

PLAT COMMITTEE

September 13, 2023

Case Number:	2023-PLT-071
Property Address:	415 South Shortridge Road (<i>Approximate Address</i>)
Location:	Warren Township, Council District # 18
Petitioner:	Cornerstone Church of Indianapolis, by Jynell D. Bershire
Zoning:	C-1 and C-7
Request:	Approval of a Subdivision Plat, to be known as Shortridge Way, dividing 3.77 acres into two lots, with a waiver of sidewalks along Shortridge Road
Waiver Requested:	Waiver of sidewalks
Current Land Use:	Commercial / Undeveloped
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.
12. That the sidewalk waiver be denied.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is split-zoned C-1 and C-7 and developed with a commercial daycare building with related parking and outdoor play area. The rear of the site is undeveloped. The proposed plat would subdivide the property into two lots to provide for a future development. The proposed lot lines would nearly align with the zoning boundary. The proposed plat meets the standards of the C-1 and C-7 zoning classification.

STREETS

Lot One and Two would front on Shortridge Road. A greenway path is proposed to the rear (east). No new streets are proposed as part of this petition.

SIDEWALKS

This length of Shortridge Road has a mix of residential and commercial uses that would greatly benefit from sidewalks. There is adequate space between the paved street and right-of-way to develop sidewalks, and there is no drainage ditch or other topographic challenge that would create a practical difficulty for installing sidewalks. Therefore, staff is recommending denial of the waiver.

If the plat committee approves the waiver against staff's recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.

GENERAL INFORMATION

Existing Zoning	C-1 / C-7	
Existing Land Use	Commercial	
Comprehensive Plan	Office Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Industrial
South:	C-S	Industrial
East:	D-2	Undeveloped
West:	C-1 / I-3	Commercial / Industrial
Thoroughfare Plan		
Shortridge Road	Primary	-foot existing and proposed
Petition Submittal Date	August 4, 2023	

EXHIBITS





SHORTCUTS WAY (a part of Lots 2, 3, 4, & 5 In Wardax Ass'n on)		PROJECT LOCATED IN: NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 15 NORTH RANGE 4 EAST WARREN TOWNSHIP WARREN COUNTY				Complete Surveying Services for Commercial - Residential (317) 847-1035 • www.AXISsurvey.com FAX: (317) 847-1039 • Indianapolis, IN 46203		SHEET 1 OF 1		PROJECT NUMBER 152078 P	
PREPARED FOR: 418 S 450 7th SHERWOOD ROAD ELKHARTS, IN 46517 COMMERCIAL & INDUSTRIAL Commission Church of England, Inc.				DRAWN BY: R. STOHLER				CHECKED BY: T. STRUBB			
				ISSUE DATE: 06-17-2023							

PHOTOS



Subject site viewed from Shortridge Road, looking southeast



Proposed Lot One, existing daycare, looking east



Proposed Lot Two frontage, looking east. Lot One shown left.