

PLAT COMMITTEE

April 12, 2023

Case Number: 2023-PLT-012
Property Address: 8600 North College Avenue (Approximate Address)
Location: Washington Township, Council District #2
Petitioner: First Baptist Church of Indiana, by Michael Rabinowitch
Zoning: SU-1
Request: Approval of a Subdivision Plat to be known as First Baptist Subdivision, dividing 41.17 acres into four lots.
Waiver Requested: None
Current Land Use: Religious Uses
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 February 24, 2022, 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 SU-1 and developed with a church building, surface parking, softball fields, and accessory structures. The proposed plat would subdivide the property into four lots. Lot One would be 5.52 acres and contain the existing church building on the southeast portion of the site. Lot Two would be 13.44 acres and contain the wooded areas and building on the northeast portion of the site. Lot Three would be 12.76 acres and contain the west parking area and softball fields, and the related accessory buildings on the southwest portion of the site. Lot Four would contain the softball field and parking area on the northwest portion of the site. The proposed plat meets the standards of the SU-1 zoning classification.

STREETS

Lot One would be a corner lot with frontage on College Avenue to the east and 86th Street to the south. Lot Two would front on College Avenue to the east. Lot Three would be a corner lot with frontage on Central Avenue on the west and 86th Street to the south. Lot Four would front on Central Avenue to the west. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along College Avenue and 86th Street. Sidewalks are required on Central Avenue.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Church / Religious Use	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: SU-2	School
	South: D-3 / SU-7	Residential
	East: D-2 / C-1	Residential / Commercial
	West: D-2	Residential
Thoroughfare Plan		
College Avenue	Primary Arterial	74-feet existing and 80-feet proposed
86 th Street	Primary Arterial	102-feet existing and 112-feet proposed
Central Avenue	Local Street	36-feet existing and 50-feet proposed
Petition Submittal Date	February 24, 2023	

PHOTOS



Proposed Lot One College Avenue frontage, looking southeast



Proposed Lot One, looking south



Proposed Lot Two, looking north



Proposed Lot Two, looking northwest



Proposed Lot One, 86th Street frontage, looking south



Proposed Lot Three, 86th Street frontage, looking south



Proposed Lot Three, looking west



Proposed Lot Three, looking northwest



Proposed Lot One, 86th Street frontage, looking east



Proposed Lot Three, Central Avenue frontage, looking east



Proposed Lot Four, looking north