



PLAT COMMITTEE

November 13, 2024

Case Number:	2024-PLT-065
Property Address:	5330 East Thompson Road (<i>Approximate Address</i>)
Location:	Franklin Township, Council District #24
Petitioner:	TD Management LTD., by Alexander Van Melle
Zoning:	C-4
Request:	Approval of a Subdivision Plat, to be known as Ross Park. Lot 2 split, dividing 1.5 acres into two lots.
Waiver Requested:	None
Current Land Use:	Commercial
Staff Reviewer:	Kiya Mullins, Associate Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 16th, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.



- 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 1.5 acres and zoned C-4. If approved, this plat petition will split the existing 1.5-acre parcel into two (2) parcels. Lot 1 will be used to continue operating the existing Tire Discounters on the new 0.996-acre lot. Lot 2 will contain the remaining 0.504 acres and is currently being planned to be the location of a new Dutch Bro's Coffee location.

STREETS

Lots One and Two would both front on East Thompson Road, with access from the Kroger parking lot to the north of the site. No new streets are proposed.

SIDEWALKS

Sidewalks are existing along East Thompson Road.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. The new Dutch Bro's Coffee building would be required to meet all development standards of the C-4 Commercial District, including, but not limited to, setbacks, drive through standards, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial	
Comprehensive Plan	Regional Commercial	
Surrounding Context	Zoning	Land Use
North:	D-5	Two-Family dwelling
South:	D-5	Two-Family dwelling
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
Harlan Street	Primary Arterial	150ft of right-of -way existing and 119 ft right-of-way proposed
Petition Submittal Date	October 16 th 2024	

EXHIBITS

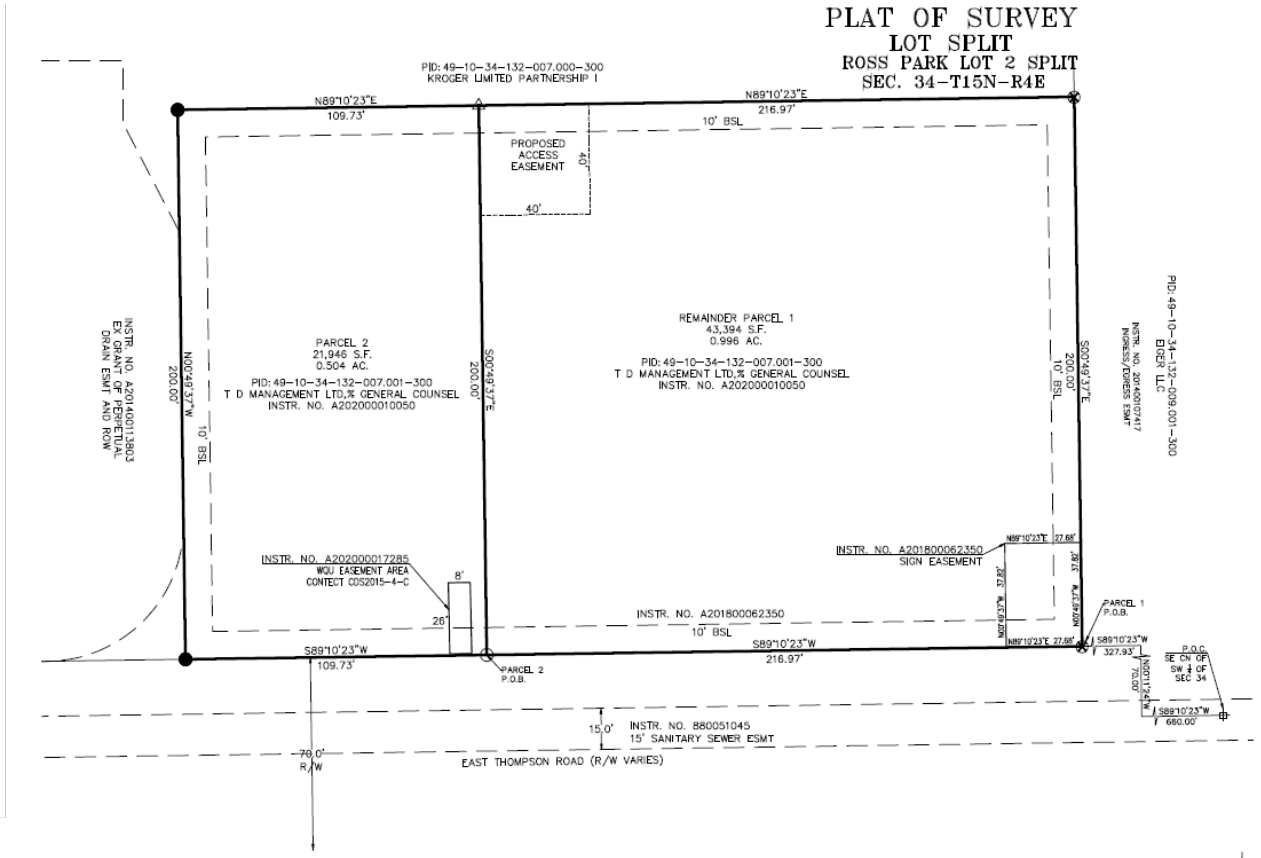


Exhibit 1: Lot split plat.

