

PLAT COMMITTEE

December 13, 2023

Case Number:	2023-PLT-095
Property Address:	1212 & 1425 Castania Drive and 4501 Michigan Road (<i>Approximate Address</i>)
Location:	Washington Township, Council District # 7
Petitioner:	Linden House Indiana Holdings, LLC, and N181 JR, LLC, by Timothy E. Ochs
Zoning:	D-P and C-S (FF) (FW)
Request:	Approval of a Subdivision Plat, to be known as Linden House Section 1 Replat, dividing 172.61 acres into three lots.
Waiver Requested:	None
Current Land Use:	Commercial / Residential
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 November 3, 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 D-P and C-S. The site is developed with single-family dwellings that have been reused for a variety of commercial and special uses as permitted by the respective development plans. The proposed plat would provide for three lots, including the adjustment of the lot lines for proposed Lot One and Three. The proposed plat meets the standards of the D-P and C-S zoning classifications and the subdivision regulations.

STREETS

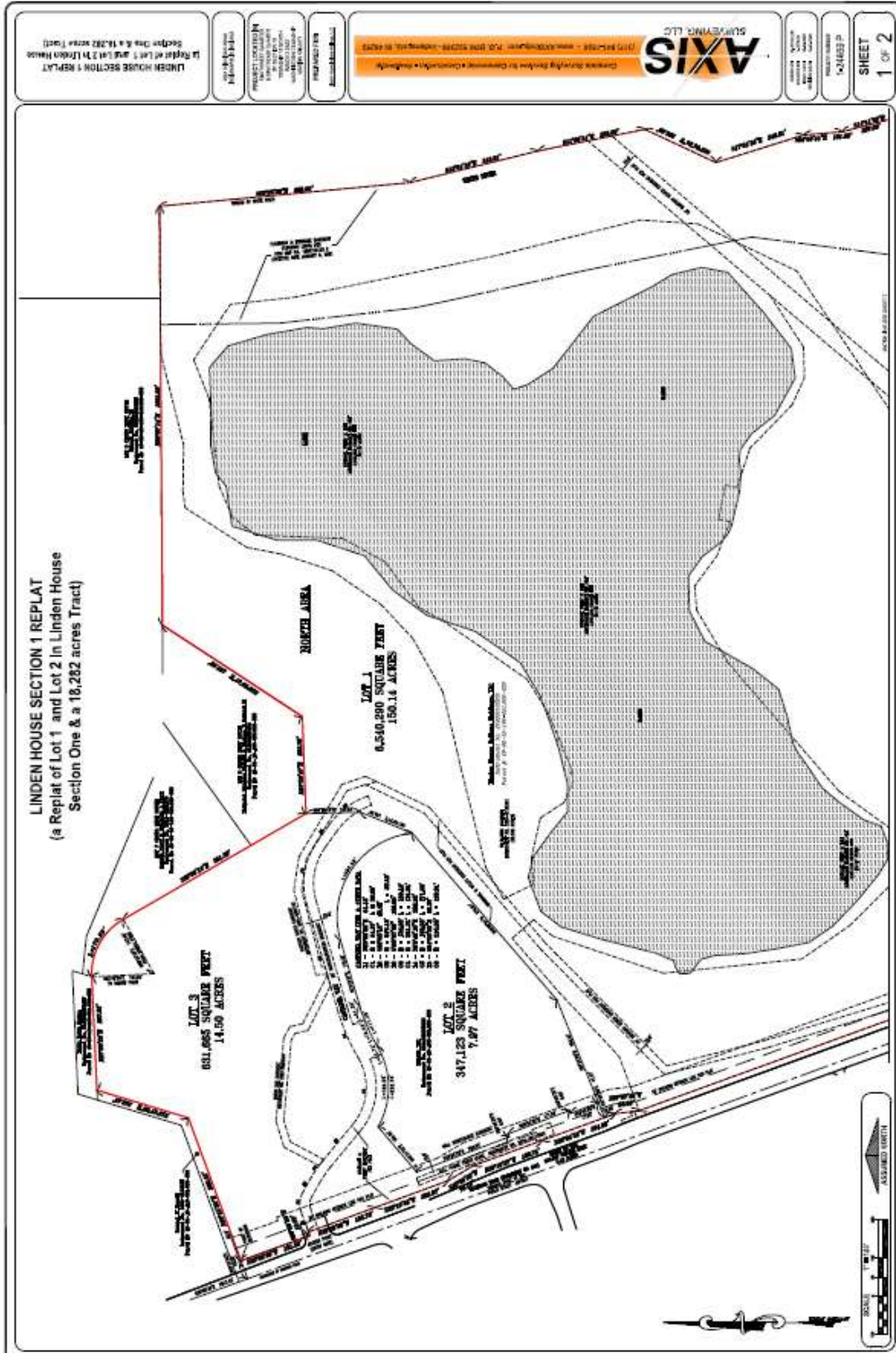
Lot One and Three would front on Michigan Road to the west. Lot Two would have access to Michigan Road via the easement noted on the survey. The property also has two existing private streets: Castania Drive and Castania Way. No new streets are proposed as part of this petition.

