

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-PLT-036
Property Address:	5550 N Keystone Ave (<i>Approximate Address</i>)
Location:	Washington Township, Council District #07
Petitioner:	Meijer Stores Limited Partnership, by Seth Heim
Zoning:	C-5
Request:	Approval of a minor subdivision plat dividing 20.505 acres into one lot and one block.
Waiver Requested:	None
Current Land Use:	Commercial
Staff Reviewer:	Adrienne Baker, Principal Planner I

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 July 15, 2026, 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

The subject site is zoned C-5 and is presently developed with a Meijer store and associated parking facilities. The proposed plat would subdivide the existing 20.505-acre parcel into one lot and one block. The new lot would be situated in the northeastern portion of the resulting block, near the intersection of North Keystone Avenue and 56th Street.

STREETS

Lots One and Block One would front on Keystone Ave. No new streets are proposed.

SIDEWALKS

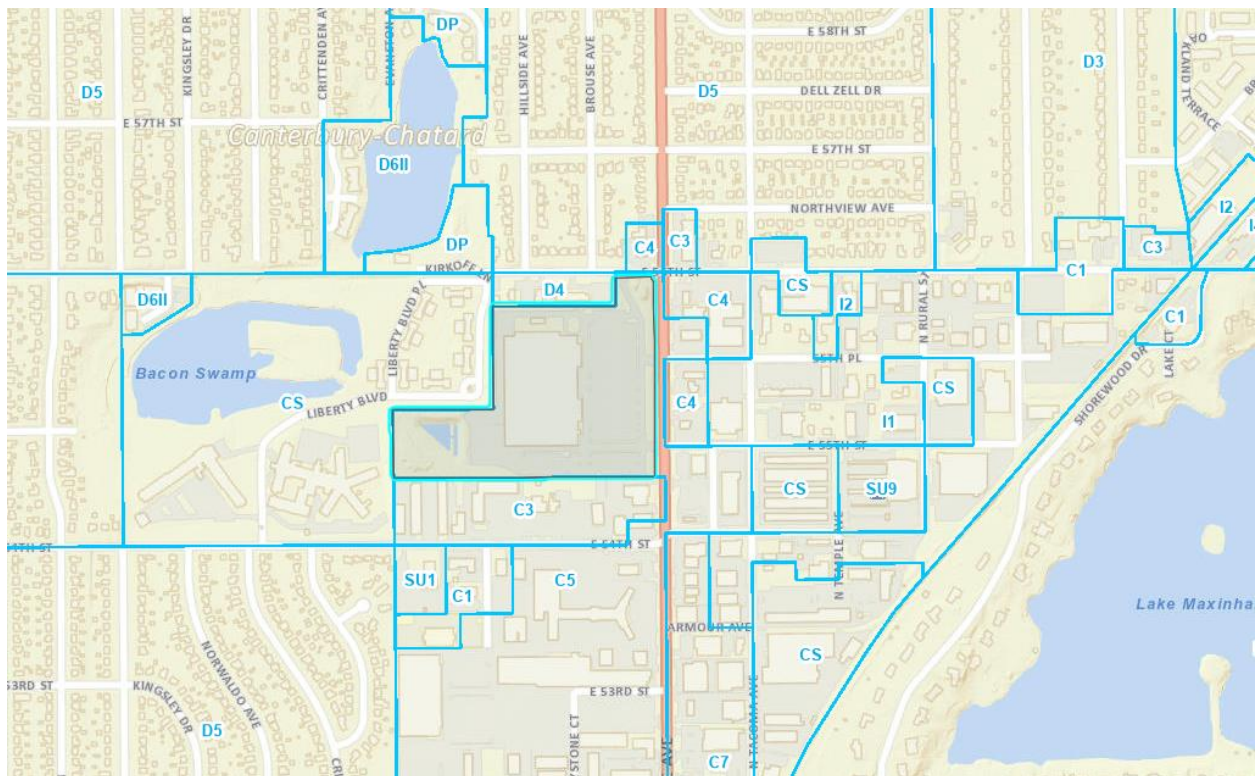
Sidewalks exist along Keystone Ave.

