



PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-095
Address: 1010 East 86th Street (approximate addresses)
Location: Washington Township, Council District #2
Zoning: D-P
Petitioner: Winterton Office Partners LLC, by Tyler Thompson
Request: Approval of a Subdivision Plat to be known as Winterton Addition, dividing 6.707 acres into two (2) lots.
Waiver Requested: None
Current Land Use: Commercial Office Park, two (2) Single-Family Dwellings
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 January 9, 2026, 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 D-P. The site contains a Commercial Office Park, and two (2) Single-Family Dwellings. The proposed plat would subdivide the property into two (2) lots: Lot One would be 5.259 acres and Lot Two would be 1.448 acres. The proposed plat meets the standards of the D-S zoning classification.

STREETS

Lot One would front on East 86th Street. Lot Two would front on Guilford Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along East 86th Street. No sidewalks exist along this portion of Guilford Ave.

GENERAL INFORMATION

| | | |
|--------------------------------|---|--|
| Existing Zoning | D-P | |
| Existing Land Use | Commercial Office Park, two (2) Single-Family Dwellings | |
| Comprehensive Plan | Village Mixed Use, Suburban Neighborhood | |
| Surrounding Context | Zoning | Land Use |
| North: | C-4 / D-2 | US Post Office / Single-Family Dwelling |
| South: | C-1 / C-3 | Commercial Office / Commercial Restaurant |
| East: | C-4 | Commercial Shopping Center |
| West: | SU-37 / D-2 | County Library / Single Family Dwellings |
| Thoroughfare Plan | | |
| East 86 th Street | Primary Arterial | 100-foot existing right-of-way and 112-foot proposed right-of-way. |
| Guilford Avenue | Local Street | 50-foot existing and proposed right-of-way. |
| Petition Submittal Date | December 30,2025 | |

EXHIBITS

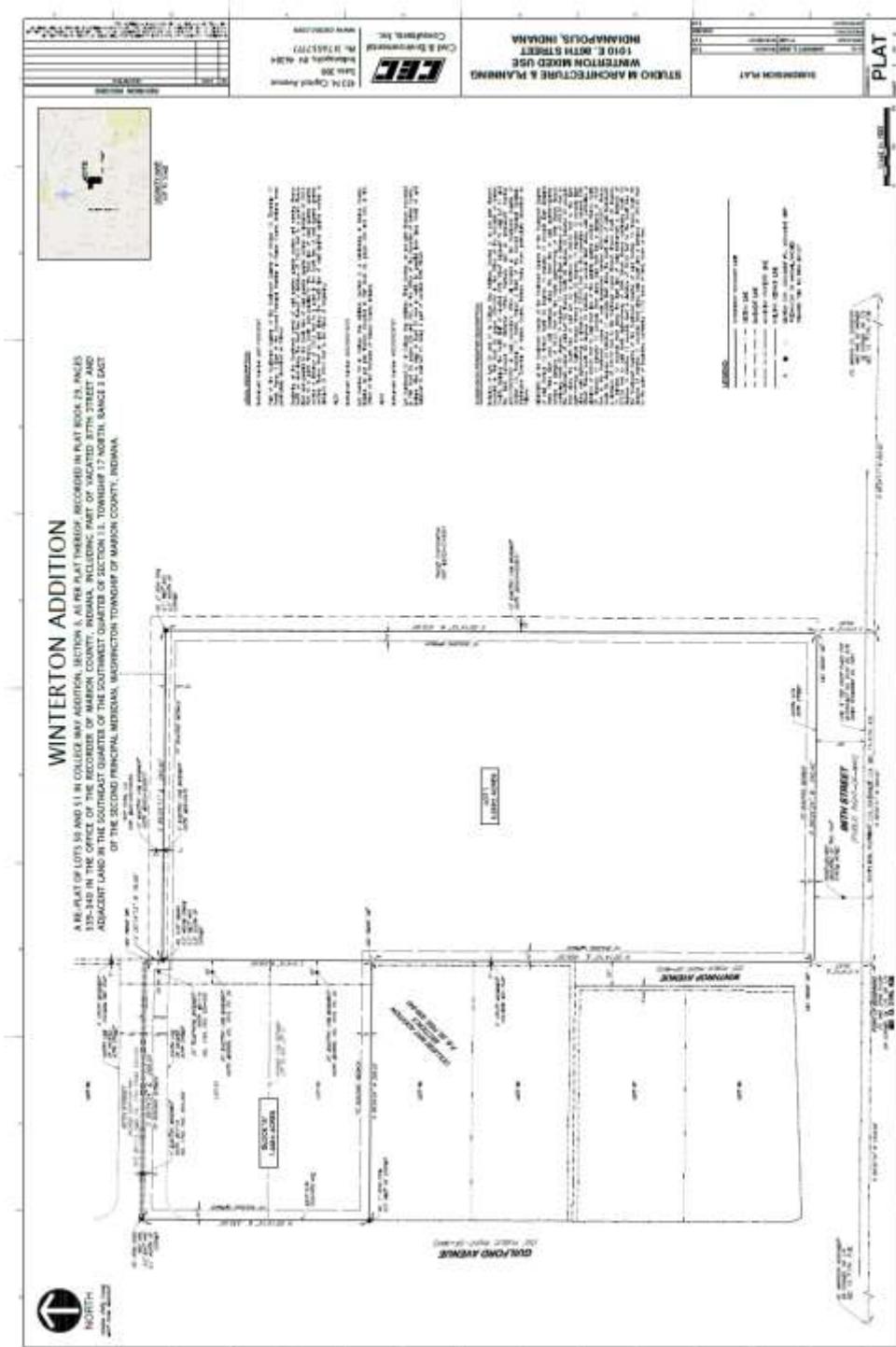
LOCATION MAP





**Department of Metropolitan Development
Division of Planning
Current Planning**

PLAT SURVEY – SITE PLAN



PHOTOS



Proposed Lot One, existing office complex, looking north from East 86th Street.



Proposed Lot Two, first of two existing single-family dwellings, looking east from Guilford Road.



Proposed Lot Two, second of two existing single-family dwellings, looking east from Guilford Road.