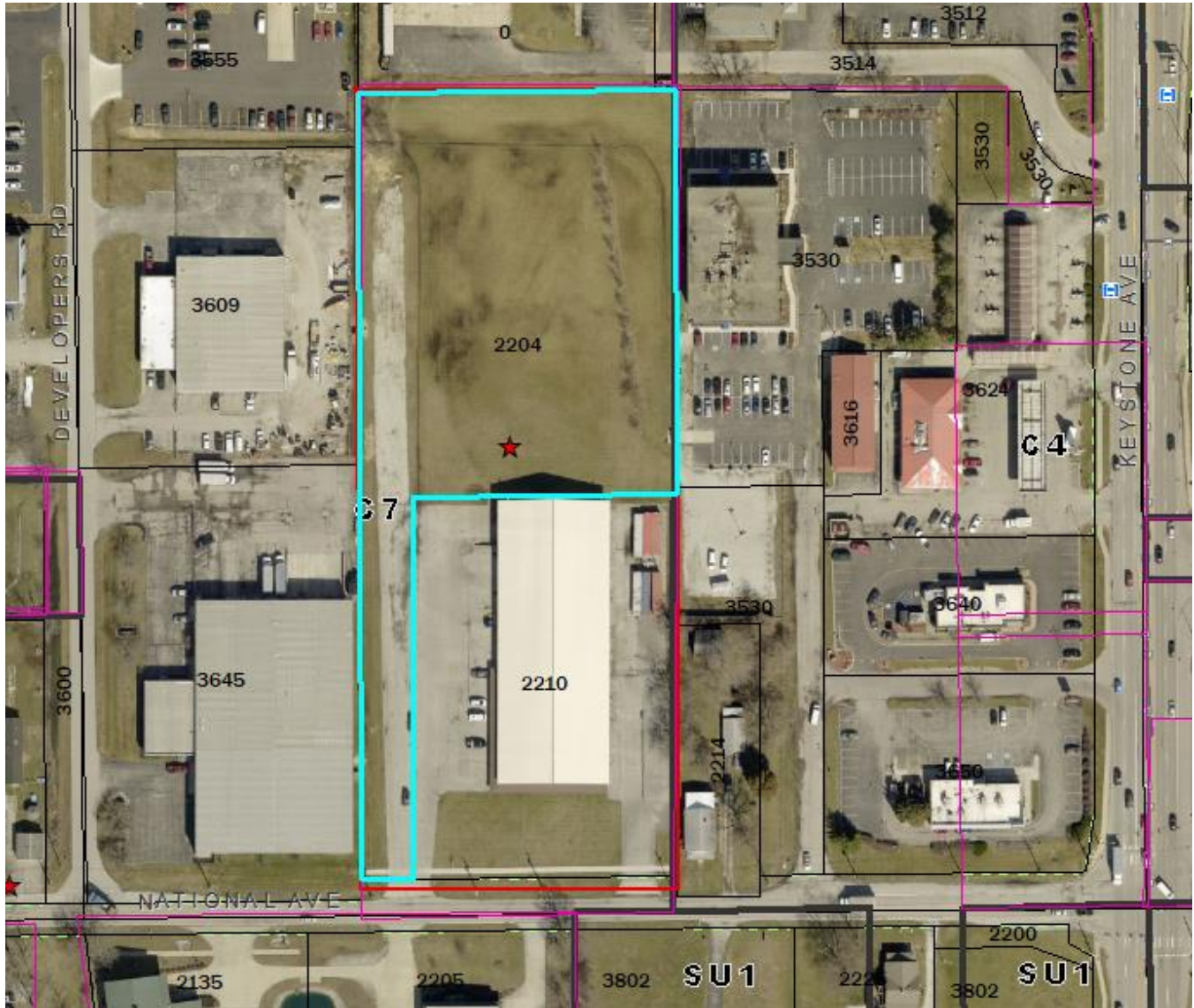
SIDEWALKS

Sidewalks are existing on the subject property's National Avenue frontage.

