

## PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-013  
Property Address: 5720 West 86<sup>th</sup> Street (Approximate Address)  
Location: Pike Township, Council District #1  
Petitioner: Dos Primo Capital Group LLC, by Michael J. Smith  
Zoning: C-S  
Request: Approval of a Subdivision Plat to be known as Re-Plat of Lot 2 – Traders Point, dividing 2.09 acres into two 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. 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-S and is undeveloped. The site was previously developed with a commercial building that was demolished. This site is part of a commercial integrated center. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

### STREETS

Lots 2A and 2B would front on 86<sup>th</sup> Street, and have access via the shared drives. No new streets are proposed as part of this petition.

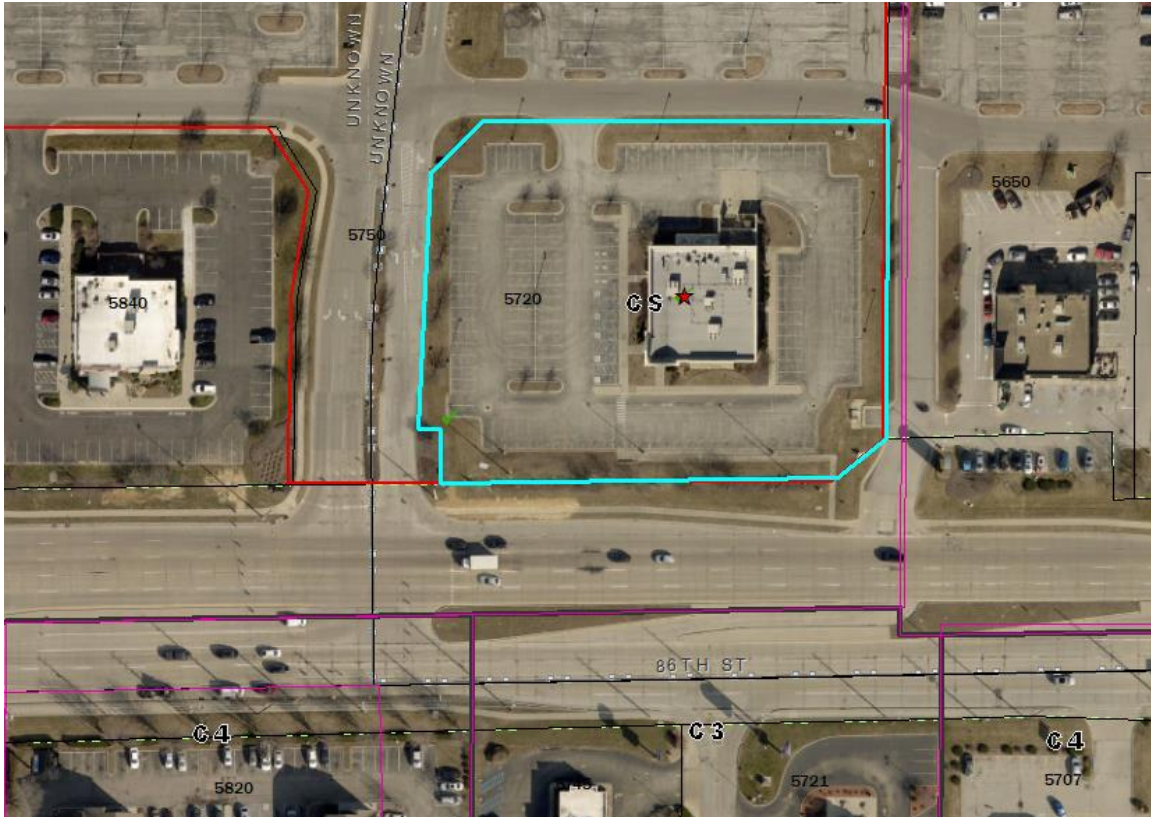
### SIDEWALKS

Sidewalks are existing along 86th Street.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-S	
<b>Existing Land Use</b>	Undeveloped / Commercial	
<b>Comprehensive Plan</b>	Regional Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-S	Commercial
South:	C-3 / C-4	Commercial
East:	C-S	Commercial
West:	C-S	Commercial
<b>Thoroughfare Plan</b>		
86 <sup>th</sup> Street	Primary Arterial	184-foot existing and proposed
<b>Petition Submittal Date</b>	March 2, 2023	

## EXHIBITS



## PHOTOS



Subject site viewed from access drives, looking southwest





Subject site and north of site, looking west



Subject site 86<sup>th</sup> Street frontage, looking west