

PLAT COMMITTEE

September 13, 2023

Case Number: 2023-PLT-068
Property Address: 7525 McFarland Boulevard (*Approximate Address*)
Location: Perry Township, Council District # 24
Petitioner: Southport Presbyterian Church, by Nick Everhart
Zoning: SU-1
Request: Approval of a Subdivision Plat, to be known as Homestead Emerson Subdivision, dividing 26.1 acres into two lots.
Waiver Requested: None
Current Land Use: Religious Use
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 August 4, 2023, 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 SU-1 and developed with a church and school. The proposed plat would subdivide the property into two lots. The proposed plat meets the standards of the SU-1 zoning classification.

STREETS

Lot One and Two would front on Emerson Avenue to the east. Lot One would front on McFarland Boulevard to the south and west. Lot Two would be accessed via the existing driveway on McFarland Boulevard on lot one. No new streets are proposed as part of this petition.

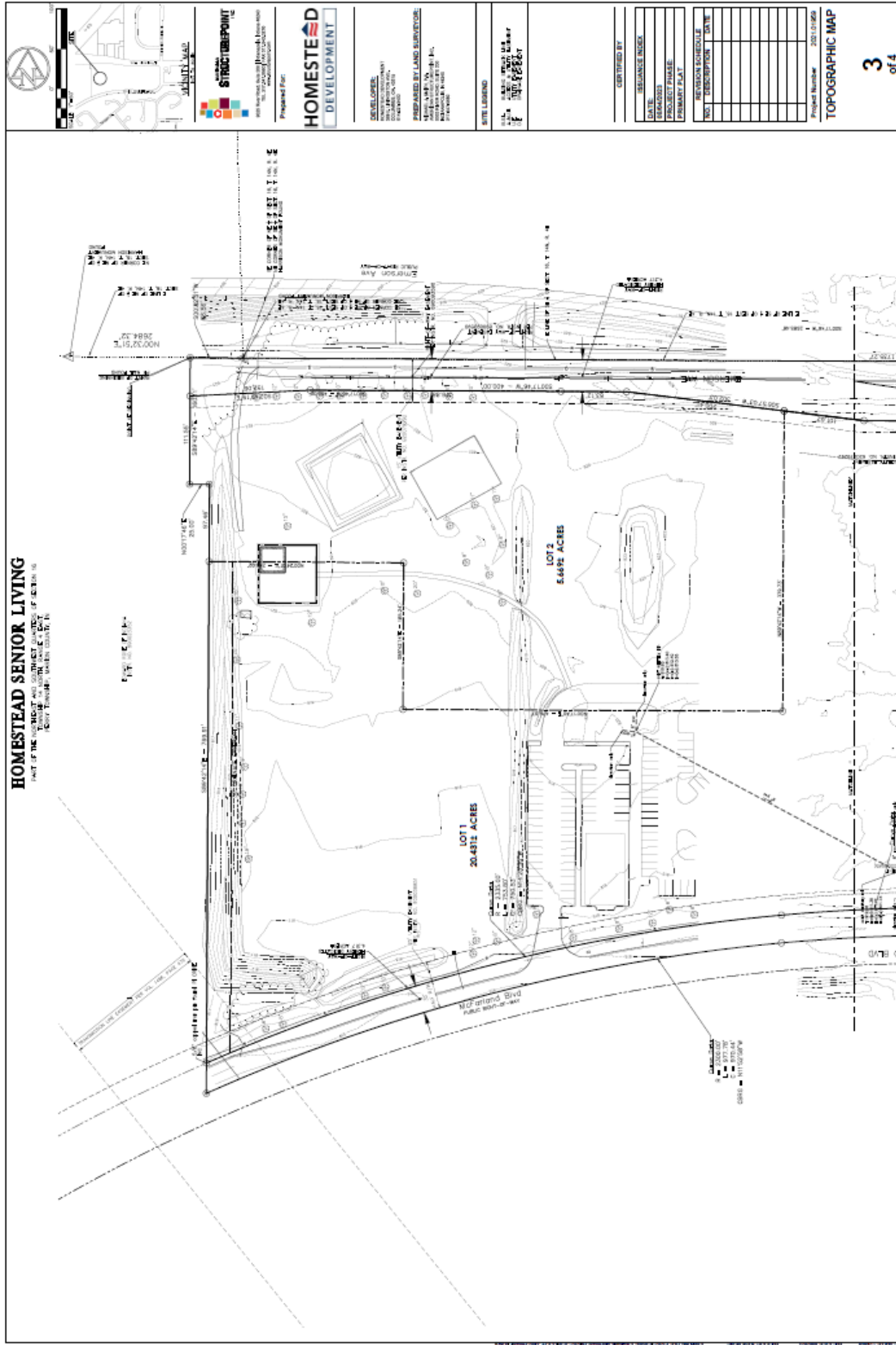
