

PLAT COMMITTEE

September 10, 2025

Case Number: 2025-PLT-056
Property Address: 10009 East Washington Street (*Approximate Address*)
Location: Warren Township, Council District #20
Petitioner: Washington Shoppes, LP, by Tracy L. McGill
Zoning: C-4 (TOD)
Request: Approval of a Subdivision Plat, to be known as Washington Shoppes Outlot Minor Plat, dividing 7.174 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial retail and surface parking
Staff Reviewer: Jeffrey York, Manager

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 11, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. 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 zoned C-4 (TOD) and is developed with three commercial retail structures and surface parking areas. Lot 1 would be 0.477-acre and is currently developed with a fast-food restaurant, a surface parking area, and a drive through service lane. Lot 2 would be 6.691 acres and is currently developed with two commercial retail buildings, one being 27,731 square feet and the other being 42,000 square feet in size, with the remainder of the parcel improved with a surface parking area. Lot 1 would be accessed from interior access drives through Lot 2. Lot 2 is accessed from Washington Street and Mitthoefer Road.

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

STREETS

Lot 1 would be accessed from interior access drives through Lot 2. Lot 2 is accessed from Washington Street and Mitthoefer Road.

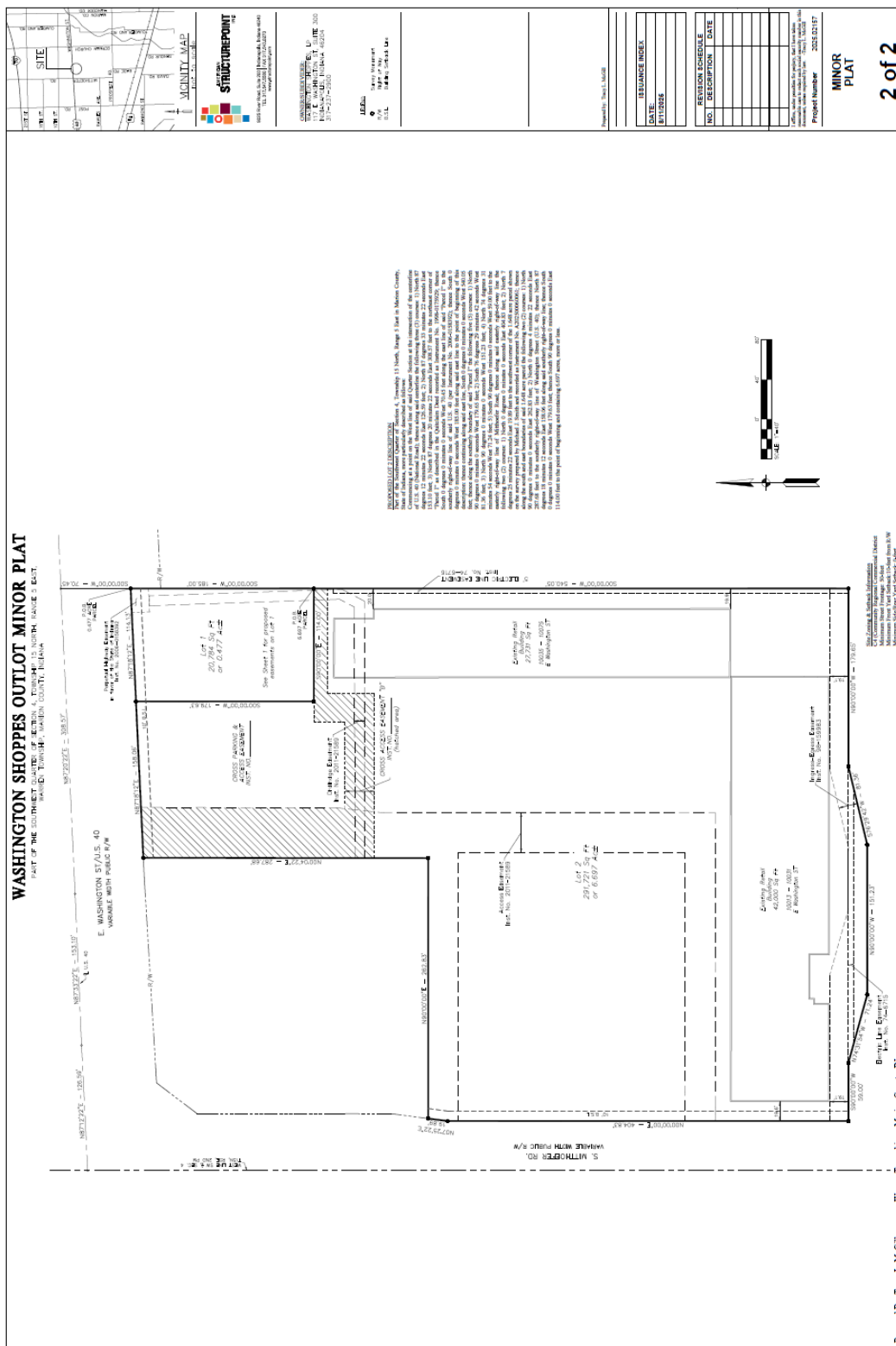
SIDEWALKS

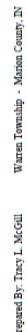
Sidewalks exist along Washington Street. Sidewalks do not exist along Mitthoefer Road but are required.

GENERAL INFORMATION

Existing Zoning	C-4 (TOD)	
Existing Land Use	Three commercial retail structures and surface parking areas	
Comprehensive Plan	Regional commercial development	
Surrounding Context	Zoning	Land Use
North:	C-3 (TOD)	Commercial retail
South:	C-4 (TOD)	Commercial retail
East:	C-4 (TOD)	Commercial retail
West:	C-3 (TOD)	Commercial retail
Thoroughfare Plan		
Washington Street	Primary Arterial	124-foot existing and proposed







Photos



Proposed Lot 1



Frontage of Lot 1 along Washington Street



Interior of proposed Lot 2



Frontage of Lot 2 along Mitthoefer Road