

**PLAT COMMITTEE**

**December 14, 2022**

**Case Number:** 2022-PLT-086  
**Property Address:** 1220 Waterway Boulevard (*Approximate Address*)  
**Location:** Center Township, Council District #11  
**Petitioner:** 16 Tech Community Corporation, by Michael J. Smith  
**Zoning:** CBD-S (RC)  
**Request:** Approval of a Subdivision Plat, to be known as 16 Tech – Line 'E', creating one 1.506-acre lot.  
**Waiver Requested:** None  
**Current Land Use:** Undeveloped  
**Staff Reviewer:** Jeffrey York, 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:

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

The subject site is zoned CBD-S (RC) and is planned for future development as part of 16 Tech, a technology park. This proposed plat would create a public street that would connect Gent Avenue with Waterway Boulevard and would provide public access to newly divided lots to the west, which are 16 Tech, Lot 2A, Lot 2B and Lot 3.

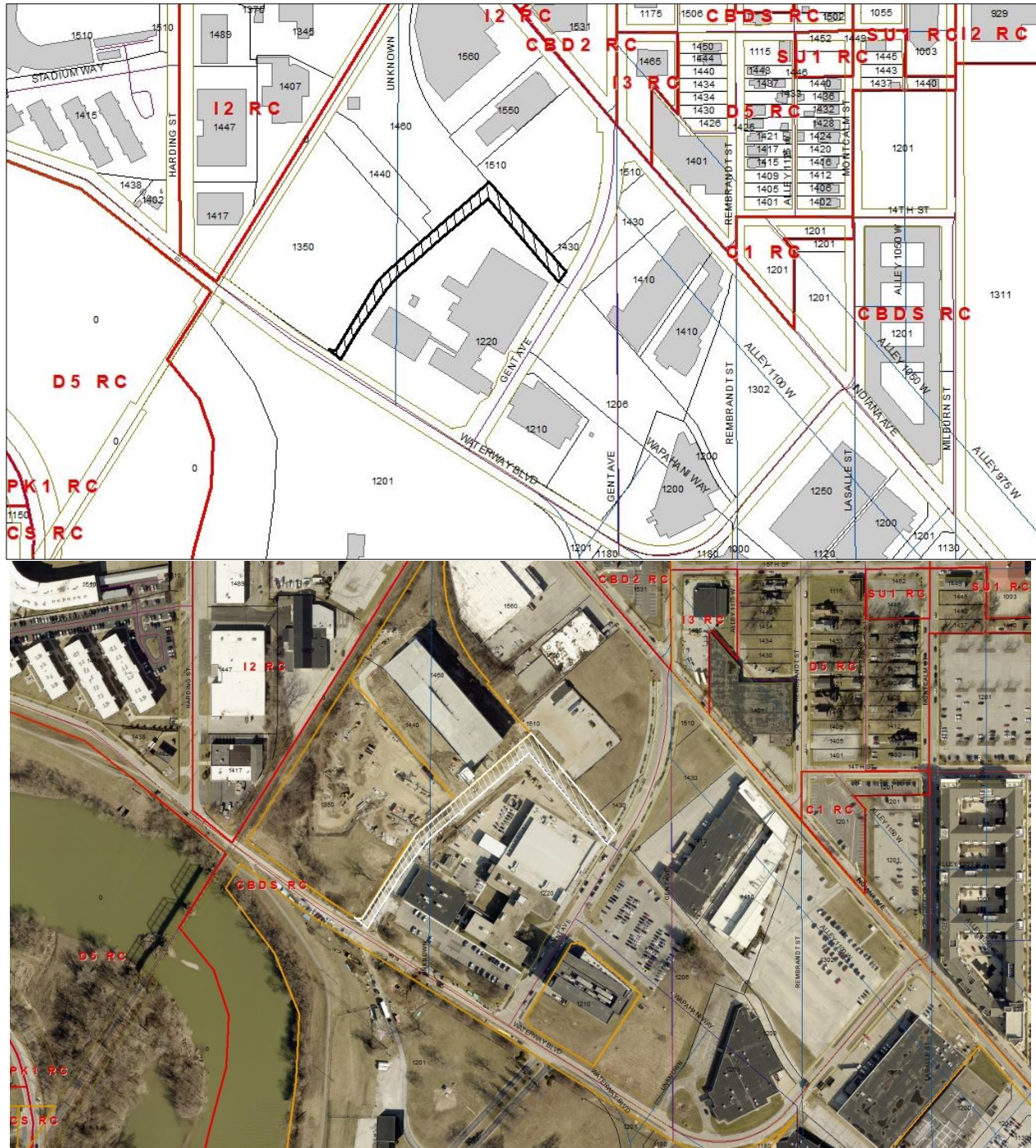
### STREETS

This plat would create public street frontage on newly created lots in a developing mixed-use development.

## GENERAL INFORMATION

<b>Existing Zoning</b>	CBD-S (RC)	
<b>Existing Land Use</b>	Currently undeveloped	
<b>Comprehensive Plan</b>	Institution-oriented mixed-use development	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	CBD-S (RC)	Light industrial
South:	CBD-S (RC)	Water pump station
East:	CBD-S (RC)	Light industrial
West:	I-2 (RC)	Light industrial
<b>Thoroughfare Plan</b>		
Gent Avenue	Local Street	60-foot existing and proposed
Waterway Boulevard	Local Arterial	60-foot existing and proposed
<b>Petition Submittal Date</b>	November 4, 2022	

EXHIBITS



Zoning map / Aerial

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0' 1000'  
 SCALE: 1"=1000'



## AREA MAP

AMERICAN  
**STRUCTUREPOINT**  
 INC.

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DATE: 10/31/2022

DRAWN BY: TMC

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## Photos



View of the site from Waterway Boulevard