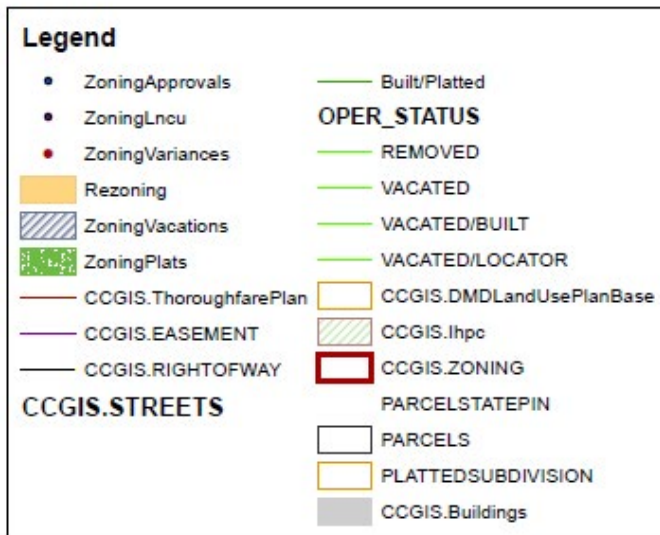
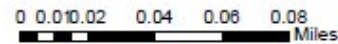
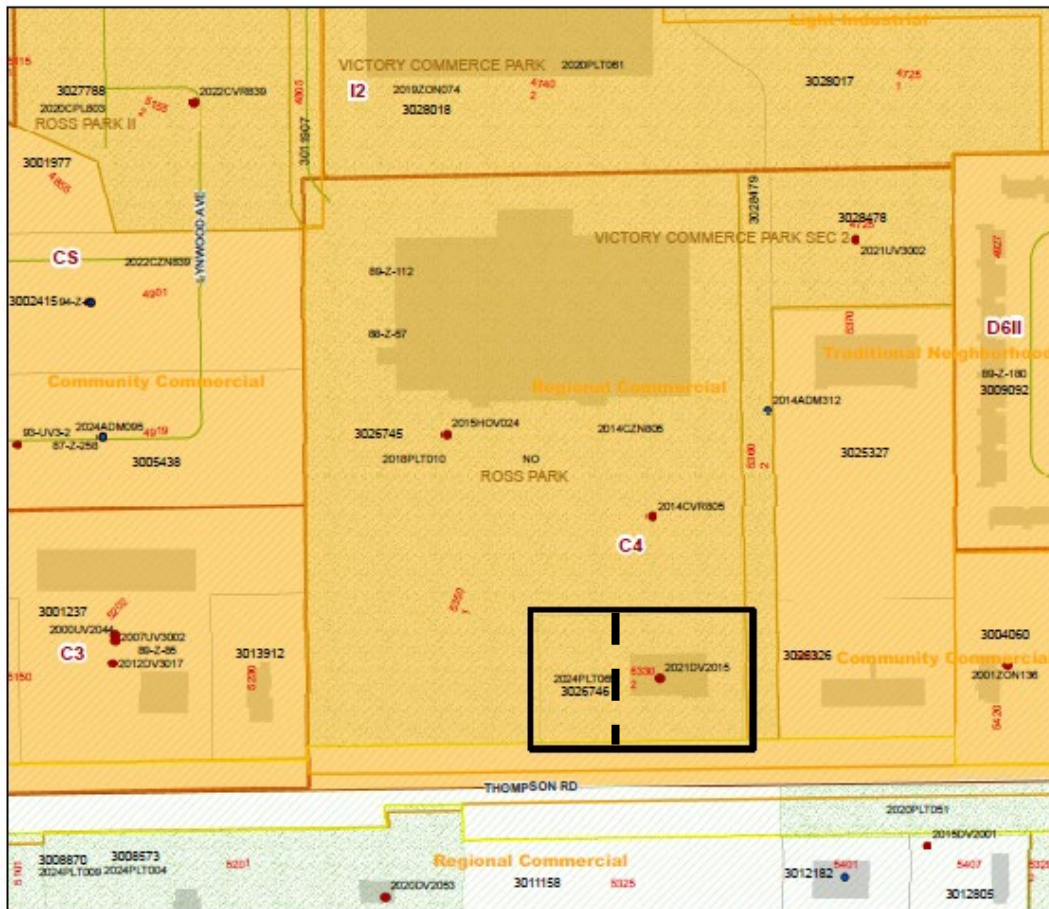


Exhibit 2: Area map around 5330 E Thompson Road



Exhibit 3: Parcel that holds both the Tire Discount and the empty lot that would be separated if this petition is approved.



Exhibit 4: Section of the parcel that will be split off from the rest if this petition is approved.



Exhibit 5: Tire Discount that will stay on the remaining part of the parcel.