

## PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-020  
Property Address: 6151 North Keystone Avenue (Approximate Address)  
Location: Washington Township, Council District #2  
Petitioner: Glendale Centre, LLC, by Terry D. Wright  
Zoning: C-4  
Request: Approval of a Subdivision Plat to be known as Replat Lot 2 Glendale Centre, subdividing 10.14 acres into two lots.  
Waiver Requested: None  
Current Land Use: Commercial integrated center  
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 3, 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

This site is zoned C-4 and developed with a commercial integrated. The proposed plat would subdivide the property into two lots. Lot Two would contain the existing commercial buildings and parking. Lot 2A is currently surface parking, but the plat would allow for a future commercial development. The proposed plat meets the standards of the C-4 zoning classification.

### STREETS

Lots 2 and 2A would front on 62<sup>nd</sup> Street to the north. Lot 2 also has frontage on Keystone Avenue to the west and Rural Street to the east. No new streets are proposed as part of this petition.

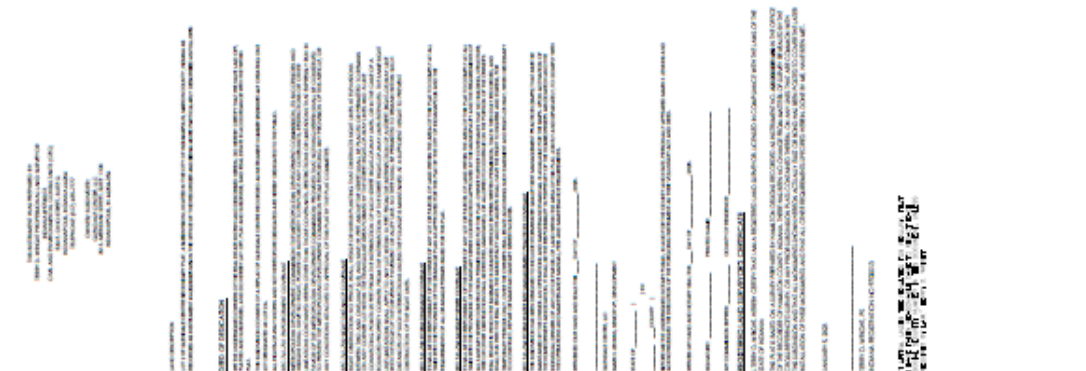
### SIDEWALKS

Sidewalks are existing along Keystone Avenue, 62<sup>nd</sup> Street, and Rural Street.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-4 / D-3	Commercial
South:	C-4	Commercial
East:	C-4 / D-P	Commercial / Multi-Family Residential
West:	C-4	Commercial
<b>Thoroughfare Plan</b>		
62 <sup>nd</sup> Street	Primary Collector	92-foot existing and proposed
Keystone Avenue	Primary Arterial	117-foot existing and proposed
Rural Street	Local Street	57-foot existing and proposed
<b>Petition Submittal Date</b>	March 3, 2023	

[illegible]





PHOTOS



Proposed Lots 2 and 2A, looking east

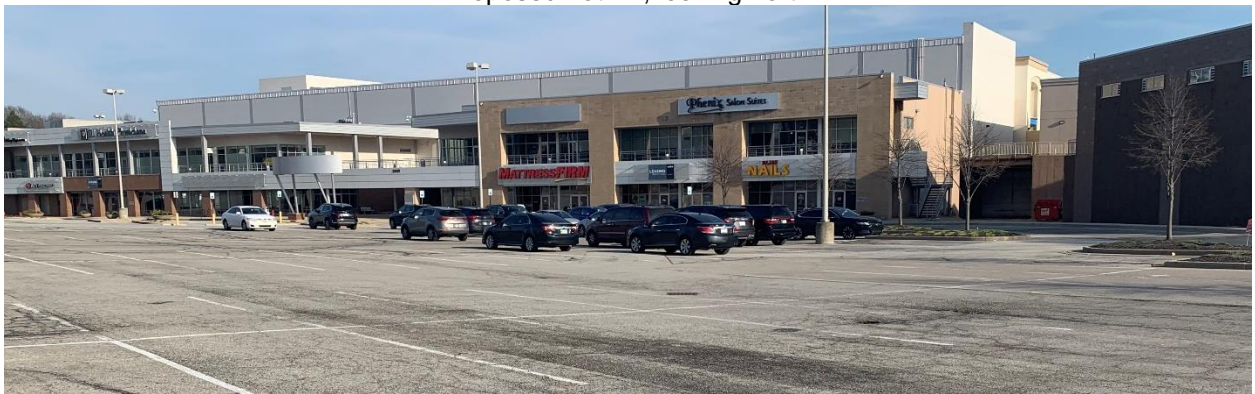


Proposed Lot 2A, looking northwest





Proposed Lot 2A, looking north



Proposed Lot 2, existing commercial development, looking southwest



West of site, property at the intersection of Keystone Avenue and 62<sup>nd</sup> Street, looking west