



## PLAT COMMITTEE

April 10, 2024

Case Number:	2024-PLT-017
Property Address:	8120 East Southport Road (Approximate Address)
Location:	Franklin Township, Council District #25
Petitioner:	DRGSF Surplus, LLC, by Russell L. Brown and Elizabeth Bentz Williams, AICP
Zoning:	C-3 / C-S
Request:	Approval of a Subdivision Plat to be known as Johnson Fields West Phase III, dividing 8.43 acres into four lots and one common area.
Waiver Requested:	None
Current Land Use:	Vacant single-family dwelling
Staff Reviewer:	Jeffrey York, Principal Planner I

## 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 March 1, 2024, 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 proposed plat would divide Block “A”, that was set out in 2023-PLT-035, into four lots. This plat also includes Common Area “A” that was part of 2023-PLT-035. Common Area “A” would not change from its original size of 2.11 acres.

The site is zoned C-3 and C-S and would be an expansion of the large integrated center to the east. The request would allow for future commercial development under the C-3 and C-S classifications. The proposed subdivision meets the standards of the Subdivision Regulations, the C-3 district and C-S district and commitments from rezoning petitions 2014-CZN-824B, C, and D.

**STREETS**

The lots would have access to the existing access drives to the east and would gain access to Franklin Road or Southport Road via five existing access points. No new public streets are proposed.

**SIDEWALKS**

Sidewalks are required along Southport Road.

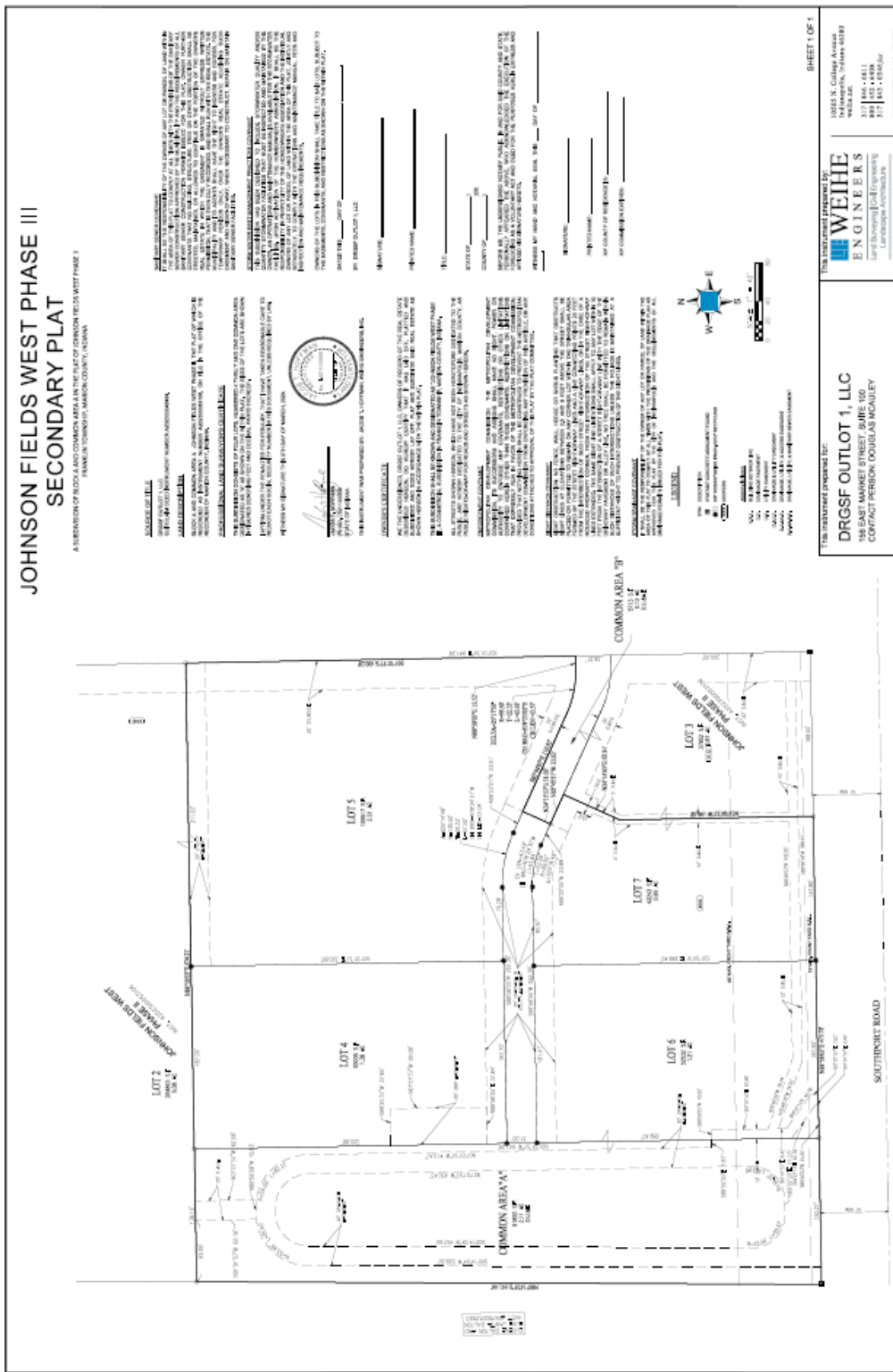
**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-3 / C-S	
<b>Existing Land Use</b>	Vacant single-family dwelling	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-S	Undeveloped
South:	D-P	Single-family residential
East:	C-4	Commercial integrated center
West:	D-A	Undeveloped
<b>Thoroughfare Plan</b>		
Franklin Road	Primary arterial	94-foot existing and 119-foot proposed
Southport Road	Primary Arterial	142-foot existing and proposed
<b>Petition Submittal Date</b>	Mach 1, 2024	

