

## PLAT COMMITTEE

October 11, 2023

<b>Case Number:</b>	2023-PLT-064
<b>Property Address:</b>	6243 East Washington Plaza ( <i>Approximate Address</i> )
<b>Location:</b>	Warren Township, Council District # 12
<b>Petitioner:</b>	Irvington Plaza Associates, by Nathan Barr
<b>Zoning:</b>	C-4
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Irvington Plaza, dividing 15.75 acres into six lots and one block.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial Integrated Center
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This petition was automatically continued by request of a registered neighborhood organization from the September 13, 2023, hearing, to the October 11, 2023 hearing. As of this writing, no new information has been submitted to the file.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 2, 2023, 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-4 and developed with a commercial integrated center. The proposed plat would subdivide the property into six lots on the northern portion of the property along existing leased spaces and to provide for future commercial development. The 10.68- acre block would be reserved for a future development to be determined. The proposed plat meets the standards of the C-4 zoning classification. All future development must comply with the Transit Oriented Development overlay district standards.

### STREETS

Lots One, Three, Four, and Five would have frontage on Washington Street to the north. Lots Two and Six and Block A would be accessed via easements as shown on the preliminary plat. Block A has a small frontage on Kenyon Street to the east. An alley runs the length of the west property line, adjacent to Lots One and Two and Block A, but is only partially developed. No new streets are proposed as part of this petition.

### SIDEWALKS

Sidewalks are existing along Washington Street.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Commercial Integrated Center	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-5	Single and two-family residential
South:	D-5 / I-2	Single and two-family residential / Industrial
East:	C-4 / D-5 / I-2	Commercial / Multi-family / Industrial
West:	D-5 / SU-9	Single and two-family residential / Fire station
<b>Thoroughfare Plan</b>		
Washington Street	Primary Arterial	80-feet existing and proposed
Kenyon Street	Local Street	25-feet existing and 48-feet proposed
<b>Petition Submittal Date</b>	August 2, 2023	

EXHIBITS







## PHOTOS



Proposed Lots One, Two, and Three, looking west. Washington Street shown right



Proposed Lot Two and Block A, looking southwest



Proposed Lots Three and Four and Block A, looking south



Proposed Lots Four and Six, looking southeast



Proposed Lots Four and Five, looking east. Washington Street shown left.



Proposed Block A, looking west





View of site from proposed Block A, proposed Lots One through Six in background, looking north



Proposed Block A, looking north



View of Lots One through Four, looking west



East of site, looking south