



## PLAT COMMITTEE

February 12, 2025

Case Number:	2025-PLT-005
Property Address:	430 and 445 South White River Parkway, West Drive, 1440 Gillette Street (Approximate Addresses)
Location:	Center Township, Council District #18
Petitioner:	Indiana Economic Development Corporation, by Andi M. Metzel
Zoning:	CBD-S (RC) (FF) (TOD)
Request:	Approval of a Subdivision Plat to be known as Replat of Lots 10B, 11A, 13, and Common Area B – Reimagining the GM Stamping Plant, dividing 37.083 acres into eight lots (including common area).
Waiver Requested:	None
Current Land Use:	Developing light industrial.
Staff Reviewer:	Jeffrey York, Principal Planner I

## 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 January 8, 2025, 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**

This request would replat lots that were previously platted. Lots 10B, 13, and Common Area B were originally platted in 2022, through 202-CPL-824. Lot 11A was originally platted in 2022, through 2022-CPL-824 and re-platted once further in 2024, through 2024-PLT-012.

This request is further detailing of developing the site formerly known as the GM Stamping Plant. This request would create additional lots from three existing lots and a common area and vacate the formerly proposed extension of Division Street. The overall site, over 93 acres, is planned for a mixed-use development, including offices, light industrial, commercial retail, multi-family dwellings and hotels. Currently, an animal medical and health facility is under construction directly to the east majority of this site.

The subject site is zoned CBD-S (RC) and is under development. It was rezoned to the CBD-S (RC) classification earlier in 2022 through 2022-CZN-824. Included with this rezoning was a Master Plan. In 2025, this Master Plan was updated, through 2024-MOD-024. For the subject site, the Master Plan indicates that Lot 10 would be developed with offices, a courtyard, parking, and urban mixed-uses, including retail educational uses and multi-family dwellings. Lot 11 would be developed with light manufacturing, utilities, and offices. Lot 13 would be public open space in the form of an expansion of White River State Park. Common Area B would remain as common area.

This replat would divide the previously platted lots into seven lots, plus a common area. The proposed plat generally meets the standards of the CBD-S (RC) zoning classification and the subdivision development standards.

### **STREETS**

Two new streets would be developed to access the lots - Gillette Street and Henry Street. Henry Street will have direct access to the downtown via a new bridge over White River, currently under construction, between White River Parkway, West Drive and Kentucky Avenue.

