

PLAT COMMITTEE

November 9, 2022

Case Number: 2022-PLT-071
Property Address: 1399 North Shadeland Avenue and 7007 East 14th Street (Approximate Address)
Location: Warren Township, Council District #19
Petitioner: Jaybob Inc./ Jayne McLain, by Don Fisher
Zoning: D-3, C-1, and C-3
Request: Approval of a Subdivision Plat, to be known as Replat of Lots 4, 5, and 6 of Warren Terrace Addition, dividing 2.053 acres into three lots.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Allison Richardson, 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 October 6, 2022, 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 sidewalks must be installed along East 14th Street.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned D-3, C-1, and C-3 and developed with a restaurant and associated parking, and a single-family dwelling. The proposed plat would subdivide the property into three lots. The proposed lots would align with the zoning district boundaries. Part of the subject properties were rezoned to C-1 and C-3 in 2015 (2015-CZN-836A & B). Lot Four would contain the portion of the site zoned C-3 and developed with a restaurant and parking. Lot Five would contain the portion of the site zoned C-1 and developed with a residential building. Lot Six would contain the portion of the site zoned D-3, which is undeveloped, but contains a part of a retention pond.

STREETS

All proposed lots would front on East 14th Street to the north. Lot Four also has existing frontage on Shadeland Avenue. No new streets are proposed as part of this petition.

