

PLAT COMMITTEE

July 9, 2025

Case Number: 2025-PLT-017
Property Address: 6002 and 6014 Michigan Road, and 2116 and 2216 West 60th Street
(Approximate Address)
Location: Washington Township, Council District #2
Petitioner: Amerco Real Estate Company, by Jena Wicker
Zoning: D-2, C-1, C-3, and I-2
Request: Approval of a Subdivision Plat to be known as 6002 West Michigan Road
Minor Subdivision, dividing 6.02 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial
Staff Reviewer: Noah Stern, 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 June 18, 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 site is zoned D-2, C-1, C-3, and I-2 and is developed with commercial uses. The proposed plat would subdivide the property into two lots to provide for a commercial development. The proposed plat meets the standards of the existing zoning classifications.

STREETS

Both Lot 1 and Lot 2 would have frontage along both Michigan Road and West 60th Street. No new streets are proposed as part of this petition.

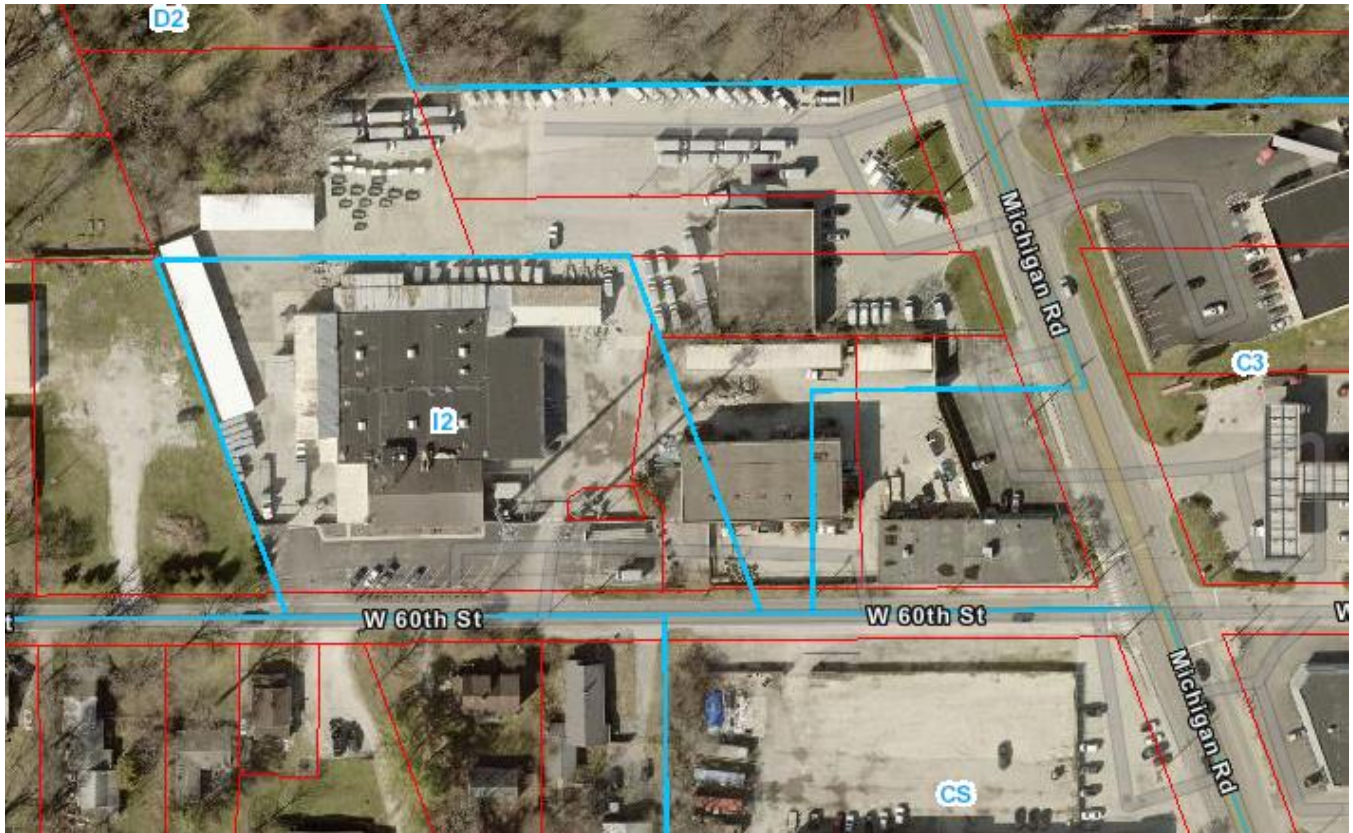
SIDEWALKS

Sidewalks are existing on along Michigan Road and are required along West 60th Street.

GENERAL INFORMATION

Existing Zoning	D-2, C-1, C-3, and I-2	
Existing Land Use	Commercial	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-2	Single-family residential
	South: C-S	Commercial
	East: C-3	Commercial
	West: D-2	Single-family residential
Thoroughfare Plan		
Michigan Road	Primary Arterial	80-foot ROW existing and 102-foot proposed
West 60 th Street	Local Street	40-foot ROW existing and 50-foot proposed
Petition Submittal Date	5/23/25	

EXHIBITS



Present Aerial

[illegible]

PHOTOS









