

PLAT COMMITTEE

June 11, 2025

Case Number: 2025-PLT-032
Property Address: 10214 E McGregor Road (*approximate address*)
Location: Franklin Township, Council District #25
Petitioner: Judith A. Stenger, by Andrew Barkocy
Zoning: D-A (FF) (FW)
Request: Approval of a Subdivision Plat to be known as Belle Terre Estates Subdivision, subdividing 82.27 acres into one lot and two blocks.
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 May 2, 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-A (FF) (FW) for residential uses and is currently developed with one (1) single-family residence (undeveloped otherwise). It is horizontally intersected both by East McGregor Road and the Wildcat Run Creek. The proposed plat would subdivide the property into one (1) lot and two (2) blocks: Lot 1 would be comprised of five (5) acres and would contain the existing residence, Block A would be comprised of 23.74 acres north of McGregor Road, and Block B would be comprised of 49.73 acres south of McGregor Road. The proposed plat meets the standards of the D-A zoning classification.

STREETS

Both the lot and the blocks would front on McGregor Avenue: Lot 1 and Block A from the north and Block B from the south. Block B would also front on Mitthoefer Road to the west. No new streets are proposed as part of this petition.

SIDEWALKS

No sidewalks are existing or proposed as a part of this plat. Since adjacent residential properties also do not contain sidewalks, none would be required per 744-303.B of the Ordinance.

GENERAL INFORMATION

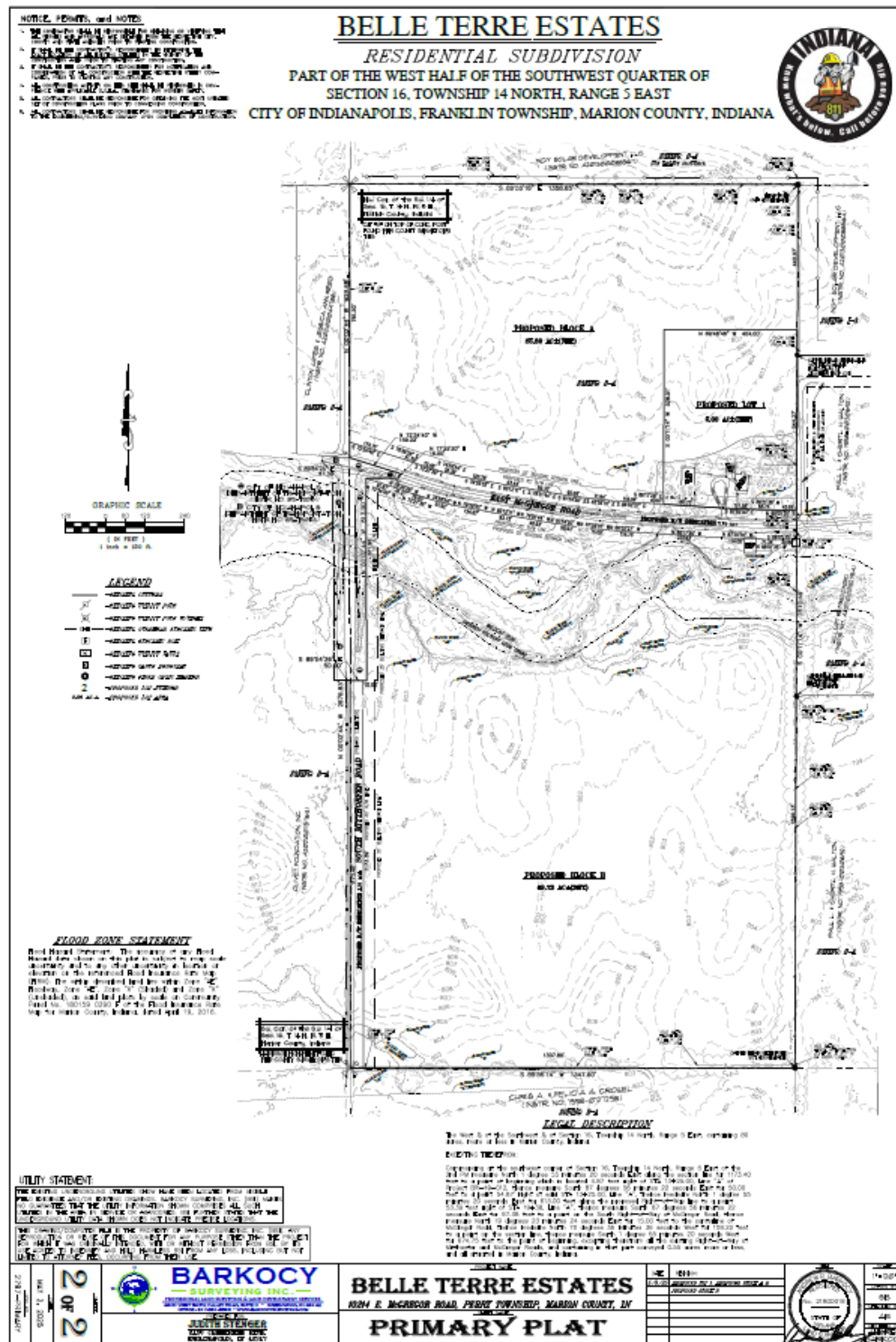
Existing Zoning	D-A (FF) (FW)	
Existing Land Use	Residential / Undeveloped	
Comprehensive Plan	Rural or Estate Neighborhood / Floodway	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-A Solar Array
	South:	D-A Residential
	East:	D-5 Solar / Residential / Undeveloped
	West:	D-A Residential / Undeveloped
Thoroughfare Plan		
McGregor Road	Primary Collector	30-foot existing and 90-foot proposed
Mithoeffer Road	Primary Collector	101-foot existing and 80-foot proposed
Petition Submittal Date	May 2, 2025	

