

PLAT COMMITTEE

December 14, 2022

Case Number: 2022-PLT-081
Property Address: 6006 East 86th Street (Approximate Address)
Location: Lawrence Township, Council District #3
Petitioner: Christopher Enright, NCARB, by Angela R. Smith
Zoning: C-4
Request: Approval of a Subdivision Plat, to be known as Replat of Castle Creek Commons Lot 2, dividing 2.369 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial
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 October 31, 2022, 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-4 and developed with a commercial building with an undeveloped area to the west. This site was platted as Lot Two via 2016-PLT-049. The proposed plat would subdivide the property into two lots to provide for a commercial development—Lots Two A and Two B. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Each lot would front on 86th Street, but is accessed via Nelson B. Klein Parkway, a private drive east of site, and an access easement to the north. No new streets are proposed as part of this petition.

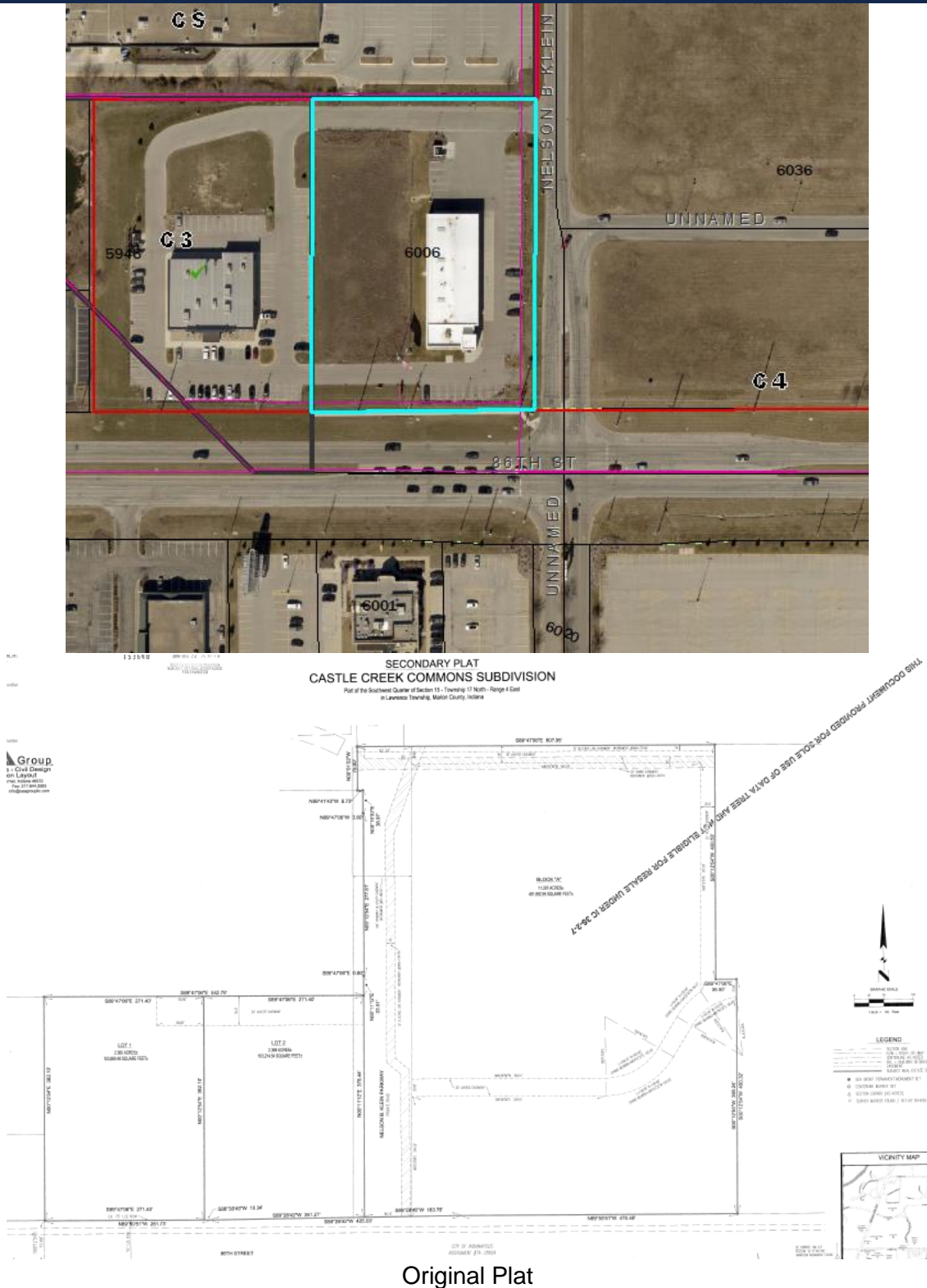
SIDEWALKS

Sidewalks are existing along East 86th Street.

GENERAL INFORMATION

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|--------------------------------|----------------------|--------------------------------|
| Existing Zoning | C-4 | |
| Existing Land Use | Commercial | |
| Comprehensive Plan | Community Commercial | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | C-S | Commercial |
| South: | C-4 | Commercial |
| East: | C-4 | Undeveloped |
| West: | C-3 | Commercial |
| Thoroughfare Plan | | |
| East 86 th Street | Primary Arterial | 160-feet existing and proposed |
| Petition Submittal Date | October 31, 2022 | |

EXHIBITS





PHOTOS



Subject site viewed from 86th Street



Subject site, facing southwest



Subject site, proposed Lot Two A



Subject Site, proposed Lot Two B