

## PLAT COMMITTEE

July 12, 2023

**Case Number:** 2023-PLT-037  
**Property Address:** 4437 Clark Drive (*Approximate Address*)  
**Location:** Franklin Township, Council District #25  
**Petitioner:** David A. Retherford, Trustee of the Russell E. Flagle Revocable Trust  
**Zoning:** C-S (FF)  
**Request:** Approval of a Subdivision Plat, to be known as Flagle Pointe Commercial Subdivision, dividing 37.62 acres into two lots, one common area and one block, with a waiver of the sidewalk requirement along Block A.  
**Waiver Requested:** Waiver of the sidewalk requirement along Block A  
**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 May 5, 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 waiver of sidewalks along Block A be granted, on the condition that an asphalt trail be installed per commitments related to 2006-ZON-144.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned C-S per 2006-ZON-144, and is undeveloped. The proposed plat would subdivide the property into two lots and one block and one common area to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

### STREETS

Lot One and Two and Common Area A would front on Southeastern Avenue. Block A would front on Southeastern Avenue, Franklin Road, and Harrison Street. No new streets are proposed as part of this petition.

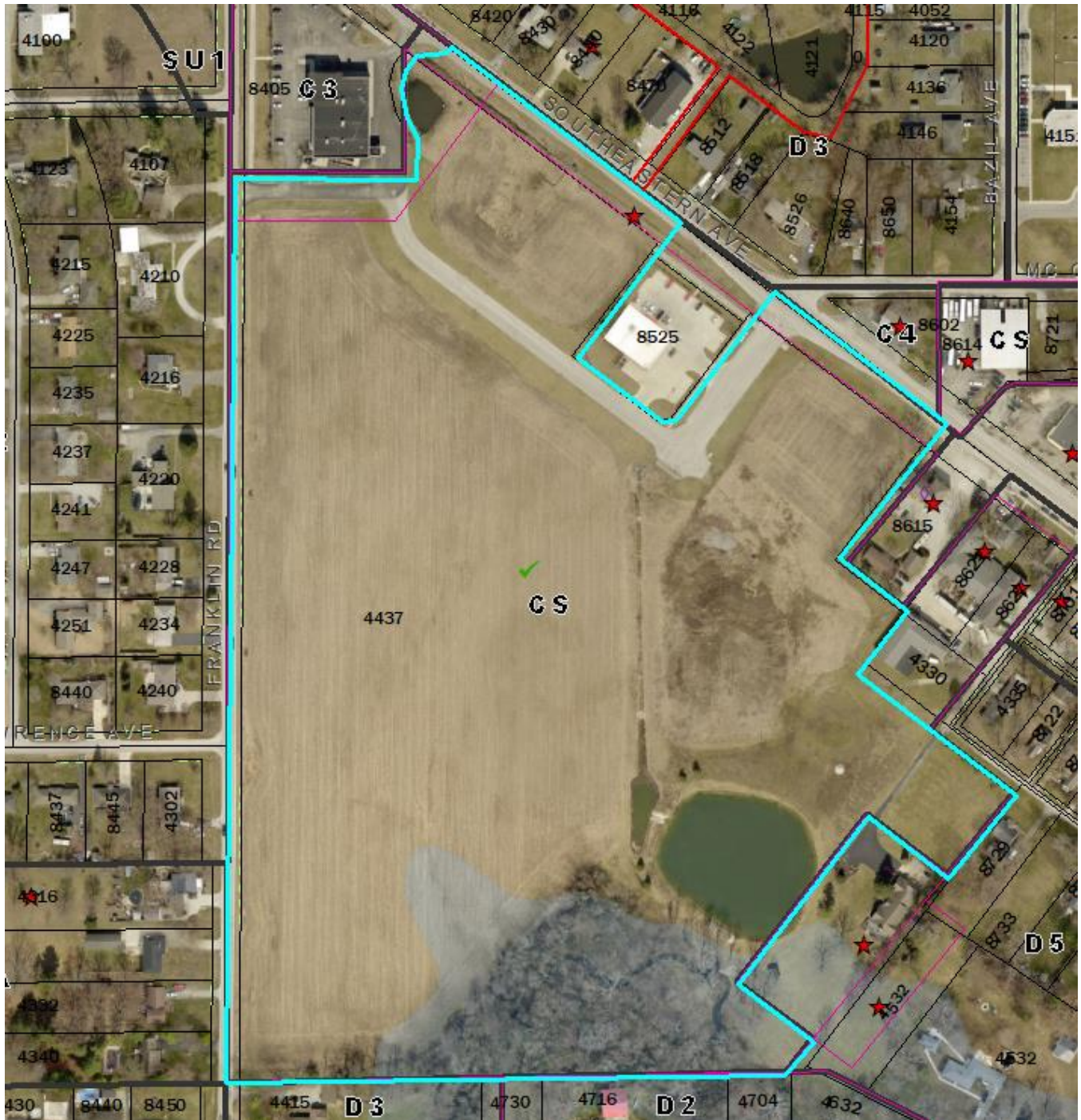
### SIDEWALKS

Sidewalks are required along Southeastern Avenue. The petitioner will be installing an asphalt trail in place of sidewalks as shown on the site plan related to 2006-ZON-144.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-S	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-3 / C-S / D-3	Commercial / Residential
South:	D-2 / D-3	Residential
East:	D-5 / C-4 / C-S	Commercial / Residential
West:	D-A / D-2	Residential
<b>Thoroughfare Plan</b>		
Clark Drive	Local Street	40-foot existing and 48-feet proposed
Harrison Street	Local Street	40-foot existing and 48-feet proposed
Southeastern Avenue	Primary Collector	70-foot existing and 90-feet proposed
Franklin Road	Primary Arterial	70-foot existing and 119-feet proposed
<b>Petition Submittal Date</b>	May 5, 2023	

EXHIBITS







PHOTOS



Block A; Harrison Street frontage



Block A; Franklin Road frontage





Lots One and Two; Southeastern Avenue frontage



Block A; Southeastern Avenue frontage



Block A; viewed from common area