



PLAT COMMITTEE

February 11, 2026

Case Number:	2026-PLT-002
Address:	4027 West 10 th Street (<i>Approximate Address</i>)
Location:	Wayne Township, Council District #16
Zoning:	C-4 (FF)
Petitioner:	Indystar Inc., by Donald Fisher
Request:	Approval of a Subdivision Plat to be known as INDYSTAR Commercial Subdivision, subdividing 1.754 acres into two (2) lots.
Waiver Requested:	None
Current Land Use:	Vacant Financial Services use
Staff Reviewer:	Robert Uhlenhake, Senior Planner

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 29, 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

This site is zoned C-4. The site is a former Credit Union Banking Center. The proposed plat would subdivide the property into two (2) lots. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lots One and Two would front on West 10th Street. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along West 10th Street.

GENERAL INFORMATION

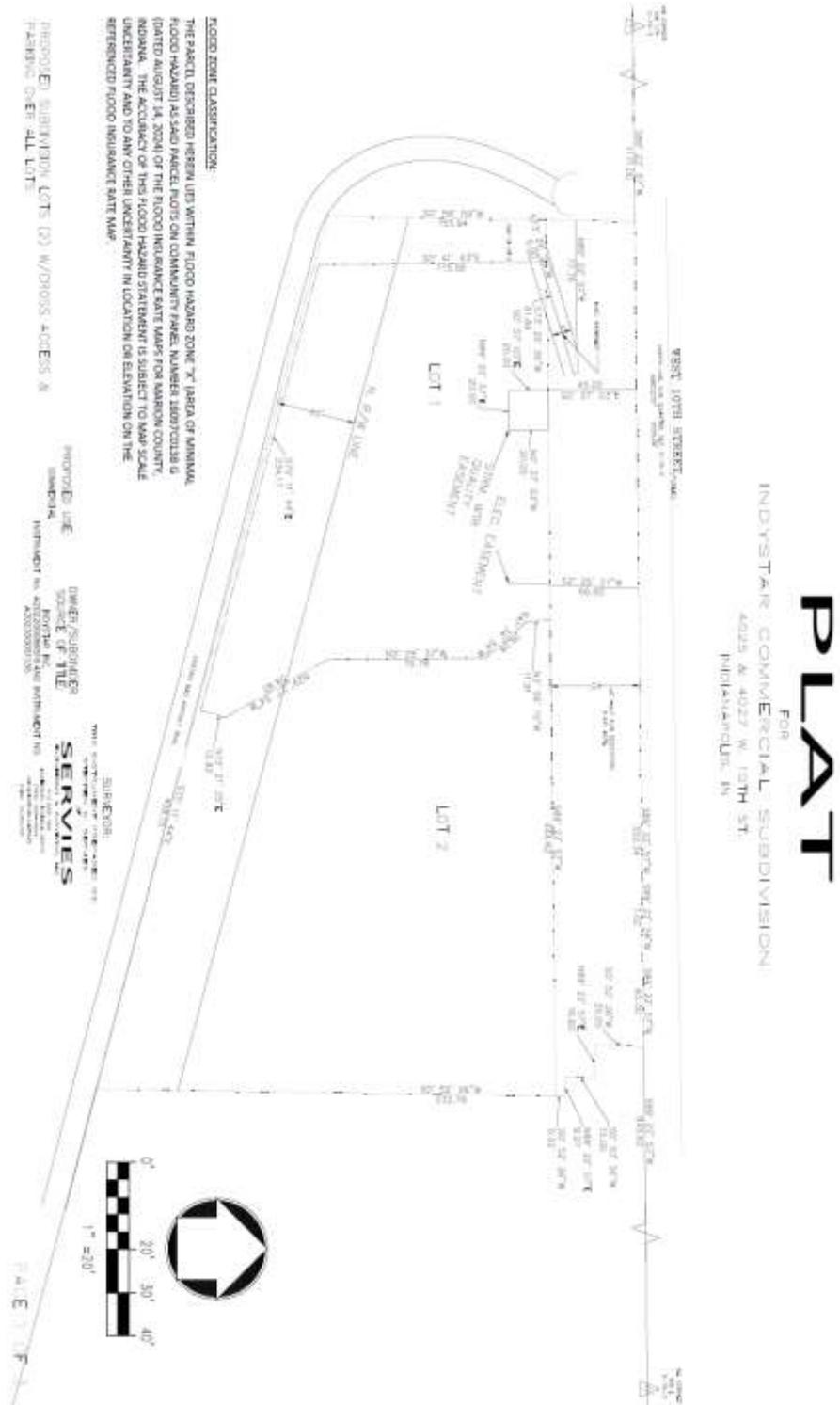
Existing Zoning	C-4	
Existing Land Use	Vacant Financial Services use	
Comprehensive Plan	Office Commercial and Community Commercial	
Surrounding Context	Zoning	Land Use
	North:	SZ-2 Industrial uses / Utility Substation
	South:	I-3 / I-4 Industrial Manufacturing
	East:	I-4 Commercial Contractor use
	West:	I-3 Industrial Manufacturing
Thoroughfare Plan		
West 10 th Street	Primary Arterial	100-foot existing and proposed right-of-way
Petition Submittal Date	December 29, 2025	

EXHIBITS

LOCATION MAP



PLAT SURVEY – SITE PLAN



PHOTOS



Proposed Lot One, looking southwest.



Proposed Lot Two, looking southeast.