

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-019
Property Address: 820 South Post Road (*Approximate Address*)
Location: Warren Township, Council District # 18
Petitioner: CTC02, LLC, by Joel Fritz
Zoning: I-2
Request: Approval of a Subdivision Plat, to be known as Wolters Industrial, dividing 20.11 acres into three lots.
Waiver Requested: None
Current Land Use: Light Industrial
Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 27, 2023, 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

The subject site is zoned I-2 and is developed with three industrial buildings, a small office building, and two parking and loading areas. This proposed plat would divide this property into three lots—Lot One, Lot Two and Lot Three. Lot One would contain 11.28 acres, Lot Two would contain 3.35 acres, and Lot Three would contain 5.48 acres. The proposed plat generally meets the standards of the I-2 zoning classification for industrial uses.

STREETS

Lot One would be accessed via an access easement, from Post Road. Lots Two and Three have direct frontage from Post Road.

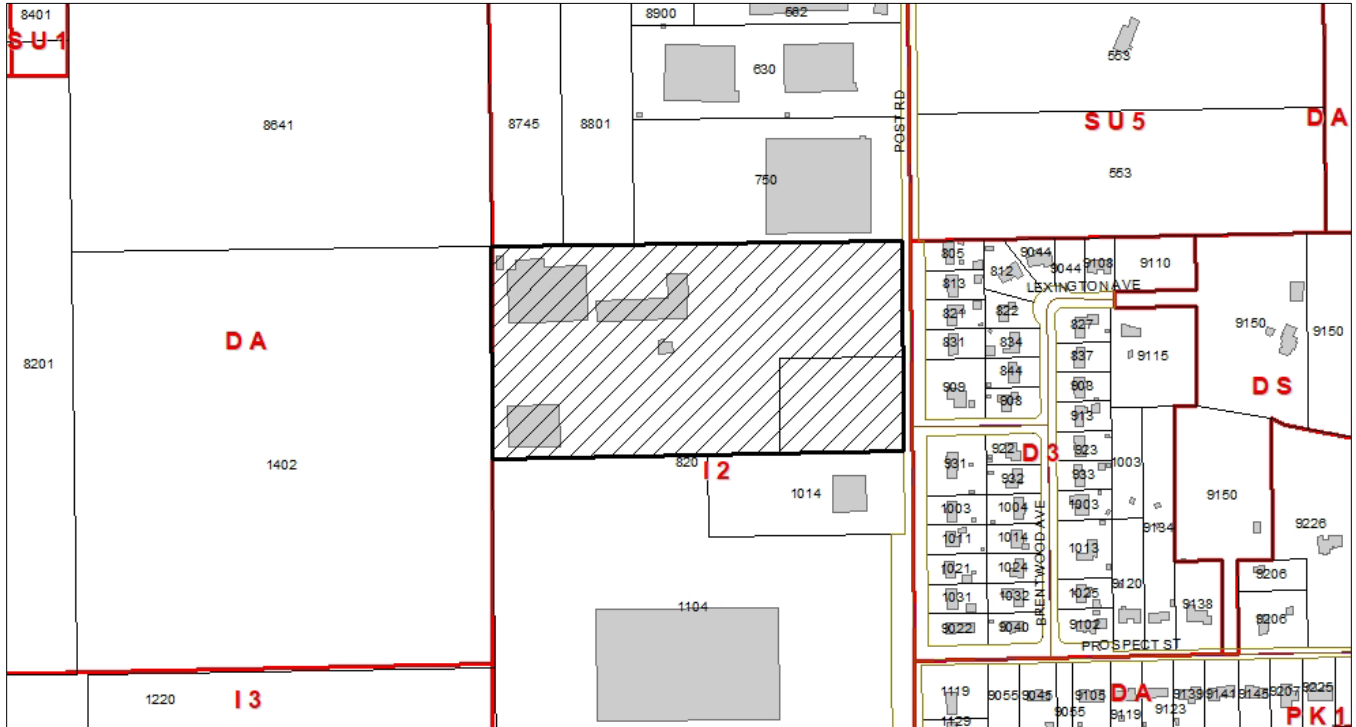
SIDEWALKS

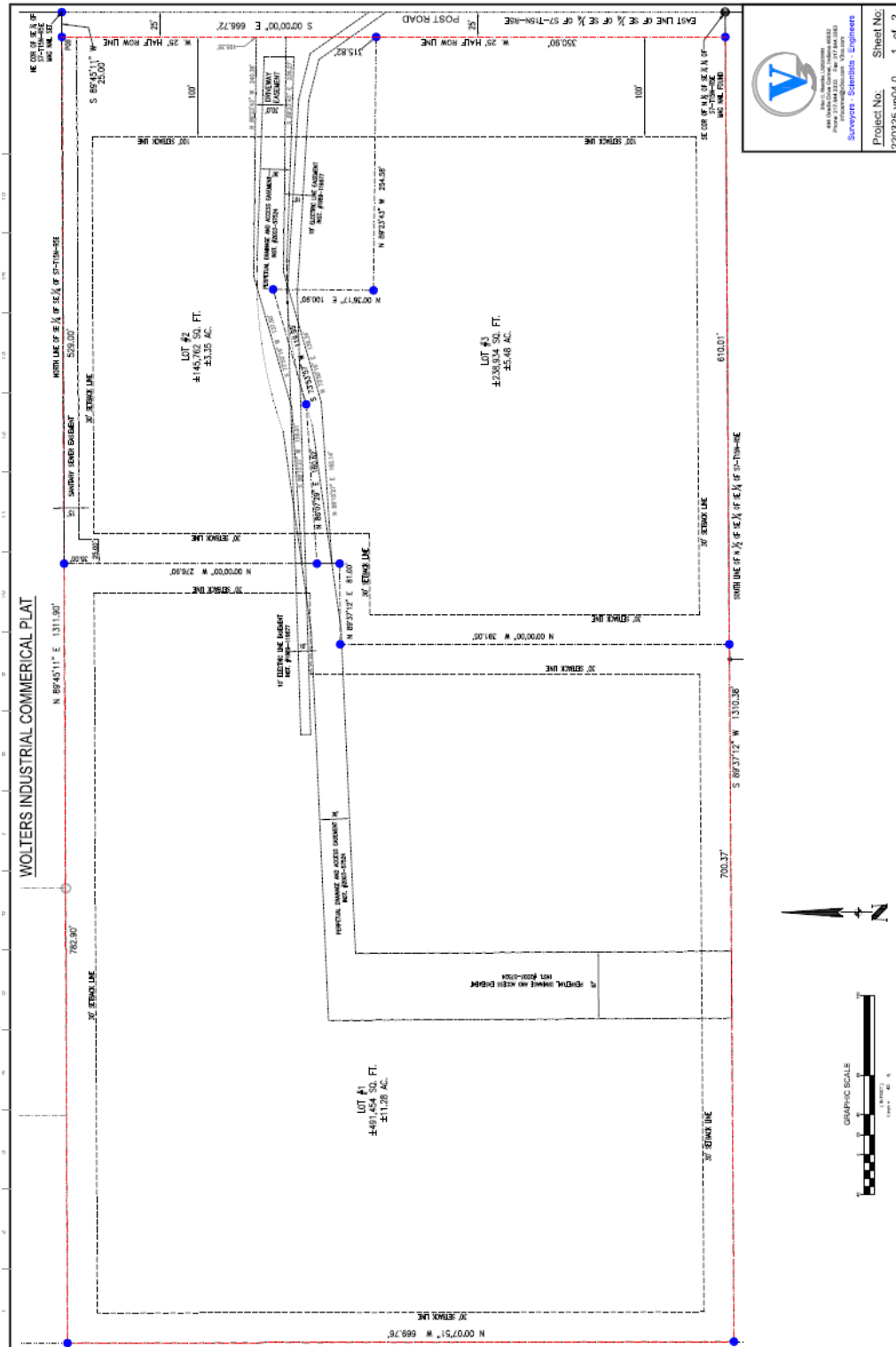
Sidewalks do not exist along Post Road. Sidewalks are required.

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Light Industrial	
Comprehensive Plan	Light Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-2	Light Industrial
South:	I-2	Light Industrial
East:	D-3	Single-Family residential
West:	D-A	Undeveloped
Thoroughfare Plan		
Post Road	Primary Street	70 feet existing and 119 feet proposed
Petition Submittal Date	February 27, 2023	

EXHIBITS





PHOTOS



Site along Post Road looking south and southwest



Site along Post Road looking north



Interior to the site looking west