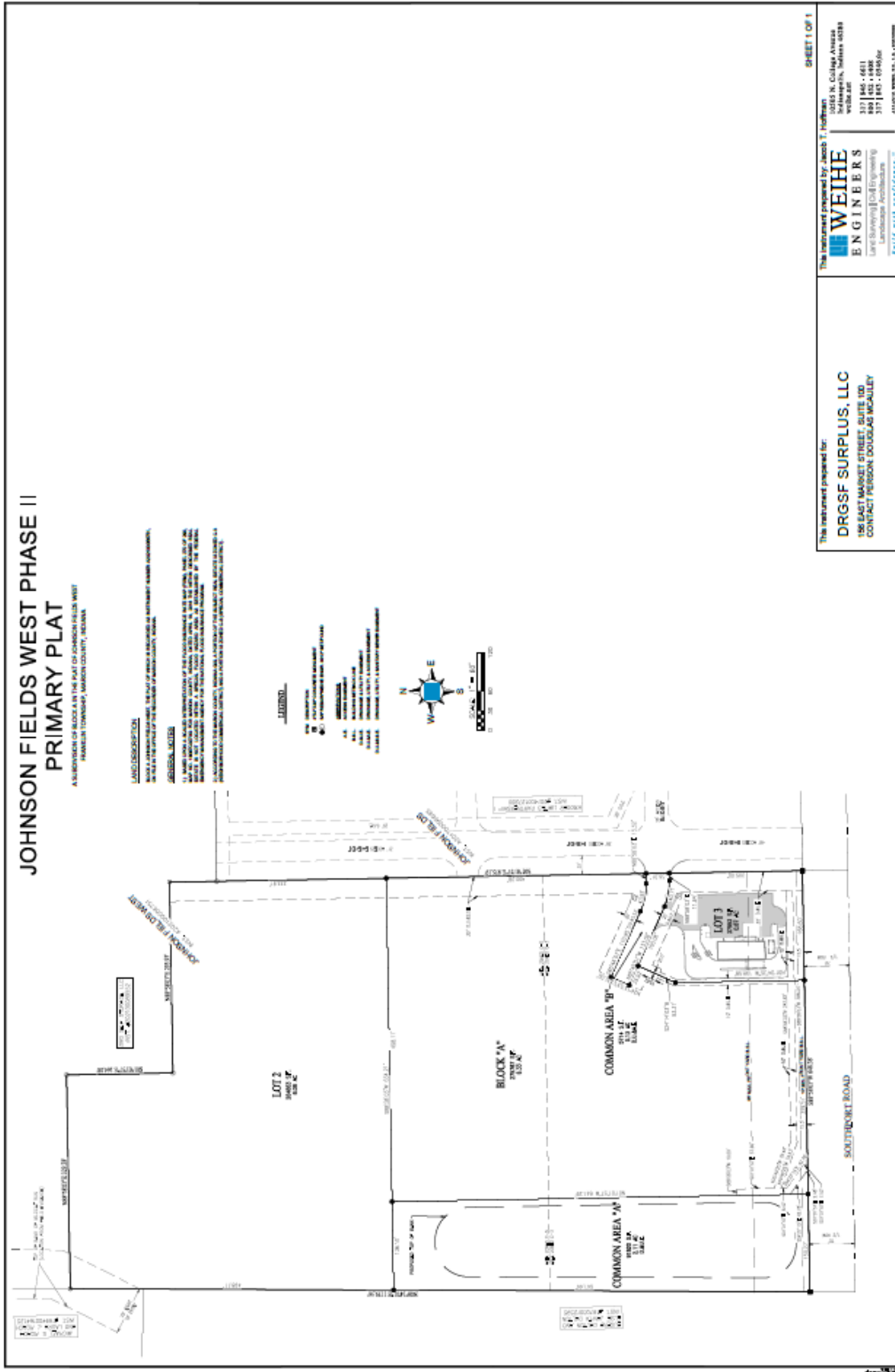
**EXHIBITS**



Proposed plat



Original plat – 2023-PLT-035



PHOTOS



Views of the southern boundary of the site



Views of the southern boundary (top); and eastern boundary of the site



Views of the eastern boundary (top); and northern boundary of the site