



## PLAT COMMITTEE

April 10, 2024

<b>Case Number:</b>	2024-PLT-016
<b>Property Address:</b>	1615 West Epler Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Perry Township, Council District #22
<b>Petitioner:</b>	Joseph E. Phillips II, by Andrew Barkocy
<b>Zoning:</b>	I-2
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Phillips' Subdivision, dividing 2.27 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Five commercial self-storage structures and a commercial garage
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner I

## PETITION HISTORY

This is the first hearing for this plat 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

The subject site is zoned I-2 and is located west of the Epler Avenue and Harding Street intersection. Generally, the site is south of the Harding Street and Interstate 465 interchange and near the developing Interstate 69 and Interstate 465 interchange.

The proposed plat would create two lots, with Lot One being 0.62-acres and Lot Two being 1.41 acres. Lot One would contain the commercial garage, with Lot Two containing the five commercial self-storage buildings.

This plat would allow the property owner to sell the parcels, with minimal impact on the surrounding property owners.

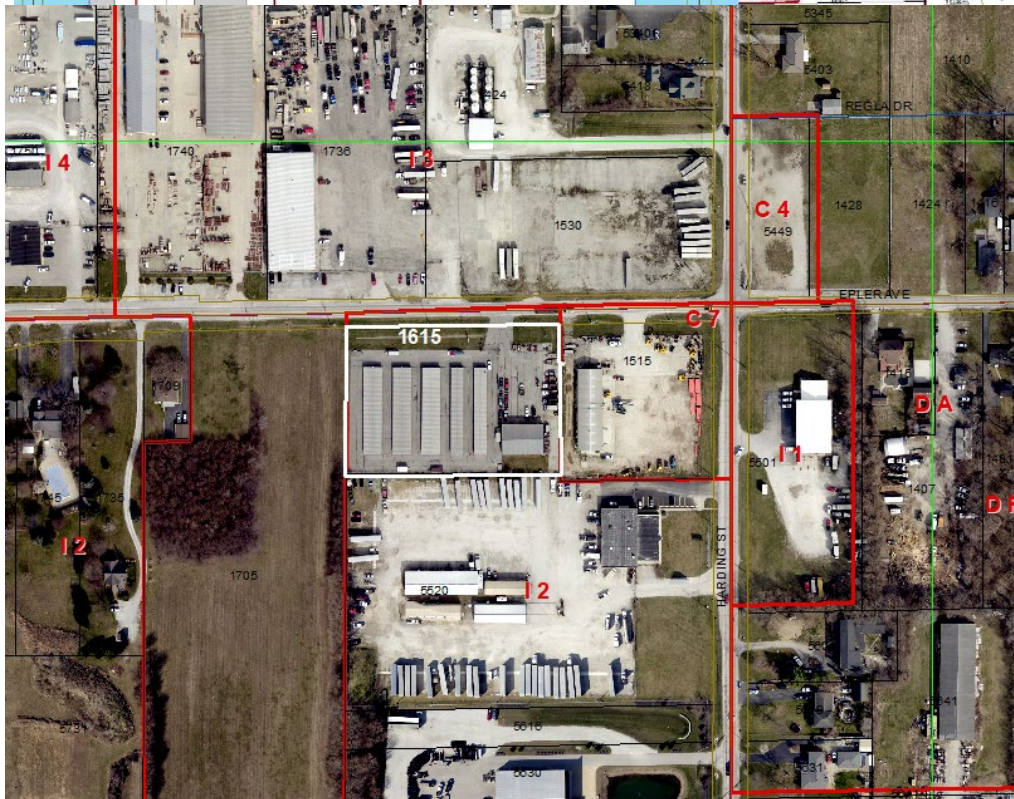
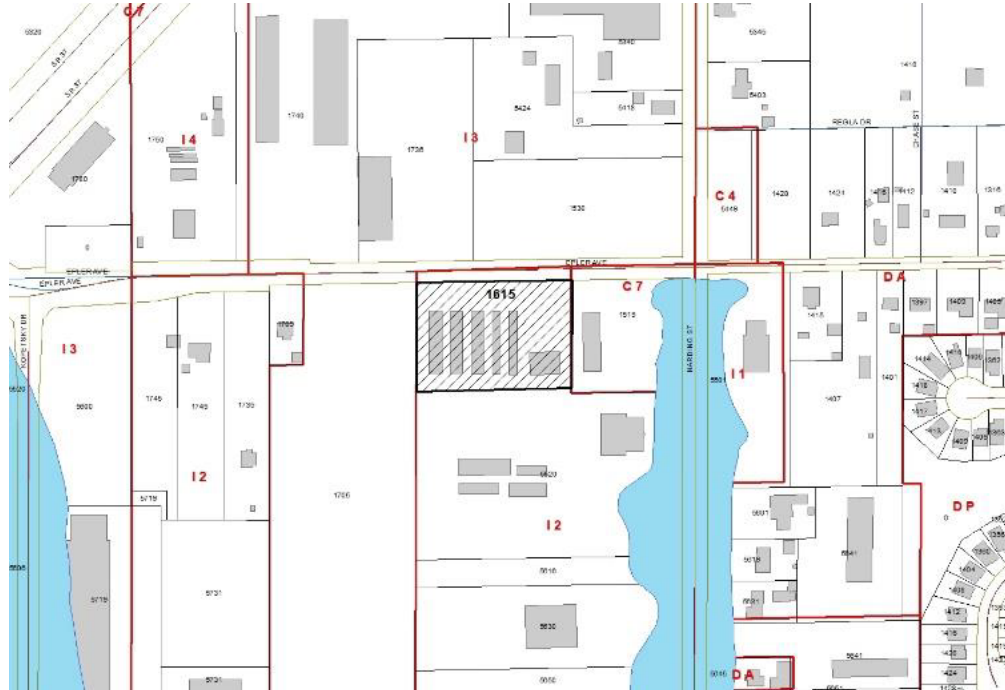
### STREETS / SIDEWALKS

