

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-014
Property Address: 9502 Uptown Drive and 9330 Corporation Drive (Approximate Address)
Location: Lawrence Township, Council District #3
Petitioner: Mann Properties, LLP, by Brady Kuhn
Zoning: C-S
Request: Approval of a Subdivision Plat to be known as Uptown Village, dividing 5.34 acres into three 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 March 2, 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 site is zoned C-S and developed with a commercial integrated center. The proposed lots are undeveloped. This plat would subdivide the property into three lots and two common areas to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One would front on 96th Street and Uptown Drive (a private street). Lots Two and Three would front on Corporation Drive. These lots would also be accessible via existing internal access drives. No new streets are proposed as part of this petition.

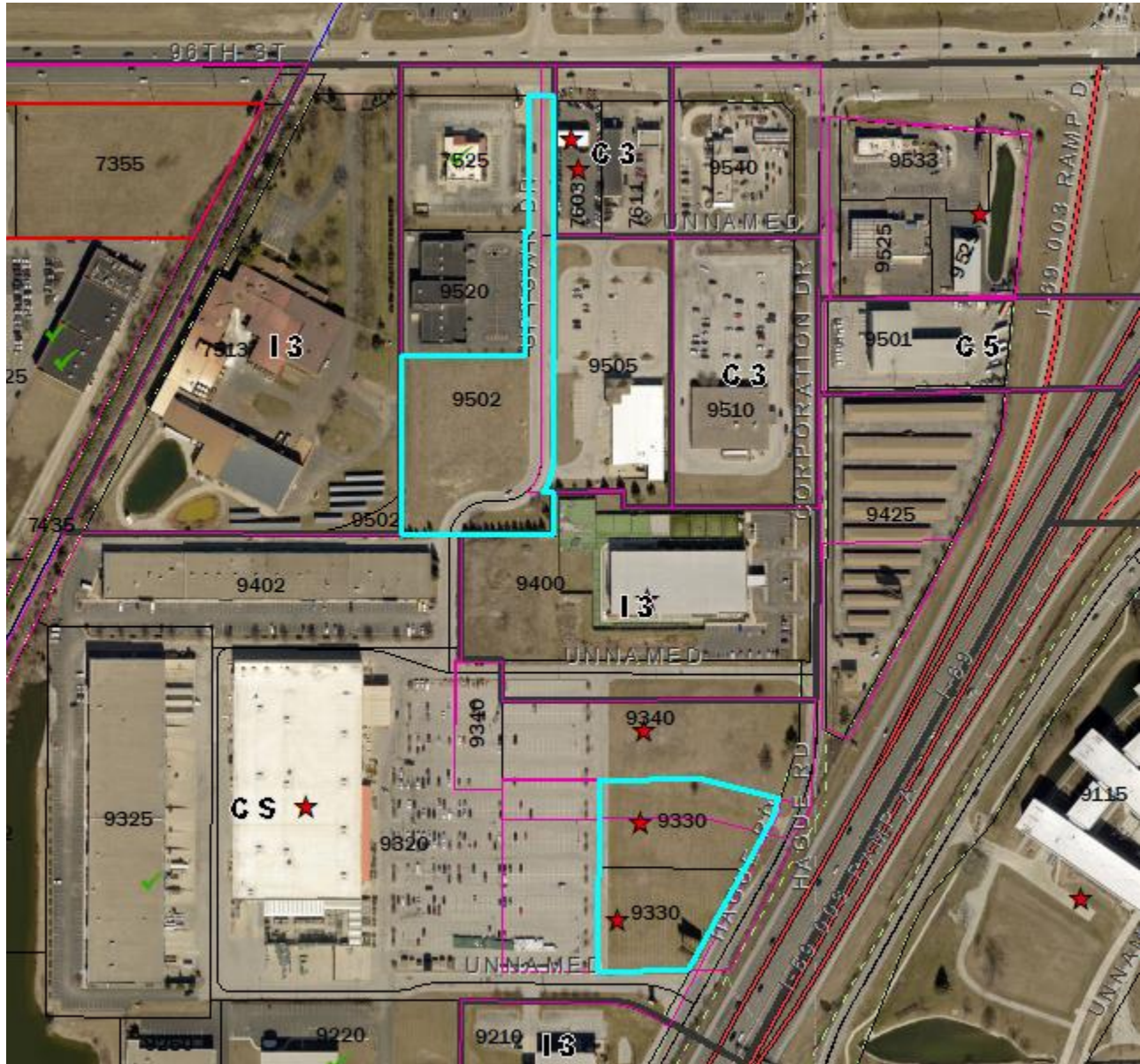
SIDEWALKS

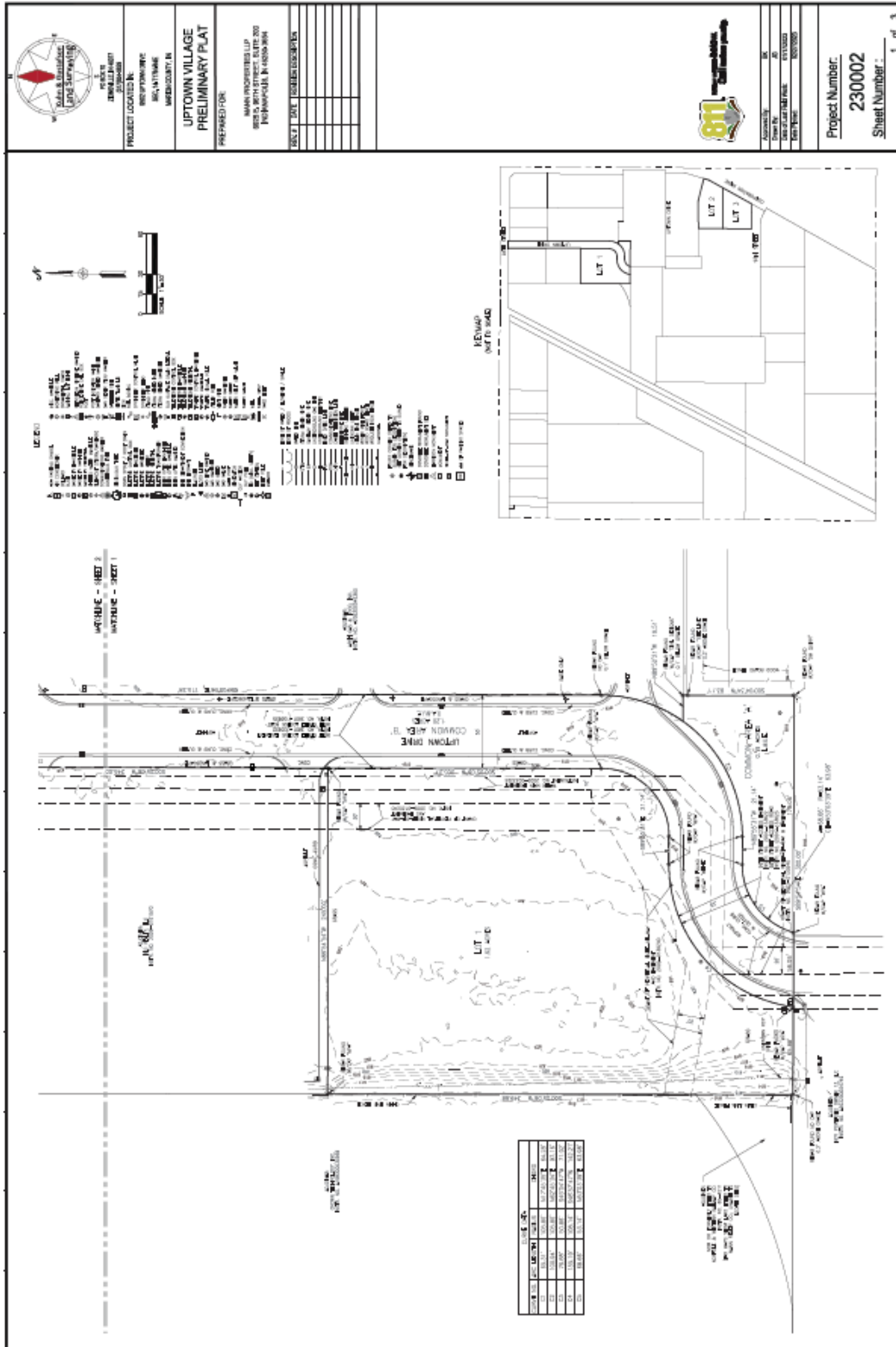
Sidewalks are required along 96th Street and Corporation Drive.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped / Commercial	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-S	Commercial
South:	C-S / I-3	Commercial / Industrial
East:	C-S / C-3 / I-2 / I-3	Commercial / Industrial
West:	C-S / I-3	Commercial / Industrial
Thoroughfare Plan		
Uptown Drive	Private	55-feet existing
96 th Street	Primary Arterial	124-feet existing and proposed
Corporation Drive	Primary Collector	72-feet existing and 80-feet proposed
Petition Submittal Date	March 2, 2023	

