

## 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.

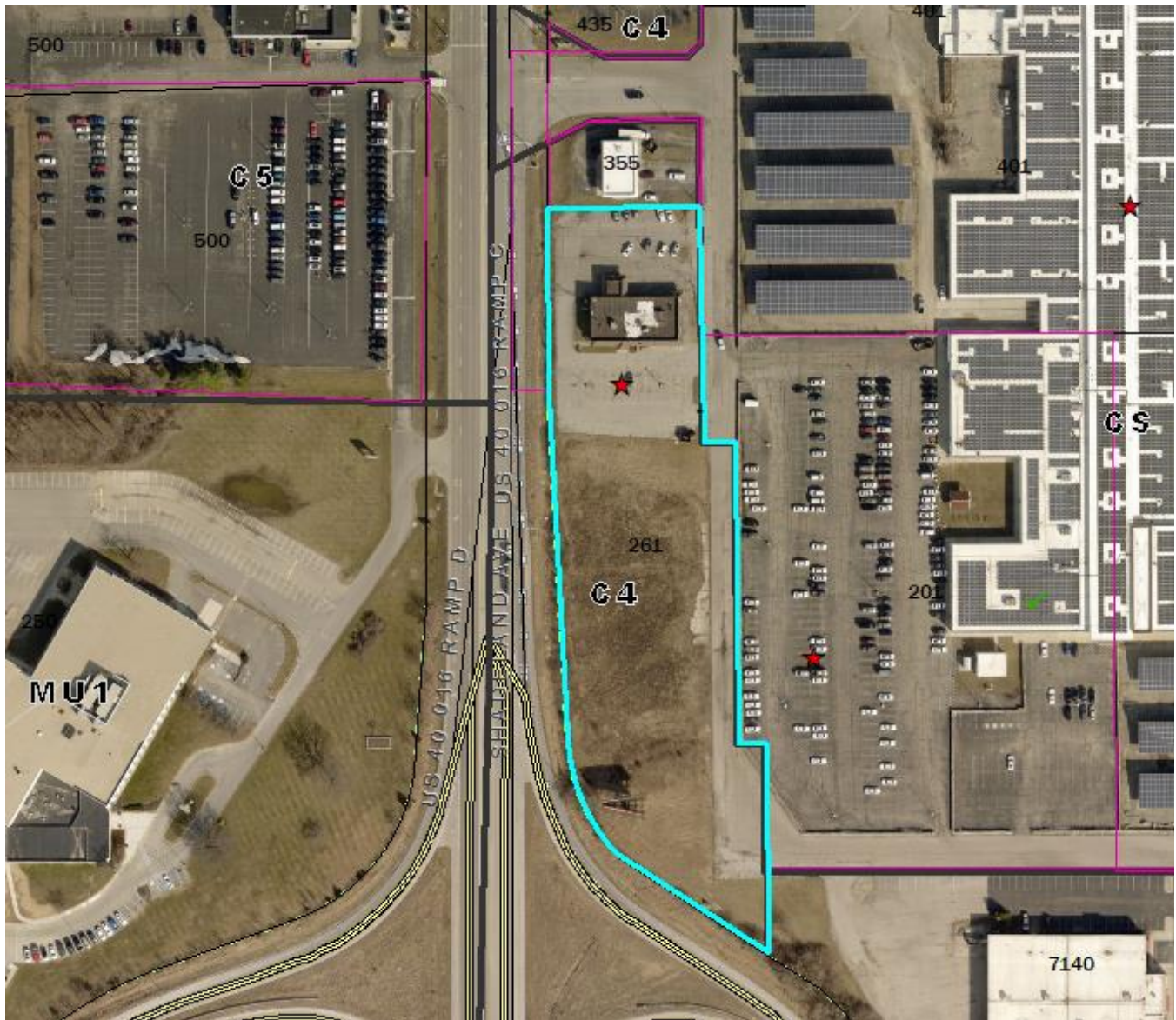
### SIDEWALKS

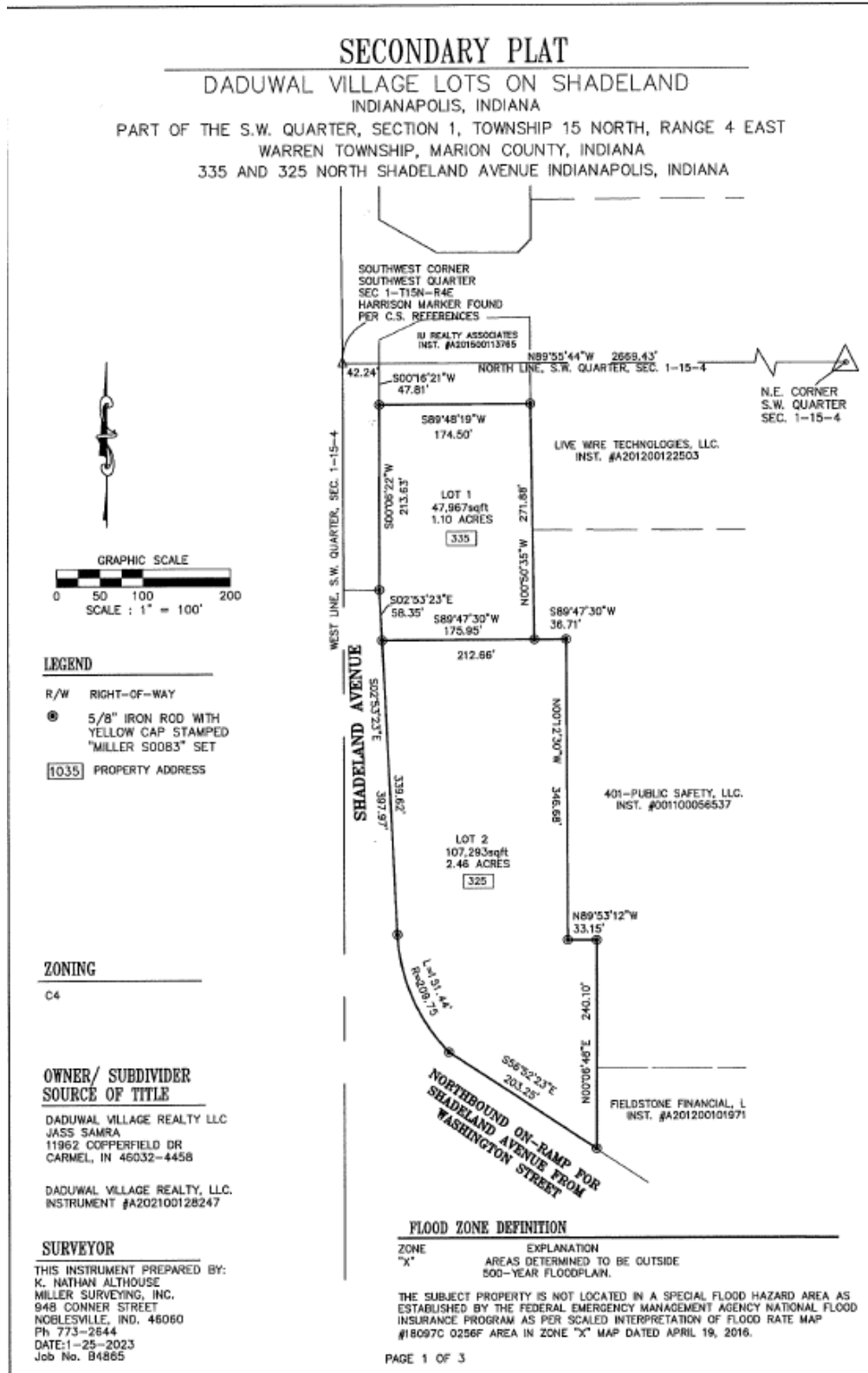
Sidewalks are required along Shadeland Avenue, unless prohibited by the Department of Transportation.

## GENERAL INFORMATION

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

EXHIBITS







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