

## PLAT COMMITTEE

December 14, 2022

**Case Number:** 2022-PLT-088  
**Property Address:** 5212 Keystone Court (*Approximate Address*)  
**Location:** Washington Township, Council District # 9  
**Petitioner:** CNC Keystone Partners LLC, by Mark Leach  
**Zoning:** C-5  
**Request:** Approval of a Subdivision Plat to be known as Replat of Lot 2 in Keystone Court Minor Subdivision, a re-plat of a part of the east half of out lot 8 in Mallott Park, dividing 0.817-acre 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 plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 4, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions: Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.

1. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
3. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
4. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
5. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
6. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.

9. 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-5 and developed with a commercial integrated center. This site was platted as Lot Two via 2022-PLT-009. The proposed plat would further subdivide Lot Two into two lots, Lot Two A and Two B. The proposed plat generally meets the standards of the C-5 zoning classification.

### STREETS

Lot Two B would front on 52<sup>nd</sup> Street. Lot Two A would be accessed via easement as shown on the preliminary plat. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are existing along 52<sup>nd</sup> Street.

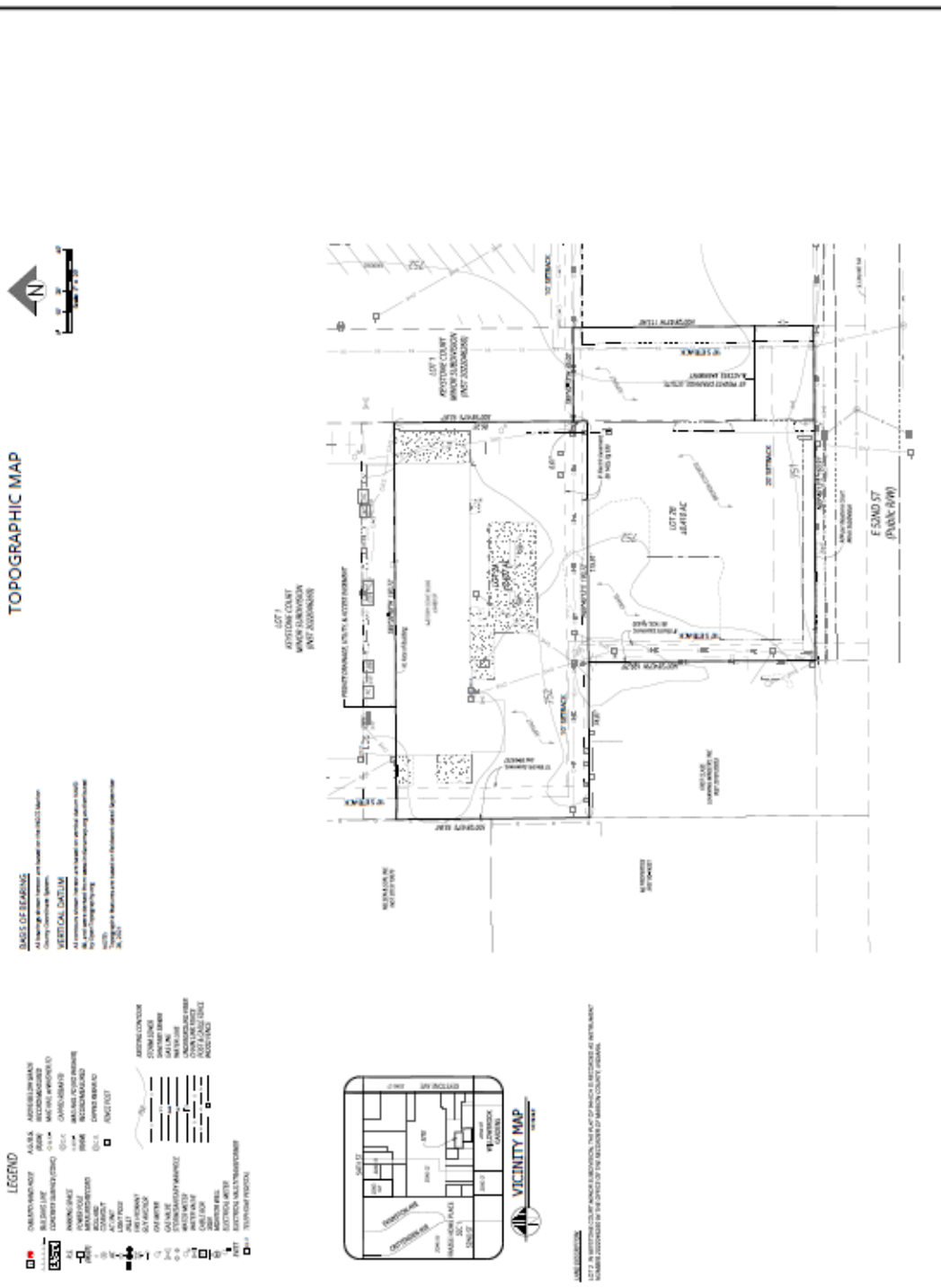
## GENERAL INFORMATION

<b>Existing Zoning</b>	C-5	
<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-5	Commercial
South:	D-7	Multi-family Residential
East:	C-5	Commercial
West:	C-5	Commercial
<b>Thoroughfare Plan</b>		
52 <sup>nd</sup> Street	Primary Collector	48-feet existing and 56-feet proposed
<b>Petition Submittal Date</b>	November 4, 2022	

EXHIBITS









Photos



Proposed Lot Two A viewed from access easement



Proposed Lot Two A



Proposed Lot Two B, Two A shown in background