



PLAT COMMITTEE

January 8, 2025

Case Number:	2024-PLT-074
Property Address:	2210 Southport Commons Drive (<i>Approximate Address</i>)
Location:	Perry Township, Council District #22
Petitioner:	Wellingshire Partners, LLC, by Brady Kuhn
Zoning:	D-P (FF)
Request:	Approval of a Subdivision Plat, to be known as Replat of Block 'A' Southern Dunes Commons at Wellingshire, dividing 4.72 acres into three lots.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Jeffrey York, Principal Planner II

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 November 27, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. 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 D-P, which originally provide for a residential and golf course community primarily within Marion County and primarily on the western side of Interstate 69.

The rezone petition, 2024-ZON-014, was approved on August 12, 2024, by the City-County Council. This rezoning petition provided for commercial uses rather than residential uses. Uses permitted include commercial retail, with a maximum of eight retail uses with drive-through components, with a maximum of 100,000 square feet of retail uses, and hotels. The commercial uses would be uses permitted in the C-3 and C-4 districts.

A previous plat petition, 2024-PLT-031, divided the subject site and lots abutting the site, into two lots and three blocks. This site is Block ‘A’ of that petition. Block ‘A’ is internal to the overall development.

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

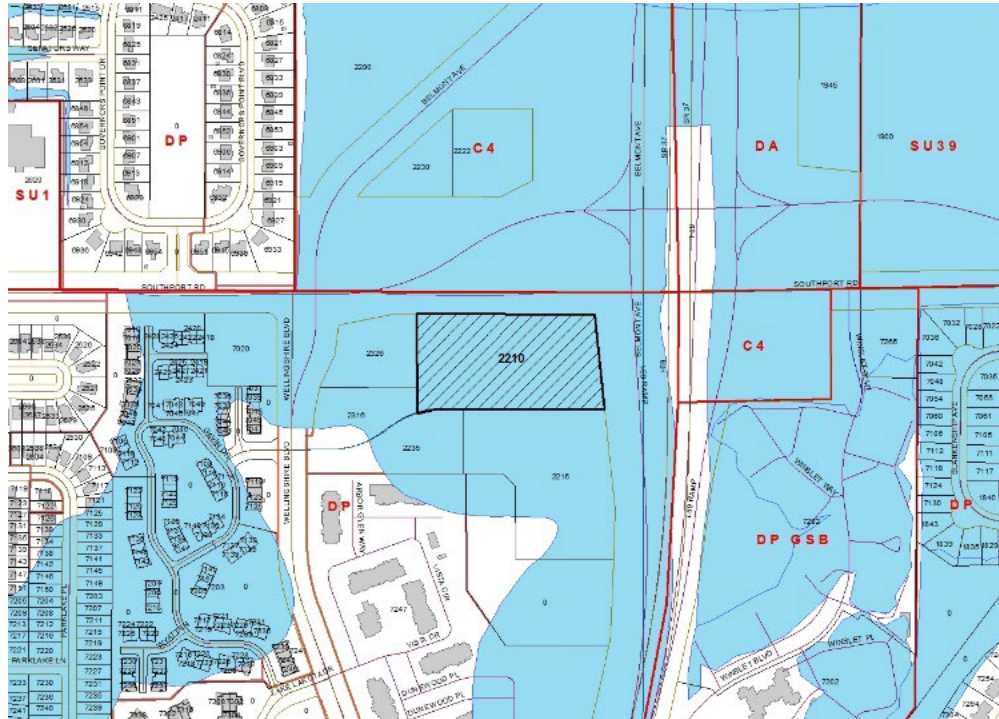
STREETS

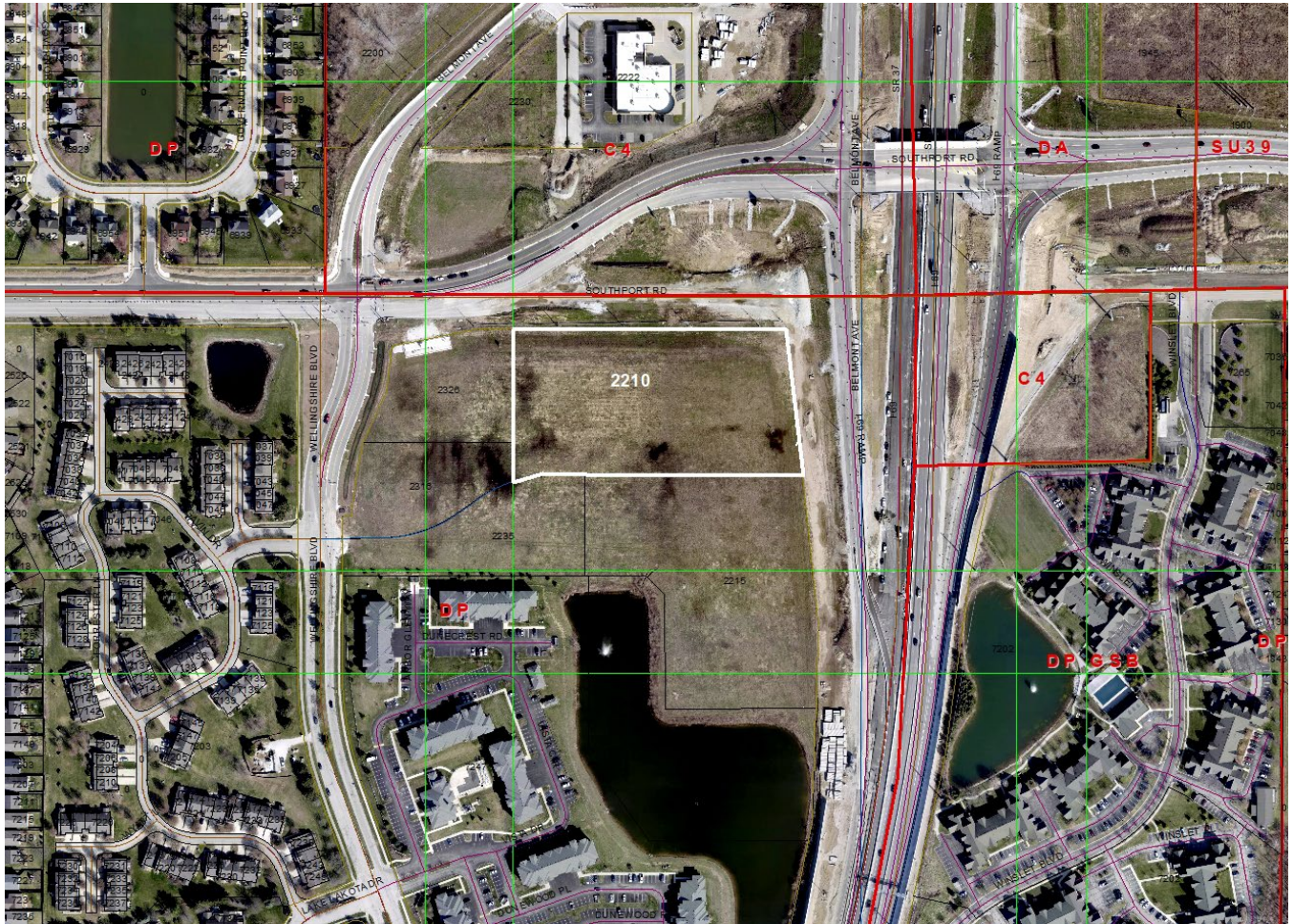
No new public streets would be created with this plat. A private street, named Southport Commons Drive, would border the southern portion of the site and would link the lots to a public street to the west, Wellingshire Boulevard.

