

PLAT COMMITTEE

April 10, 2024

Case Number: 2024-PLT-005
Property Address: 402 Kentucky Avenue (*Approximate Address*)
Location: Center Township, Council District #18
Petitioner: 402 Kentucky Avenue, LLC, by Kylie Bright-Schuler
Zoning: CBD-2 (RC)
Request: Approval of a Subdivision Plat, to be known as Eleven Park, dividing 18.98 acres into 12 blocks.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This petition has been continued twice before, with the original hearing date on February 14, 2024. Both continuance requests were from the petitioner. 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 January 4, 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

The subject site is undeveloped and zoned CBD-2 (RC). The site is planned for future development of an entertainment area that would include a soccer stadium, a hotel, restaurants, and outdoor entertainment and amenities. Previously, the site contained a heavy industrial use. The buildings have since been demolished. The site was rezoned to CBD-2 (RC) in 2023, via 2023-CZN-807.

The proposed plat would create 12 blocks. From these blocks, lots would be created by future plat petitions before development would occur. The proposed plat includes two, small areas of right-of-way vacation of Gardner Lane and one, small area of right-of-way dedication of Gardner Lane. Gardner Lane is a local street that is accessed from West Street, along the proposed north property line.

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

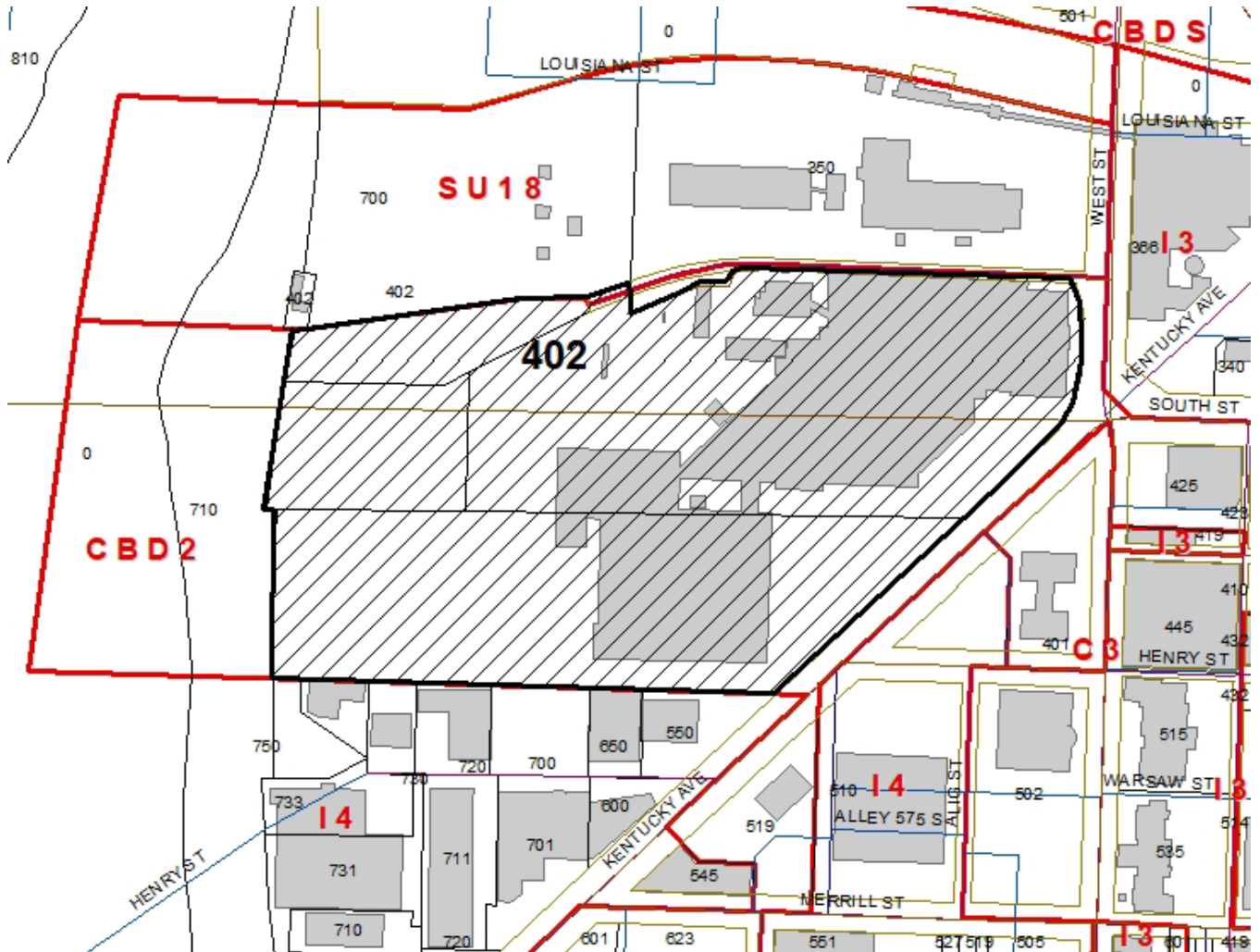
