

PLAT COMMITTEE

January 11, 2023

Case Number: 2022-PLT-087
Property Address: 5260 Claybrooke Commons Drive (Approximate Address)
Location: Franklin Township, Council District #25
Petitioner: Dunphy Development LLC, by Elizabeth Bentz Williams
Zoning: C-4 and C-5
Request: Approval of a Subdivision Plat to be known as Replat of Claybrooke Commons East Lot 2, a re-plat of Lot 2 and a portion of Block "A", creating a 5.53-acre lot.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Allison Richardson, 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 November 4, 2022, 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 split-zoned C-4 and C-5 and is developed with a commercial building and parking/display for automobile sales. This site was initially zoned C-4 via 96-Z-232. Most of this site was rezoned to the C-5 district via 2021-CZN-866 in 2021. The proposed plat would replat Lot Two of Claybrooke Commons East subdivision, platted via 2021-CPL-866. This plat would add additional lot area to the site. The proposed plat generally meets the standards of the C-4 and C-5 zoning classification and zoning commitments.

STREETS

Each lot would be accessed via Claybrooke Commons Drive, which is a private access road within the larger development. This access drive intersects with Emerson Avenue to the west.

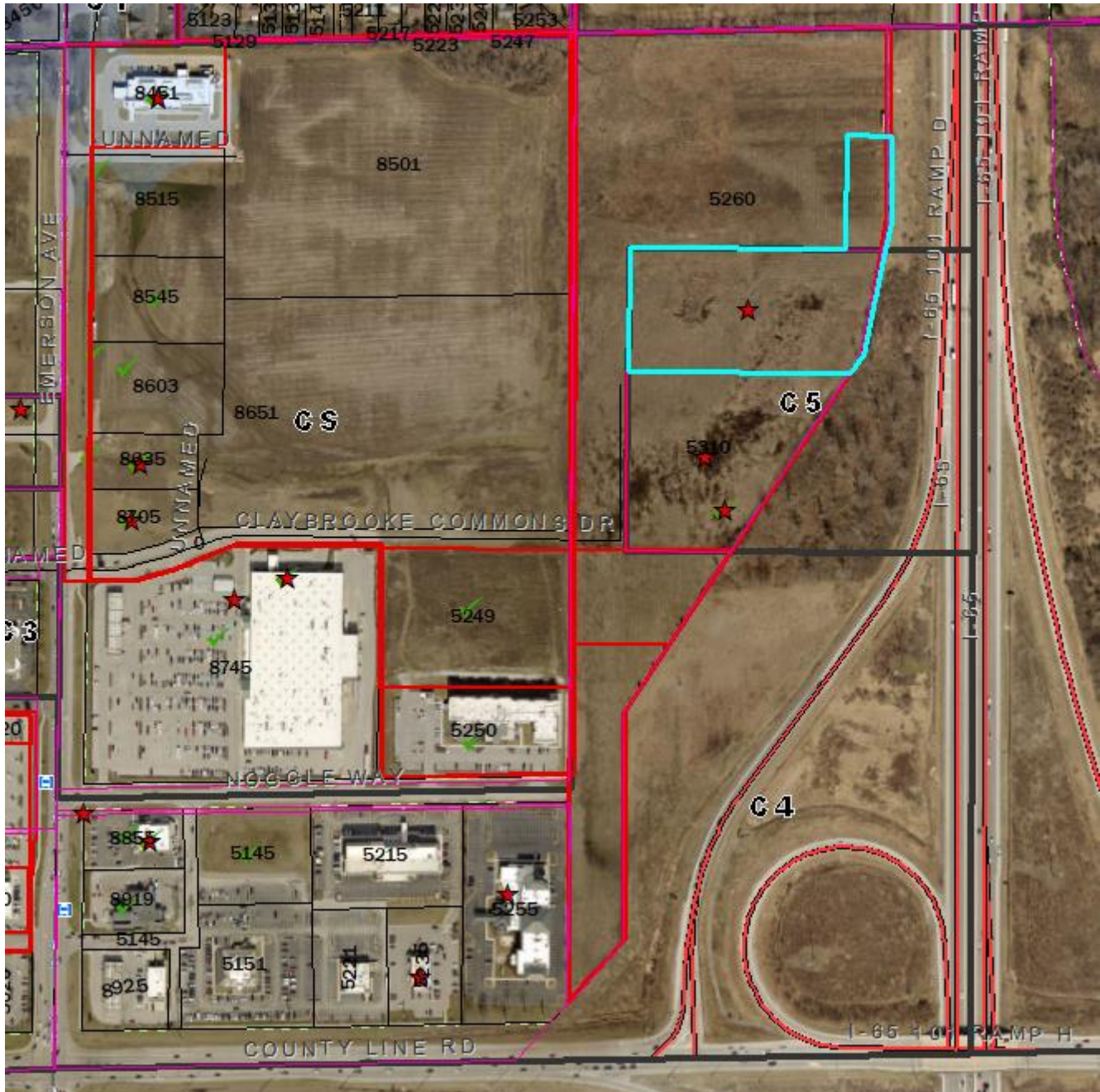
SIDEWALKS

Sidewalks are not required on private streets.

GENERAL INFORMATION

Existing Zoning	C-4 and C-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Interchange Area Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-4	Undeveloped
South:	C-5	Commercial
East:	C-S	Undeveloped
West:	C-S	Commercial
Thoroughfare Plan		
Claybrooke Commons Drive	Private Street	50-feet proposed
Petition Submittal Date	November 4, 2022	

EXHIBITS

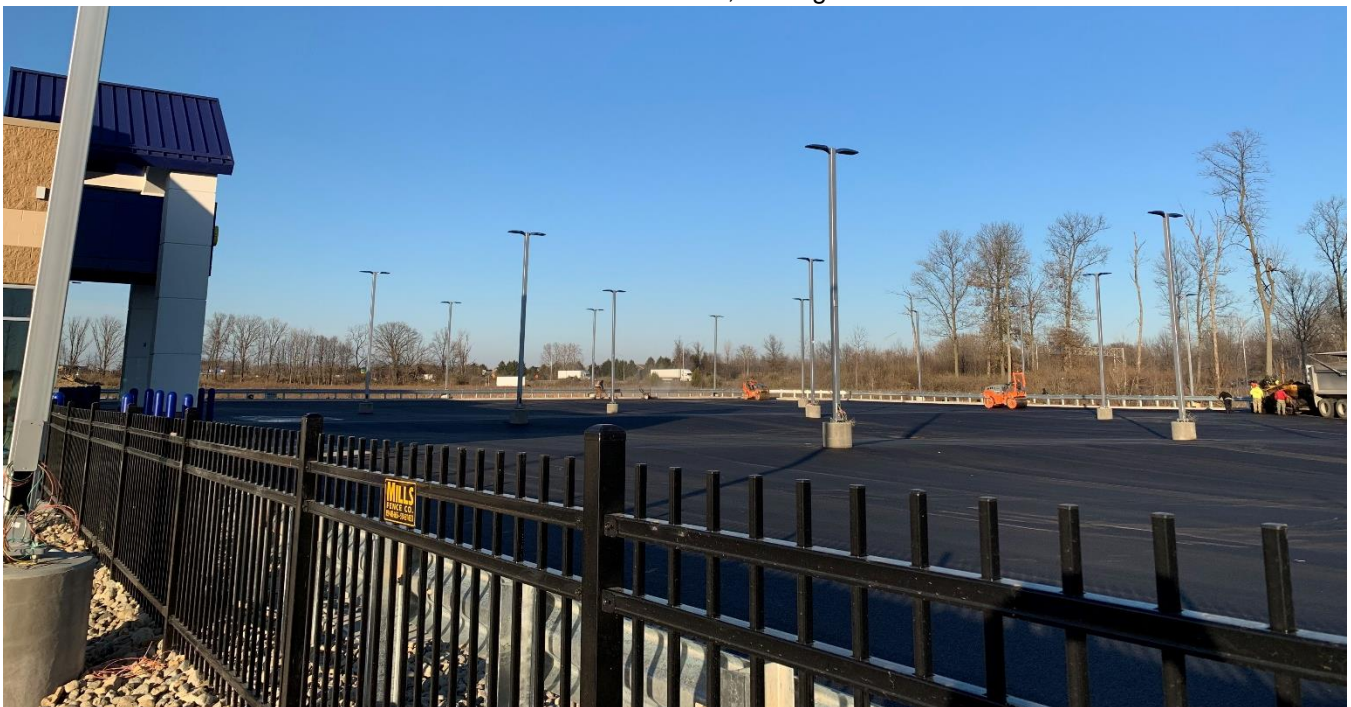




PHOTOS



Panoramic view of site, looking west



Subject site, looking northeast



Subject site looking east



View of Claybrooke Commons Drive, looking east