

PLAT COMMITTEE

November 8, 2023

Case Number:	2025-PLT-044
Property Address:	7525 McFarland Boulevard (<i>Approximate Address</i>)
Location:	Perry Township, Council District # 24
Petitioner:	Southport Presbyterian Church, by Michael J. Smith
Zoning:	SU-1 (partially pending D-6II)
Request:	Approval of a Subdivision Plat, to be known as Replat of Lot 1 of Homestead Senior Living Subdivision, dividing 20.431 acres into two lots.
Waiver Requested:	None
Current Land Use:	Religious Use- Church / Undeveloped
Staff Reviewer:	Michael Weigel, 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 July 11, 2025, 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 location of required sidewalks along McFarland Boulevard be affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is currently zoned SU-1 to allow for religious use, and is developed with a church facility on the southern portion of the lot along with accessory parking areas. The property was previously replatted via 2023-PLT-068, and the proposed plat would further subdivide Lot 1 from the 2023 plat into two (2) new lots: Lot One would be 7.463 acres and is currently unoccupied, and Lot Three would be 12.968 acres and contain the church building. The proposed plat meets the standards of the SU-1 zoning classification.

The rezoning petition 2025-ZON-047 has been filed and is pending approval and would rezone the proposed Lot Three to the D-6II zoning district to allow for multi-family residential development. A 30-foot access easement has been provided on the northern portion of the site in conjunction within a pending commitment associated with this rezone.

STREETS

Lots One and Three would front on McFarland Boulevard to the west, southwest, and south. Lot Three would also front on Emerson Avenue to the east. No new streets are proposed as part of this petition.

SIDEWALKS

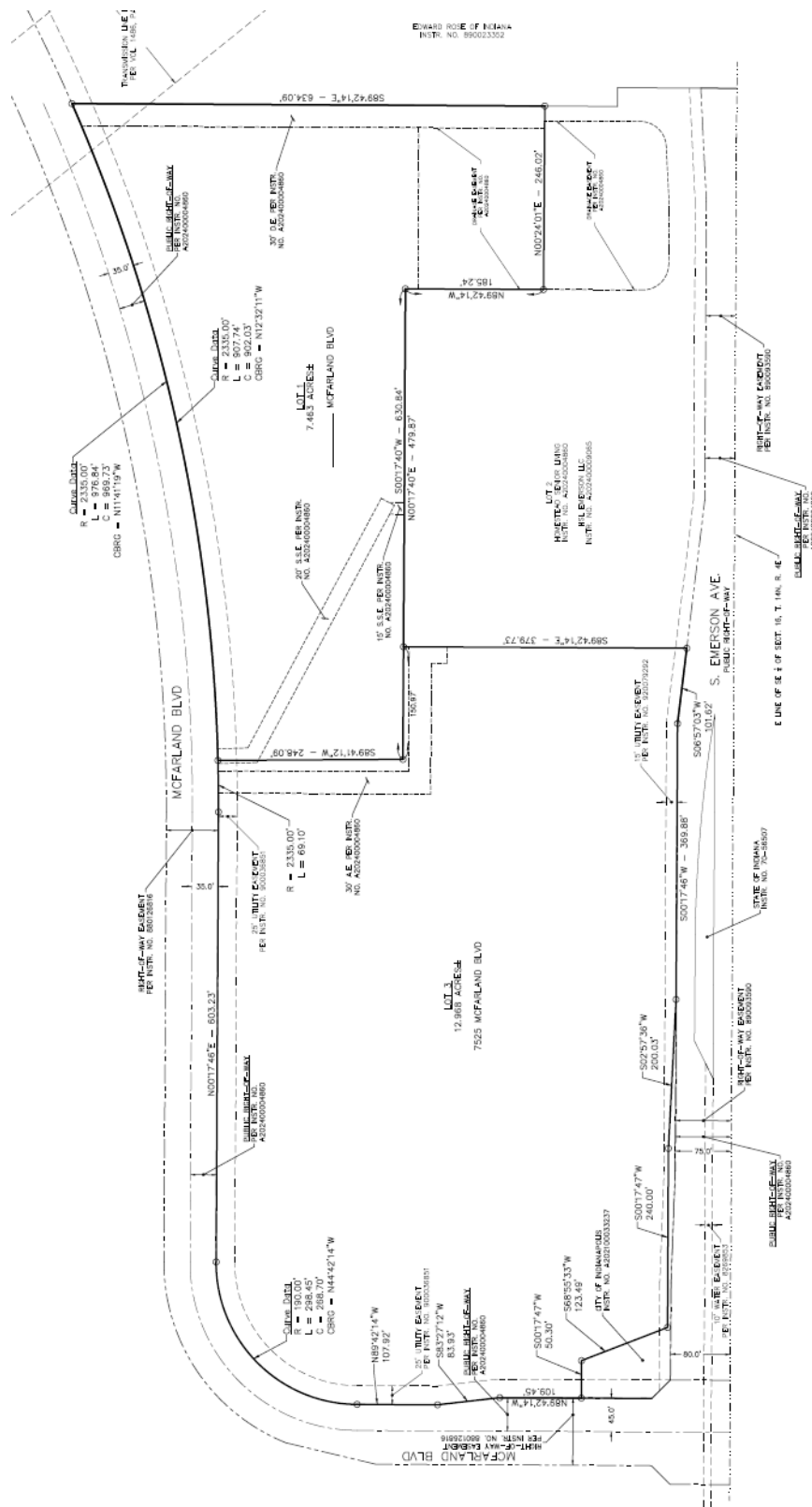
Sidewalks currently exist along Emerson Avenue to the east and would be required along McFarland Boulevard to the west, southwest, and south.

GENERAL INFORMATION

Existing Zoning	SU-1 (partially pending D-6II)	
Existing Land Use	Religious Use	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-6 / D-P	Residential / Undeveloped
	South: C-1	Commercial
	East: C-S	Commercial
	West: D-3	Residential
Thoroughfare Plan		
McFarland Boulevard	Local Street	70-foot existing and 50-foot proposed
Emerson Avenue	Primary Arterial	136-foot existing and 119-foot proposed
Petition Submittal Date	July 11, 2025	

EXHIBITS





PHOTOS



Proposed Lot One McFarland Boulevard frontage (west), looking south (taken 2023)



Proposed Lot One, existing church and school, looking northeast (taken 2023)



Proposed Lot Two shown left, looking south (taken 2023)



Proposed Lot One McFarland Boulevard frontage, looking east (taken 2023)



Proposed Lot One viewed from the intersection of McFarland Boulevard and Emerson Avenue, looking north (taken 2023)



Proposed Lot One viewed from Emerson Avenue, looking west (taken 2023)



Proposed Lot Two viewed from Emerson Avenue, looking west (taken 2023)