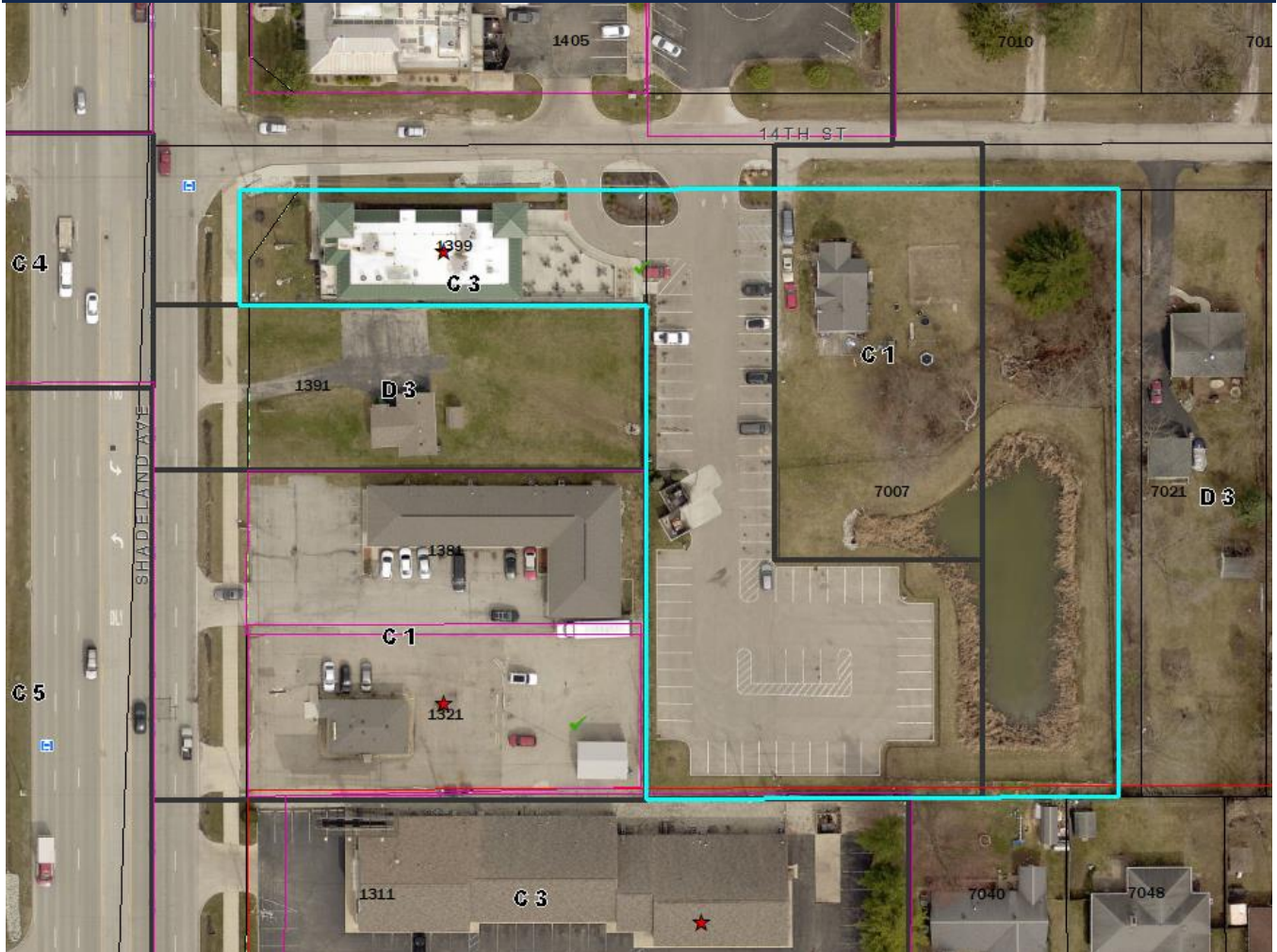
SIDEWALKS

Sidewalks are existing along Shadeland Avenue and East 14th Street. The sidewalk on East 14th Street must be extended to the frontages for Lots Five and Six.

GENERAL INFORMATION

Existing Zoning	D-3, C-1, and C-3	
Existing Land Use	Commercial and Residential	
Comprehensive Plan	Community Commercial / Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3 / D-3	Commercial / Residential
South:	C-3 / D-3	Commercial / Residential
East:	D-3	Residential
West:	C-1 / C-4 / C5 / D-3	Commercial / Residential
Thoroughfare Plan		
Shadeland Avenue	Primary Arterial	135-feet existing and proposed
East 14 th Street	Local Street	48-feet existing and proposed
Petition Submittal Date	September 13, 2022	

