

PLAT COMMITTEE

March 13, 2024

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| Case Number: | 2024-PLT-007 |
| Property Address: | 1214 North Meridian Street (<i>Approximate Address</i>) |
| Location: | Center Township, Council District #12 |
| Petitioner: | Indiana University Health, Inc., by Tracy L. McGill |
| Zoning: | C-4 (RC) |
| Request: | Approval of a Subdivision Plat, to be known as 1214 Meridian Minor Subdivision, dividing 2.9 acres into two lots. |
| Waiver Requested: | None |
| Current Land Use: | Four-story commercial structure and surface parking lot |
| Staff Reviewer: | Jeffrey York, Principal Planner |

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 January 31, 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 zoned C-4 (RC) and is located directly north of Interstate 65, along Meridian Street. A four-story commercial building is located on the southeastern part of the site, with frontage along Meridian Street and 12th Street.

The proposed plat would create two lots, with Lot One being 1.525 acres and Lot Two being 1.353 acres. The existing building would be located on Lot Two.

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

STREETS

The site is surrounded by four streets: Meridian Street to the east, 13th Street to the north, Illinois Street to the west and 12th Street to the south. No new streets would be created. In addition, sidewalks surround the site along all four rights-of-way that abut the site.

GENERAL INFORMATION

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| Existing Zoning | C-4 (RC) | |
| Existing Land Use | Four-story commercial structure and surface parking | |
| Comprehensive Plan | Core mixed-use development | |
| Surrounding Context | Zoning | Land Use |
| North: | C-4 (RC) | Commercial building / surface parking |
| South: | CBD-2 (RC) | Surface parking / Interstate 65 |
| East: | C-4 (RC) | Automotive wash / surface parking |
| West: | D-10 / C-5 (RC) | Multi-family dwellings / automotive repair / consumer services |
| Thoroughfare Plan | | |
| Meridian Street | Primary Arterial | 78-foot existing and proposed |
| 12 th Street | Secondary Arterial | 78-foot existing and proposed |
| 13 th Street | Local Street | 48-foot existing and proposed |
| Illinois Street | Primary Arterial | 78-foot existing and proposed |
| Petition Submittal Date | January 31, 2024 | |

Photos



View of site along 13th Street, from Illinois Street, looking east



View of site (to the left) and Illinois Street looking south



View of site from the intersection of 12th Street and Illinois Street



View of site along 12th Street looking west



View along Meridian Street looking north



View of site from intersection of 13th Street and Meridian Street



View of site and sidewalk along 13th Street looking west