

PLAT COMMITTEE

September 13, 2023

Case Number: 2023-PLT-047
Property Address: 6121 Crawfordsville Road (*Approximate Address*)
Location: Wayne Township, Council District # 6
Petitioner: Plaza and Speedway, LLC, by Bill Terry
Zoning: C-4
Request: Approval of a Subdivision Plat, to be known as Plaza at Speedway Minor Plat, subdividing 9.41 acres into one lot and one block.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the third hearing for this petition. This petition was continued from the July 12, 2023 hearing to the August 9, 2023 hearing, and from the August 9, 2023 hearing to the September 13, 2023 hearing to allow more time for completed information and the affidavit of notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 16, 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 C-4 and developed with a commercial shopping center. The proposed plat would subdivide the property into one lot and one block to provide for a future commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Both lots would front on Crawfordsville Road and share internal access. No new streets are proposed as part of this petition.

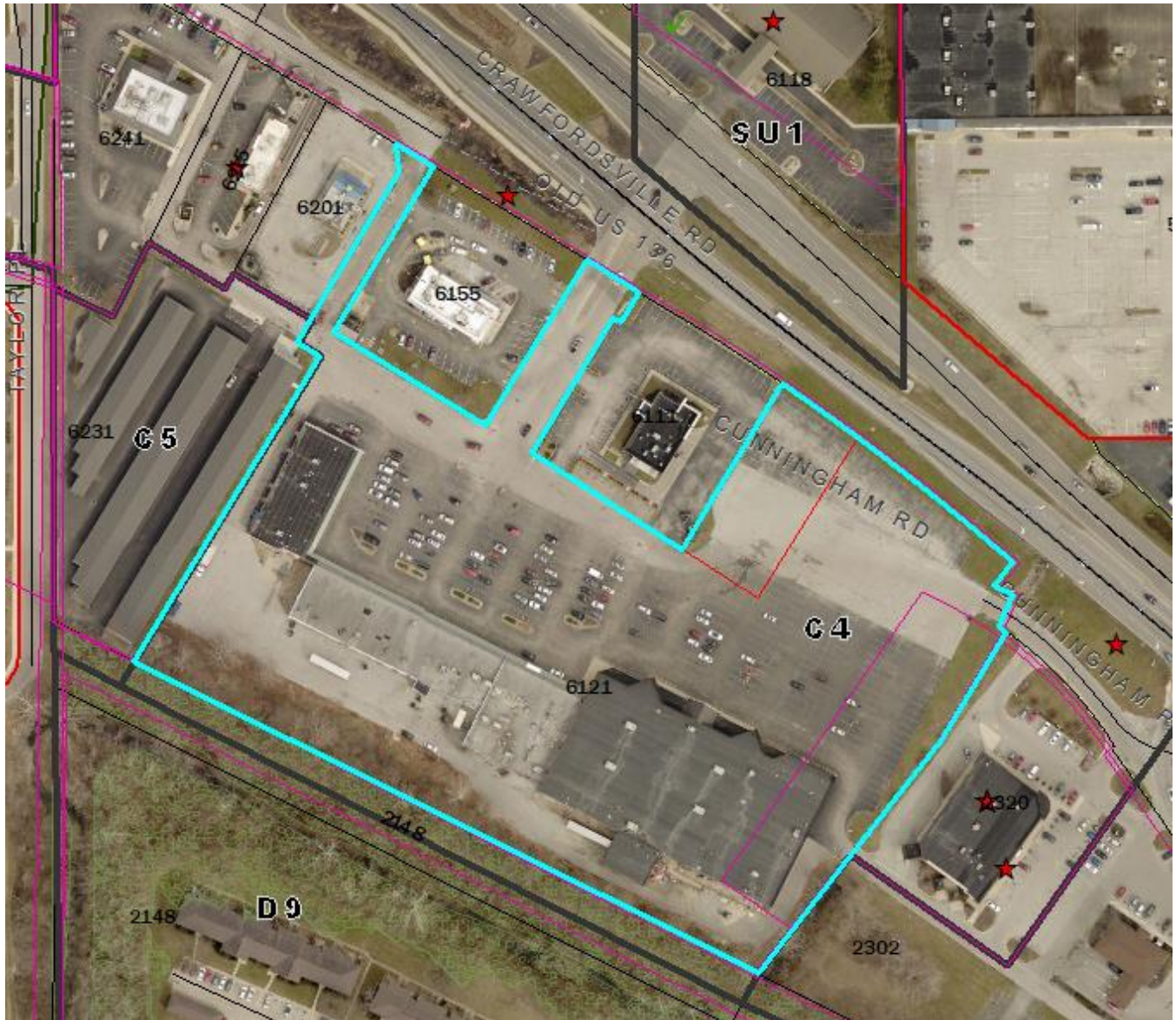
SIDEWALKS

Sidewalks are required on Crawfordsville Road.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Speedway S Crawfordsville Commercial District SZ-4	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: C-4 / SU-1	Commercial / Church
	South: D-9	Multi-Family Residential
	East: C-4 / C-3	Commercial
	West: C-4 / C-5	Commercial
Thoroughfare Plan		
Crawfordsville Road	Primary Arterial	167-foot existing and proposed
Petition Submittal Date	June 2, 2023	

EXHIBITS





PHOTOS



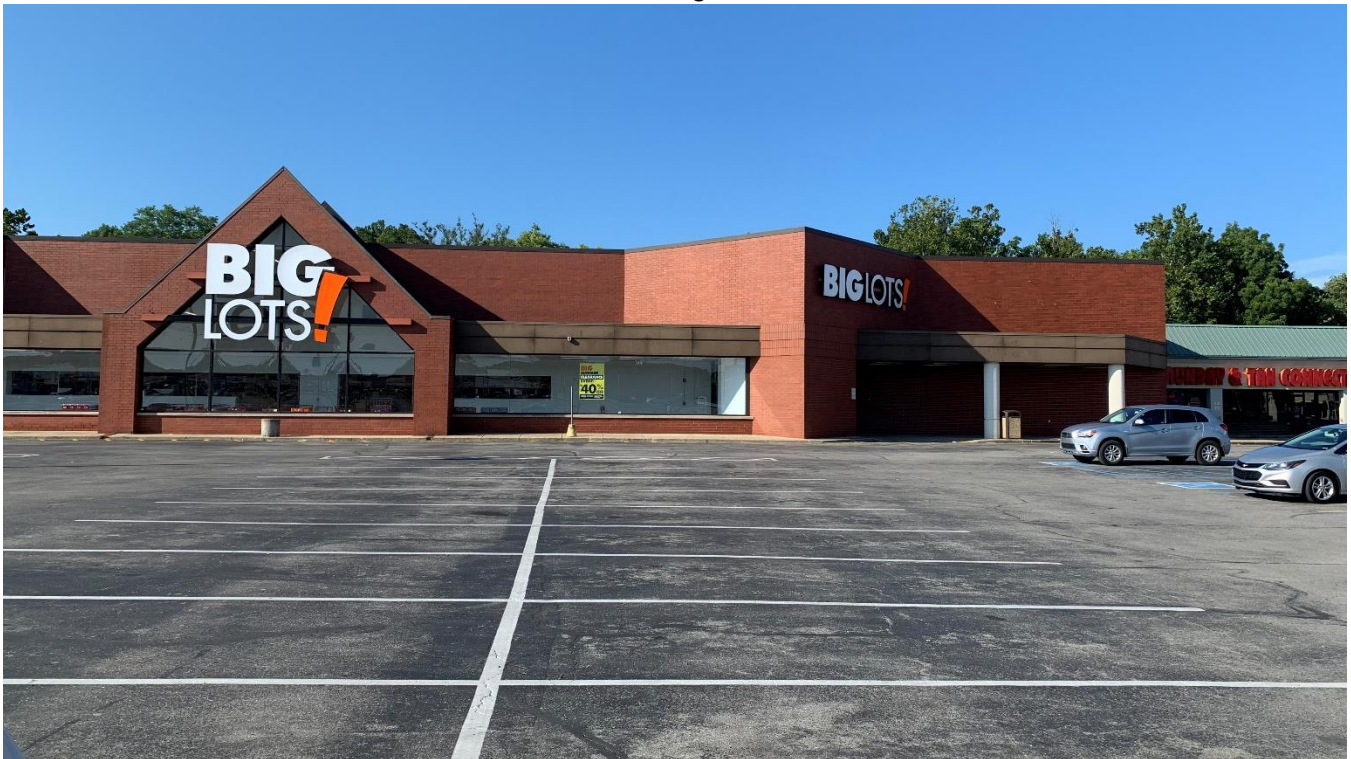
Proposed Lot One



Remaining Tract



Remaining Tract



Remaining Tract