

PLAT COMMITTEE April 12, 2023

Case Number: 2023-PLT-015

Property Address: 261 North Shadeland Avenue (Approximate Address)

Location: Warren Township, Council District #19

Petitioner: Daduwal Village Realty by Jaswinder K. Samra

Zoning: C-4

Request: Approval of a Subdivision Plat to be known as Daduwal Village Lots on

Shadeland, dividing 2.46 acres into two lots

Waiver Requested: None

Current Land Use: Commercial / 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 3, 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; or provides documentation that sidewalks are not permitted on this portion of Shadeland Avenue.
- 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 on the internal access drives be shown on the final plat prior to recording.

#### **PETITION OVERVIEW**

#### SITE PLAN AND DESIGN

This site is zoned C-4 and developed with a commercial building, related parking, and a billboard sign. The proposed plat would subdivide the property into two lots. Lot One would contain the existing building. Lot Two would be available for a future commercial development. The proposed plat meets the standards of the C-4 zoning classification.

#### **STREETS**

Lots One and Two would front on Shadeland Avenue and be accessed by internal drives to the north and east. No new streets are proposed as part of this petition.

#### **SIDEWALKS**

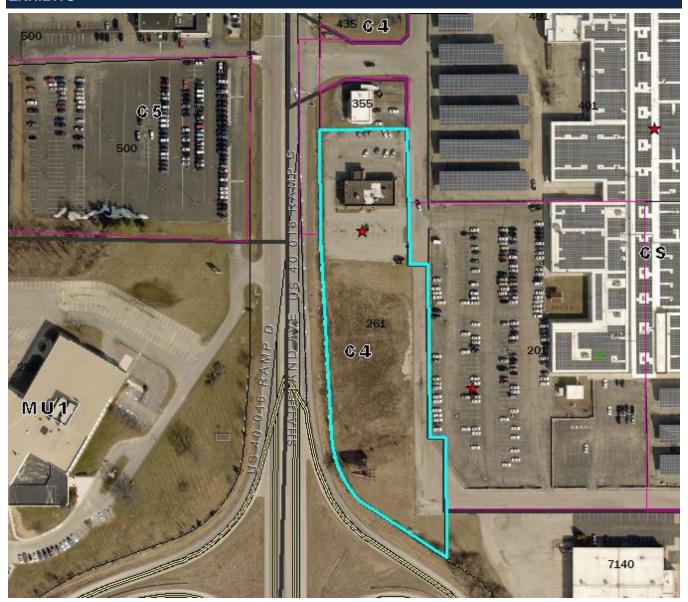
Sidewalks are required along Shadeland Avenue, unless prohibited by the Department of Transportation.

#### **GENERAL INFORMATION**

Existing Zoning	C-4	
Existing Land Use	Commercial / Undeveloped	
Comprehensive Plan	Office/Industrial Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	C-4	Commercial
South:	C-4	Commercial
East:	C-S	Commercial / Industrial
West:	C-5 / MU-1	Commercial
Thoroughfare Plan		
Shadeland Avenue	Primary Arterial	145-foot existing and proposed
Petition Submittal Date	March 3, 2023	



### **EXHIBITS**





#### SECONDARY PLAT DADUWAL VILLAGE LOTS ON SHADELAND INDIANAPOLIS, INDIANA PART OF THE S.W. QUARTER, SECTION 1, TOWNSHIP 15 NORTH, RANGE 4 EAST WARREN TOWNSHIP, MARION COUNTY, INDIANA 335 AND 325 NORTH SHADELAND AVENUE INDIANAPOLIS, INDIANA SOUTHWEST CORNER SOUTHWEST QUARTER SEC 1-T15N-R4E HARRISON MARKER FOUND PER C.S. REFERENCES IU REALTY ASSOCIATES INST. #A201500113765 N89'55'44"W 2669,43' NORTH LINE, S.W. QUARTER, SEC. 1-15-4 .500"16"21"W 47.81" N.E. CORNER S.W. QUARTER SEC. 1-15-4 589'48'19"W 174.50 WEST LINE, S.W. QUARTER, SEC. 1-15-4 LIVE WRE TECHNOLOGIES, LLC. INST. #A201200122503 S00'06'22"W 213.63' LOT 1 47,967sqft 1.10 ACRES 271. 335 GRAPHIC SCALE 50 100 SCALE : 1" = 100" 502'53'23"E 58.35" can S89"47"30"W 36.71" S89"47"30"W 175.95" ND AVENUE LEGEND R/W RIGHT-OF-WAY N0072'30"W 5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER SOOB3" SET SHADELAND 1035 PROPERTY ADDRESS 339.62 397.97 401-PUBLIC SAFETY, LLC. INST. #001100056537 LOT 2 107,293sqft 2.46 ACRES 325 N89'53'12"W 33.15' ZONING C4 NORTHBOUND ON RANGE POR OWNER/ SUBDIVIDER SOURCÉ OF TITLE FIELDSTONE FINANCIAL, L INST. #A201200101971 DADUWAL VILLAGE REALTY LLC JASS SAMRA 11962 COPPERFIELD DR CARMEL, IN 46032-4458 DADUWAL VILLAGE REALTY, LLC. INSTRUMENT #A202100128247 FLOOD ZONE DEFINITION SURVEYOR EXPLANATION ZONE THIS INSTRUMENT PREPARED BY: K. NATHAN ALTHOUSE MILLER SURVEYING, INC. 948 CONNER STREET NOBLESVILLE, IND. 46060 Ph 773—2644 DATE:1—25—2023 Job No. 84865 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

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THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18097C 0256F AREA IN ZONE "X" MAP DATED APRIL 19, 2016.



## **PHOTOS**



Proposed Lot One, Shadeland Avenue frontage, looking north



Proposed Lot One, looking east



Proposed Lot Two Shadeland Avenue frontage, looking south





Proposed Lot Two, looking southeast



Proposed Lot Two, looking west



Proposed Lots Two and One, looking north