SIDEWALKS

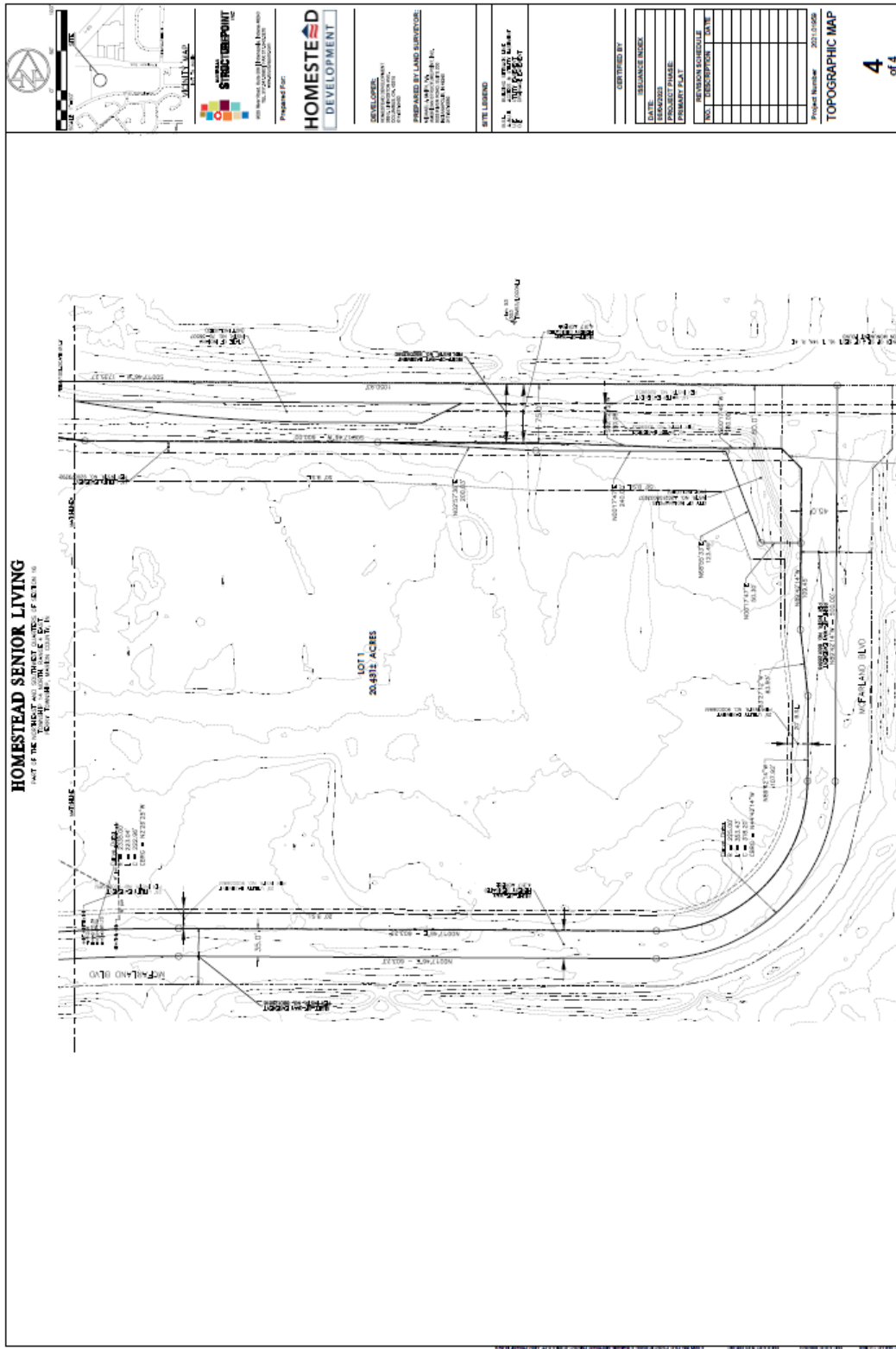
Sidewalks are existing on Emerson Avenue. Sidewalks are required on McFarland Boulevard.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Religious Use	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-6	Multi-family residential
South:	C-1	Commercial
East:	C-S	Mixed-Use
West:	D-3	Single-family residential
Thoroughfare Plan		
McFarland Boulevard	Local Street	70-foot existing and proposed
Emerson Avenue	Primary Arterial	128-feet existing and proposed
Petition Submittal Date	August 4, 2023	







PHOTOS



Proposed Lot One McFarland Boulevard frontage (west), looking south



Proposed Lot One, existing church and school, looking northeast



Proposed Lot Two shown left, looking south



Proposed Lot One McFarland Boulevard frontage, looking east



Proposed Lot One viewed from the intersection of McFarland Boulevard and Emerson Avenue, looking north



Proposed Lot One viewed from Emerson Avenue, looking west



Proposed Lot Two viewed from Emerson Avenue, looking west