

## PLAT COMMITTEE

February 14, 2024

Case Number:	2023-PLT-104
Property Address:	4105 and 4151 East 96th Street (Approximate Address)
Location:	Washington Township, Council District #4
Petitioner:	96 <sup>th</sup> Street Developers, by Kylie Bright-Schuler
Zoning:	C-S (FF) (FW)
Request:	Approval of a Subdivision Plat to be known as East 96th Street Development, dividing 28.569 acres into three lots.
Waiver Requested:	None
Current Land Use:	Vacant Commercial/Industrial
Staff Reviewer:	Linda Ahlbrand, Principal Planner II

## 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 December 11, 2023, 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.
11. That an access easement over Lot One shall be provided to allow ingress/egress for Lots Two and Three to the curb cut to 96<sup>th</sup> Street, prior to plat recording.
12. That the dedicatory statement on Page 2, be changed to reference the City of Carmel instead of the City of Indianapolis, prior to plat recording.

## **PETITION OVERVIEW**

### **SITE PLAN AND DESIGN**

This site is zoned C-S and is improved with several vacant commercial buildings. The site has a pending rezoning petition to add the following uses to the approved C-S zoning: Commercial and Building Contractor, Offices, Light Manufacturing, Artisan Manufacturing, Recycling Station, Research and Development, Warehousing, Wholesaling and Distribution (including showroom with retail), Consumer Services, repair of Consumer Goods, Medical or Dental Office, Center or Clinic, Hair and Body Care Salon or Service, Financial and Insurance Services, Eating Establishment or Food Preparation, including brewery, distillery or tap room, Indoor Recreation/Entertainment, Retail, Light and Heavy General, Automobile Fueling Station, Automobile, Motorcycle, and Light Vehicle Service, Sales or Repair, Automobile and Light Vehicle Wash, Hotel or Motel, Food Trucks, Vocational, Technical or Industrial School or Training Facility, Day Care Center or Nursery School and other Accessory Uses.

The subject site is currently two tax parcels. As proposed, the plat would divide the site into three lots. The overall site would continue to function as an integrated center.

Each lot would be available for development under the C-S district, subject to final approval of the rezoning petition. The proposed plat meets the standards of the C-S zoning classification and the subdivision regulations.

### **STREETS**

All lots would front on 96<sup>th</sup> Street, but Lots 2 & 3 would gain access through Lot One. An access easement should be provided (See Condition #11). No new streets are proposed as part of this petition.