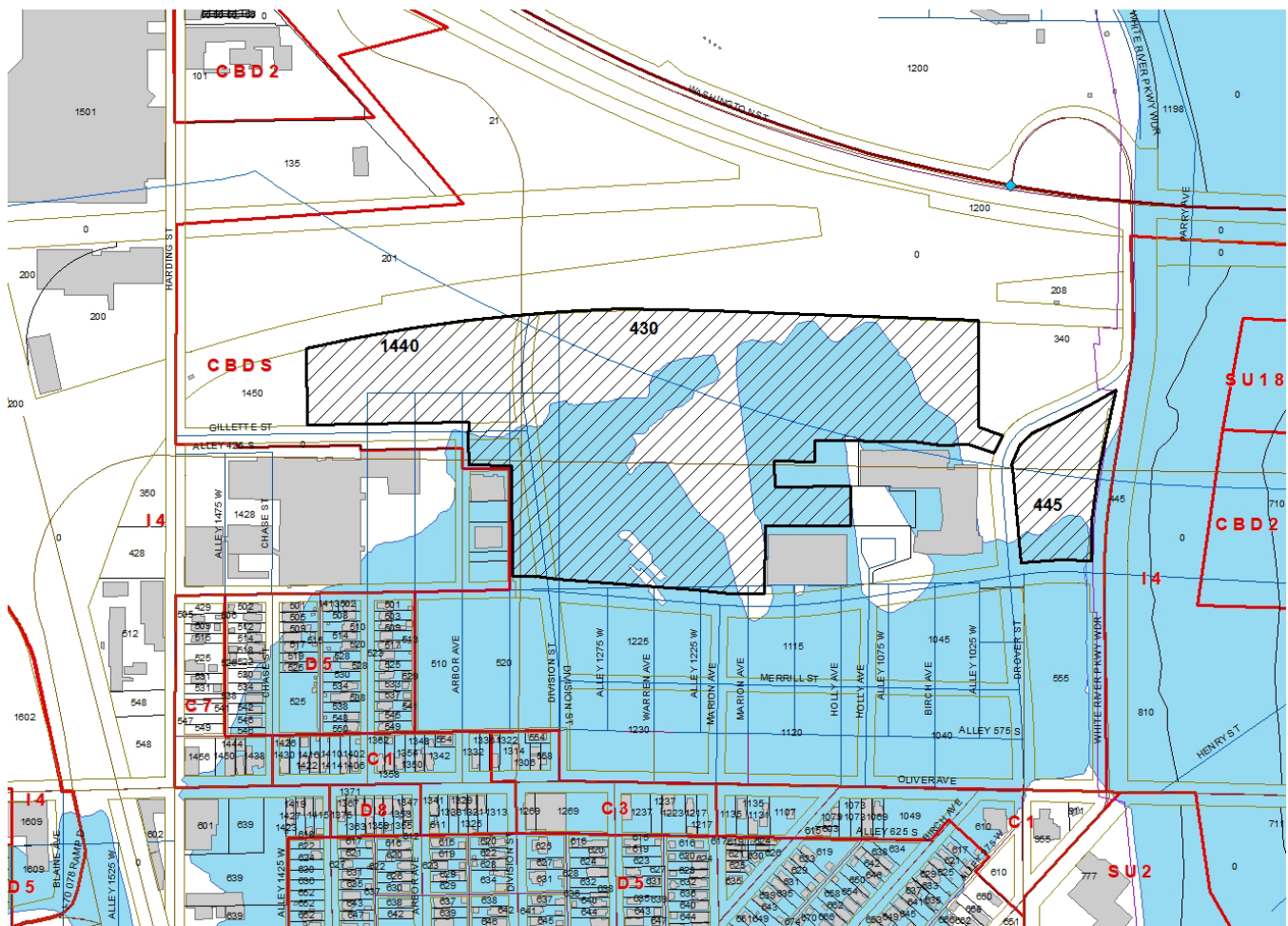
### **SIDEWALKS**

Sidewalks are required along all proposed streets.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	CBD-S (RC)	
<b>Existing Land Use</b>	Under development	
<b>Comprehensive Plan</b>	Urban mixed-use development	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	CBD-S (RC)	Railroad
South:	I-4 (RC)	Industrial
East:	CBD-S (RC)	Developing commercial / industrial
West:	I-4 (RC)	Industrial
<b>Thoroughfare Plan</b>		
Harding Street	Primary Collector Street	56-foot existing and proposed
<b>Petition Submittal Date</b>	February 28, 2024	

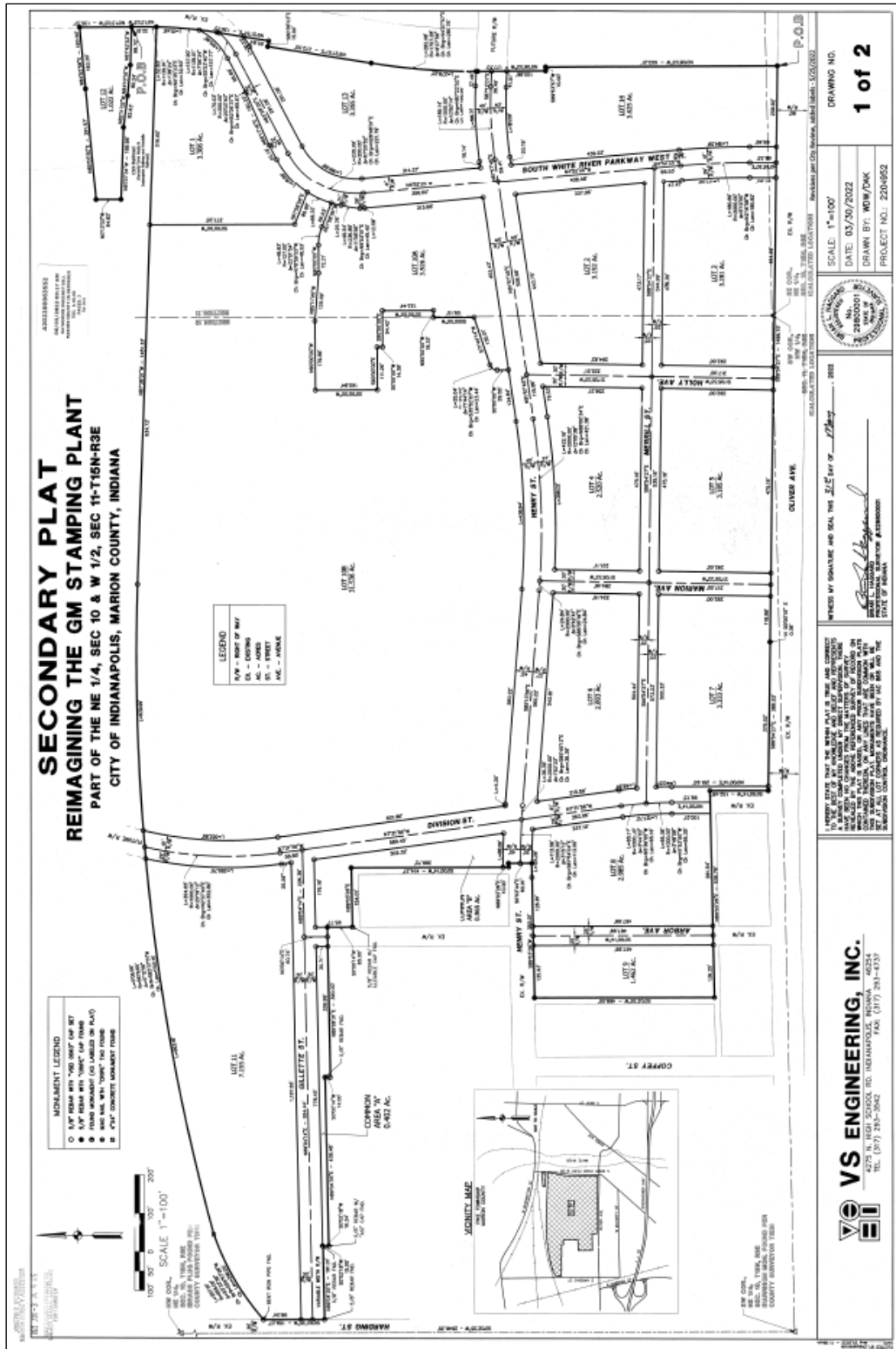
**EXHIBITS**



REPLAT OF LOTS 10B, 11A, 13 & COMMON AREA B - AREA MAP







Previously recorded plat

PHOTOS



View from White River Parkway, West Drive, looking west.



View from Oliver Street, looking north.