

PLAT COMMITTEE

January 10, 2024

Case Number:	2023-PLT-101
Property Address:	4005 North Franklin Road (Approximate Address)
Location:	Lawrence Township, Council District #9
Petitioner:	Mt. Paran Baptist Church, by Michael J. Smith
Zoning:	D-P
Request:	Approval of a Subdivision Plat to be known as Mt. Paran Hope Subdivision, dividing 19.464 acres into two lots.
Waiver Requested:	None
Current Land Use:	Religious Use
Staff Reviewer:	Linda Ahlbrand, Principal Planner II

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 December 1, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.



10. 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-P and developed with a church. The site was rezoned in 2020 (2020-ZON-068) to allow for a church campus with single and multi-family residential uses. The proposed plat would subdivide the property into two lots. Lot One would be 9.464 acres, would be located along Franklin Road, and be the site of the main church buildings. Lot Two would be 10 acres, would be located to the south and east of Lot One, and be the site of the proposed residential buildings. The proposed plat meets the standards of the D-P zoning classification and the subdivision regulations.

STREETS

Lot One would front on Franklin Road. Lot Two would access Franklin Road through Lot One. An existing access easement runs along the north property line. No new streets are proposed as part of this petition.

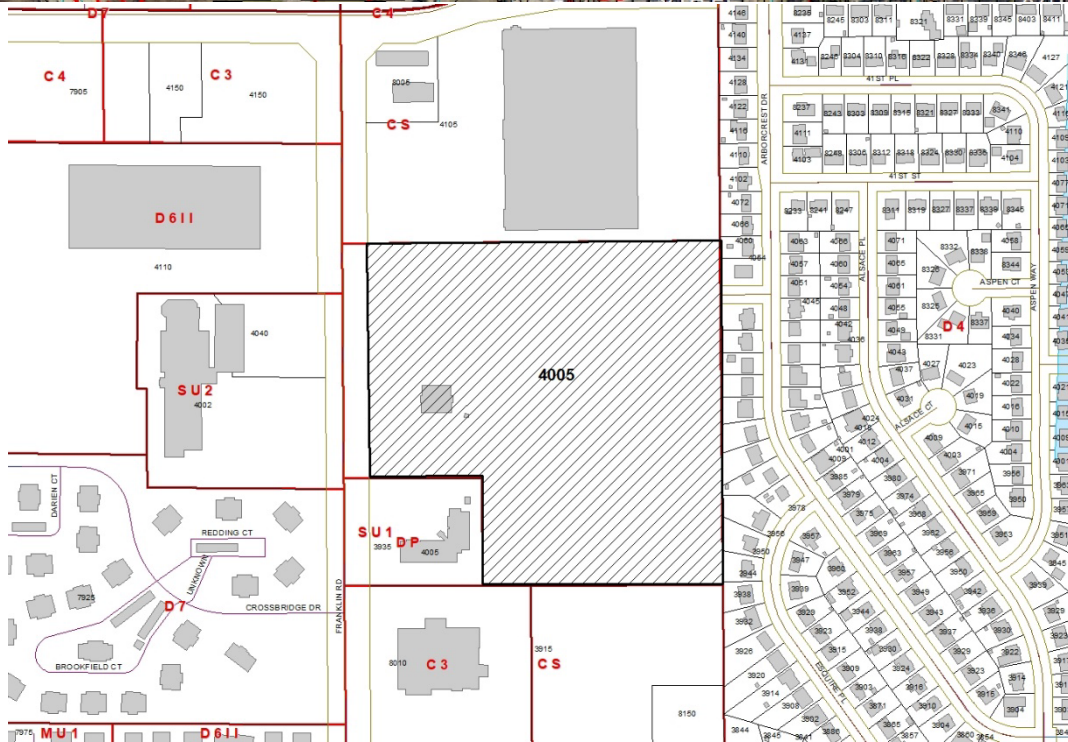
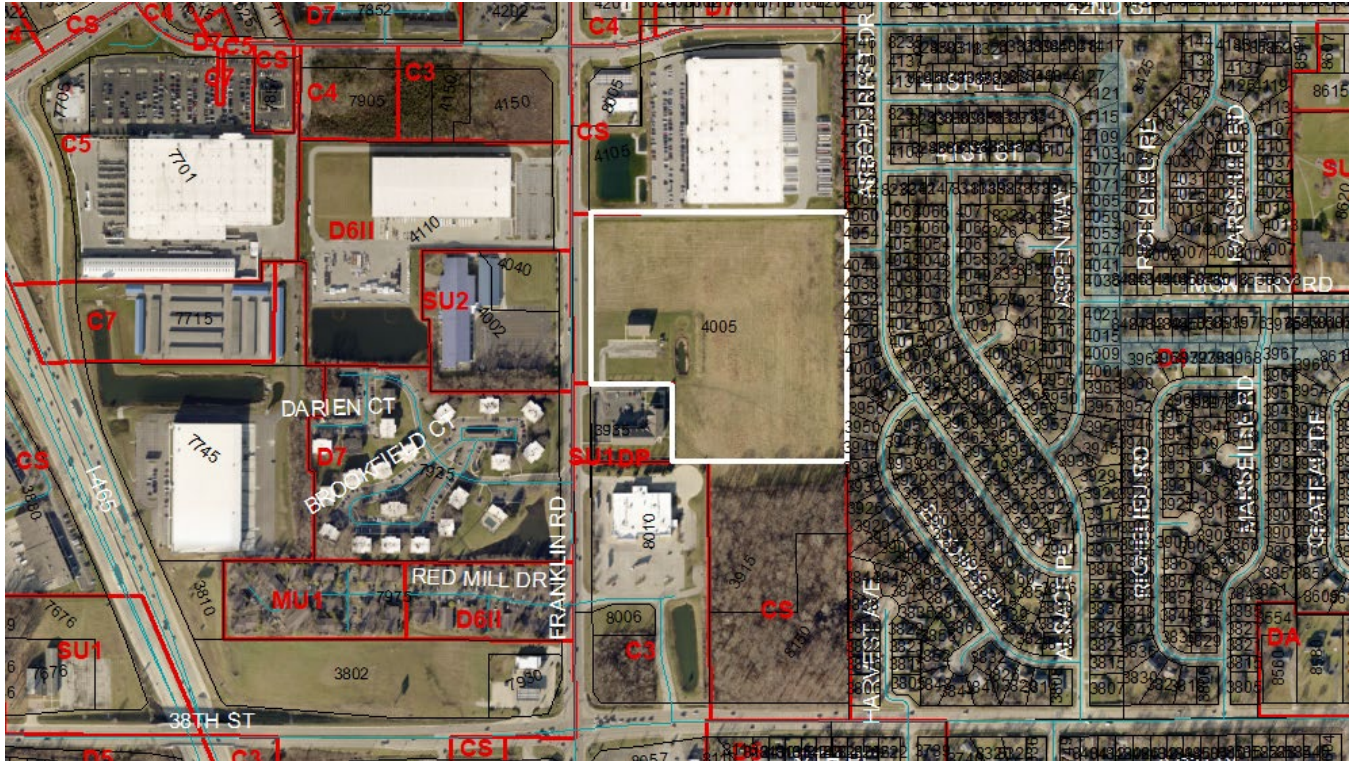
SIDEWALKS

Sidewalks are existing along Franklin Road.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Church	
Comprehensive Plan	Special Use	
Surrounding Context	Zoning	Land Use
	North:	C-S Industrial
	South:	SU-1 / C-S Church / Undeveloped
	East:	D-4 Single-family residential
West:	SU-2 / D-5II School / Industrial	
Thoroughfare Plan		
Franklin Road	Primary Arterial	112 feet existing and 119 feet proposed
Petition Submittal Date	January 30, 2023	

EXHIBITS



PHOTOS



December 22, 2023 1:17 PM

Figure 1 - Proposed Lot Two looking southeast



December 22, 2023 1:17 PM

Figure 2 - Proposed Lot One Looking south