

PLAT COMMITTEE

July 8, 2026

Case Number:	2026-PLT-033
Address:	10029 East 30 th Street (approximate address)
Location:	Warren Township, Council District #15
Zoning:	SU-1 / C-3 / C-4
Petitioner:	Sherwood Hills Baptist Church, by David Price
Request:	Approval of a Subdivision Plat to be known as Sherwood Hills Replat, subdividing 3.1 acres into two lots.
Waiver Requested:	None
Current Land Use:	Religious Use, with an accessory structure and accessory parking lot.
Staff Reviewer:	Robert Uhlenhake, 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 1, 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

The majority of the site is zoned SU-1. A small portion of the western edge of the site is zoned C-3 and C-4. This zoning does not follow the parcel line and is an overlap from the adjacent parcels to the west and only affects Lot One.

The site is developed with a religious use, an accessory structure and an accessory parking lot. The proposed Plat would subdivide the property into two (2) lots: Lot One would be 1.642 acres and is developed with the existing buildings and the accessory parking lot. Lot Two would be 2.017 acres and is undeveloped. The proposed plat meets the standards of the SU-1 zoning classification.

STREETS

Lot One would front on East 30th Street to the north. Lot Two would front on East 30th Street to the north. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks do not exist along this portion of East 30th Street.

GENERAL INFORMATION

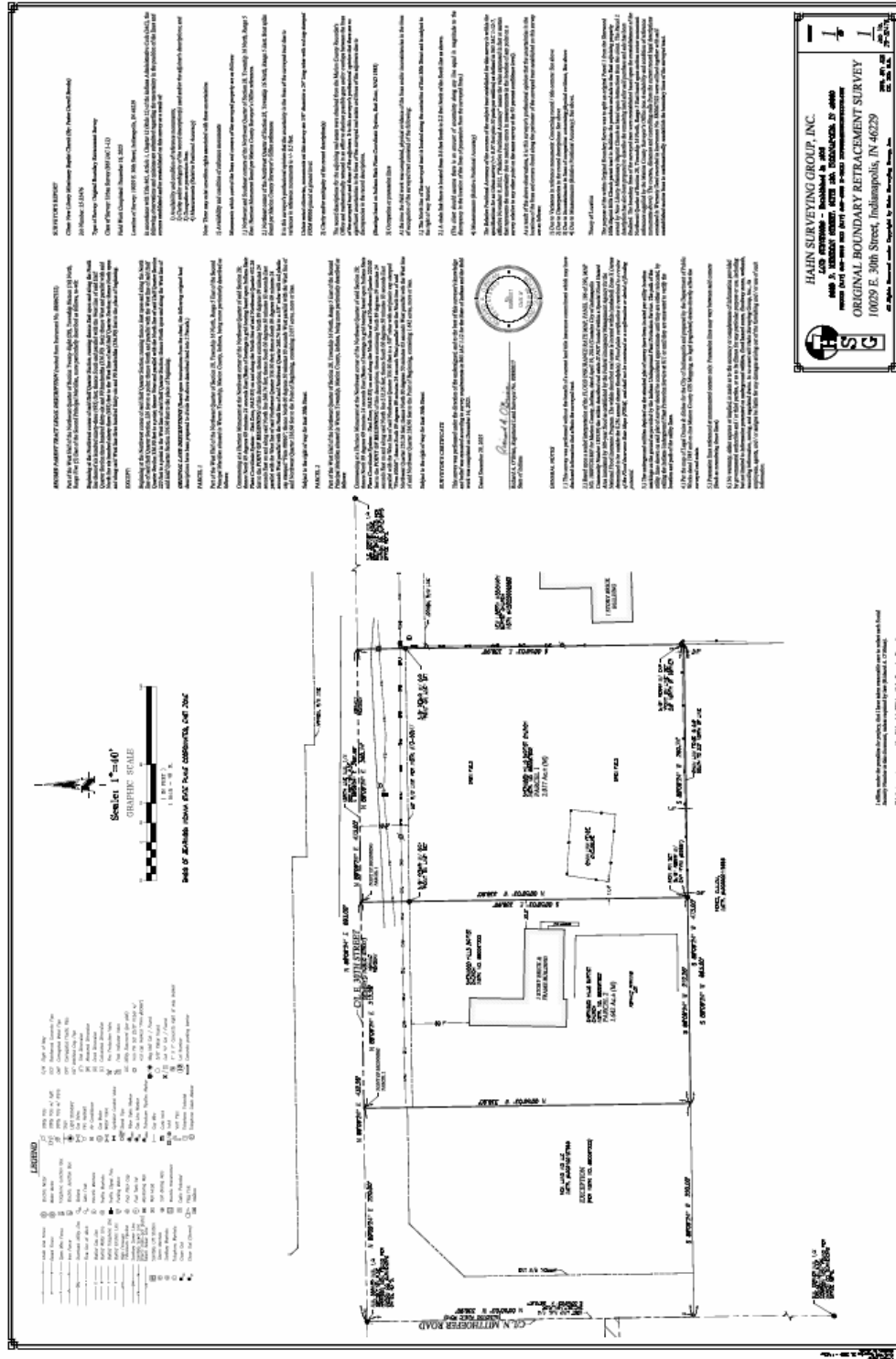
Existing Zoning	SU-1 / C-3 / C-4	
Existing Land Use	Religious Use / Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3	Undeveloped
South:	D-3	Single-Family Dwellings
East:	D-7	Religious Use
West:	C-3 / C-4	Community Commercial / Undeveloped
Thoroughfare Plan		
East 30 th Street	Secondary Arterial	95-foot existing and proposed right-of-way
Petition Submittal Date	June 1, 2026	

EXHIBITS

2026-PLT-033; Aerial Map



2026-PLT-033: Proposed Plat



PHOTOS



Lot 1, looking south from East 30th Street



Lot 2 looking south from East 30th Street



Adjacent religious use to the east, looking south.



Adjacent commercial use to the west, looking south.