### **SIDEWALKS**

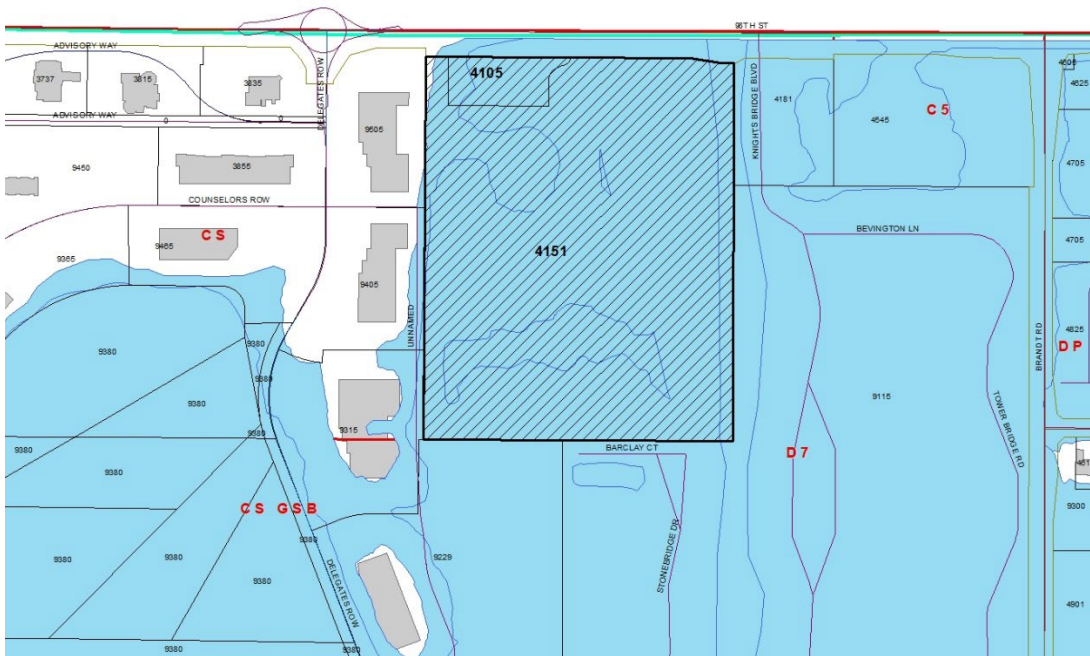
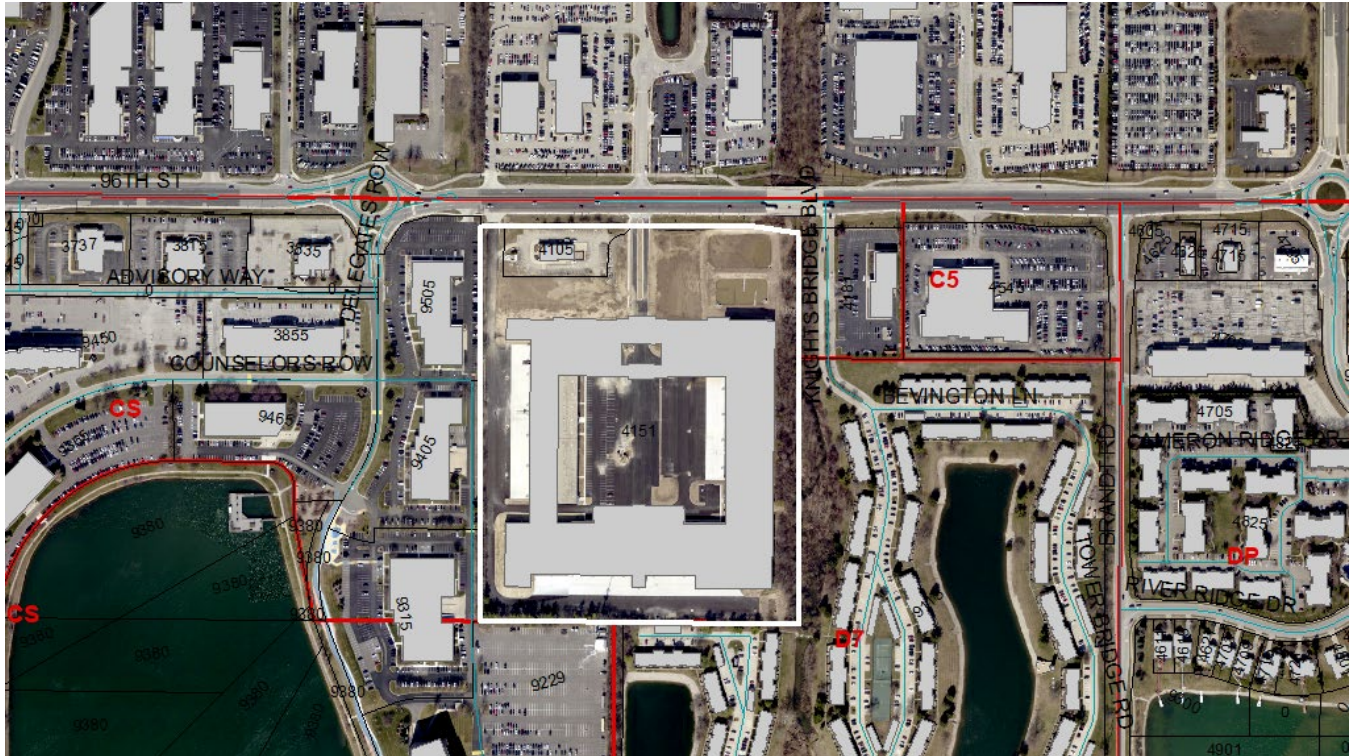
Sidewalks are existing along 96<sup>th</sup> Street.

