



PLAT COMMITTEE

April 10, 2024

Case Number:	2024-PLT-012
Property Address:	1440 Gillette Street (Approximate Address)
Location:	Center Township, Council District #18
Petitioner:	Indiana Economic Development Corporation, by Andi M. Metzel
Zoning:	CBD-S (RC)
Request:	Approval of a Subdivision Plat to be known as Replat of Lot 11 – Reimagining the GM Stamping Plant, dividing 7.155 acres into two lots.
Waiver Requested:	None
Current Land Use:	Vacant industrial
Staff Reviewer:	Jeffrey York, Principal Planner I

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 February 28, 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.



- 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 request would replat Lot 11 of a plat that was approved in 2022, through 2022-CPL-824. The original plat requested a division of 15 lots. Later in 2022, 2022-PLT-069, re-platted Lot 10B into four further lots.

The original plat also vacated existing street and alley rights-of-way on the site formerly known as the GM Stamping Plant. The overall site, over 93 acres, is planned for a mixed-use development, including offices, light industrial, commercial retail, multi-family dwellings and hotels.

The subject site is zoned CBD-S (RC) and is undeveloped. It was rezoned to the CBD-S (RC) classification earlier in 2022 through 2022-CZN-824. Included with this rezoning was a Master Plan. For the subject site, the Master Plan indicates that this lot would be developed with light manufacturing, utilities, and offices.

This replat would divide the previously platted Lot 11 into two lots, with proposed Lot 11A being 5.055 acres and proposed Lot 11B being 2.1 acres. The proposed plat generally meets the standards of the CBD-S (RC) zoning classification and the subdivision development standards.

STREETS

Two new streets would be developed to access the lots - Gillette Street, from Harding Street to Division Street, a second new street. Division Street would connect to Harding Street, which would then connect to White River Parkway, West Drive, to the east, near White River.

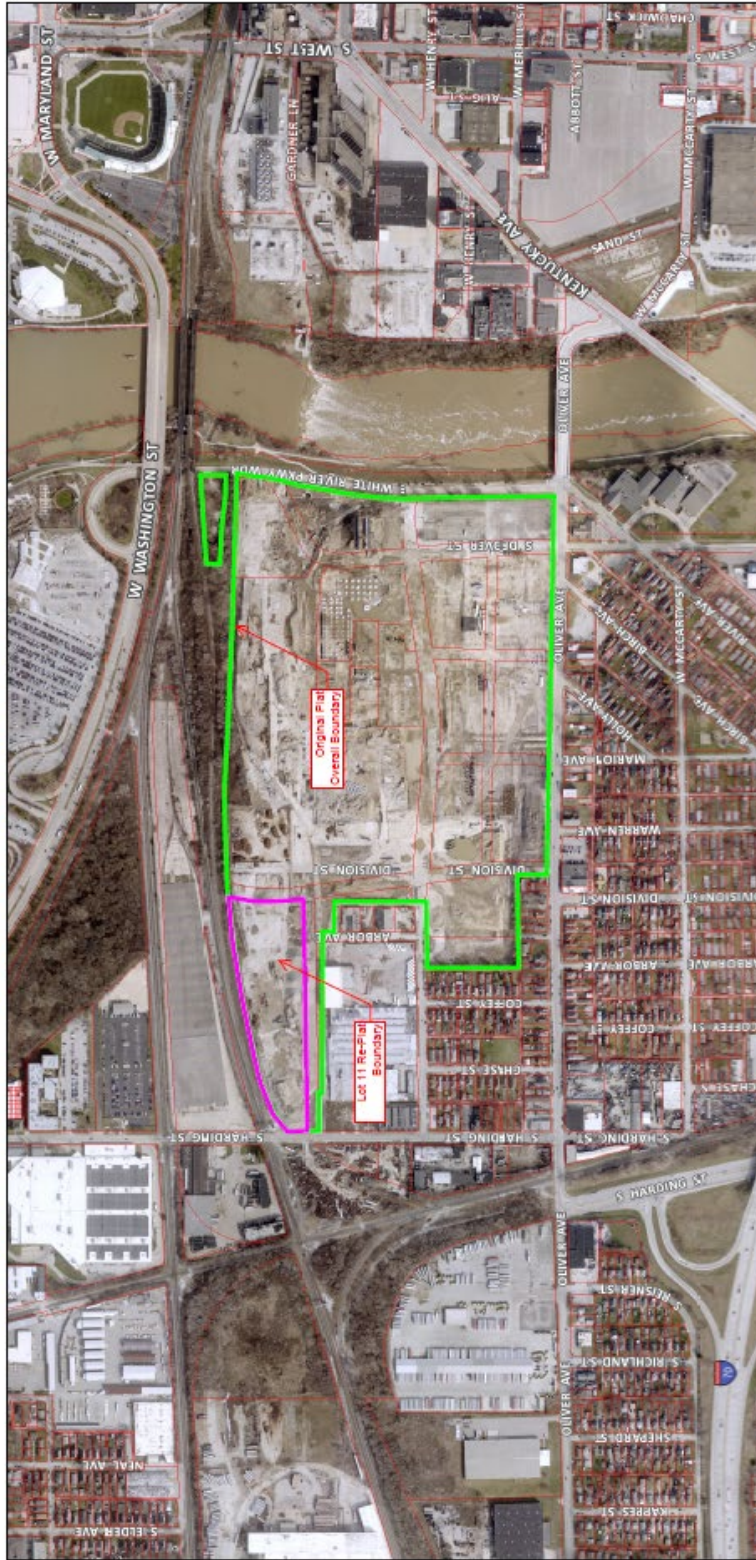
SIDEWALKS

Sidewalks are required along all proposed streets.

