



PLAT COMMITTEE

January 10, 2024

Case Number:	2023-PLT-102
Property Address:	120 West Market Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #12
Petitioner:	SWVP Indy, LLC, by Michael J. Smith
Zoning:	CBD-1 (RC)
Request:	Approval of a Subdivision Plat to be known as Downtown Hilton, dividing 1.572 acres into two lots.
Waiver Requested:	None
Current Land Use:	Commercial building and parking garage
Staff Reviewer:	Linda Ahlbrand, Principal Planner II

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 1, 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.



- 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

The subject site is zoned CBD-2 (RC) and developed with a commercial building and parking garage. Proposed Lot One would contain the existing commercial building, while Lot Two would contain the existing parking garage. The proposed plat complies with the standards of the CBD-2 (RC) zoning and the subdivision regulations.

STREETS

Lots One and Two would front on Market Street. Lot One would also front on Illinois Street. Vehicular Access to the parking garage is from Market Street. Loading access to both buildings is via Wabash Street (vacated) to the north. Lot One also has an existing circular drop-off (valet) drive adjacent to Illinois Street. No new streets are proposed.

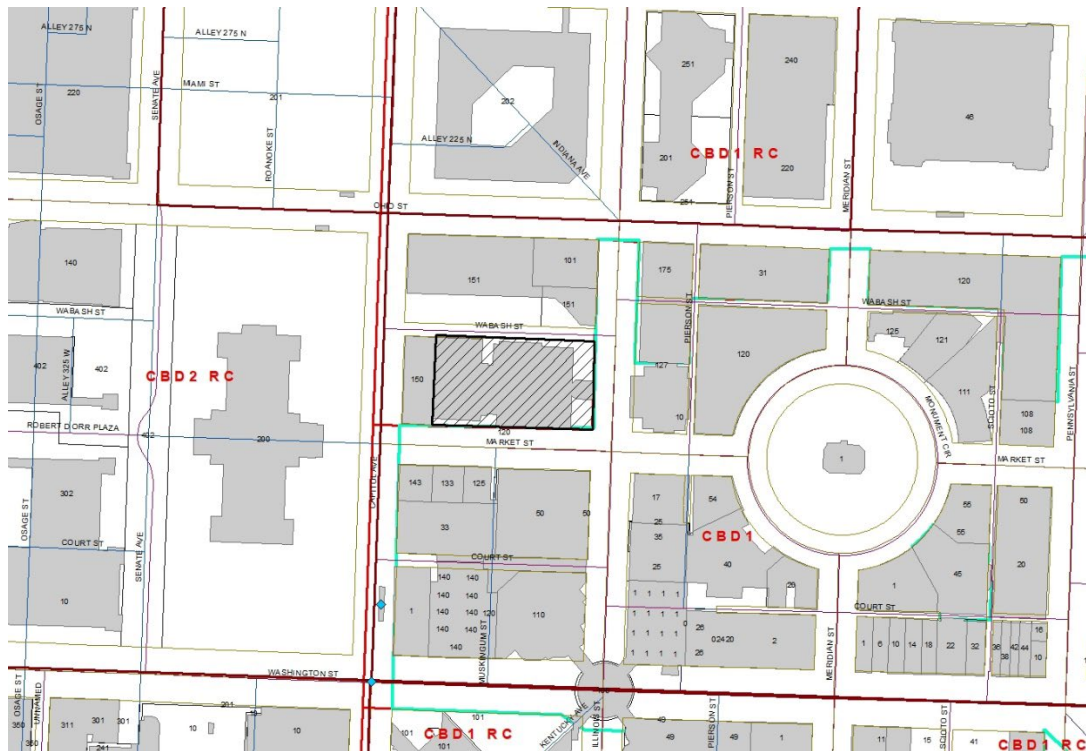
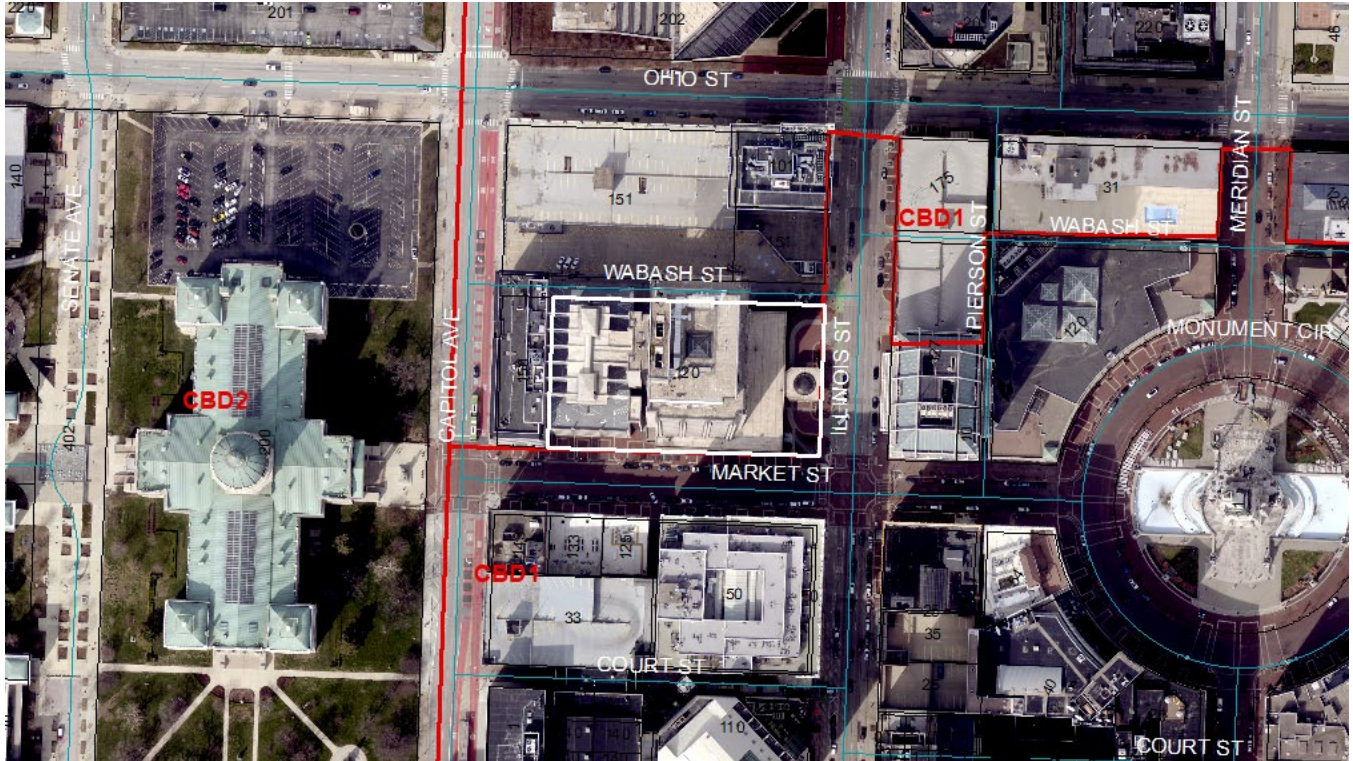
SIDEWALKS

