

PLAT COMMITTEE

September 9, 2026

Case Number:	2026-PLT-046
Property Address:	1050 S Emerson Ave (<i>Approximate Address</i>)
Location:	Center Township, Council District #18
Petitioner:	Easter + Cavos, by Kathleen Crebo
Zoning:	I-4
Request:	Approval of a Subdivision Plat to be known as ABC Minor Subdivision, dividing 8.22 acres into two (2) lots.
Waiver Requested:	None
Current Land Use:	Industrial
Staff Reviewer:	Drew Haynes, Senior Planner

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 July 28, 2026 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 I-4. The site contains a wholesale, interior building materials and construction supply company. The proposed plat would subdivide the property into two (2) lots. The proposed plat meets the standards of the I-4 zoning classification.

STREETS

Lot 1 has existing frontage on South Emerson Avenue and East Prospect Street. Lot 2 has existing frontage on East Prospect Street, only. No new streets are proposed.

SIDEWALKS

There are no existing sidewalks along E Prospect St and S Emerson Ave. Sidewalks are required for this site.

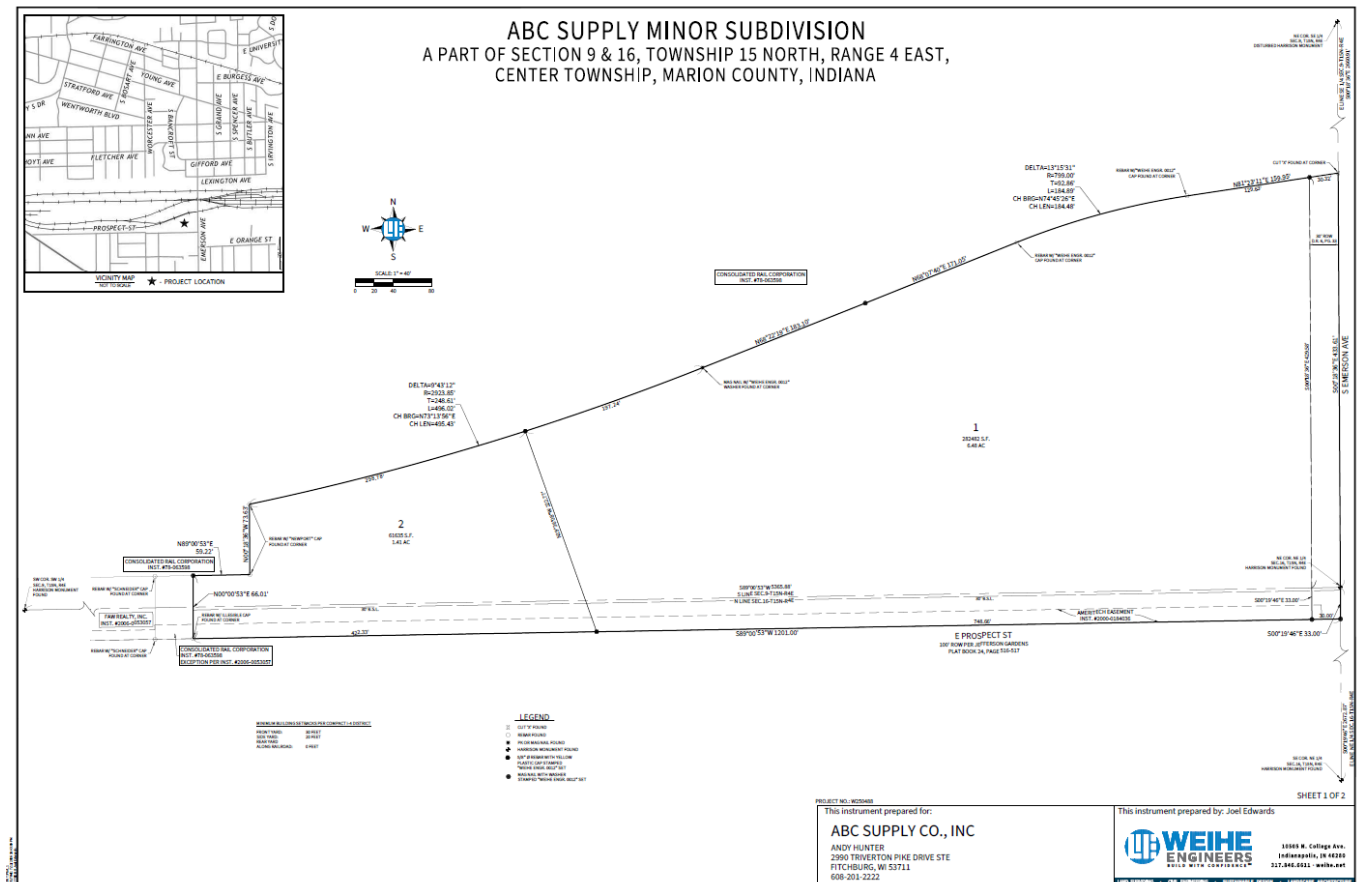
PROCEDURE

This plat petition, if approved, only legally establishes the division of land. All new construction would be required to meet all development standards of the I-4 Industrial District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	I-4	
Existing Land Use	Industrial	
Comprehensive Plan	Heavy Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4	Heavy Industrial
South:	I-2	Light Industrial, Suburban Neighborhood
East:	I-3	Heavy Industrial
West:	I-4	Heavy Industrial
Thoroughfare Plan		
S Emerson Ave	Primary Arterial	60-foot existing right-of-way and 56-foot proposed
E Prospect St	Primary Arterial	86-foot existing right-of-way and 56-foot proposed
Petition Submittal Date	July 28, 2026	

Preliminary Plat



Present Day Aerial



PHOTOS



Proposed Lot 1, looking West



Proposed Lot 1, looking North



Proposed Lot 2, looking Northeast



Proposed Lot 2, looking Northwest