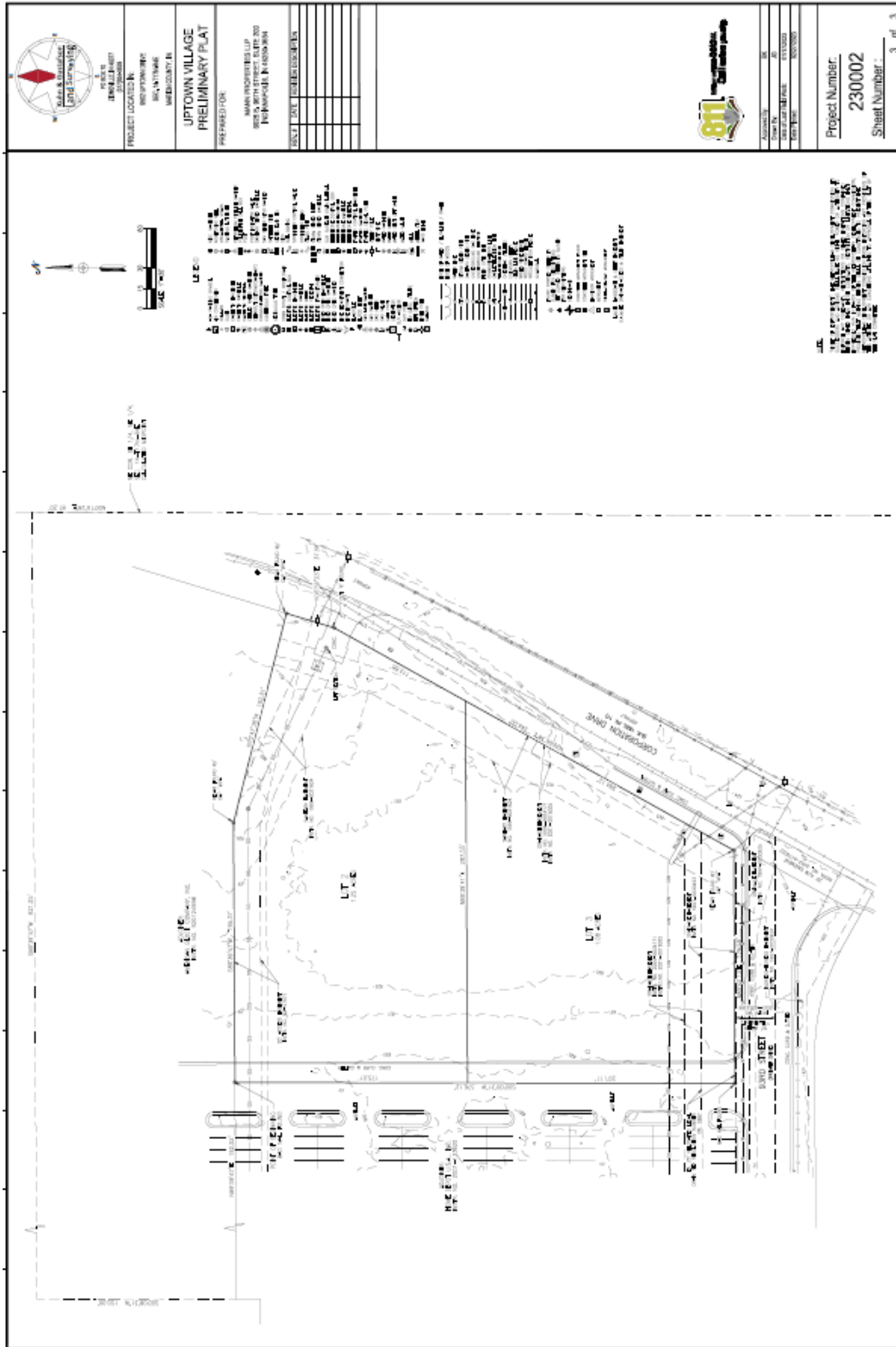
EXHIBITS





Project Number:
230002
 Sheet Number: **1 of 3**





PHOTOS



Proposed Lot Three, looking east



Proposed Lots Two and Three, looking east



Proposed Lot Two, looking northeast



Proposed Lot One and common area access drive, looking west



Proposed Lot One, looking north, common area access drive shown right.



Proposed Lot One, looking west, viewed from access drive