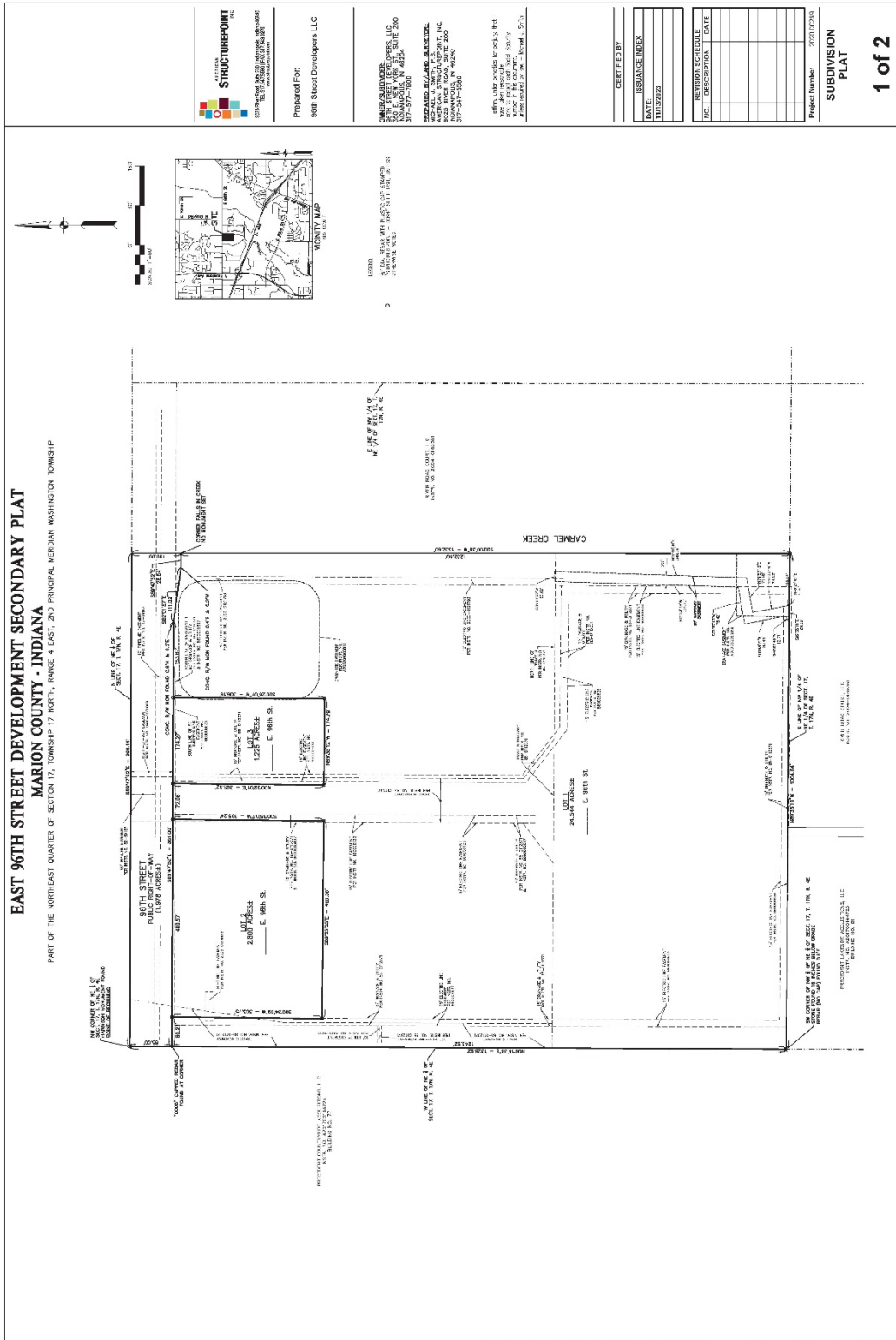


**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-S	
<b>Existing Land Use</b>	Vacant Commercial/Industrial	
<b>Comprehensive Plan</b>	Office Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: City of Carmel	Commercial
	South: C-S / D-7	Commercial / Residential
	East: C-S / D-7	Commercial / Residential
	West: C-S	Commercial
<b>Thoroughfare Plan</b>		
Washington Street	96 <sup>th</sup> Street	175 feet existing and 102 feet proposed
<b>Petition Submittal Date</b>	December 11, 2023	

**EXHIBITS**







Department of Metropolitan Development  
Division of Planning  
Current Planning

PHOTOS