

## PLAT COMMITTEE

June 10, 2026

<b>Case Number:</b>	2026-PLT-022
<b>Address:</b>	2701 South Emerson Avenue (approximate address)
<b>Location:</b>	Warren Township, Council District #20
<b>Zoning:</b>	I-4
<b>Petitioner:</b>	Shelby Gravel Inc., by Jennifer Morehouse
<b>Request:</b>	Approval of a Subdivision Plat to be known as Replat of Amtrack Industrial Park, subdividing 15.42 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Gravel and Aggregate company
<b>Staff Reviewer:</b>	Robert Uhlenhake, 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 May 4, 2026, 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-4. The site contains a gravel and aggregate supply company. The proposed plat would subdivide the property into two (2) lots. The proposed plat meets the standards of the I-4 zoning classification.

**STREETS**

Lots One and Two would access Subway Street, via an easement. No new streets are proposed as part of this petition.

**SIDEWALKS**

There are no sidewalks along this portion of Subway Street or South Emerson Avenue.

**GENERAL INFORMATION**

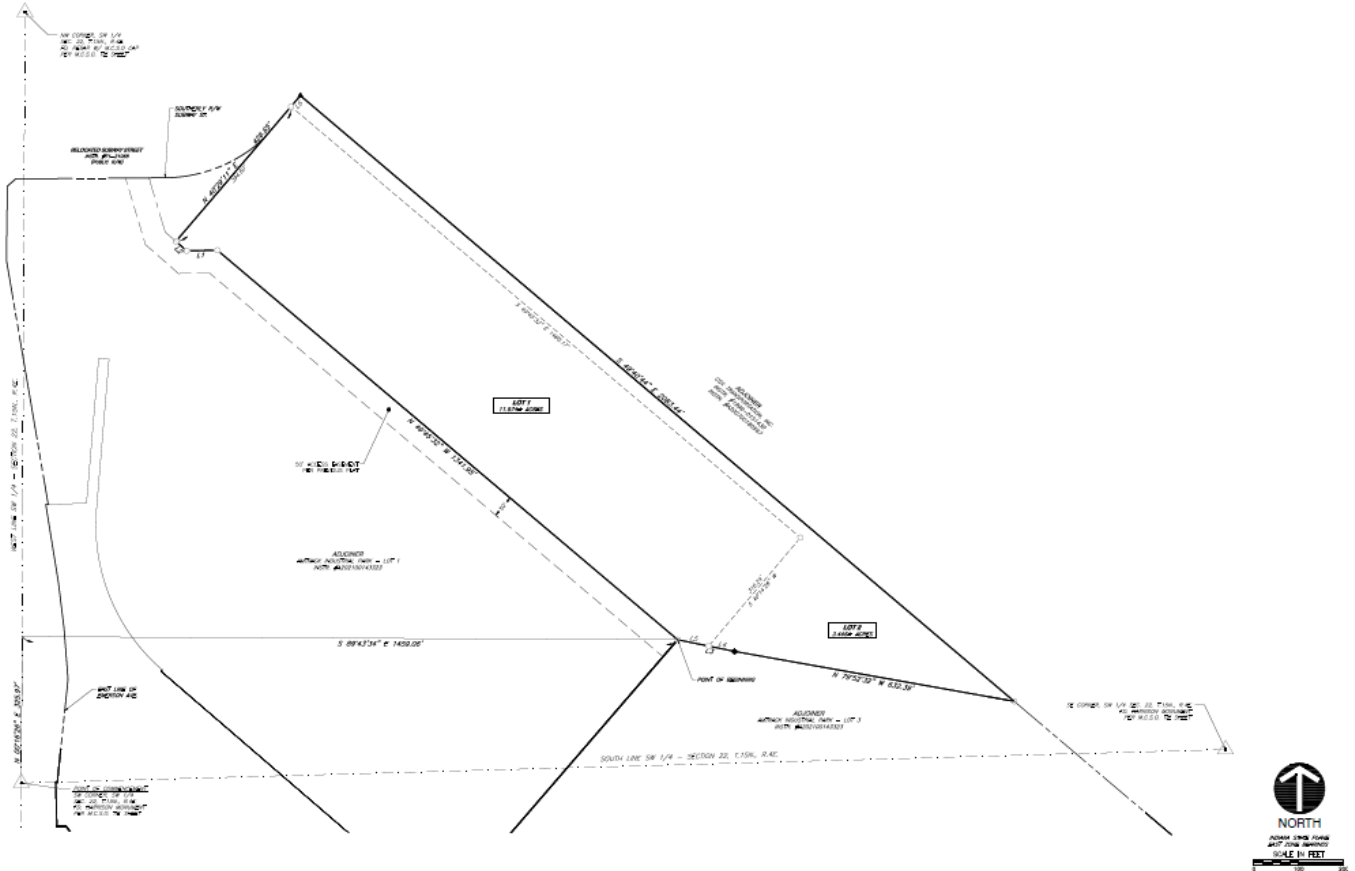
<b>Existing Zoning</b>	I-4	
<b>Existing Land Use</b>	Gravel and aggregate supply company	
<b>Comprehensive Plan</b>	Heavy Industrial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	I-4 Industrial uses
	South:	I-4 Industrial uses
	East:	I-4 Industrial uses
	West:	I-4 Industrial uses
<b>Thoroughfare Plan</b>		
Subway Street	Primary Collector	61-foot existing right-of-way and 90-foot proposed right-of-way
<b>Petition Submittal Date</b>	May 4, 2026	

EXHIBITS

LOCATION MAP



**PLAT SURVEY – SITE PLAN**



PHOTOS



Proposed Lot One, looking southeast.



Proposed Lot Two, looking southeast.