EXHIBITS

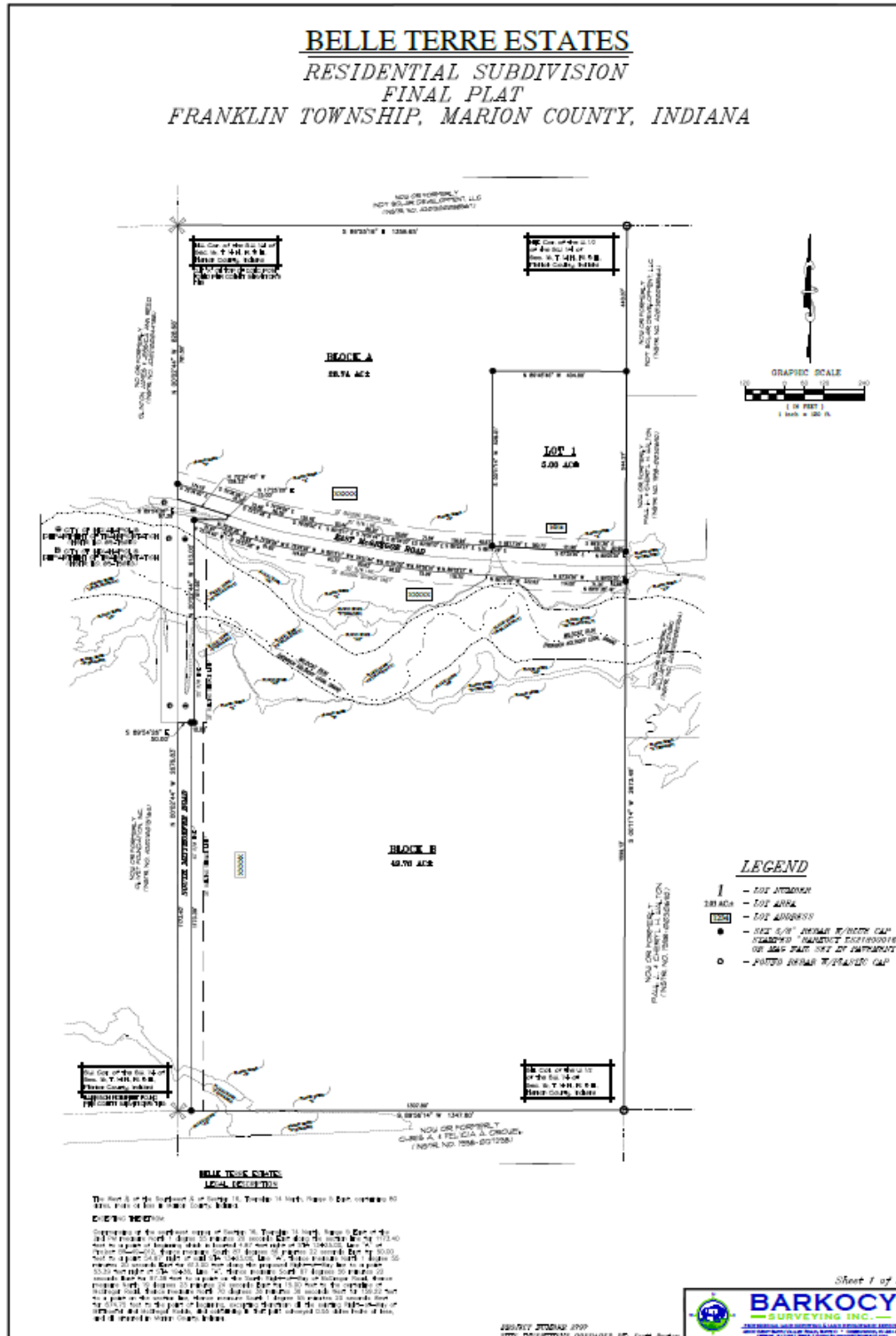
2025PLT032 ; Aerial Map



2025PLT032 ; Primary Plat



2025PLT032 ; Final Plat



2025PLT032 ; Photographs



Photo 1: Existing Residence on Proposed Lot 1 (taken June 2019)



Photo 2: Proposed Block A viewed from McGregor (taken June 2019)

2025PLT032 ; Photographs (continued)



Photo 3: Proposed Block B viewed from McGregor (taken June 2019)



Photo 4: Proposed Block B viewed from Mithoeffer (taken June 2019)