Sidewalks are existing along both adjacent streets.

GENERAL INFORMATION

Existing Zoning	CBD-2 (RC)	
Existing Land Use	Commercial Building and Parking Garage	
Comprehensive Plan	Core Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	CBD-2 (RC)	Commercial
South:	CBD-1 (RC)	Commercial
East:	CBD-1 (RC)	Commercial
West:	CBD-2 (RC)	State House
Thoroughfare Plan		
Market Street	Primary Collector	90-foot existing and proposed
Illinois Street	Primary Arterial	90-foot existing and proposed
Petition Submittal Date	December 1, 2023	

EXHIBITS



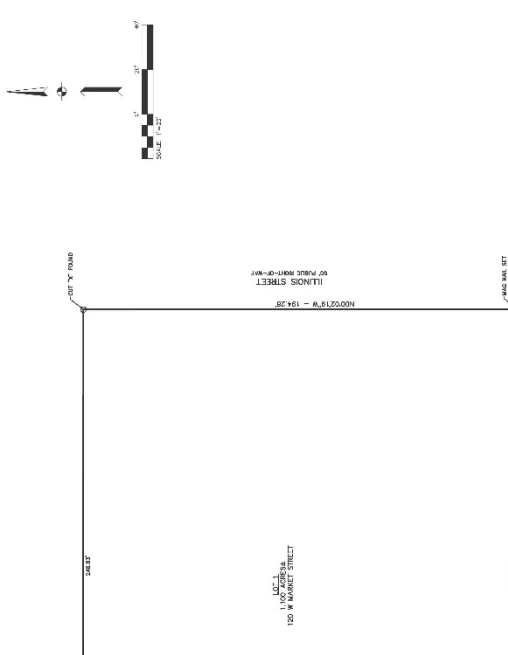
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DOWNTOWN HILTON

120 W. Market St.
Indianapolis, IN

City of Indianapolis, Indiana
This is a preliminary plat and does not constitute a final plat. It is subject to the approval of the City of Indianapolis, Indiana. It is not to be used for any purpose other than that for which it is intended. It is not to be used for any purpose other than that for which it is intended. It is not to be used for any purpose other than that for which it is intended.



GENERAL NOTES:

1. This plat is prepared in accordance with the provisions of the Indiana Platting Act, Chapter 36, Article 14, of the Indiana Code, and the rules and regulations of the Board of Zoning Appeals of the City of Indianapolis, Indiana.

2. The boundaries and bearings shown on this plat are based on the survey of the City of Indianapolis, Indiana, and are subject to the approval of the City of Indianapolis, Indiana.

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CERTIFIED BY:

DATE: 11/09/2012

PROJECT NUMBER: 2012.009.9

1 of 1

PHOTOS



Looking east on Market Street – subject buildings to left