

PLAT COMMITTEE

September 13, 2023

Case Number: 2023-PLT-073
Property Address: 1012 East 75th 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 75th Street
Waiver Requested: Waiver of sidewalks along Westfield Boulevard and 75th 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 75th Street as shown on the survey.

STREETS

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

SIDEWALKS

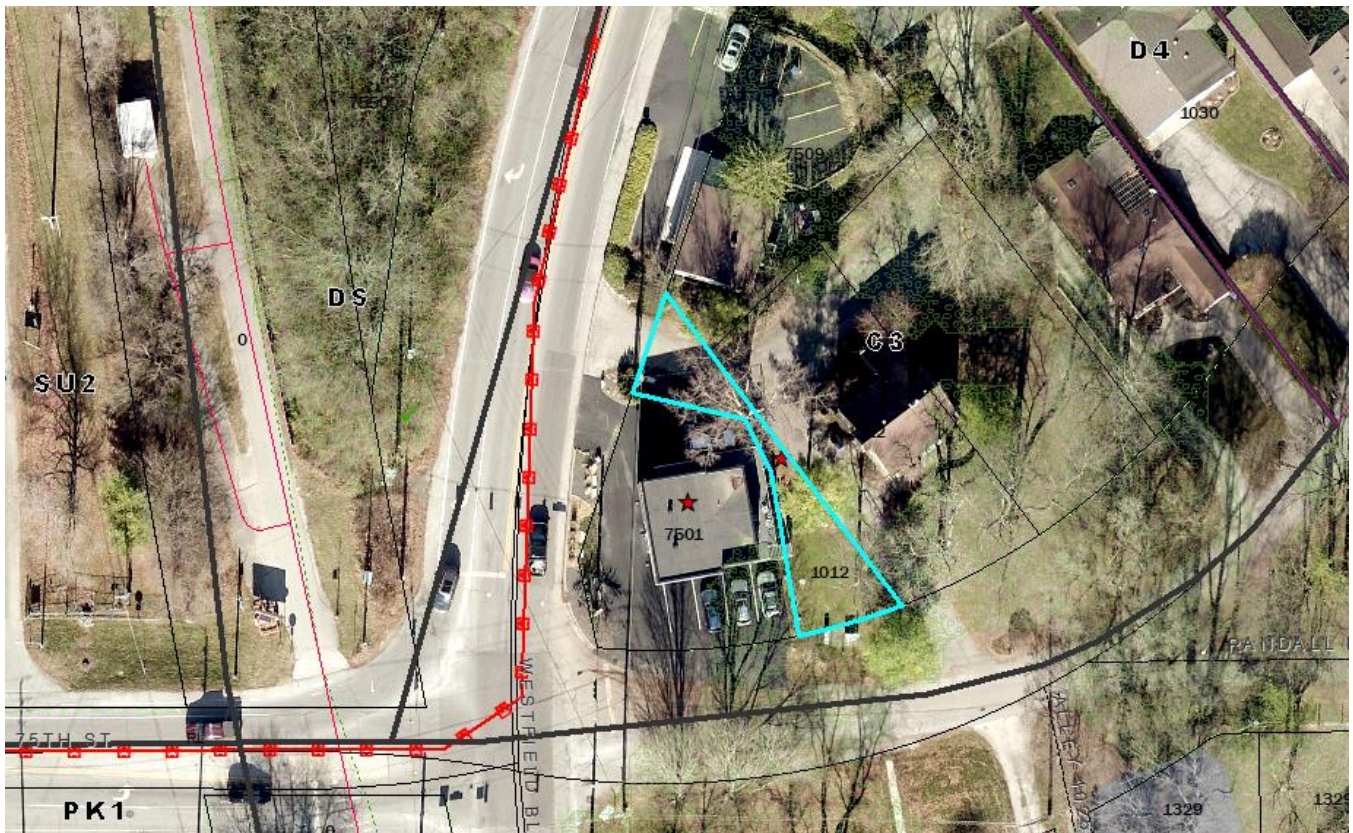
The right-of-way on Westfield Boulevard is developed in a way that installing sidewalks would interfere with existing utilities for the traffic signal. Staff would also note that the Monon Trail is on the opposite frontage on Westfield Boulevard, so it is unlikely that any sidewalks on the subject site would be useful. There is adequate room on East 75th 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	<u>Zoning</u>	<u>Land Use</u>
	North: C-3	Commercial
	South: D-4	Residential
	East: C-3	Commercial
	West: C-3	Commercial
Thoroughfare Plan		
East 75 th Street	Local Street	88-foot existing and proposed
Westfield Boulevard	Secondary Arterial	90-foot existing and proposed
Petition Submittal Date	August 4, 2023	

EXHIBITS



Also, note the padding for prices, that I have seen reasonable only to reduce each stock security number in this document, unless required by law. Prepared by David A. Wiley

7501 WESTFIELD BOULEVARD
1012 E. 75th STREET
INDIANAPOLIS, INDIANA

RETRACEMENT/ORIGINAL SURVEY

P&H
INDUSTRIAL RELOCATION, LLC

5051 S. DART STREET
INDIANAPOLIS, IN 46227
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PRODUCT NO. 32318

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