

PLAT COMMITTEE

August 13, 2025

Case Number: 2025-PLT-047
Property Address: 8752 Michigan Road (*Approximate Address*)
Location: Pike Township, Council District #1
Petitioner: Indy Investments, LLC, by Bill Terry
Zoning: C-4
Request: Approval of a Subdivision Plat to be known as Replat of Lot 1 of Michigan Road Shoppes Subdivision, subdividing 8.191 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Noah Stern, 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 16, 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4 and developed with commercial uses. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot One would front on West 86th Street and Lot Five would front on Michigan Road. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along West 86th Street and are required along Michigan Road.

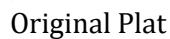
GENERAL INFORMATION

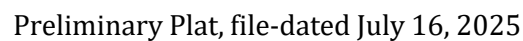
Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Regional Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-4	Commercial
South:	C-5	Commercial
East:	C-4	Commercial
West:	C-4	Commercial
Thoroughfare Plan		
Michigan Road	Primary Arterial	160-foot ROW existing and 134-foot proposed
West 86 th Street	Primary Arterial	110-foot ROW existing and 134-foot proposed
Petition Submittal Date	July 16, 2025	

EXHIBITS



Aerial Photo







DMD—DEPT. METRO. DEV.
STREET NAMES AND
ADDRESSES APPROVED
By Ch B
DATE 7/17/2025

JOHN W. BAKER, JR.
 DEPARTMENT OF CHEMISTRY
 UNIVERSITY OF CALIFORNIA
 BERKELEY, CALIF. 94720

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PROJECT NO. 002050
 This instrument prepared for:
SEVEN 7 VENTURE, INC.
 KEILEN RICHARDSON
 180 EAST 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 PHONE (417) 702-1955

The instrument prepared by: **JOHANN DWARD WENZER**
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SHEET 1 OF 2



PHOTOS



