

PLAT COMMITTEE

December 13, 2023

Case Number: 2023-PLT-092
Property Address: 1300 and 1340 East 86th Street (*Approximate Address*)
Location: Washington Township, Council District # 2
Petitioner: KRG Nora Plaza, by Gene Beiermann
Zoning: C-4
Request: Approval of a Subdivision Plat, to be known as Nora Plaza, dividing 13.94 acres into three lots.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Noah Stern, Associate 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, 2023, 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 integrated center consisting of two tax parcels. The proposed plat would subdivide the property into three lots to provide for a commercial development. Lot One would contain the large multi-tenant building on the northern portion of the site. Lot Two would contain some parking and would be available for development under the C-4 classification. Lot Three would contain the smaller multi-tenant building that fronts on 86th Street. The proposed plat meets the standards of the C-4 zoning classification and subdivision regulations.

STREETS

Lot One would front on Evergreen Avenue (a private street), while Lots Two and Three would front on East 86th Street. No new streets are proposed as part of this petition.

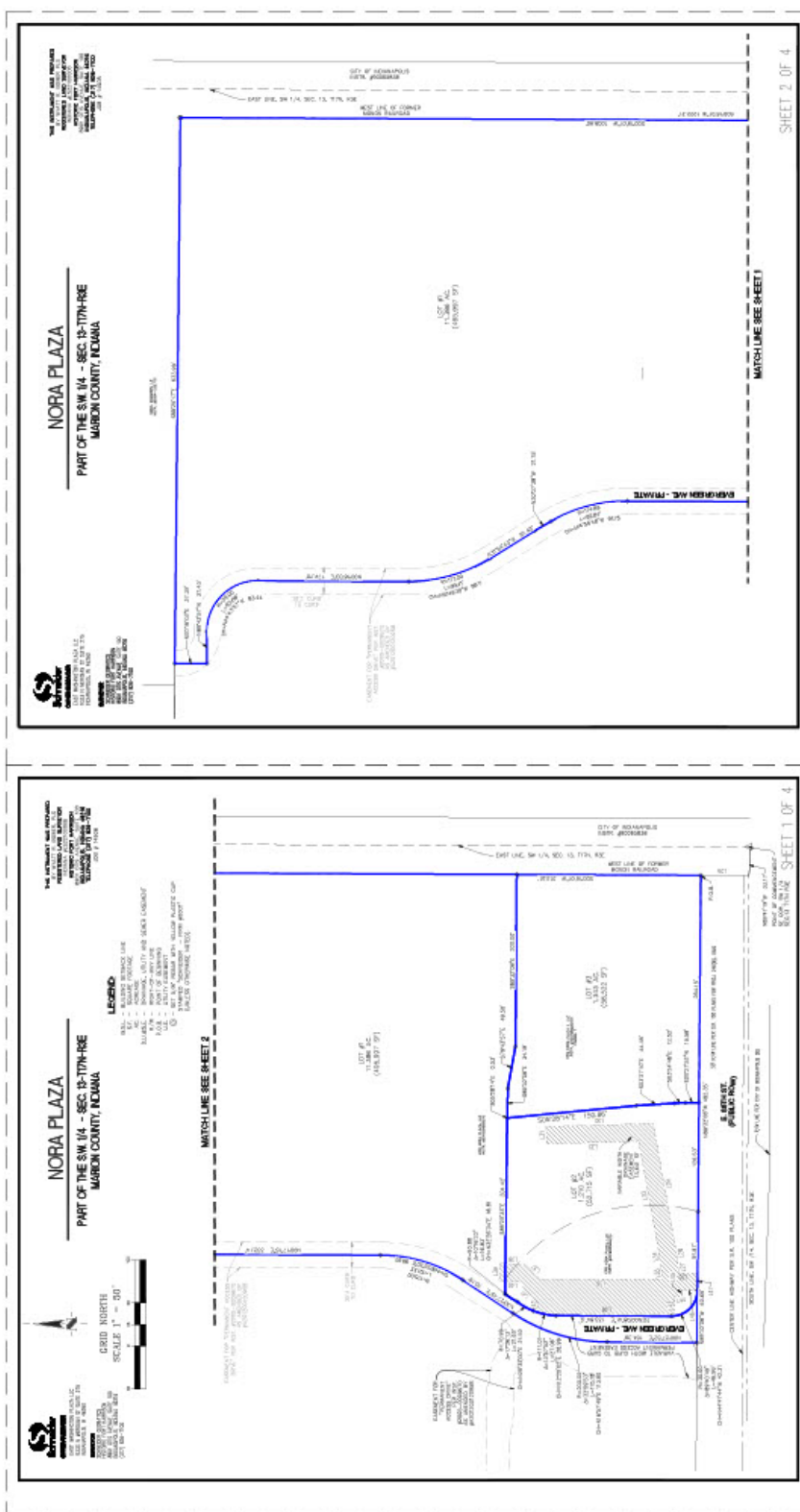
SIDEWALKS

Sidewalks are existing on both East 86th Street and Evergreen Avenue.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	DP	Multi-Family Residential
South:	C-4	Commercial
East:	C-3	Commercial
West:	C-4	Commercial
Thoroughfare Plan		
East 86 th Street	Primary Arterial	100-foot existing and 112-foot proposed
Petition Submittal Date	October 31, 2023	





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PHOTOS