STREETS

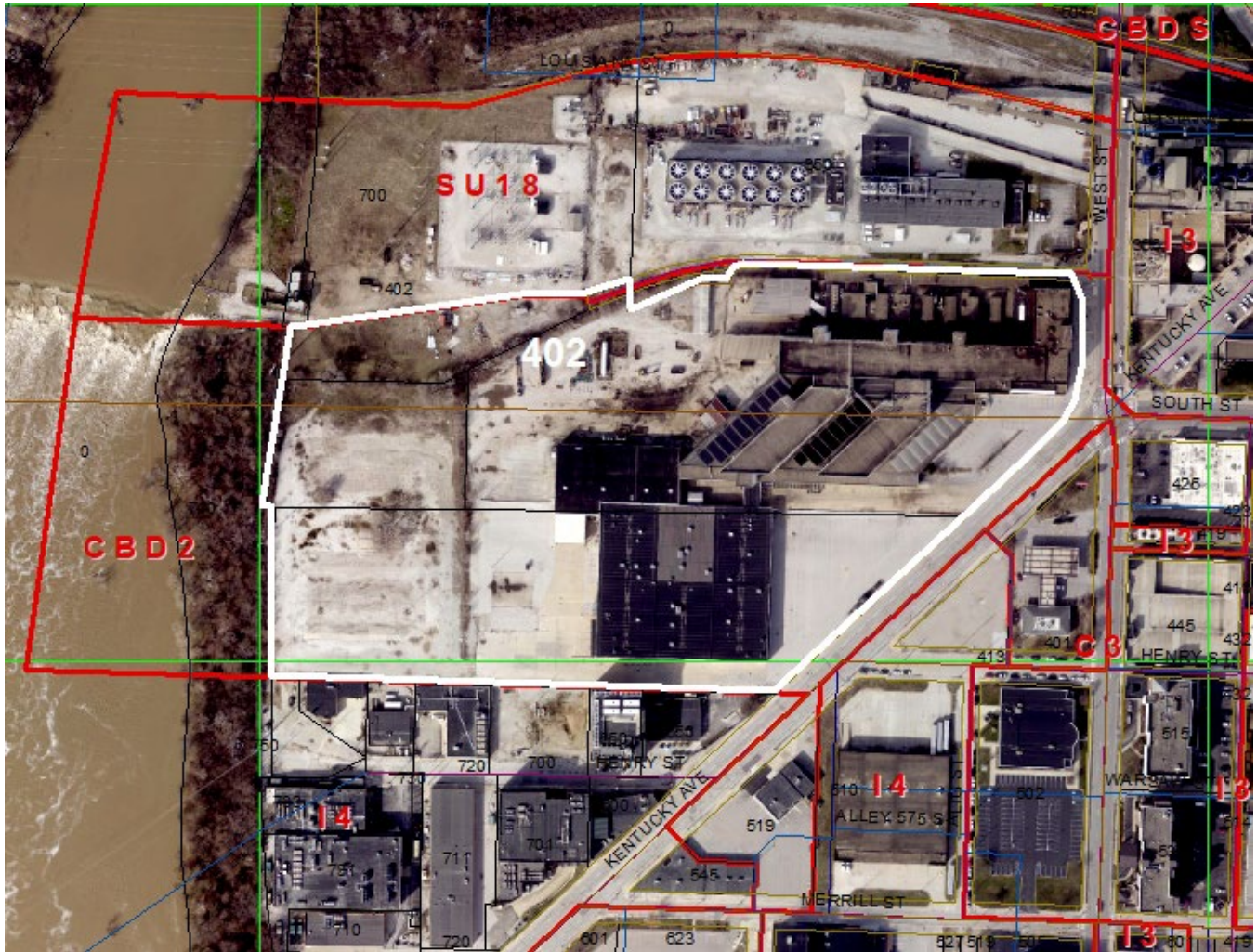
Right-of-way dedication along the south boundary of the subject site is shown for a proposed extension of Henry Street that would link Kentucky Avenue, west over White River, via a proposed bridge, to White River Parkway, West Drive, and the developing Elanco mixed-use development. All blocks would be accessed from public rights-of-way or internal private streets.

GENERAL INFORMATION

Existing Zoning	CBD-2 (RC)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Urban mixed-use development	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: SU-18 (RC)	Utilities
	South: I-4 (RC)	Light industrial
	East: C-3 / I-3 (RC)	Utilities / gasoline station
	West: I-4 (RC)	White River
Thoroughfare Plan		
Kentucky Avenue	Primary Arterial	88-foot existing and proposed
West Street	Primary Arterial	78-foot existing and proposed
Petition Submittal Date	January 4, 2024	

EXHIBITS





The zoning map and 2023 aerial show buildings on the site that have since been demolished

Photos



Photo of northeast corner of subject site, at intersection of Gardner Lane and West Street looking south



Photo of subject site from Gardner Lane looking southwest



Photo of subject site along Gardner Lane looking west



Photos of subject site from Gardner Lane looking south



Photo of southeast portion of the subject site from Kentucky Avenue looking northwest



Photo of southern portion of the subject site along future Henry Street right-of-way from Kentucky Avenue looking west