

PLAT COMMITTEE

February 12, 2025

Case Number:	2024-PLT-076
Property Address:	8515 South Emerson Avenue (<i>Approximate Address</i>)
Location:	Franklin Township, Council District # 25
Petitioner:	Milkcrate Development, by Mike Timko
Zoning:	C-S (FF)
Request:	Approval of a Subdivision Plat, to be known as Replat of "Lot 7" of Replat Block 'A' Claybrooke Commons North, dividing 2.31 acres into two lots.
Waiver Requested:	None
Current Land Use:	Undeveloped Commercial
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 January 13, 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 property is part of a C-S zoning district to allow for commercial, hospital, and multifamily uses. The site is currently undeveloped and is partially located within a floodplain. Previous plat petitions were issued for this and adjacent properties via 2016-PLT-023, 2020-PLT-076, and 2021-PLT-039. The proposed plat would subdivide the property into two lots: Lot One would be 1.42 acres and Lot Two would be 0.89 acres; both lots would likely be utilized for commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Both Lot One and Two would front on Emerson Avenue to the west and a private drive to the east. The parcel would also contain a private access drive along the northern section. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required and existing along the Emerson Avenue frontage.

GENERAL INFORMATION

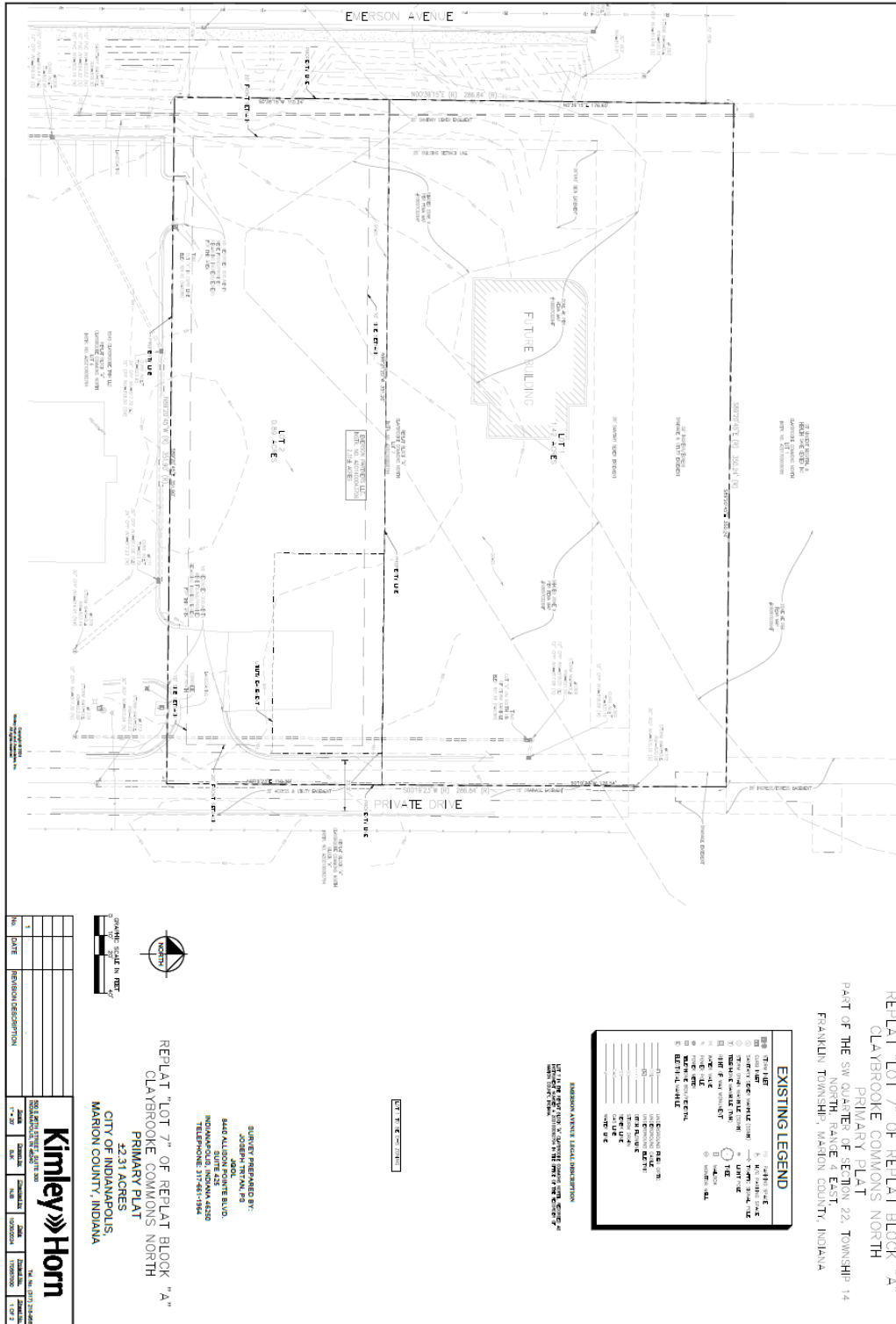
Existing Zoning	C-S	
Existing Land Use	Undeveloped Commercial	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Medical
South:	C-S	Multitenant Commercial
East:	C-S	Undeveloped
West:	C-S	Assisted Living Facility
Thoroughfare Plan		
Shelbyville Road	Primary Arterial	130-foot existing right-of-way and 119-foot proposed right of way
Petition Submittal Date	December 16, 2024	

EXHIBITS

2024-PLT-076 ; Aerial Map



2024-PLT-076 ; Site Plan



2024-PLT-076 ; Photographs



Photo 1: Subject Site from Southwest



Photo 2: Subject Site from East

2024-PLT-076 ; Photographs (continued)



Photo 3: Subject Site from East



Photo 4: Adjacent Property to East