



PLAT COMMITTEE

May 8, 2024

Case Number:	2024-PLT-019
Property Address:	6151 North Keystone Avenue (Approximate Address)
Location:	Washington Township, Council District #7
Petitioner:	Glendale Centre, LLC, by Terry D. Wright
Zoning:	C-4
Request:	Approval of a Subdivision Plat to be known as 2B a replat of Lot 2 Glendale Centre, subdividing 10.14 acres into three lots.
Waiver Requested:	None
Current Land Use:	Commercial
Staff Reviewer:	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 March 20, 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 three lots to provide for a commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lots 2 and 2A would front East 62nd Street, and Lot 2B would front on North Keystone Avenue. No new streets are proposed as part of this petition.

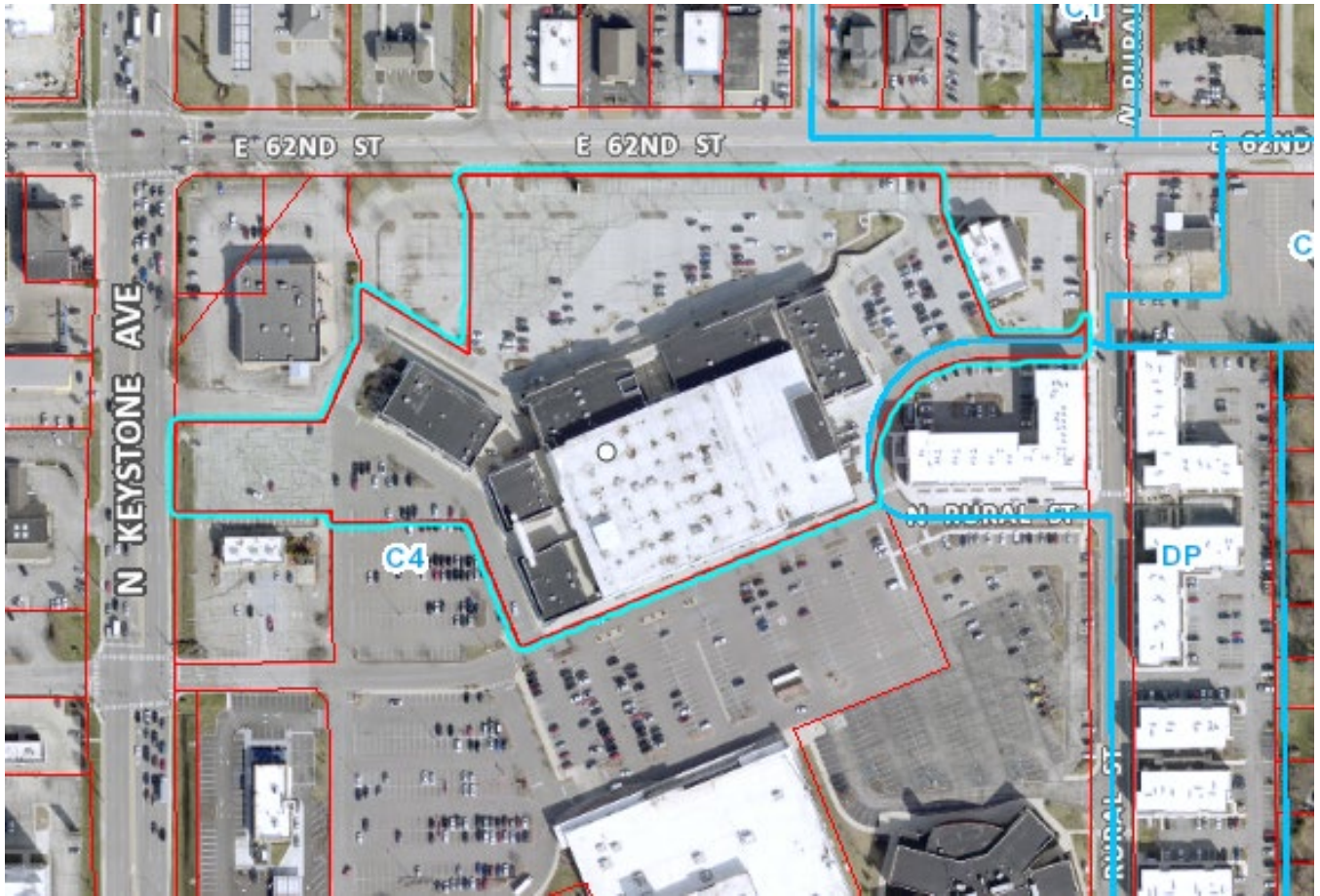
SIDEWALKS

Sidewalks exist along both North Keystone Avenue and East 62nd Street.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Community-Regional Commercial	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	C-4	Commercial
South:	C-4	Commercial
East:	D-P	Multi-family residential
West:	C-4	Commercial
Thoroughfare Plan		
East 62 nd Street	Primary Collector	90-foot existing and 78-foot proposed
North Keystone Avenue	Primary Arterial	117-foot existing and 104-foot proposed
Petition Submittal Date	March 19, 2024	

EXHIBITS



PHOTOS





