

PLAT COMMITTEE

September 13, 2023

Case Number:	2023-PLT-069
Property Address:	4150 West 56 th Street (<i>Approximate Address</i>)
Location:	Pike Township, Council District # 8
Petitioner:	Natalie R. Lynch, Lance B. Sandlian, Colby B. Sandlian and Genevieve B. Sandlian, by Bill Butz
Zoning:	I-2 / I-3 (FF/FW)
Request:	Approval of a Subdivision Plat, to be known as Sandlian Subdivision, dividing 9.32 acres into two lots.
Waiver Requested:	None
Current Land Use:	Industrial (self-storage)
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. 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-2 and I-3 (FF/FW) and developed with self-storage. The proposed plat would subdivide the property into two lots to provide for a future development on the undeveloped portion of this site. The proposed plat meets the standards of the I-2 and I-3 zoning classification.

STREETS

Lot One fronts on 56th Street to the south. Both Lots One and Two would front on Guion Road to the west. No new streets are proposed as part of this petition.

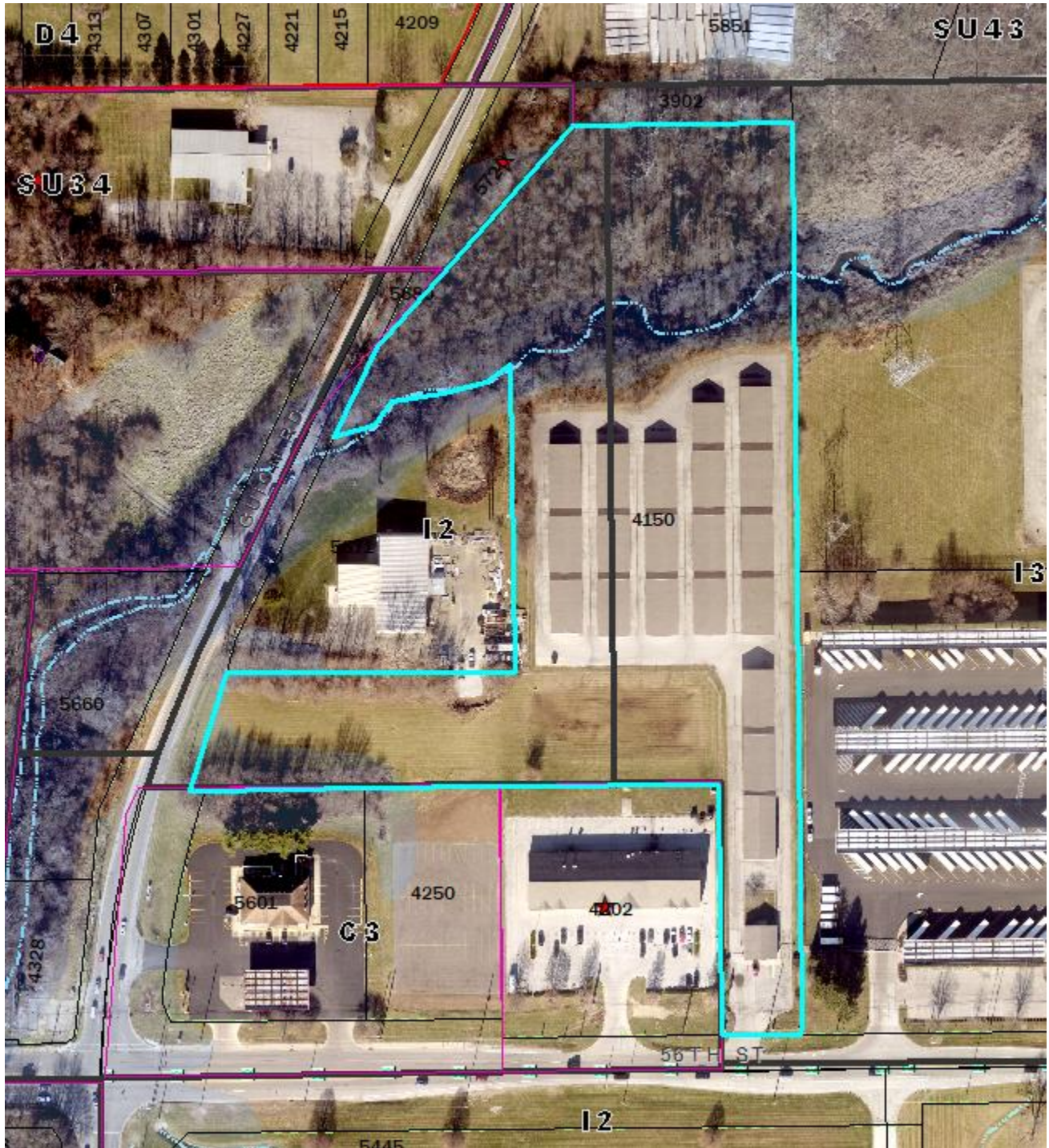
SIDEWALKS

Sidewalks are required on 56th Street and Guion Road.

