

PLAT COMMITTEE

August 12, 2026

Case Number: 2026-PLT-030
Address: 6620 Northview Way (approximate address)
Location: Washington Township, Council District #3
Zoning: SU-1
Petitioner: Northview Christian Church Inc., by Seth Heim
Request: Approval of a Subdivision Plat to be known as Northview Reserve Secondary Plat, subdividing 16.87 acres into one lot and one block.

Waiver Requested: None
Current Land Use: Religious Use
Staff Reviewer: Robert Uhlenhake, 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 June 1, 2026, 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.
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 SU-1. The site is developed with a religious use. The proposed plat would subdivide the property into one lot and one block: Lot 1 would be 1.74 acres and is undeveloped. Block A would be 15.12 acres and is developed with the religious use. The proposed plat meets the standards of the SU-1 zoning classification.

STREETS

Lot 1 would front on East 65th Street, and Binford Boulevard. Block A would also front on East 65th Street, and Binford Boulevard

SIDEWALKS

Sidewalks are required along the East 65th Street frontage. Sidewalks along Binford Boulevard frontage to be determined by the Department of Public Works.

GENERAL INFORMATION

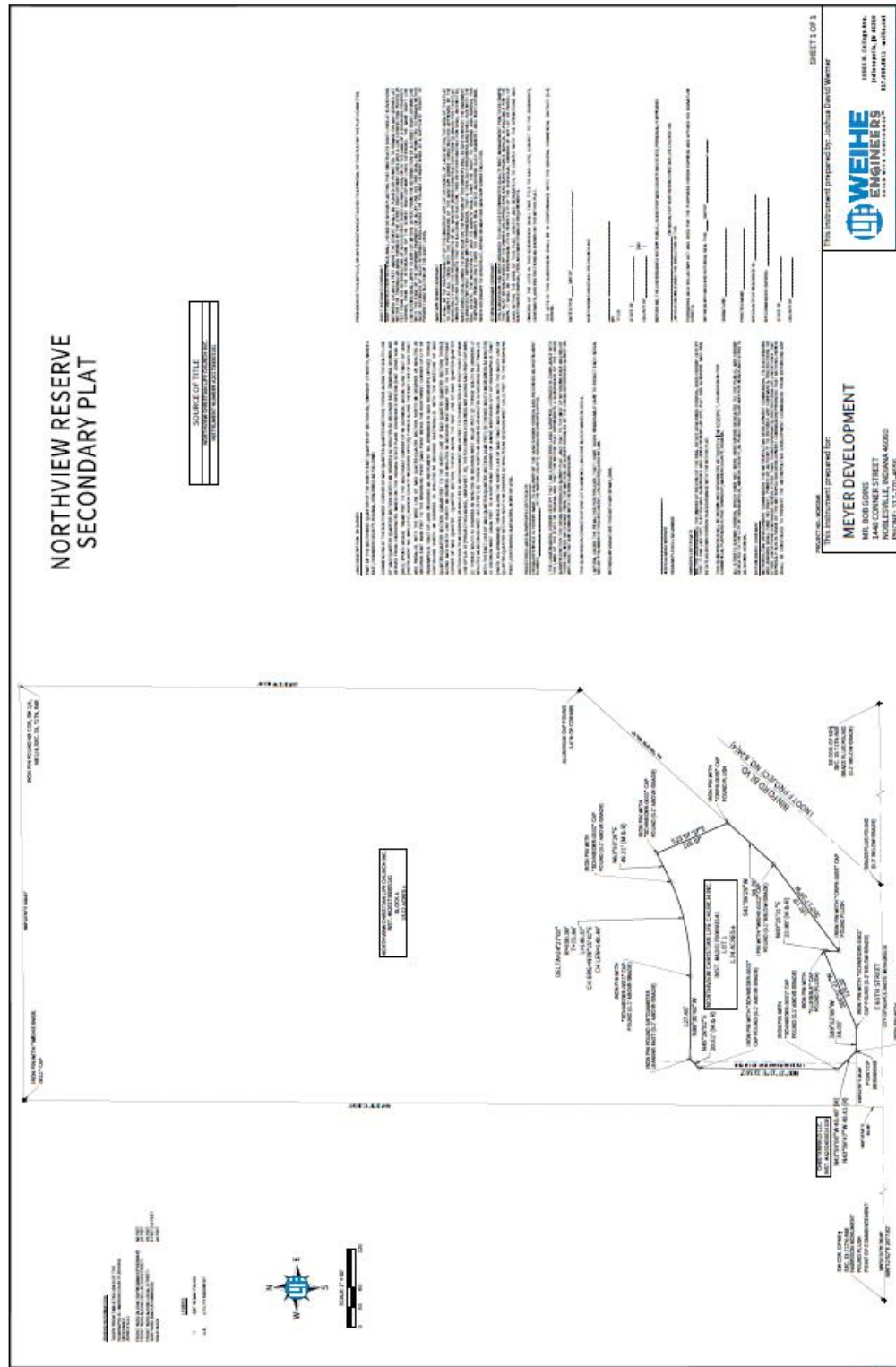
Existing Zoning	SU-1	
Existing Land Use	Religious Use	
Comprehensive Plan	Office Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: I-2	Light Industrial uses
	South: C-4	Automotive Fueling Station
	East: I-2 / D-2	Light Industrial / Single Family Dwellings
	West: SU-9 / I-2	State Highway Transportation Barn / Commercial Contractor
Thoroughfare Plan		
East 65 th Street	Primary Collector	68-foot existing right-of-way, 80-foot proposed right-of-way
Petition Submittal Date	June 1, 2026	

EXHIBITS

2026-PLT-030; Aerial Map



2026-PLT-030; Proposed Plat



PHOTOS



Proposed Lot 1, looking east from Northview Drive.



Proposed Block A, looking northeast.