

PLAT COMMITTEE

November 9, 2022

Case Number:	2022-PLT-077
Property Address:	9330 East 56 th Street (<i>Approximate Address</i>)
Location:	Lawrence Township, Council District #4
Petitioner:	Anthony Syers
Zoning:	D-P
Request:	Approval of a Subdivision Plat, to be known as Replat of Otis Place, dividing 2.709 acres into one block.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Jeffrey York, Senior Planner

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 September 30, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of the 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.
11. That Block 'L' be renamed to Block 'B'.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The site is zoned D-P. This site was part of a plat petition in 2021, through 2021-PLT-079, which platted four lots and one block from 5.123 acres. The overall site was part of an Approval petition, also in 2021, 2021-CAP-836, which provided for a Modification of Development Statement for 2007-ZON-046 to modify certain design elements of any future building on the site, including allowing a flat roof without a cornice line or parapet wall.

The proposed plat would subdivide roughly the eastern half of the overall site, or 2.709 acres into one block. The existing site is an undeveloped lot within Fort Harrison. The western half of the overall site is developed with a public library.

STREETS

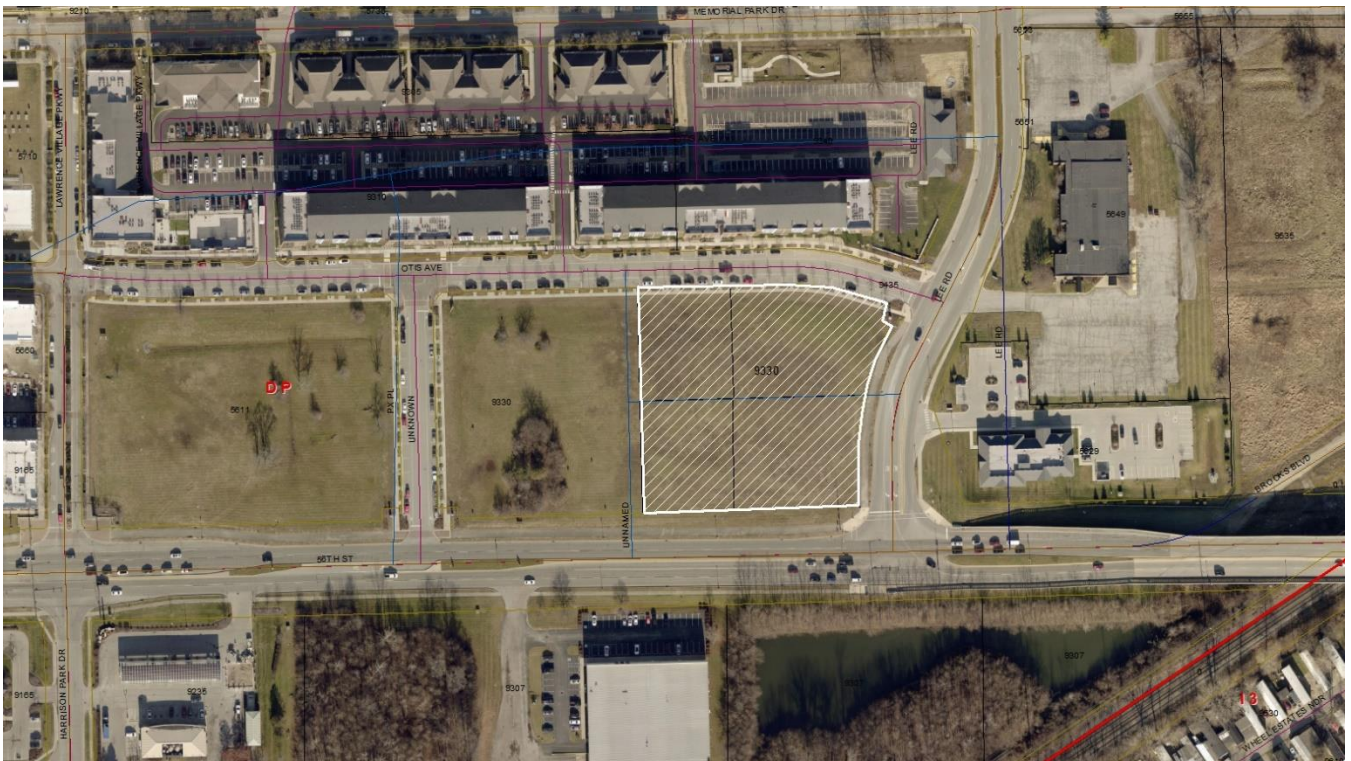
This property has street frontage to the north, east and south. Specifically, the block would have frontage along Otis Avenue to the north, Lee Road to the east, and 56th Street to the south. No new public streets are proposed as part of this petition.

