

## PLAT COMMITTEE

December 13, 2023

<b>Case Number:</b>	2023-PLT-090
<b>Property Address:</b>	8450 Payne Road ( <i>Approximate Address</i> )
<b>Location:</b>	Pike Township, Council District # 1
<b>Petitioner:</b>	St. Vincent Hospital and Health Care Center, Inc., by Norman H. Hiselman
<b>Zoning:</b>	C-1, I-2, and C-S (FF) (FW)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Marion Energy Storage, dividing 47.97 acres into two lots
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Hospital
<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 25, 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-1, C-S, and I-2. This site is developed with a hospital near the Payne Road frontage, but the remainder of the property is undeveloped. The proposed plat would subdivide the property into two lots along the Payne Branch Stream to provide for sale of part of the property. Staff would note that the proposed Lot Two would be split-zoned C-1, C-S, and I-2. Only the uses permitted in the respective districts would be permitted, and only within the appropriate zoning boundary. The portion of the site zoned C-S is for medical uses. The proposed plat meets the standards of the existing zoning classifications and the subdivision regulations.

### STREETS

Lot One would have frontage on Payne Road to the east. Lot Two would front on 86<sup>th</sup> Street to the north. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are existing along Payne Road and 86<sup>th</sup> Street.

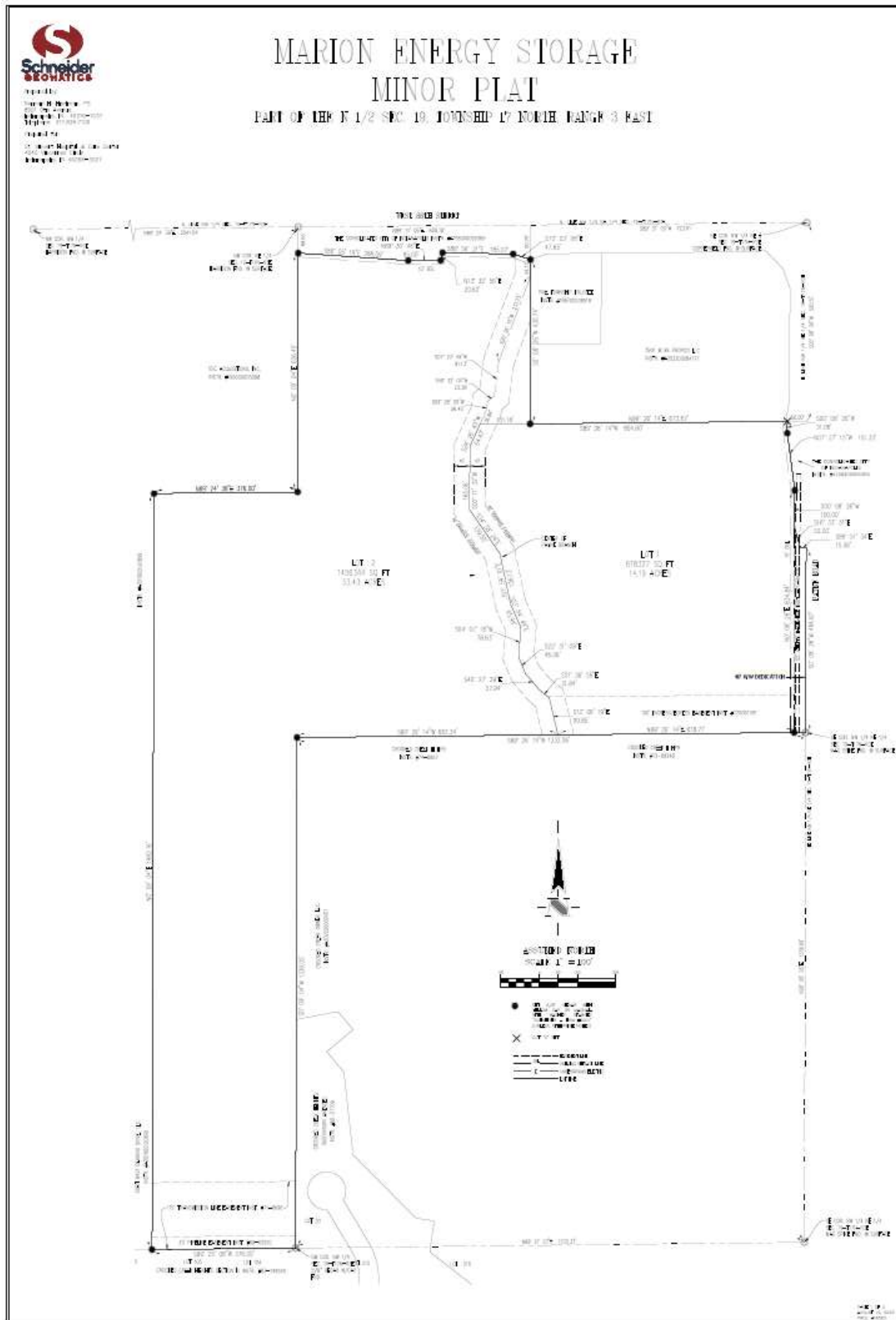
## GENERAL INFORMATION

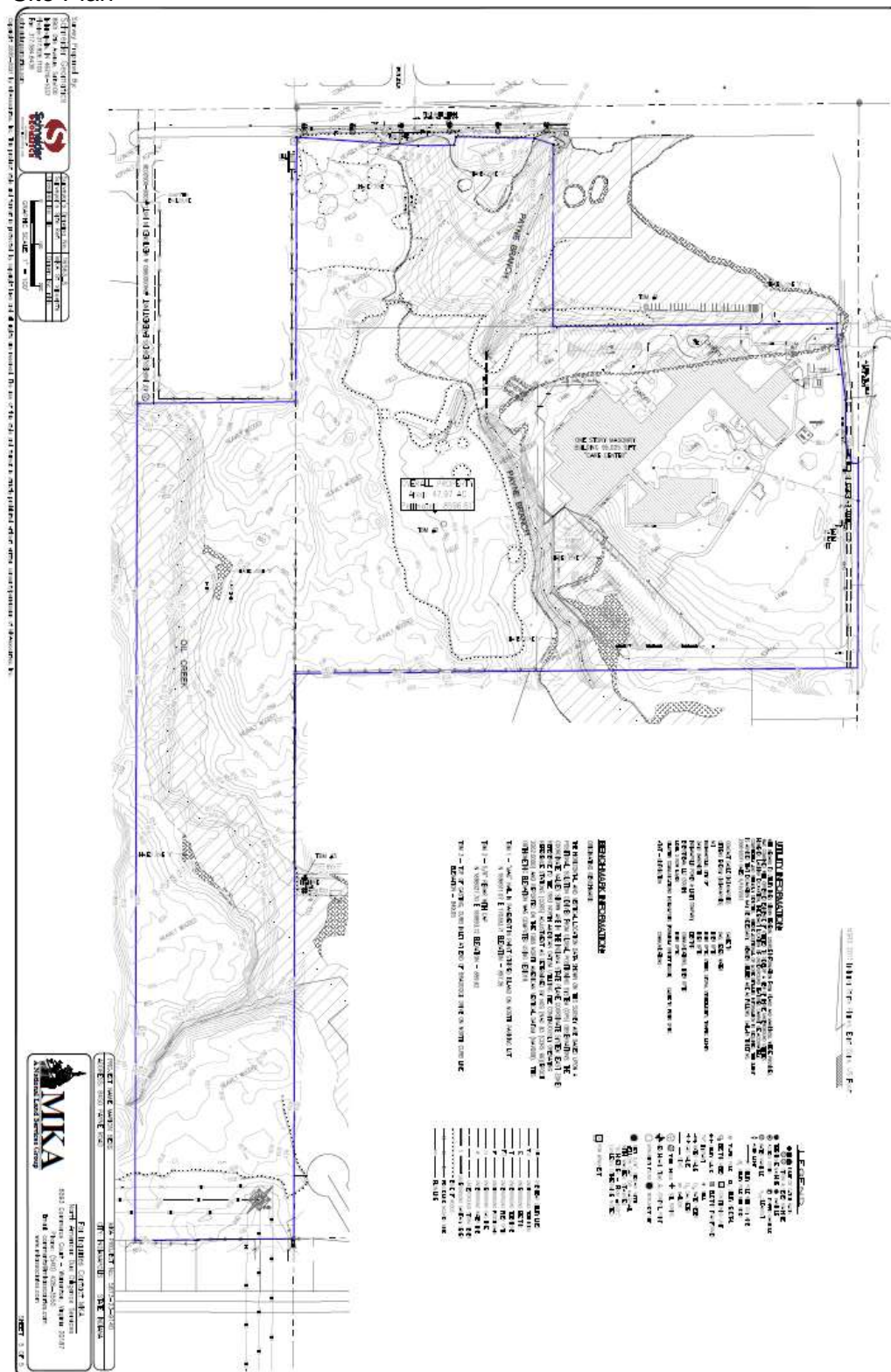
<b>Existing Zoning</b>	C-1, I-2, and C-S (FW) (FF)	
<b>Existing Land Use</b>	Hospital	
<b>Comprehensive Plan</b>	Office Commercial / Light Industrial / Floodway	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	C-1 / C-S / SU-9	Commercial / Government
South:	D-P / D-3 / D-1	Multi-family and Single-family residential
East:	D-6II / D-P	Multi-family residential
West:	C-S / I-2	Commercial / Industrial
<b>Thoroughfare Plan</b>		
Payne Road	Primary Collector	30-foot existing and 80-foot proposed
86 <sup>th</sup> Street	Primary Arterial	135-foot existing and proposed
<b>Petition Submittal Date</b>	October 23, 2023	

EXHIBITS











PHOTOS



Proposed Lot One, Payne Road frontage, looking west



Proposed Lot One, Payne Road frontage, looking west



Proposed Lot Two, 86<sup>th</sup> Street frontage, looking south