GENERAL INFORMATION

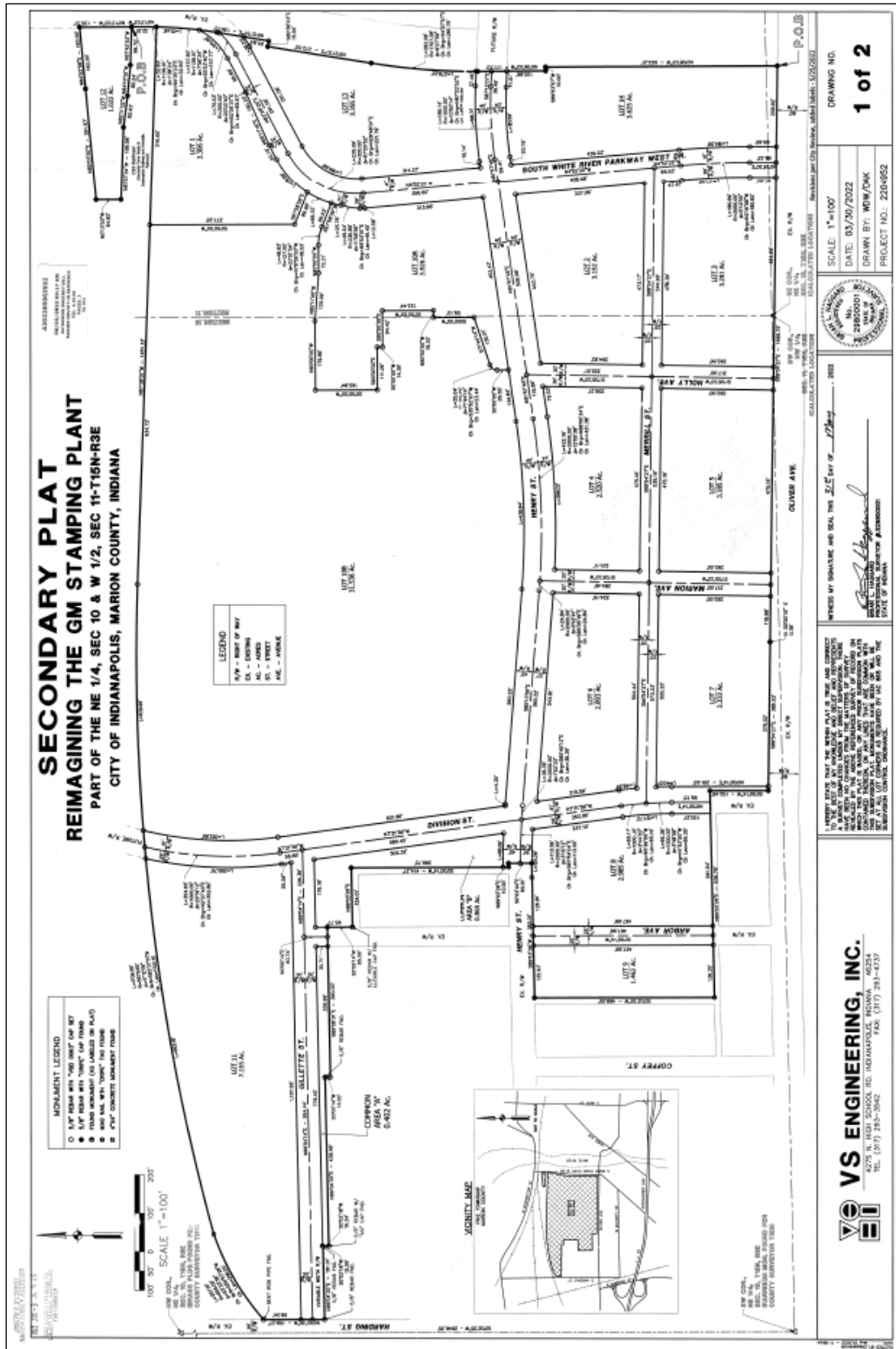
Existing Zoning	CBD-S (RC)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Urban mixed-use development	
Surrounding Context	Zoning	Land Use
	North:	CBD-S (RC) Railroad
	South:	I-4 (RC) Industrial
	East:	CBD-S (RC) Developing commercial / industrial
	West:	I-4 (RC) Industrial
Thoroughfare Plan		
Harding Street	Primary Collector Street	56-foot existing and proposed
Petition Submittal Date	February 28, 2024	

RE-IMAGINING THE GM STAMPING PLANT - LOT 11 REPLAT-AREA MAP



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community





Previously recorded plat

PHOTOS



Views from Harding Street looking toward proposed lots



Views from Harding Street looking toward proposed lots