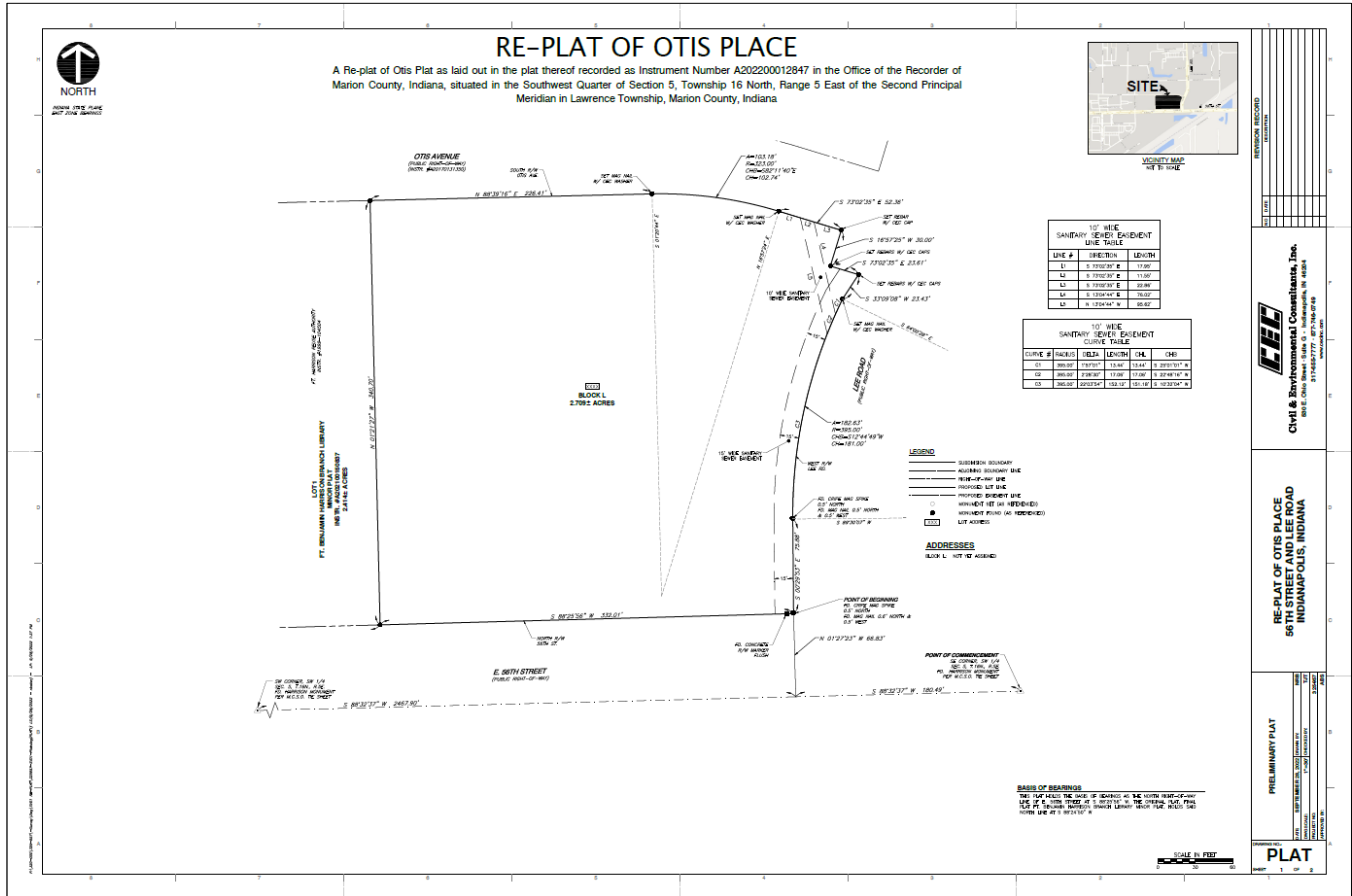
SIDEWALKS

Sidewalks are existing on all street frontages.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-P	Multi-Family Residential
	South: D-P	Commercial
	East: D-P	Commercial
	West: D-P	Public Library
Thoroughfare Plan		
56 th Street	Primary Arterial	63-foot existing and proposed
Otis Avenue	Local Street	49-feet existing and proposed
Lee Road	Primary Collector	57-feet existing and proposed
Melner Road (to the west)	Private Street	54-feet existing
Petition Submittal Date	September 30, 2022	





PHOTOS



Views from Otis Avenue



Views of the site from Otis Avenue



Views of the site from the intersection of Otis Avenue and Lee Road



View of eastern edge of site looking south toward intersection of 56th Street and Lee Road



Views of site from Lee Road and 56th Street