GENERAL INFORMATION

Existing Zoning	C-7	
Existing Land Use	Undeveloped	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-7	Commercial
South:	C-7	Commercial
East:	C-4	Commercial
West:	C-7	Commercial
Thoroughfare Plan		
National Avenue	Local Street	50-foot existing and proposed
Petition Submittal Date	February 23, 2023	

EXHIBITS



**RE-PLAT OF LOT 1
 LONG ITEM SUBDIVISION**
 (N-T 1/4 SE 1/4 T28N R10E S14W, CO. 10, IN.)
 (E 1/4 T28N R10E S14W, CO. 10, IN.)

Prepared For:
 Walibek Sennar &
 Hsiao, P.C.
 One South 2800
 Indianapolis, IN 46204

Project Number: 2022-0000

**Re-plat of Lot 1,
 Long Item Subdivision**

2204 National Avenue
 Indianapolis, IN

Prepared By: Michael J. Smith
 1/1/2022

CONFIRMED BY:

DATE:

REVISIONS:

REVISION NUMBER

DATE

**SHEET
 1 OF 1**

1.0. PURPOSE AND SCOPE:
 The purpose of this plat is to re-plat Lot 1 of the Long Item Subdivision, as shown on the attached map. The plat is being prepared for the purpose of recording the plat in the public records of the State of Indiana.

2.0. DESCRIPTION OF THE PROPERTY:
 The property is located in the City of Indianapolis, Indiana, and is bounded by National Avenue to the east, and other lots to the south and west. The property is shown on the attached map.

3.0. DESCRIPTION OF THE SURVEY:
 The survey was conducted by Michael J. Smith, a Professional Land Surveyor, on 1/1/2022. The survey was conducted in accordance with the rules and regulations of the State of Indiana. The survey shows the boundaries of Lot 1, and the area to be re-platted.

4.0. DESCRIPTION OF THE PLAT:
 The plat is being prepared for the purpose of recording the plat in the public records of the State of Indiana. The plat shows the boundaries of Lot 1, and the area to be re-platted.

5.0. DESCRIPTION OF THE PLAT:
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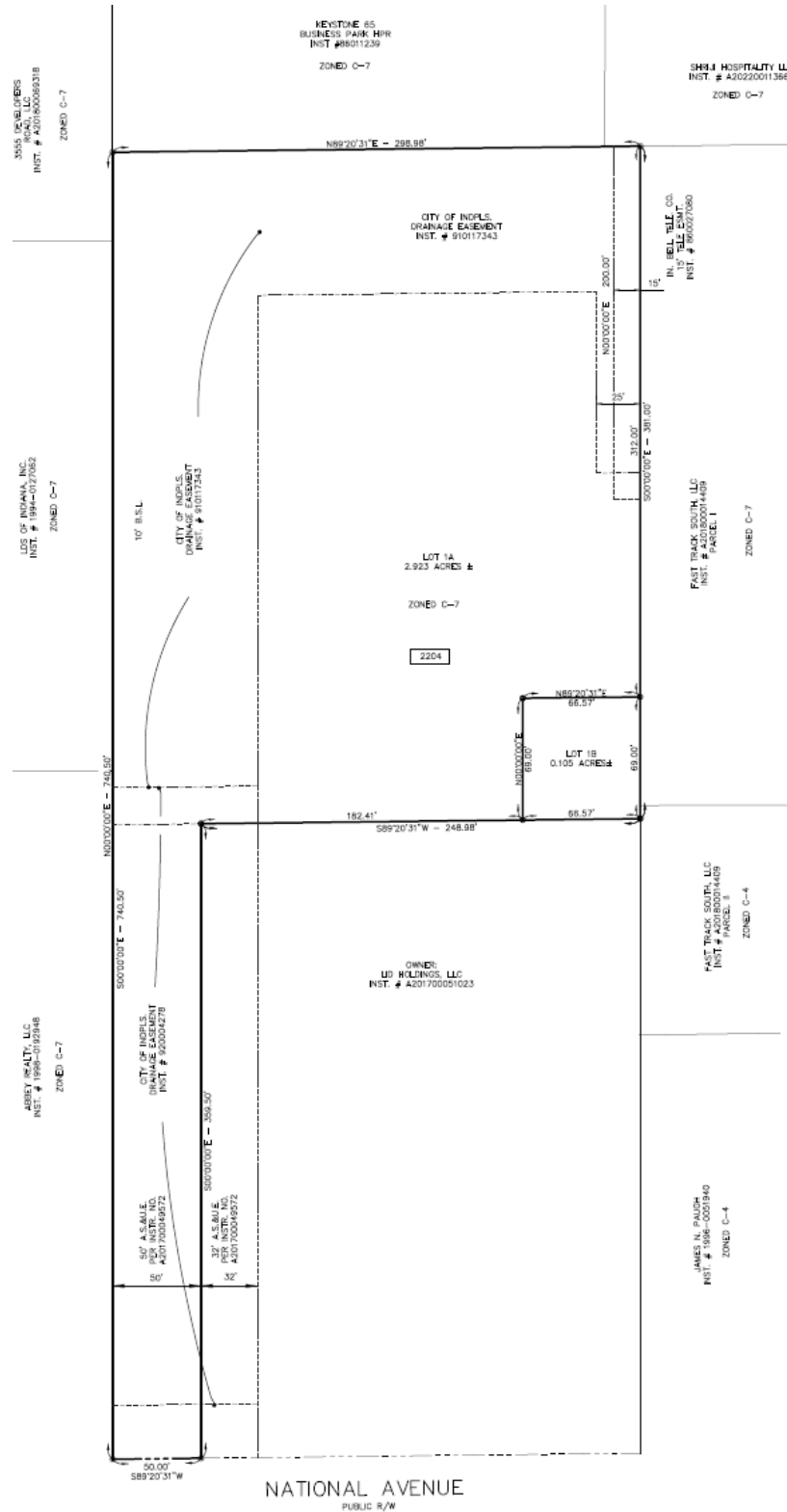
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10.0. DESCRIPTION OF THE PLAT:
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Plat Detail



