

PLAT COMMITTEE September 13, 2023

Case Number: 2023-PLT-073

Property Address: 1012 East 75<sup>th</sup> Street (*Approximate Address*)

Location: Washington Township, Council District #2

**Petitioner:** BLP Holdings, LLC, by Brian Pachciarz

**Zoning:** C-3

Request: Approval of a lot line adjustment of Lots 26 and 27 in Edgewater Place

Subdivision Plat, containing 0.0465-acre, with a waiver of sidewalks along

Westfield Boulevard and 75<sup>th</sup> Street

Waiver Requested: Waiver of sidewalks along Westfield Boulevard and 75<sup>th</sup> Street

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 August 4, 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.
- 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 the waiver of sidewalks be approved, subject to a contribution in lieu of sidewalks be made in accordance with Section 744-301.G of the Consolidated Zoning and Subdivision Ordinance.

#### **PETITION OVERVIEW**

#### SITE PLAN AND DESIGN

This site is zoned C-3, and the subject parcel is between two lots, each developed with a freestanding commercial building. The proposed plat would adjust the existing lot so that proposed Tracts One and Two can be sold and combined with the adjacent parcel at 7501 Westfield Boulevard. A portion of the existing lot will be combined with the existing Lot 27 at 1012 East 75<sup>th</sup> Street as shown on the survey.

#### **STREETS**

Frontages would be retained on Westfield Boulevard and East 75<sup>th</sup> Street. No new streets are proposed as part of this petition.

#### **SIDEWALKS**

The right-of-way on Westfield Boulevard is developed in a way that installing sidewalks would interfere with existing utilities for the traffic signal. Staff would also note that the Monon Trail is on the opposite frontage on Westfield Boulevard, so it is unlikely that any sidewalks on the subject site would be useful. There is adequate room on East 75<sup>th</sup> Street for sidewalks, however, since there are no proper landings, walk signals, or other pedestrian amenities at the intersection, the Department of Public Works and staff would support a waiver of sidewalks.

Staff is recommending that a contribution to the sidewalk fund, in lieu of installing sidewalks, be required as a condition of the approval of this waiver.



GENERAL INFORMATION		
Existing Zoning	C-3	
Existing Land Use	Commercial	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	C-3	Commercial
South:	D-4	Residential
East:	C-3	Commercial
West:	C-3	Commercial
Thoroughfare Plan		
East 75 <sup>th</sup> Street	Local Street	88-foot existing and proposed
Westfield Boulevard	Secondary Arterial	90-foot existing and proposed
Petition Submittal Date	August 4, 2023	

## **EXHIBITS**





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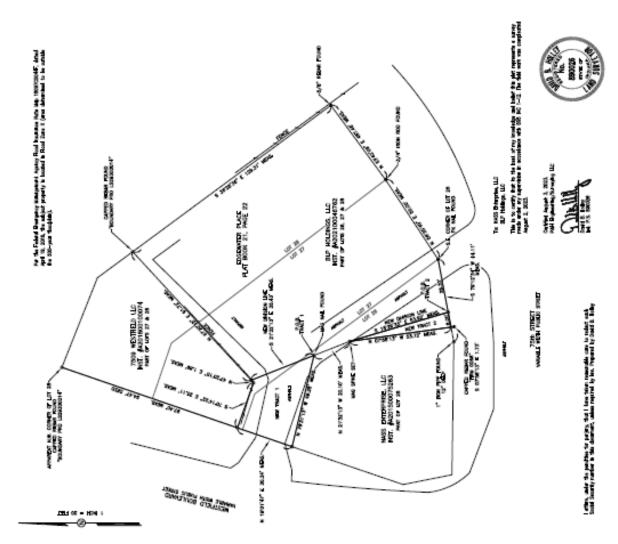
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### **PHOTOS**



East 75th Street frontage, part of Lot 26 & 27



Proposed Tracts One and Two shown left, looking north





Lot 26 and view of intersection of Westfield Boulevard and 75th Street, looking west



Proposed Tract One and Westfield Boulevard frontage, looking south