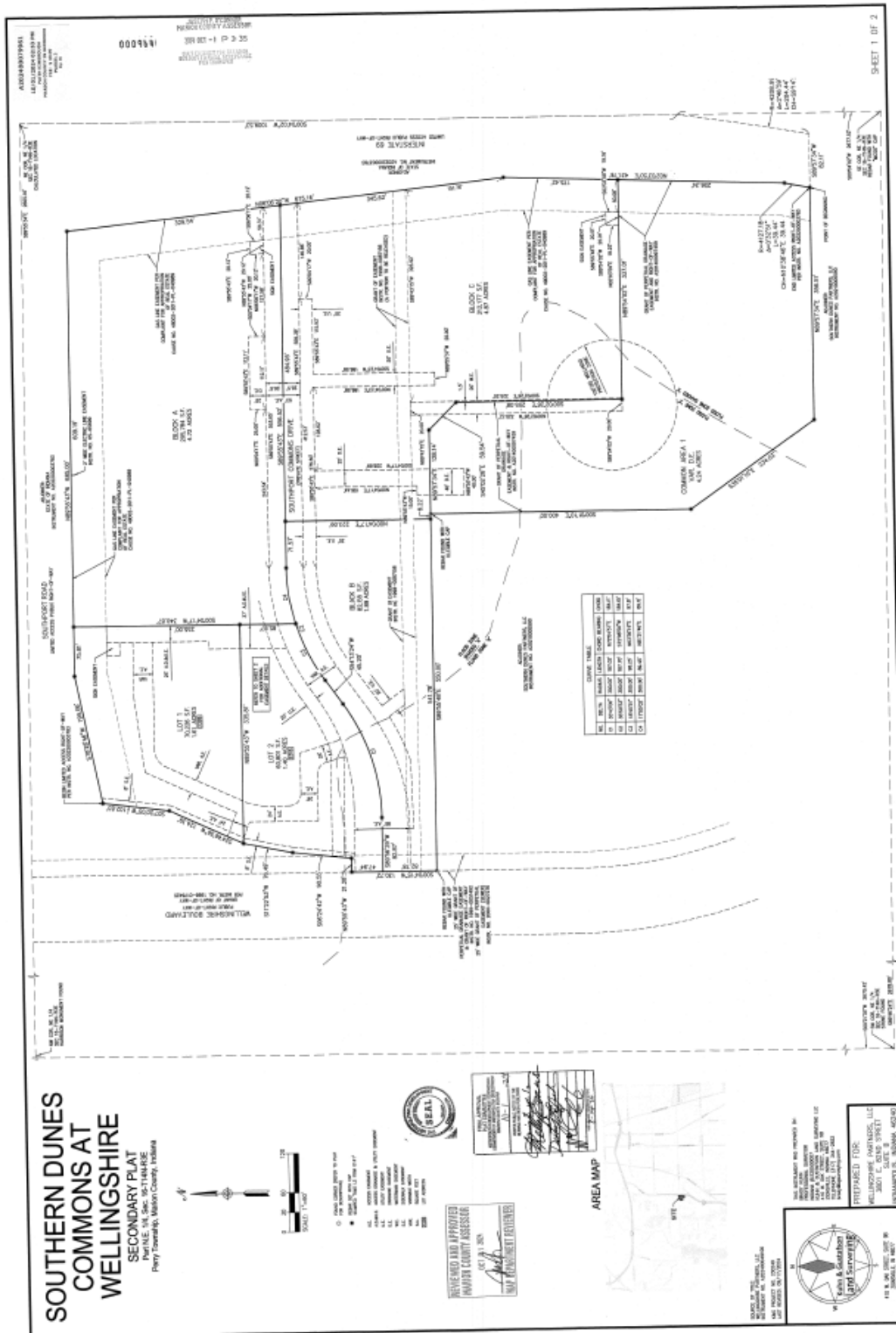
GENERAL INFORMATION

Existing Zoning	D-P (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
	North: C-4 (FF)	Community Commercial
	South: D-P (FF)	Undeveloped
	East: D-P (FF)	I-69; multi-family dwellings
	West: D-P (FF)	Undeveloped
Thoroughfare Plan		
Wellingshire Boulevard	Local Street	123-foot existing and 50-foot proposed
Southport Road	Primary Arterial	119-foot existing and 400-foot proposed
Petition Submittal Date	November 27, 2024	