EXHIBITS



PRELIMINARY REPLAT

OF

LOTS 4 5 & 6

WARREN TERRACE ADDITION

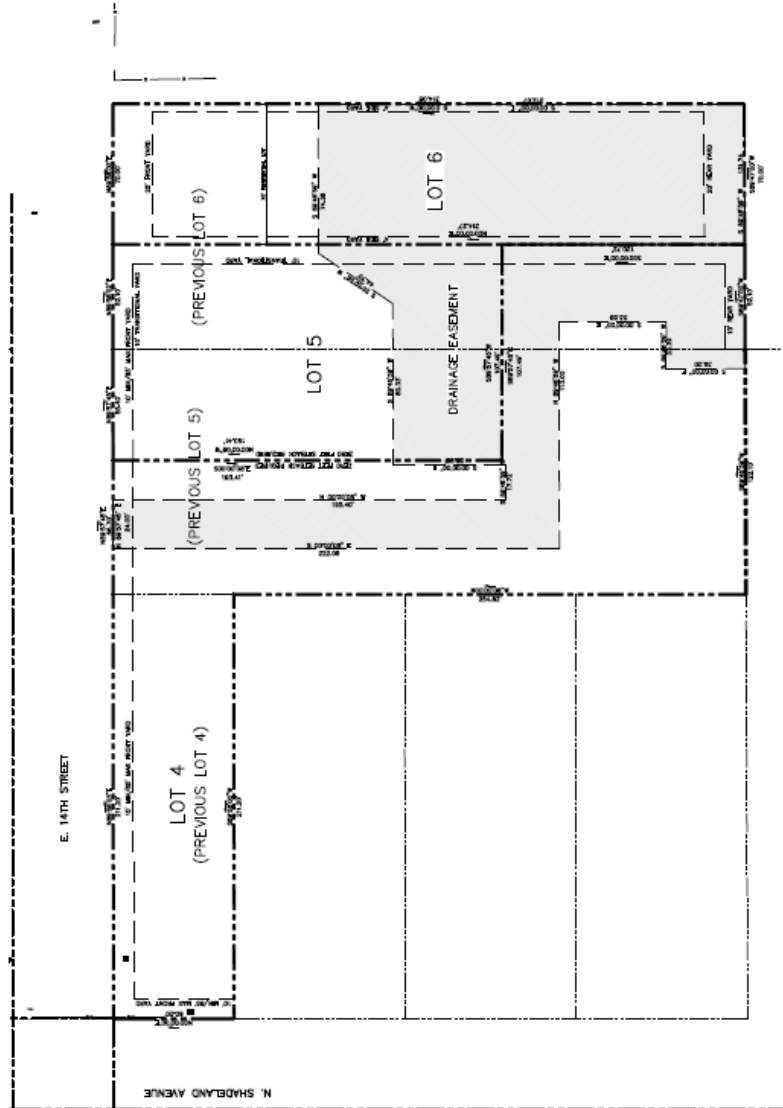
PLAT BOOK 22, PAGE 28

OWNER/SUBDIVIDER
 SOURCE OF TITLE:
 JAYBOB, LLC

SURVEYOR:
 THIS INSTRUMENT PREPARED BY:
 STEPHEN D. SERVICES

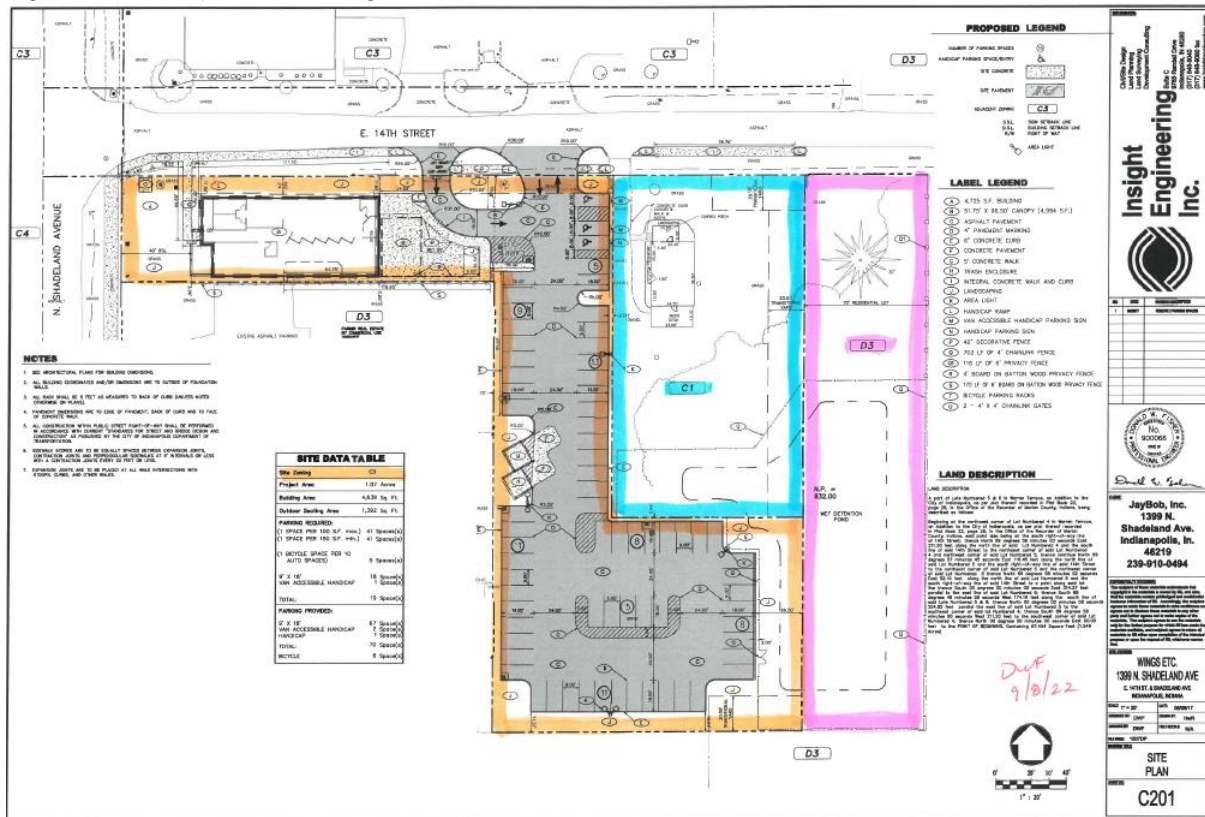
OF
SERVICES

ENGINEERING & SURVEYING, LLC
 725 NORTHSIDE BLVD
 ANDERSON, INDIANA 46011
 (765) 426-4944
 serpsd@comcast.net
 Date: 05/02/2022
 1507



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Existing Site Development/Zoning



Photos



Proposed Lot Four viewed from the intersection of Shadeland Avenue and East 14th Street



Proposed Lots Five and Six viewed from East 14th Street



Proposed Lot Four existing parking. Proposed Lot Five shown left. Proposed Lot Six shown right.