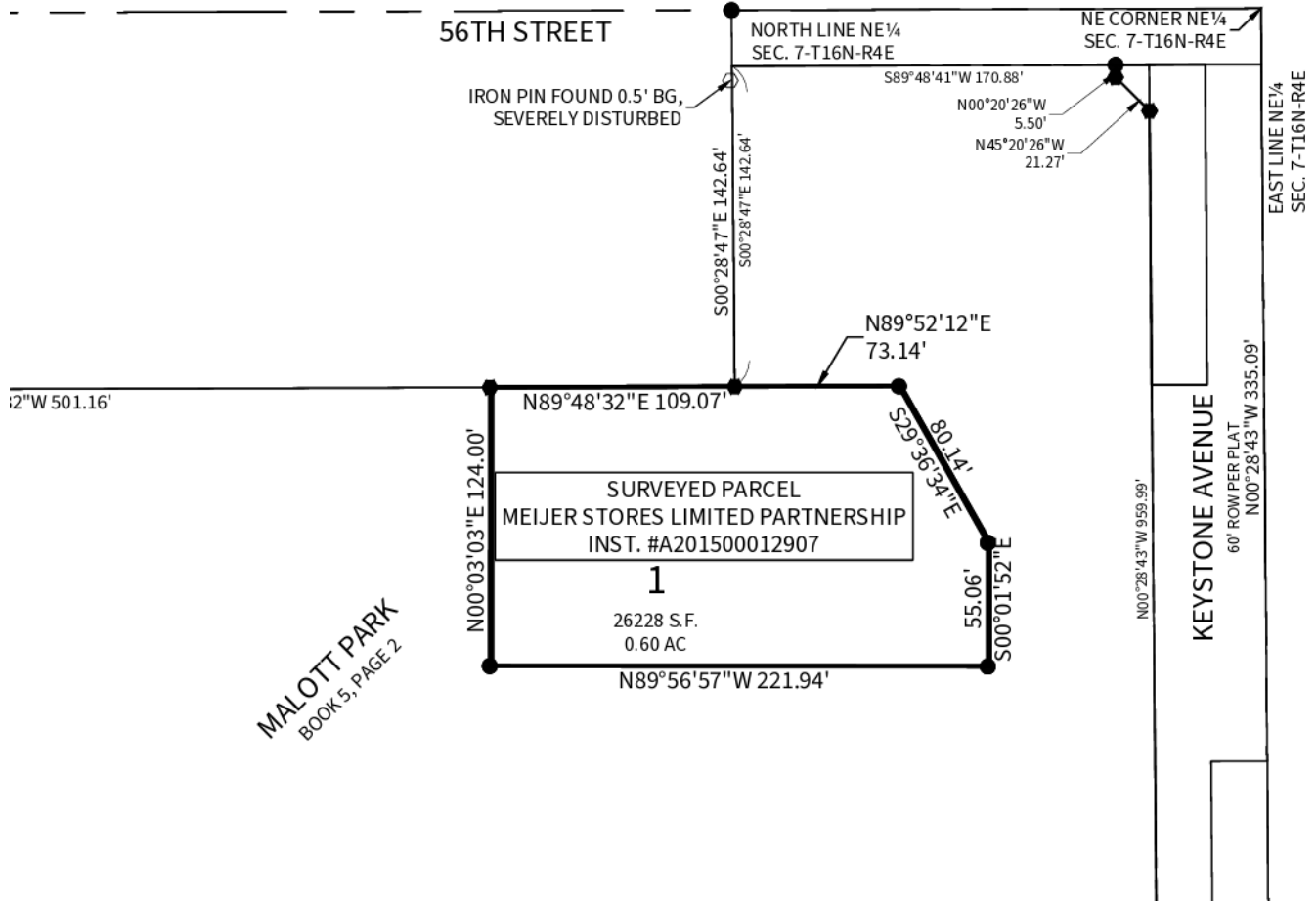
PROCEDURE

This plat petition, if approved, only legally establishes the division of land.

