

PLAT COMMITTEE

April 10, 2024

Case Number:	2024-PLT-014
Property Address:	10220 East Washington Street (approximate address)
Location:	Warren Township, Council District #20
Petitioner:	Indy WS40, LLC, c/o GMX Real Estate Group, by Evan Evans
Zoning:	C-4 (FF) (TOD)
Request:	Approval of a Subdivision Plat to be known as Washington Square Outlots, dividing 1.93 acres into one lot and one block.
Current Land Use:	Commercial
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 29, 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 site is zoned C-4 (FF) (TOD) and developed for commercial uses within an existing integrated commercial center. The proposed plat would subdivide the property into one lot and one block to provide for additional commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot One and Block A would front on Washington Street and would be accessible from several existing access drives for the multitenant center. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are currently existing along Washington Street for the length of the subject site.

GENERAL INFORMATION

Existing Zoning	C-4 (FF) (TOD)	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Regional Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	C-4 Regional Commercial
	South:	C-4 Regional Commercial
	East:	C-4 Regional Commercial
	West:	C-4 Regional Commercial
Thoroughfare Plan		
Washington Street	Primary Arterial	124-foot existing and proposed
Petition Submittal Date	02/29/2024	

PHOTOS



Photo 1: Proposed Lot 1 + Property to North



Photo 2: Property Currently Occupying Block A

PHOTOS



Photo 3: Adjacent Property to South



Photo 4: Adjacent Property to East