

## PLAT COMMITTEE

October 11, 2023

**Case Number:** 2023-PLT-079  
**Property Address:** 1000 and 1200 Waterway Boulevard, 1250 and 1302 Indiana Avenue  
(Approximate Address)  
**Location:** Center Township, Council District #11  
**Petitioner:** 16 Tech Community Corporation, by Michael J. Smith  
**Zoning:** CBD-S (RC) (FF) (W-1)  
**Request:** Approval of a Subdivision Plat, to be known as 16 Tech – Line A-2, dividing 9.958 acres into eight blocks.  
**Waiver Requested:** None  
**Current Land Use:** One-story warehouse structure and surface parking  
**Staff Reviewer:** Jeffrey York, Principal Planner

## 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 September 1, 2023, 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

The subject site is zoned CBD-S (RC) and is part of an area planned for future development as part of 16 Tech, a technology park. The proposed plat would create eight blocks. From these blocks, lots would be created by future plat petitions before development would occur. The proposed plat includes areas of right-of-way dedication to provide for new streets and new sections of existing public streets, per the Master Plan, approved via 2020-ZON-018.

This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

### STREETS

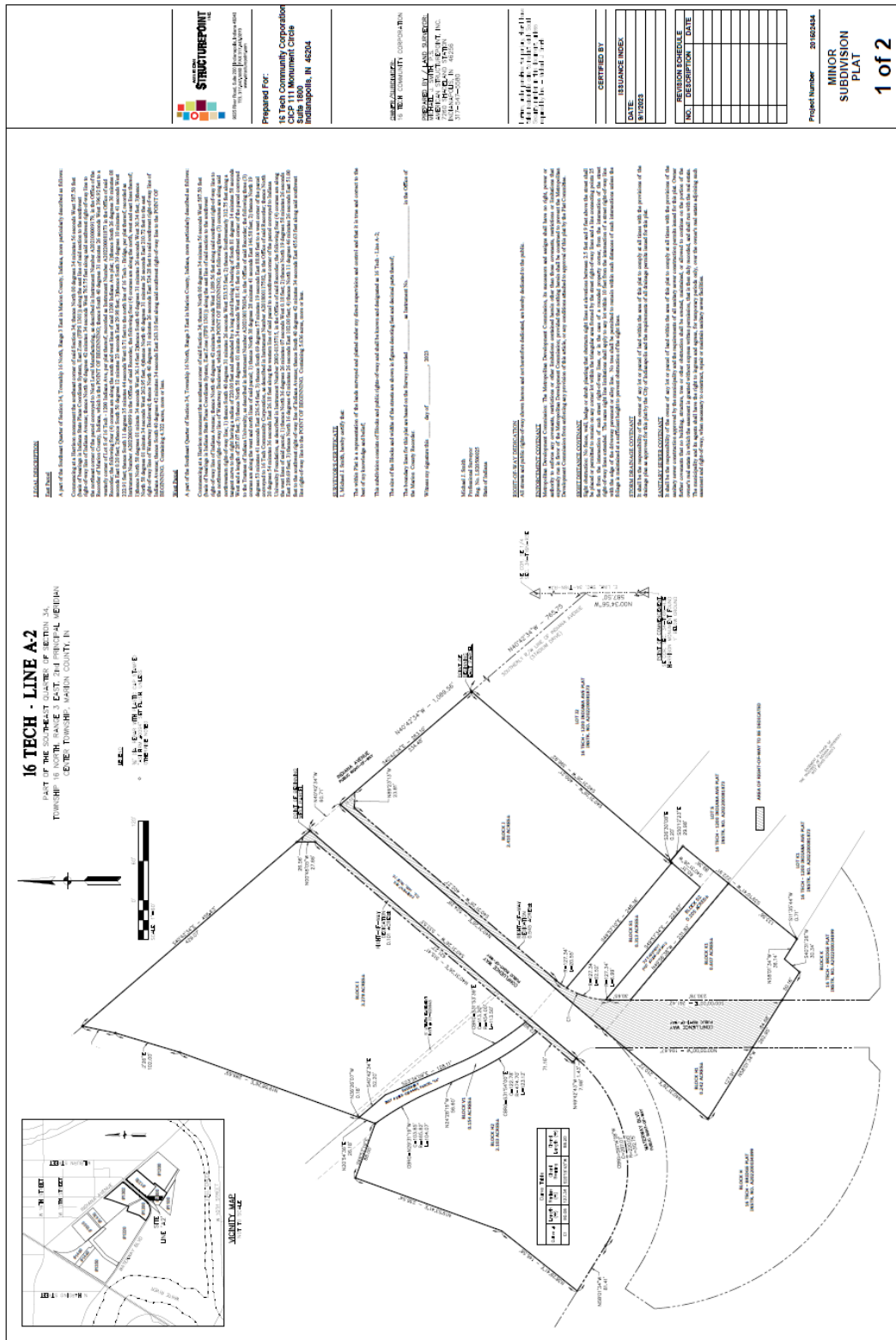
New streets would be created and would have direct access to Indiana Avenue to the north or to a planned street system to the south, including a bridge over Fall Creek to 10<sup>th</sup> Street.

## GENERAL INFORMATION

<b>Existing Zoning</b>	CBD-S (RC)	
<b>Existing Land Use</b>	One-story warehouse structure and surface parking	
<b>Comprehensive Plan</b>	Institution-oriented mixed-use development	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	CBD-S (RC)	Developing light industrial / existing multi-family dwellings
South:	CBD-S (RC)	Developing light industrial
East:	CBD-S (RC)	Light industrial
West:	CBD-S (RC)	Developing light industrial
<b>Thoroughfare Plan</b>		
Indiana Avenue	Primary Arterial	68-foot existing and 80-foot proposed
<b>Petition Submittal Date</b>	September 1, 2023	

[illegible]







Project Number 201602404  
MINOR  
SUBDIVISION  
PLAT  
2 of 2

Photos



Views of Proposed Blocks I and V1





Views of Proposed Block H2



Views of proposed new public right-of-way, Blocks H1 and K1





Views of existing Waterway Boulevard looking northwest from Proposed Block H1 (top); view of Proposed Block J