PHOTOS



Subject site National Avenue frontage, looking east



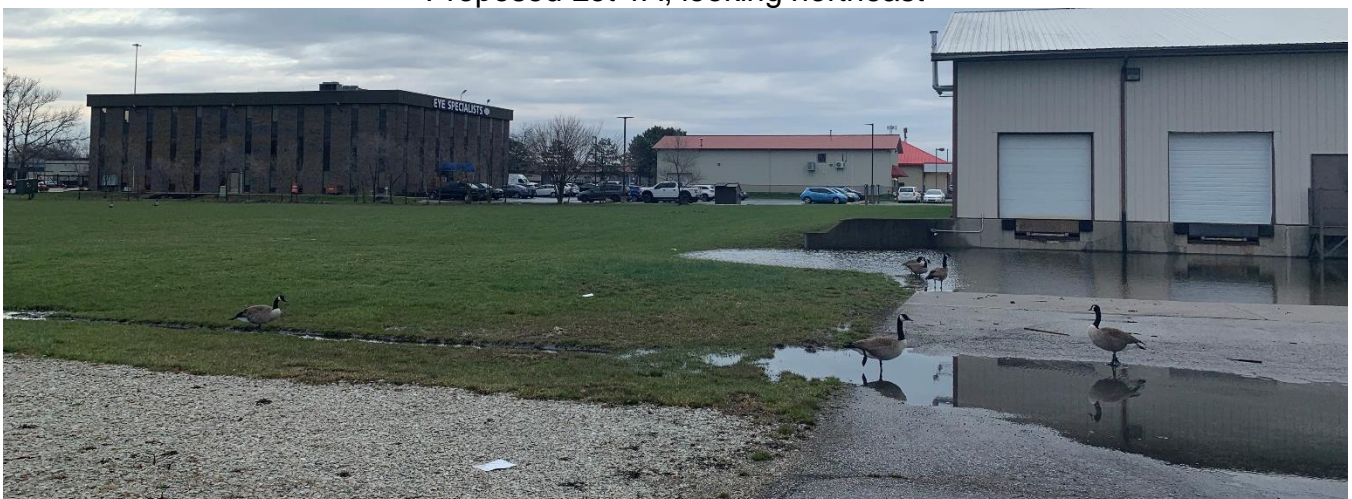
Subject site access drive, looking south



Proposed Lot 1A, looking north



Proposed Lot 1A, looking northeast



Proposed Lot 1B, looking east