



## PLAT COMMITTEE

May 8, 2024

<b>Case Number:</b>	2024-PLT-023
<b>Property Address:</b>	5410 and 5440 East 82nd Street and 8245 Allisonville Road ( <i>Approximate Address</i> )
<b>Location:</b>	Washington Township, Council District #3
<b>Petitioner:</b>	Castleton Crossing LLC, by Evan Evans
<b>Zoning:</b>	C-4
<b>Request:</b>	Approval of a Subdivision Plat to be known as Castleton Crossing, subdividing 23.104 acres into one lot and one block.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Commercial
<b>Staff Reviewer:</b>	Noah Stern, 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 April 2, 2024, 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 community-regional commercial uses. The proposed plat would subdivide the property into one lot and one block to provide for a commercial development. The proposed plat meets the standards of the C-4 zoning classification.

**STREETS**

Lot One would front on East 82<sup>nd</sup> Street, and Block A would front on Allisonville Road and East 82<sup>nd</sup> Street. No new streets are proposed as part of this petition.

**SIDEWALKS**

Sidewalks exist along Allisonville Road and East 82<sup>nd</sup> Street.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-4	
<b>Existing Land Use</b>	Community-Regional Commercial	
<b>Comprehensive Plan</b>	Regional Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-4	Community-Regional Commercial
South:	C-4	Community-Regional Commercial
East:	C-4	Community-Regional Commercial
West:	C-4	Community-Regional Commercial
<b>Thoroughfare Plan</b>		
East 82 <sup>nd</sup> Street	Primary Arterial	150-foot existing and 124-foot proposed
Allisonville Road	Primary Arterial	267-foot existing and 124-foot proposed
<b>Petition Submittal Date</b>	March 29, 2024	

EXHIBITS