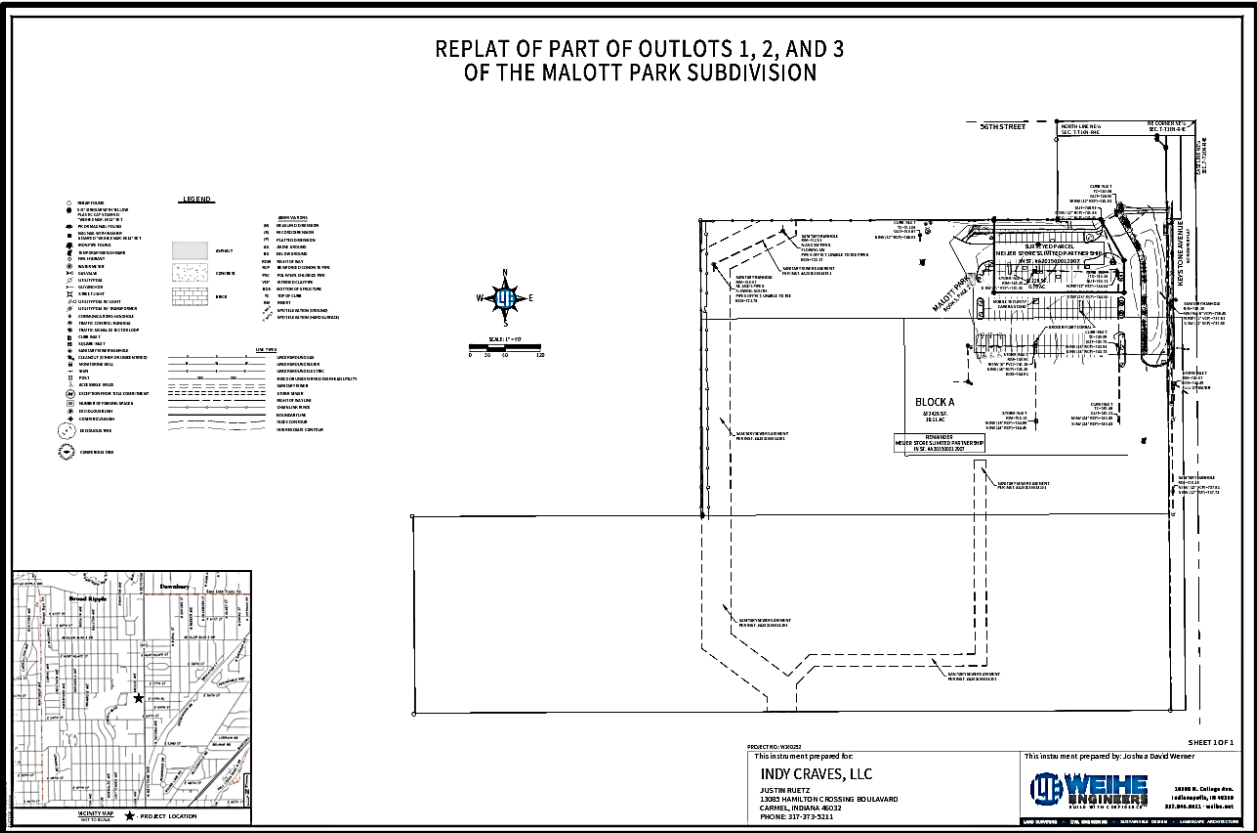
GENERAL INFORMATION

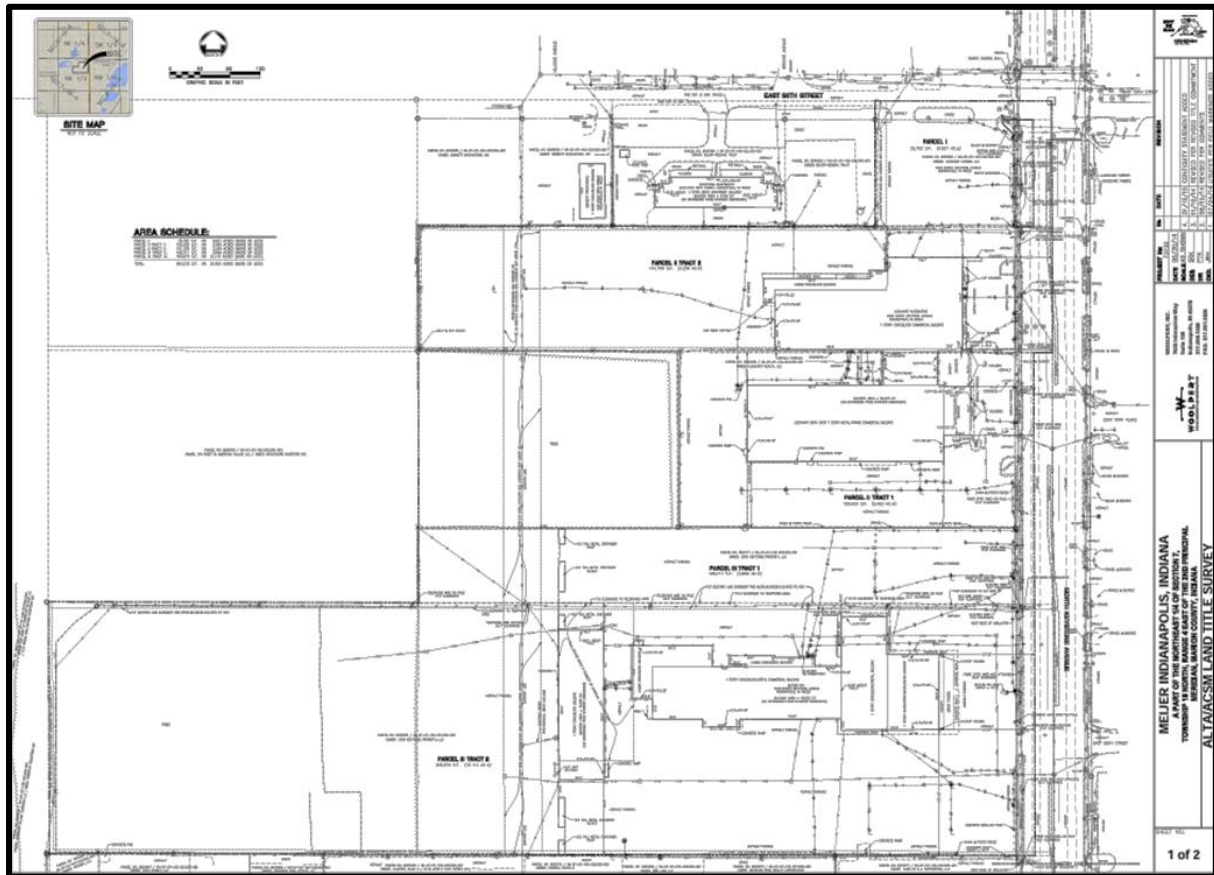
Existing Zoning	C-5	
Existing Land Use	Commercial	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-4	Suburban Neighborhood
South:	C-3	Village Mixed-Use
East:	C-4	Community Commercial
West:	C-S	Community Commercial
Thoroughfare Plan		
Keystone Ave	Primary Arterial	121-foot existing and 104-foot proposed
56 th St	Local Street	48-foot existing and proposed
54 th St	Primary Collector	67-foot existing and 56-foot proposed
Petition Submittal Date	July 15, 2026	





REPLAT OF PART OF OUTLOTS 1, 2, AND 3
 OF THE MALOTT PARK SUBDIVISION





PHOTOS







