

PLAT COMMITTEE

October 8, 2025

Case Number: 2025-PLT-070
Property Address: 7338 Five Points Road (*Approximate Address*)
Location: Franklin Township, Council District # 8
Petitioner: Narinder Singh Sodhi, by Josh Smith
Zoning: D-2
Request: Approval of a Subdivision Plat, to be known as Clover, dividing 5.54 acres into five lots.
Waiver Requested: None
Current Land Use: Residential/Undeveloped
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 August 29, 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.
12. That the location of required sidewalks along Five Points Road and Shelbyville Road be affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject property is zoned D-2, and was rezoned to that designation from the D-A zoning district in 2023 to allow for single-family detached dwellings beyond the one home that currently exists to the southeast of the site. The variance petition 2023-CVR-858 was also approved to allow for a reduced front-yard setback and reduced lot width for the proposed Lot 1 as well as for two (2) lots (the proposed Lots 4 and 5) only having frontage along private streets.

The proposed plat would subdivide the property into five (5) lots: Lot One would be 0.37 acres and would contain the residence currently on the site. Lots 2-5 would range between 0.79 and 1.34 acres and are currently undeveloped. The proposed plat would meet the standards of the D-2 zoning classification.

STREETS

Approval of this plat petition would allow for creation of the private drive Nanak Court, onto which all five (5) proposed lots would front. Additionally, Lots 1 and 2 would have frontage on Five Points Road, and lots 2 and 3 would have frontage on Shelbyville Road.

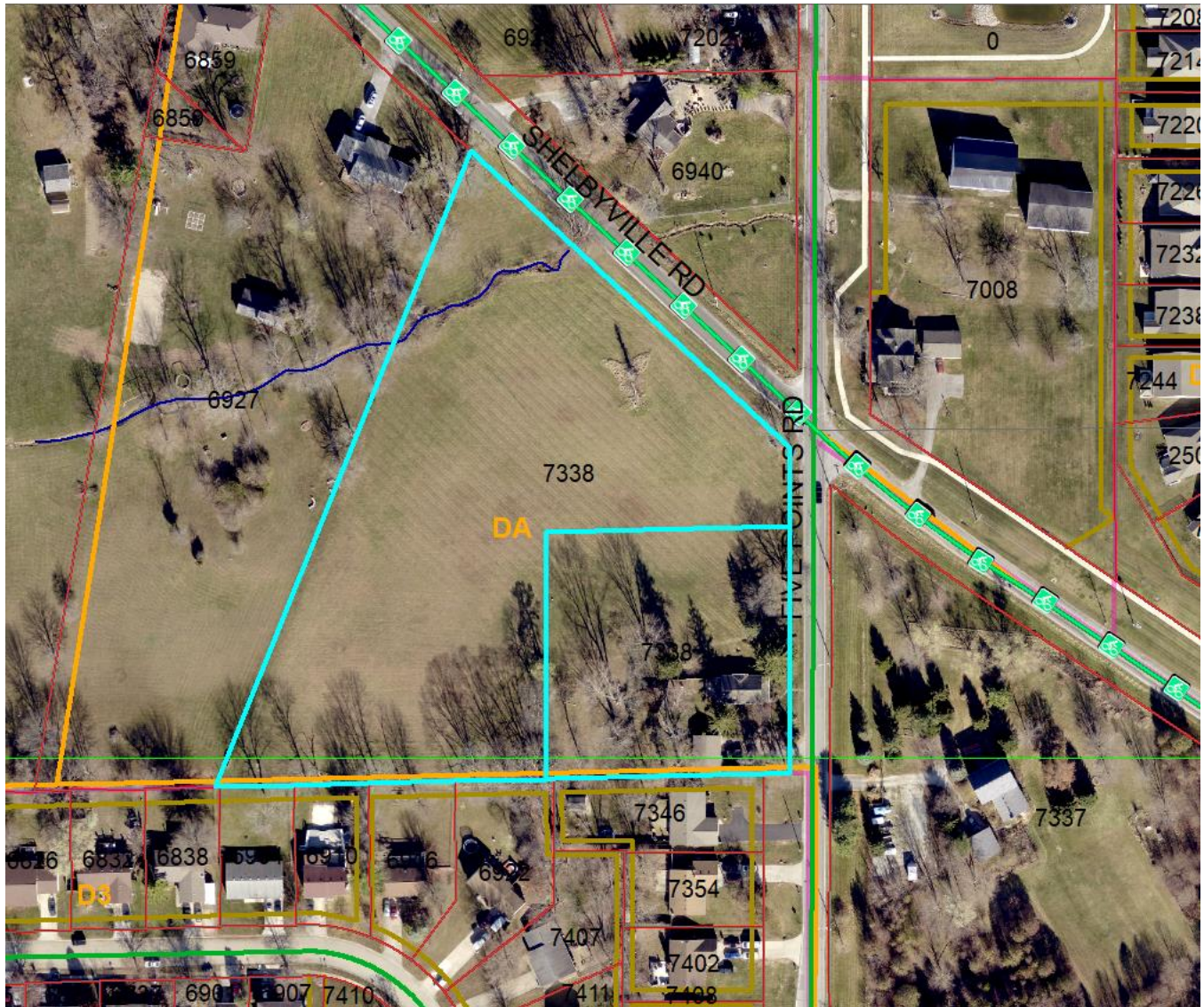
SIDEWALKS

Sidewalks are required along both public street frontages on Shelbyville Road and Five Points Road, and the petitioner has indicated these will be affixed to the Final Plat. No sidewalks would be required along the internal private drive Nanak Court.

GENERAL INFORMATION

Existing Zoning	D-2	
Existing Land Use	Residential/Undeveloped	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-A	Residential
	South: D-3	Residential
	East: D-P / D-A	Residential
	West: D-A	Residential
Thoroughfare Plan		
Five Points Road	Primary Collector	40-foot existing and 80-foot proposed
Shelbyville Road	Secondary Arterial	60-foot existing and 90-foot proposed
Petition Submittal Date	August 29, 2025	

EXHIBITS





**Schneider
Electric**

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JAN 2012 2012/001

PHOTOS



Photo 1: Subject Site Viewed from North



Photo 2: Subject Site Viewed from Northeast

PHOTOS



Photo 3: Existing Residence to Southeast of Site Viewed from East



Photo 4: Existing Treeline and Ditch Intersecting Shelbyville Road Viewed from East

PHOTOS



Photo 5: Five Points Frontage Looking North (May 2025)



Photo 6: Five Points Frontage Looking South (May 2025)

PHOTOS



Photo 7: Shelbyville Frontage Looking West (May 2025)



Photo 8: Shelbyville Frontage Looking East (May 2025)

PHOTOS



Photo 9: Adjacent Property to North



Photo 10: Adjacent Property to Northeast

PHOTOS



Photo 11: Adjacent Property to Southeast



Photo 12: Adjacent Property to South