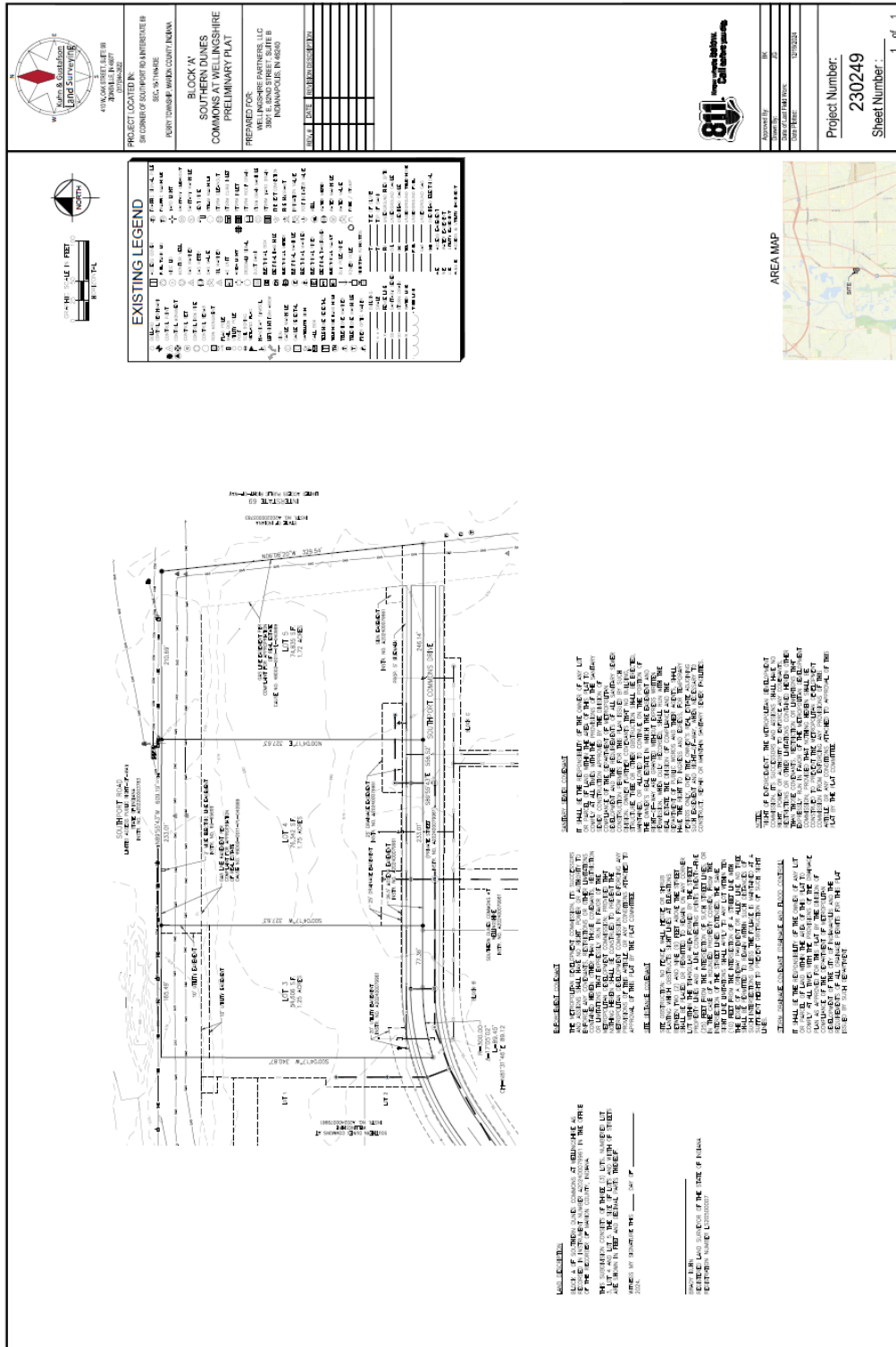
EXHIBITS







2024-PLT-031 final plat (subject site is Block 'A')



Proposed plat

Photos



Subject Site Viewed from East (I-69; taken May 2023)



Subject Site Viewed from West (Wellingshire Boulevard)