

## PLAT COMMITTEE

December 13, 2023

<b>Case Number:</b>	2023-PLT-086
<b>Property Address:</b>	4140 North High School Road ( <i>Approximate Address</i> )
<b>Location:</b>	Pike Township, Council District # 10
<b>Petitioner:</b>	Circle City Property Group, LLC, by William T. Niemeier
<b>Zoning:</b>	C-3
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Circle City Addition, dividing 3.22 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	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 17, 2023, 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.



Department of Metropolitan Development  
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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 C-3 and developed with a commercial building and parking. The proposed plat would subdivide the property into two lots to provide for future development. The proposed plat meets the standards of the C-3 zoning classification and the subdivision regulations.

### STREETS

Lot One would front on High School Road to the east. Lot Two would have access to High School Road via the easement to the south noted on the survey. No new streets are proposed as part of this petition.

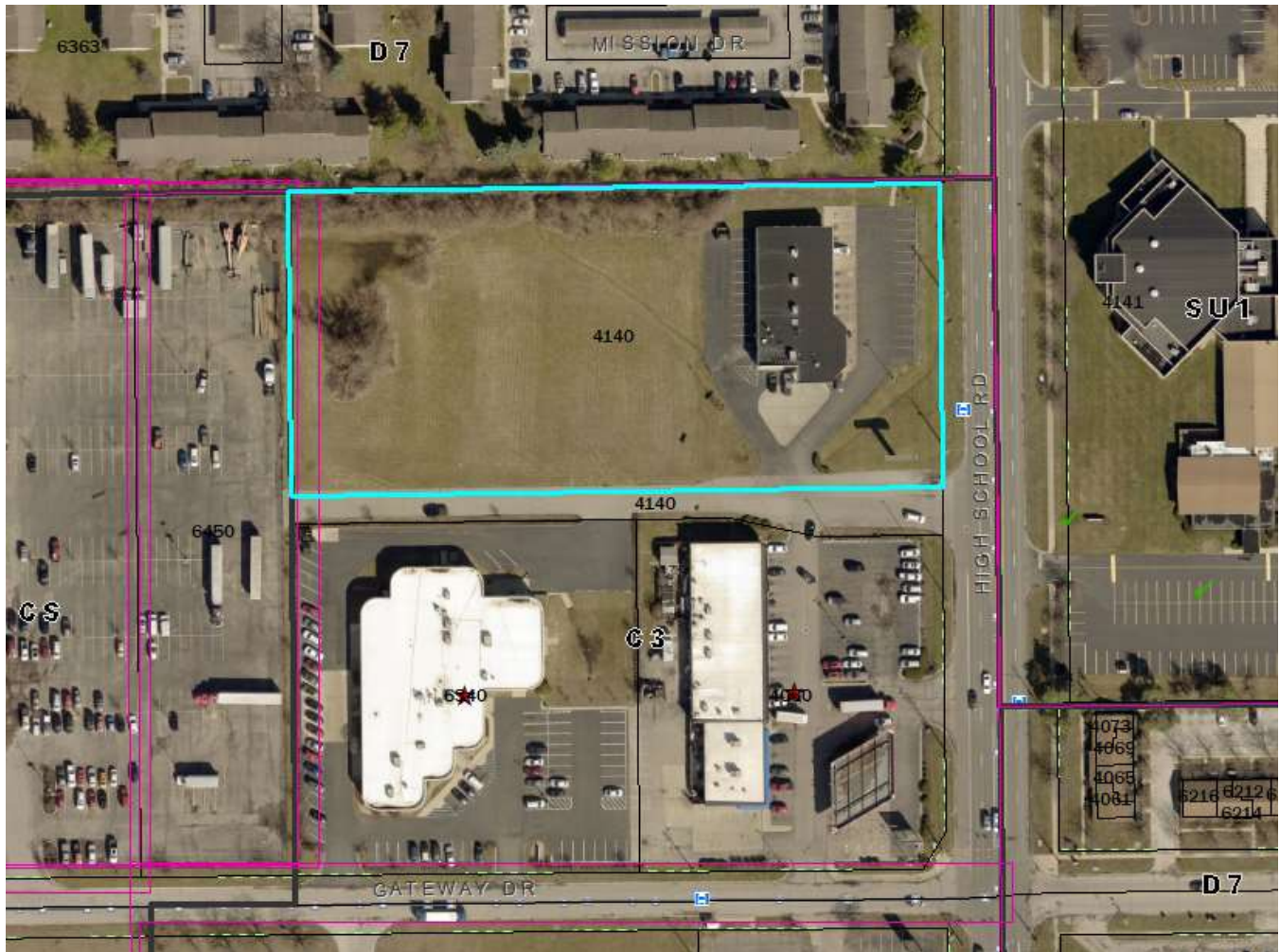
### SIDEWALKS

Sidewalks are required along High School Road.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-3	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Heavy Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: D-7	Multi-family residential
	South: C-3	Commercial
	East: SU-1	Religious Use
	West: C-S	Commercial
<b>Thoroughfare Plan</b>		
High School Road	Primary Collector	105-foot existing and proposed
<b>Petition Submittal Date</b>	October 17, 2023	

EXHIBITS









PHOTOS



Proposed Lot One, looking north



Proposed Lot Two, looking northwest





Proposed property line between Lot One and Two, looking north