

PLAT COMMITTEE

June 14, 2023

Case Number: 2023-PLT-023
Property Address: 7633 Southeastern Avenue (Approximate Address)
Location: Franklin Township, Council District #18
Petitioner: Install Subs, LLC, / BMB Operations, by Lori Brines
Zoning: C-3 / C-7
Request: Approval of a Subdivision Plat to be known as Anderson / Richardson Southeastern Avenue Minor Subdivision, dividing 1.79 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial Integrated Center
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the second hearing for this petition. This petition was continued from the May 10, 2023 hearing to the June 14, 2023 hearing to allow additional time for legal notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 27, 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 split-zoned C-3 and C-7, and is developed with four commercial buildings and accessory structures, and related parking. The proposed plat would subdivide the property into two lots. Lot One would contain the southwest portion of the site containing two buildings and accessory structures. Lot Two would contain the eastern portion of the site with frontage on Southeastern Avenue, Lot Two would contain the multi-tenant building, and the building directly to the south. The proposed plat meets the standards of the C-3 and C-7 zoning classification.

STREETS

Lot Two would front on Southeastern Avenue to the north. Since this is an integrated commercial property, Lot One would have access to the Southeastern Avenue frontage via access easement as shown. No new streets are proposed as part of this petition.

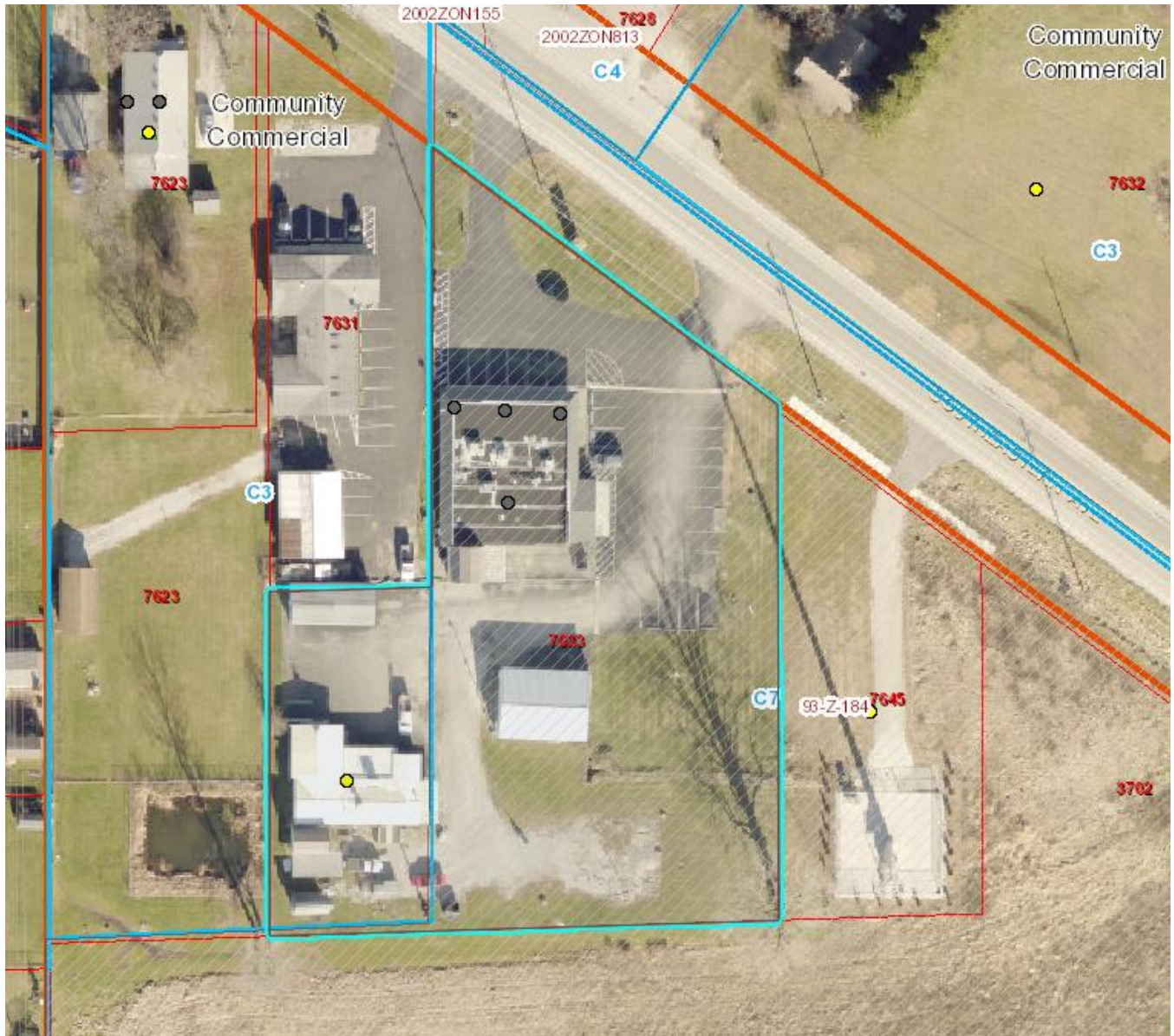
SIDEWALKS

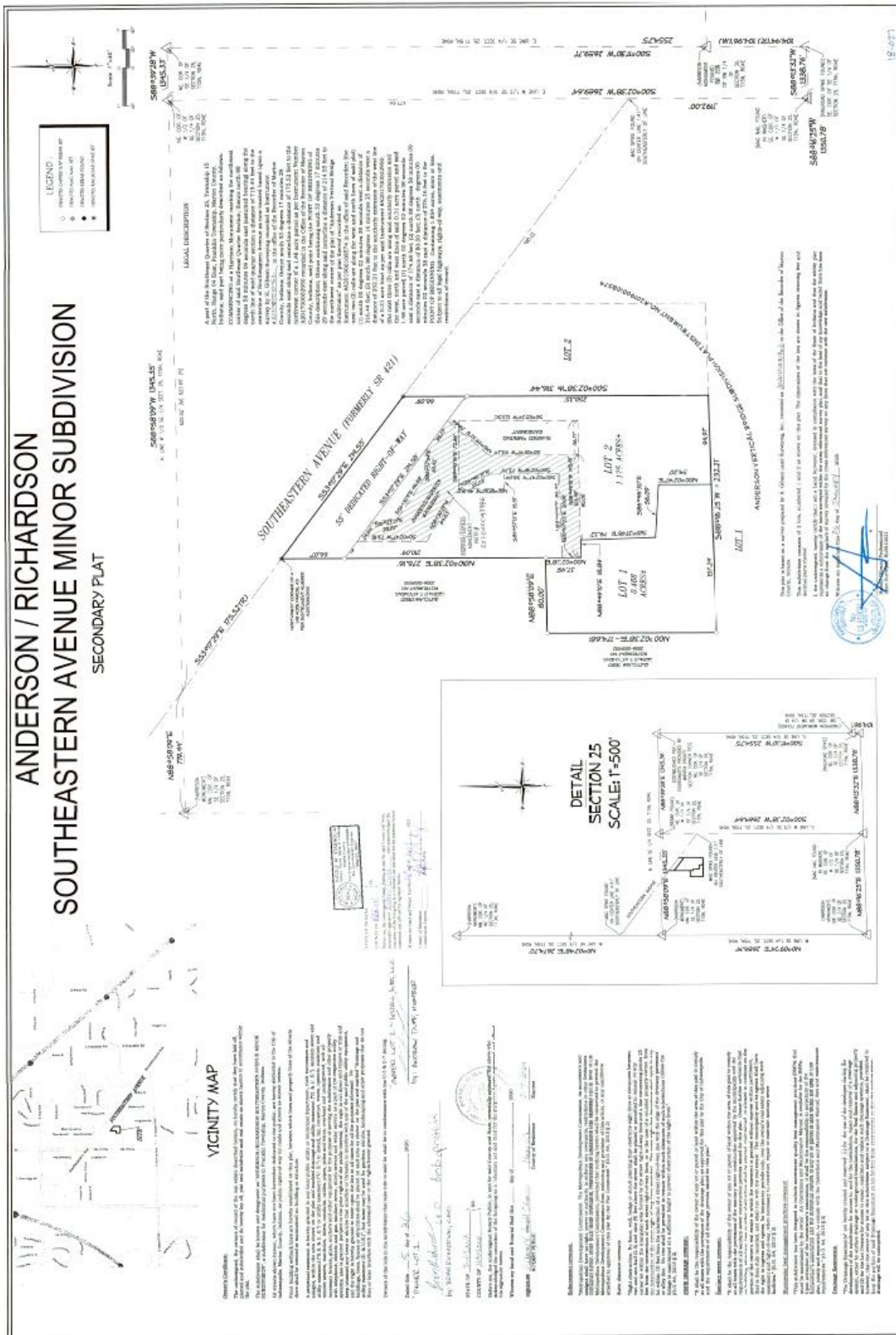
Sidewalks are required along Southeastern Avenue.

GENERAL INFORMATION

Existing Zoning	C-3 / C-7	
Existing Land Use	Undeveloped / Industrial Park	
Comprehensive Plan	Light Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Undeveloped / Interstate
South:	C-S	Industrial
East:	C-S	Industrial
West:	C-S	Undeveloped / Interstate
Thoroughfare Plan		
Epler Road	Local Street	50-foot existing and proposed
Stanley Road	Local Street	50-foot existing and proposed
Petition Submittal Date	March 15, 2023	

EXHIBITS





[illegible]

PHOTOS



Existing building on proposed Lot One, looking south



Existing building on proposed Lot One, looking west



Existing building on proposed Lot Two, looking south



West of subject site, looking south. Proposed Lot One is visible in the background.



Existing building towards the rear on Proposed Lot Two, looking south



Proposed Lot Two, existing parking, looking north



Subject site Southeastern Avenue frontage, looking west