GENERAL INFORMATION

Existing Zoning	I-2 / I-3 (FF/FW)	
Existing Land Use	Industrial	
Comprehensive Plan	Community Commercial / Light Industrial / Floodway	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: I-3	Undeveloped
	South: C-3 / I-2	Commercial / Industrial
	East: I-3	Industrial
	West: D-A / SU-34	Undeveloped / Commercial
Thoroughfare Plan		
56 th Street	Primary Arterial	119-feet existing and proposed
Guion Road	Primary Collector	90-feet existing and proposed
Petition Submittal Date	August 4, 2023	

EXHIBITS





SANDLIAN SUBDIVISION PRIMARY PLAT
 PART OF SW QUARTER, SECTION 15,
 TOWNSHIP 16N, RANGE 3E
 PIPE TOWNSHIP, MARION COUNTY,
 INDIANA



National Flood Hazard Layer FIRMette



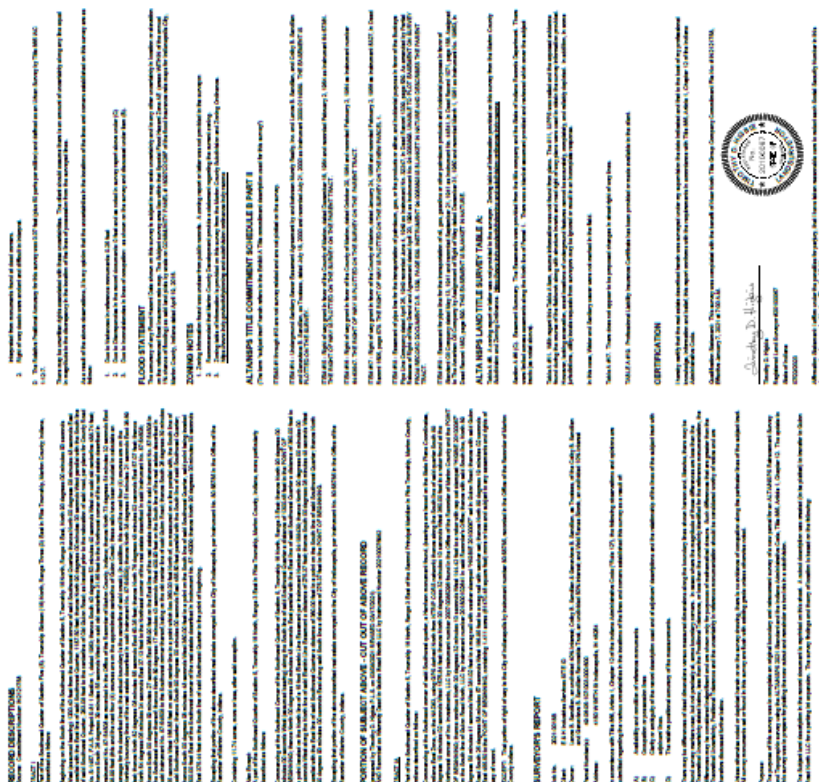
SURVEYOR
 TIMOTHY D. HOBBS, P.E.
 84 E MARION STREET
 DANVILLE, IN 46122
 BR: TIMOTHYHOBBS@GMAIL.COM

SANDLIAN SUBDIVISION PRIMARY PLAT
 46.32 ACRES
 4150 WEST 66TH STREET
 INDIANAPOLIS,
 MARION COUNTY, INDIANA

NO.	DATE	REVISION DESCRIPTION
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Kimley»Horn

NO.	DATE	REVISION DESCRIPTION
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PHOTOS



Lot One 56th Street frontage, looking east



Lot One 56th Street frontage, looking north



North end of Lot One, Guion Road frontage, looking east



Proposed Lot Two, Guion Road frontage, looking east