

PLAT COMMITTEE

August 13, 2025

Case Number: 2025-PLT-045
Property Address: 8606 Lafayette Road (*Approximate Address*)
Location: Pike Township, Council District #1
Petitioner: Chris Cox, by Evan Lattner
Zoning: C-1 (FF) and C-3 (FF)
Request: Approval of a Subdivision Plat to be known as Fishback Creek Overlook, subdividing 6.1 acres into three 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 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-1 and C-3 and developed with commercial uses. The proposed plat would subdivide the property into three lots to provide for a commercial development. The proposed plat meets the standards of the C1 and C-3 zoning classification.

STREETS

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

SIDEWALKS

Sidewalks are required along Lafayette Road and along West 86th Street.

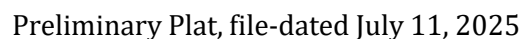
GENERAL INFORMATION

Existing Zoning	C-1 (FF) and C-3 (FF)	
Existing Land Use	Commercial	
Comprehensive Plan	Rural or Estate Neighborhood /Suburban Neighborhood /Linear Park	
Surrounding Context	Zoning	Land Use
North:	D-S	Single-family residential
South:	C-3	Commercial
East:	D-P	Multi-family residential
West:	D-2	Single-family residential
Thoroughfare Plan		
Lafayette Road	Secondary Arterial	164-foot ROW existing and 102-foot proposed
West 86 th Street	Primary Collector	60-75 -foot ROW existing and 80-foot proposed
Petition Submittal Date	July 3, 2025	

EXHIBITS



Aerial Photo



PHOTOS







