

## PLAT COMMITTEE

November 9, 2022

Case Number: 2022-PLT-076  
Property Address: 8615, 8649, 8701, and 8707 Shelby Street (Approximate Address)  
Location: Perry Township, Council District #23  
Petitioner: Shelby Street Property LLC, by Anthony B. Syers  
Zoning: HD-2 (FF) (FW)  
Request: Approval of a Subdivision Plat to be known as Shelby Street Property Subdivision, dividing 18.559 acres into two lots.  
Waiver Requested: None  
Current Land Use: Undeveloped  
Staff Reviewer: Allison Richardson, 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 September 30, 2022, 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 HD-2 and is undeveloped. The proposed plat would subdivide the property into two lots: Lot one would be 9.611 acres and lot two would be 8.948 acres. This plat petition would approve only the division of land. Any site development would be subject to approval by the Metropolitan Development Commission.

### STREETS

Lot One and Two would front on both Shelby Street. No new streets are proposed as part of this petition.

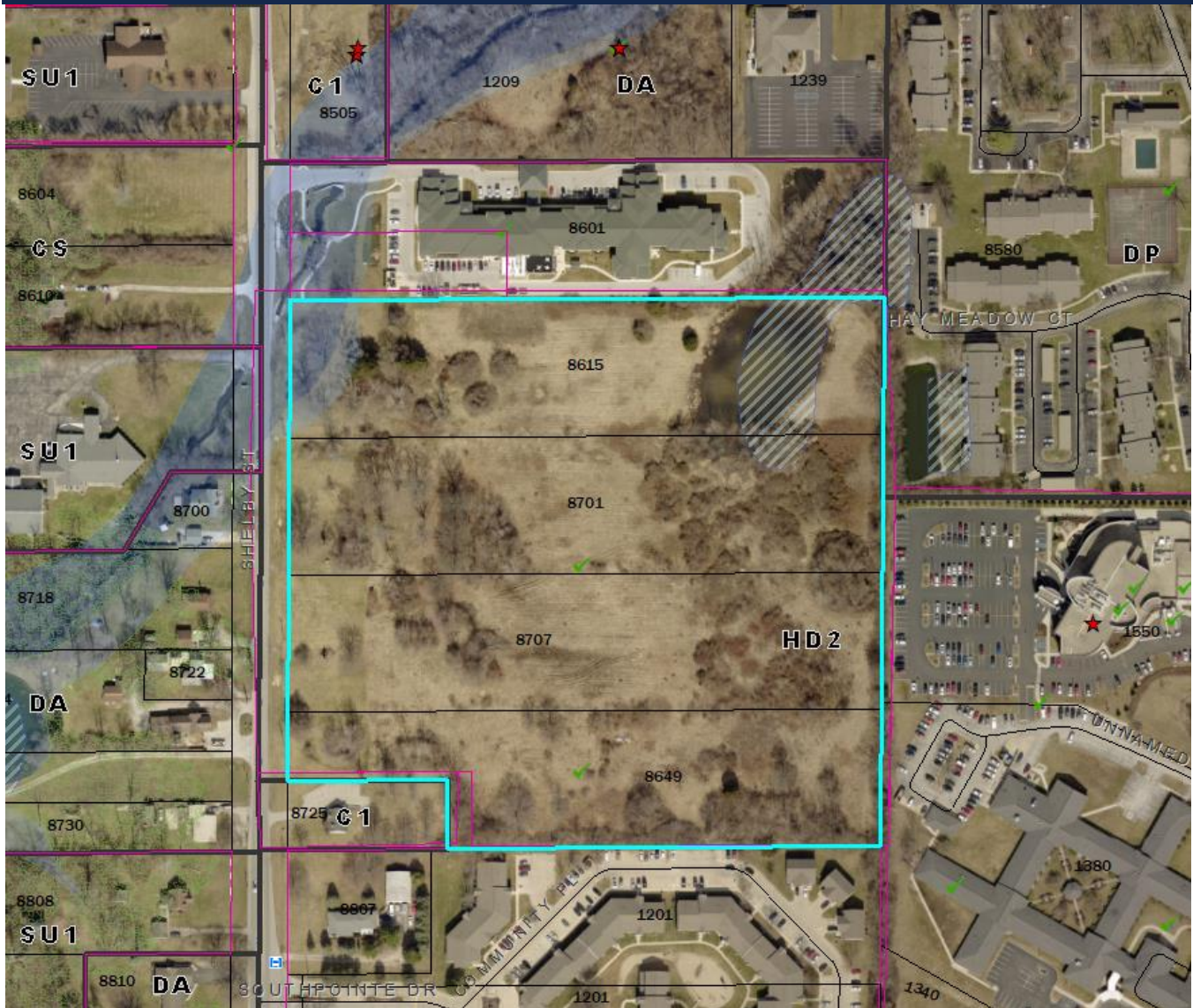
### SIDEWALKS

Sidewalks are required along the Shelby Street frontage

## GENERAL INFORMATION

<b>Existing Zoning</b>	HD-2	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	HD-2	Assisted Living Residential
South:	C-1 / HD-2	Multi-family residential / Assisted Living
East:	D-P / HD-2	Residential / Medical Offices
West:	D-A / SU-1	Residential / Religious Use
<b>Thoroughfare Plan</b>		
Shelby Street	Primary Collector	90-feet existing and proposed
<b>Petition Submittal Date</b>	September 30, 2022	

**EXHIBITS**









## PHOTOS



Proposed Lot One, viewed from development north of site, facing south



Proposed Lot One, development north of site shown left





Proposed Lot Two, viewed from Shelby Street



Proposed Lot Two, south of site shown right



Proposed Lot Two shown right, west of site shown left.