

PLAT COMMITTEE

April 9, 2025

Case Number:	2025-PLT-012
Property Address:	5344 Poindexter Drive (<i>Approximate Address</i>)
Location:	City of Lawrence, Lawrence Township, Council District #10
Petitioner:	BGP Development, Ltd., by Evan Evans
Zoning:	C-S
Request:	Approval of a Subdivision Plat to be known as Poindexter Industrial Park Phase 2, Replat of Lot 2, subdividing 3.691 acres into two lots, with a waiver of the sidewalk requirement along Poindexter Drive, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.
Waiver Requested:	Waiver of the sidewalk requirement along Poindexter Drive
Current Land Use:	Vacant
Staff Reviewer:	Noah Stern, 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 February 14, 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.
12. That the waiver of the sidewalk requirement along Poindexter Drive be denied.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-S and is vacant. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One and Two would front on Poindexter Drive. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required as a part of this plat. Sidewalks are existing along East 56th Street and are not existing along Poindexter Drive. The petitioner is seeking a waiver of the sidewalk requirement along Poindexter Drive. Staff believes that sidewalks are an important and necessary infrastructural element of public rights-of-way that increases connectivity, access, and safety for any members of the public not using a motor vehicle. With the Poindexter Drive right-of-way currently not containing any sidewalks, Staff finds the requirement to implement sidewalks as a part of this platting process to be an important first step in building out the pedestrian network and improving access along Poindexter Drive. Further, Staff does not find there to be any physical difficulties/obstructions that would complicate/prohibit the placement of sidewalks at this location. Therefore, Staff is not supportive of the waiver request, and recommends that sidewalks be placed along the frontage of Poindexter Drive.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Vacant	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-1	Industrial
South:	C-S	Commercial
East:	C-S	Commercial
West:	D-5II	Residential
Thoroughfare Plan		
Poindexter Drive	Local Street	48-foot existing and 48-feet proposed right-of-way
Petition Submittal Date	2/4/25	

EXHIBITS

Aerial



PHOTOS







