



## PLAT COMMITTEE

April 8, 2026

<b>Case Number:</b>	2026-PLT-001 (Amended)
<b>Property Address:</b>	2802 Merchants Drive ( <i>Approximate Address</i> )
<b>Location:</b>	Wayne Township, Council District #11
<b>Petitioner:</b>	Emmert Group Properties LLC, by David Gilman
<b>Zoning:</b>	C-7 (FF) (FW)
<b>Request:</b>	Approval of a Subdivision Plat to be known as EGP Minor Subdivision, subdividing 13.046 acres into two (2) lots.
<b>Waiver Requested:</b>	None
<b>Staff Reviewer:</b>	Michael Weigel, Principal Planner I

## PETITION HISTORY

This is the first public hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 2, 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 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**

The subject site is zoned C-7 and is currently undeveloped. Portions of the property to the west fall within the Floodway and Floodway Fringe due to proximity to Little Eagle Creek to the west. The proposed plat would subdivide the parcel to create two lots per the below plat: Lot 1 would be comprised of 7.849 acres, and Lot 2 would be 5.197 acres. The proposed plat would meet the standards of the C-7 zoning district, commitments associated with the rezoning petition 2025-ZON-102, and the subdivision regulations.

**STREETS**

Lot 2 would front on Merchants Drive (an existing private street) to the north and northeast. No new streets are proposed as a part of this plat.

**SIDEWALKS**

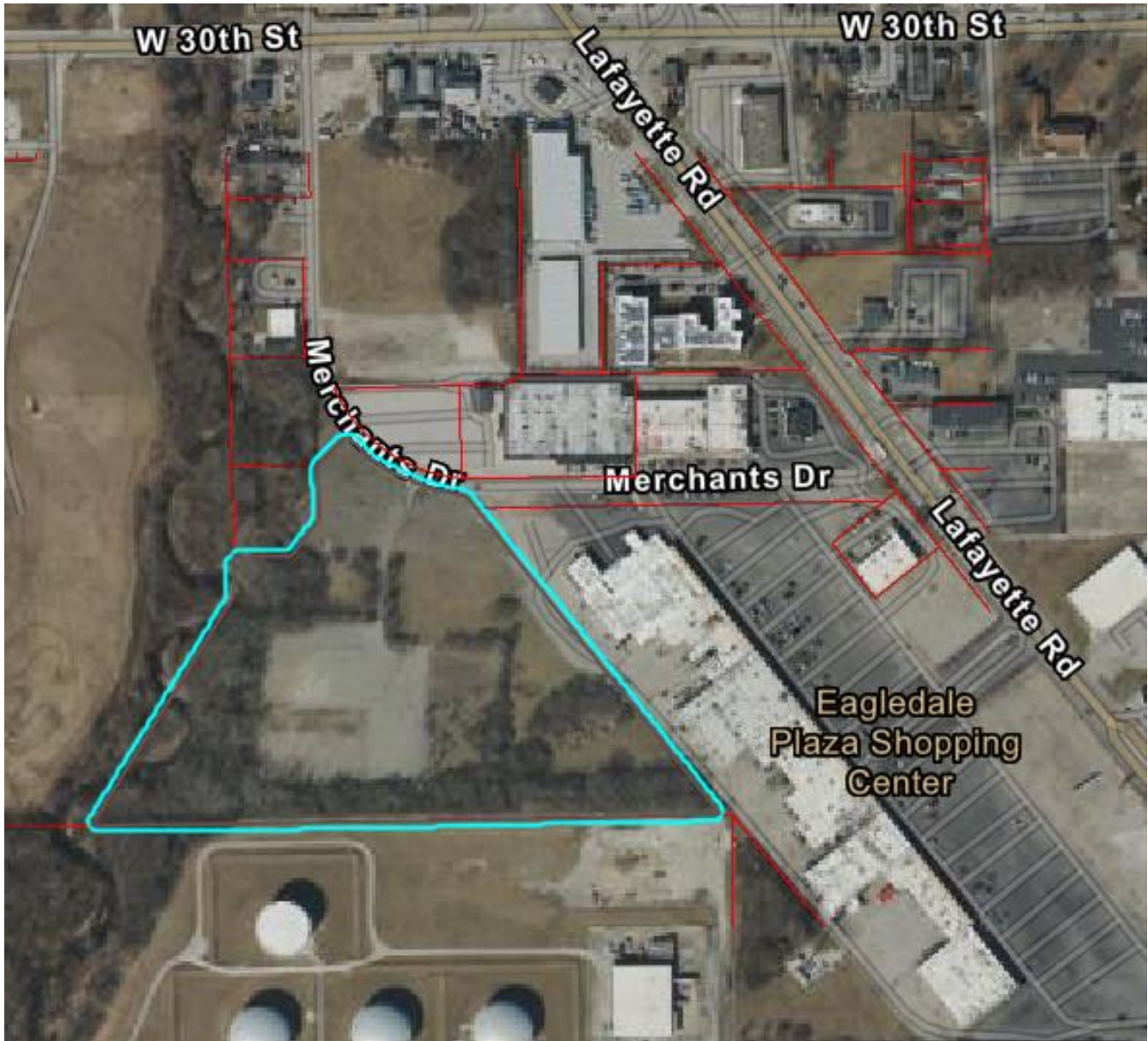
Sidewalks do not currently exist along Merchants Drive. When originally filed, this petition included a request for a waiver of sidewalk requirements. However, since Merchants is a private drive, placement of new sidewalk along the frontage would not be a requirement of the platting process.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-7 (FW) (FF)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	C-4 Commercial
	South:	I-4 Industrial
	East:	C-4 Commercial
	West:	I-3 Undeveloped
<b>Thoroughfare Plan</b>		
Merchants Drive	Private Street	35-foot existing right-of-way
<b>Petition Submittal Date</b>	January 2, 2026	

**EXHIBITS**

**2026PLT001 ; Aerial Map**





PHOTOS



Photo 1: Subject Site Viewed from North



Photo 2: Merchants Drive and Parking Area to N of Subject Site



Photo 3: Adjacent Property to North



Photo 4: Adjacent Property to East



Photo 5: Merchants Frontage Viewed from East



Photo 6: Merchants Frontage Viewed from Northwest