

PLAT COMMITTEE

November 12, 2025

Case Number: 2025-PLT-076
Property Address: 3915 & 3919 Moller Road (*Approximate Addresses*)
Location: Pike Township, Council District # 5
Petitioner: Meijer Stores Limited Partnership, Hodges Commons Limited Partnership, by Tyler J. Thompson
Zoning: MU-1 / C-4
Request: Approval of a Subdivision Plat, to be known as Replat of Lots A and B of the replat of Lot 2 of the final plat of Eagle Branch Library Subdivision, dividing 4.323 acres into three lots.
Waiver Requested: None
Current Land Use: Private Drive / 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 October 8, 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

The subject parcels are split-zoned C-4 and MU-1, and are currently improved with a private drive leading from Moller Road to the Honey Creek Shopping Center but are undeveloped otherwise. The petition 2022-CPL-805 created this lot, and approval of this plat would further subdivide it into three (3) parcels, per the below plat. Lot A would be comprised of 1.918 acres, Lot B-1 would be comprised of 0.964 acres, and Lot B-2 would be comprised of 1.441 acres. The proposed plat meets the standards of the C-4 and MU-1 zoning districts.

STREETS

Lot A would front on Moller Road to the west. Lot B-1 would front on and contain the existing private access drive, and Lot B-2 would front on the private access drive to the north. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks would be required along Moller Road to the west. The approval of the petition 2022-CPL-805 granted a waiver of the sidewalk requirements along Moller Road with a condition that installation of sidewalks on Moller Road by the Department of Public Works is concurrent with or completed prior to the development of the site (this condition would still be applicable after this replat).

GENERAL INFORMATION

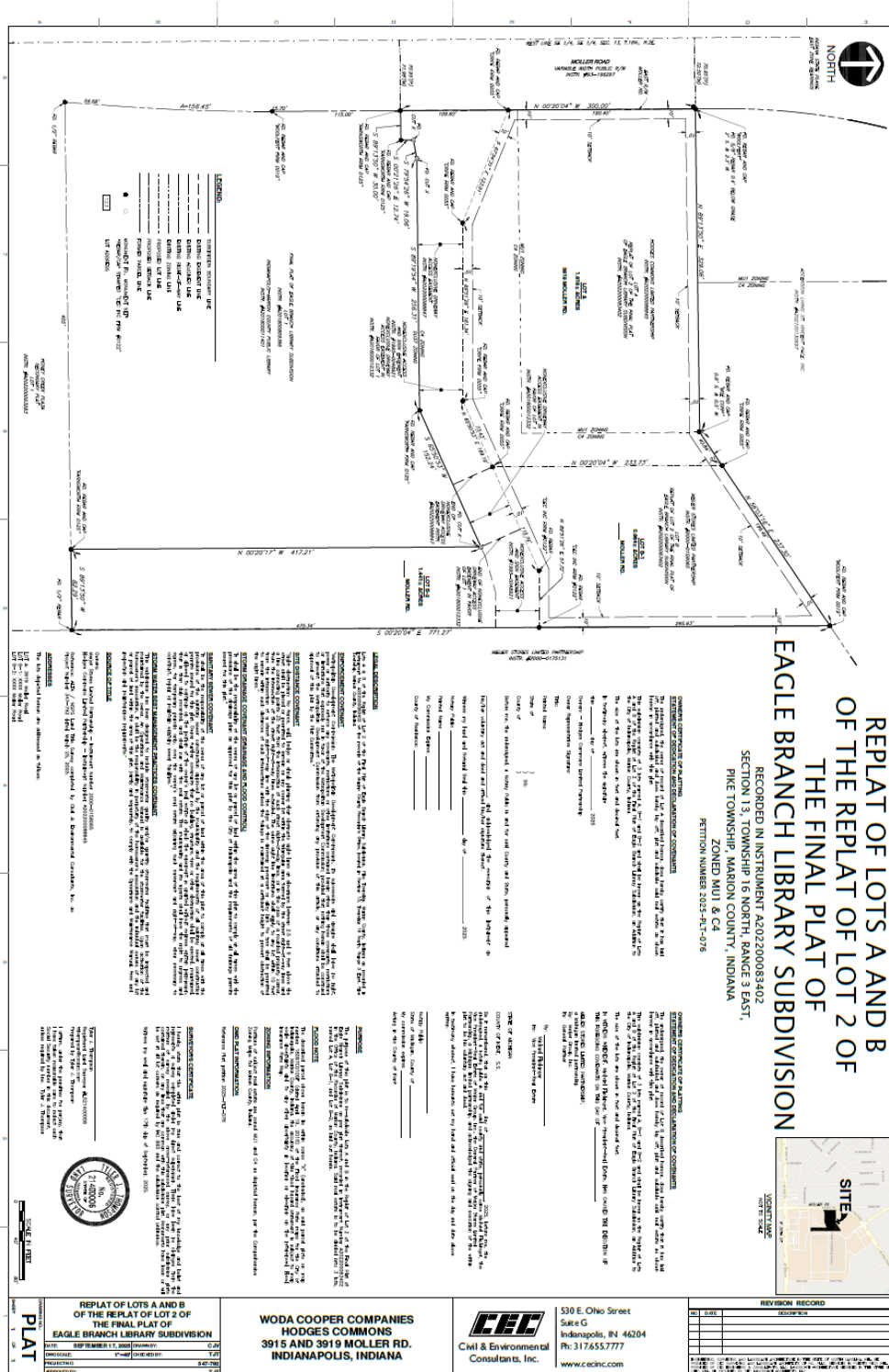
Existing Zoning	MU-1 / C-4	
Existing Land Use	Private Drive / Undeveloped	
Comprehensive Plan	Commercial Retail and Service	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: MU-1 / C-4	Medical
	South: SU-37 / C-3	Library / Commercial
	East: C-4	Commercial
	West: D-2	Residential
Thoroughfare Plan		
Shelbyville Road	Primary Arterial	120-foot existing and proposed
Gray Road	Primary Arterial	46-foot existing and 80-foot proposed
Petition Submittal Date	October 8, 2025	

EXHIBITS

2025PLT076 ; Aerial Map



2025PLT076 ; Preliminary Plat



PHOTOS



Photo 1: Subject Site Viewed from West (March 2022)



Photo 2: Lot A Viewed from Southeast (March 2022)



Photo 3: Proposed Lot B-1 Viewed from South (July 2024)



Photo 4: Proposed Lot B-1 Viewed from North (July 2024)