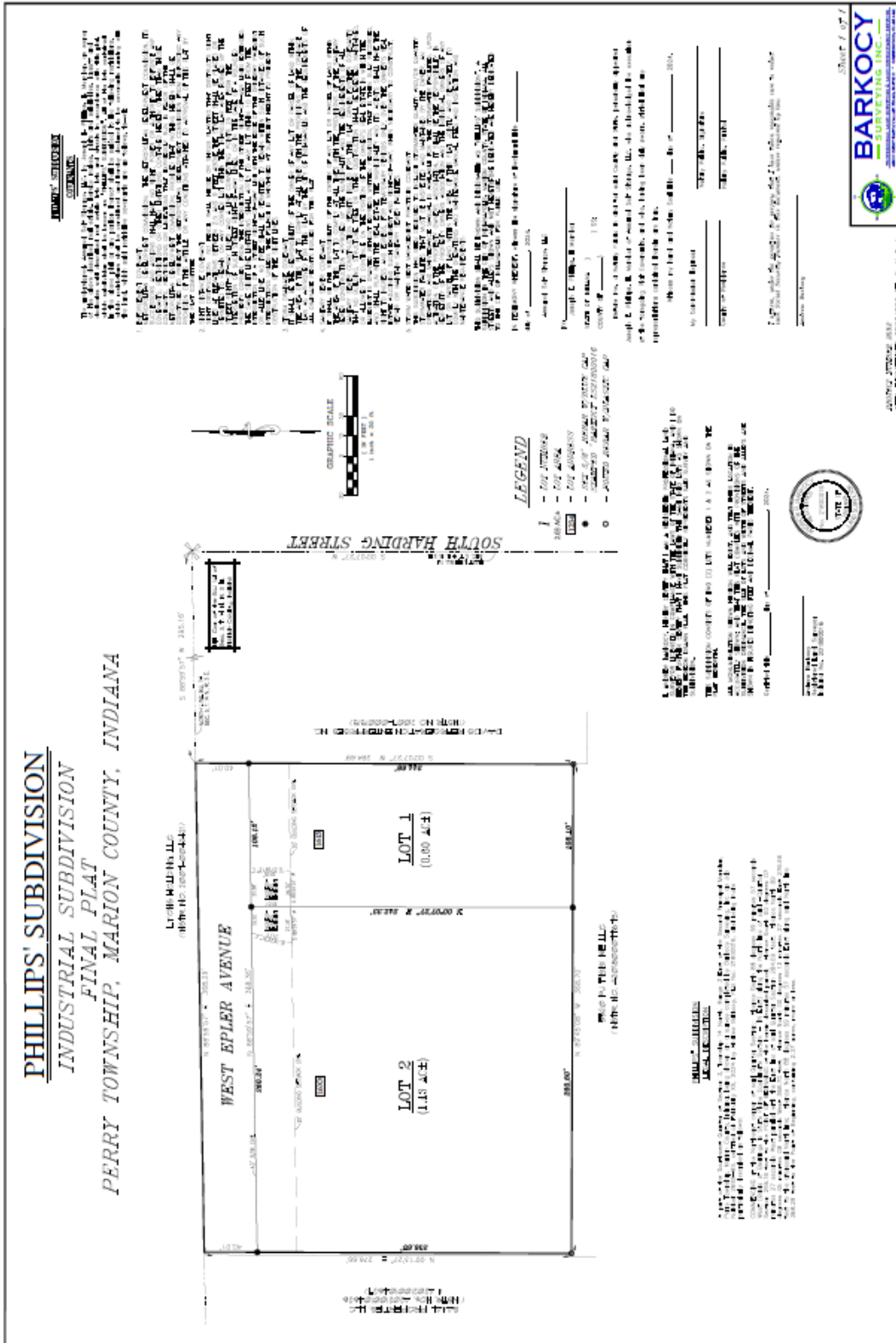
Access to the lots would be gained directly from Epler Avenue. No new streets would be created. Sidewalks are required along Epler Avenue.

## GENERAL INFORMATION

<b>Existing Zoning</b>	I-2	
<b>Existing Land Use</b>	Five commercial self-storage structures and a commercial garage	
<b>Comprehensive Plan</b>	Light industrial development	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	I-3 Industrial, with outdoor storage
	South:	I-2 Heavy Commercial – semi-truck repair
	East:	C-7 Heavy Commercial
	West:	I-3 Undeveloped
<b>Thoroughfare Plan</b>		
Epler Avenue	Primary Collector	80-foot existing and proposed
<b>Petition Submittal Date</b>	March 1, 2024	

**EXHIBITS**





Photos



View of proposed Lots One and Two from Epler Avenue



View of proposed Lot Two from Epler Avenue