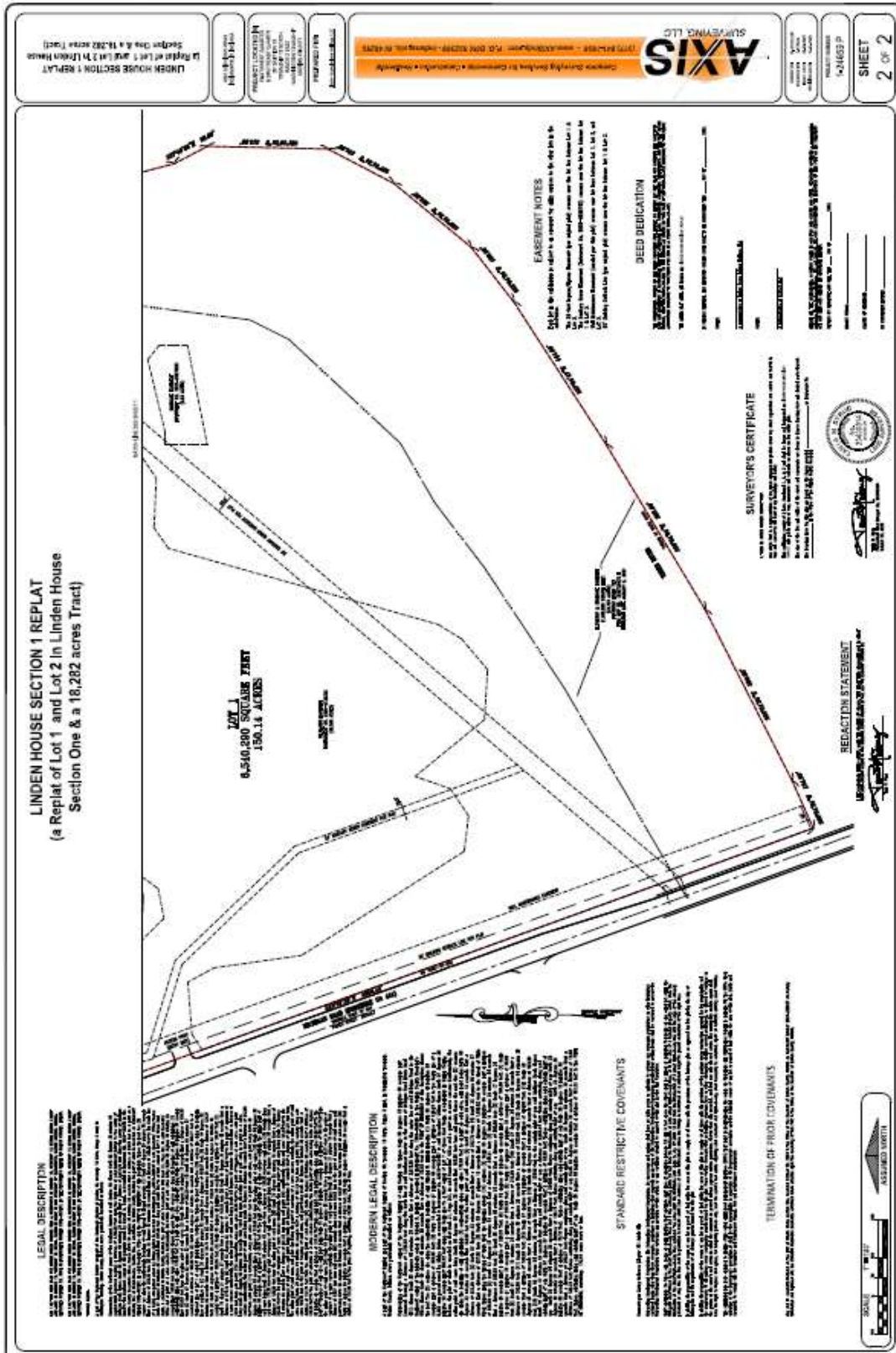
SIDEWALKS

Sidewalks are exempt per Section 744-303.B.

GENERAL INFORMATION

Existing Zoning	D-P / C-S	
Existing Land Use	Commercial / Residential	
Comprehensive Plan	Rural or Estate Neighborhood / Suburban Neighborhood / Floodway	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-S	Single-Family Residential
	South: D-A	Undeveloped
	East: D-A / UQ-1	Undeveloped / University
	West: D-S / D-A / SU-1 / SU-2	Single-Family Residential / School / Religious Use
Thoroughfare Plan		
Michigan Road	Primary Arterial	125-foot existing and proposed
Castania Drive	Private	
Castania Way	Private	
Petition Submittal Date	November 3, 2023	





PHOTOS



Lot Three frontage on Michigan Road, looking south.



Lot Three frontage on Michigan Road, looking north.



Facing East, towards North Access Gate of Lot Three, Lot Two accessed from the private street, Castania Way



Facing North along main boulevard of Lot One



View of the building on Lot One from northern waterfront, facing south



Maintenance area on Lot One



View of Lot Two from Castania Way access easement (in background)



View of Lot Three from Castania Way access easement