

PLAT COMMITTEE

September 13, 2023

Case Number: 2023-PLT-037
Property Address: 4437 Clark Drive (*Approximate Address*)
Location: Franklin Township, Council District #25
Petitioner: David A. Retherford, Trustee of the Russell E. Flagle Revocable Trust
Zoning: C-S (FF)
Request: Approval of a Subdivision Plat, to be known as Flagle Pointe Commercial Subdivision, dividing 37.62 acres into two lots, one common area and one block, with a waiver of the sidewalk requirement.
Waiver Requested: Waiver of the sidewalk requirement
Current Land Use: Commercial / Undeveloped
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the third hearing for this petition. This petition was continued from the July 12, 2023 hearing to the August 9, 2023 hearing, and the August 9, 2023 hearing to the September 13, 2023 for an amendment with notice to be mailed and published.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 5, 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.
12. That the waiver of sidewalks be granted, on the condition that an asphalt trail be installed per commitments related to 2006-ZON-144.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-S per 2006-ZON-144, and is undeveloped. The proposed plat would subdivide the property into two lots and one block and one common area to provide for a commercial development. The proposed plat meets the standards of the C-S zoning classification.

STREETS

Lot One and Two and Common Area A would front on Southeastern Avenue. Block A would front on Southeastern Avenue, Franklin Road, and Harrison Street. No new streets are proposed as part of this petition.

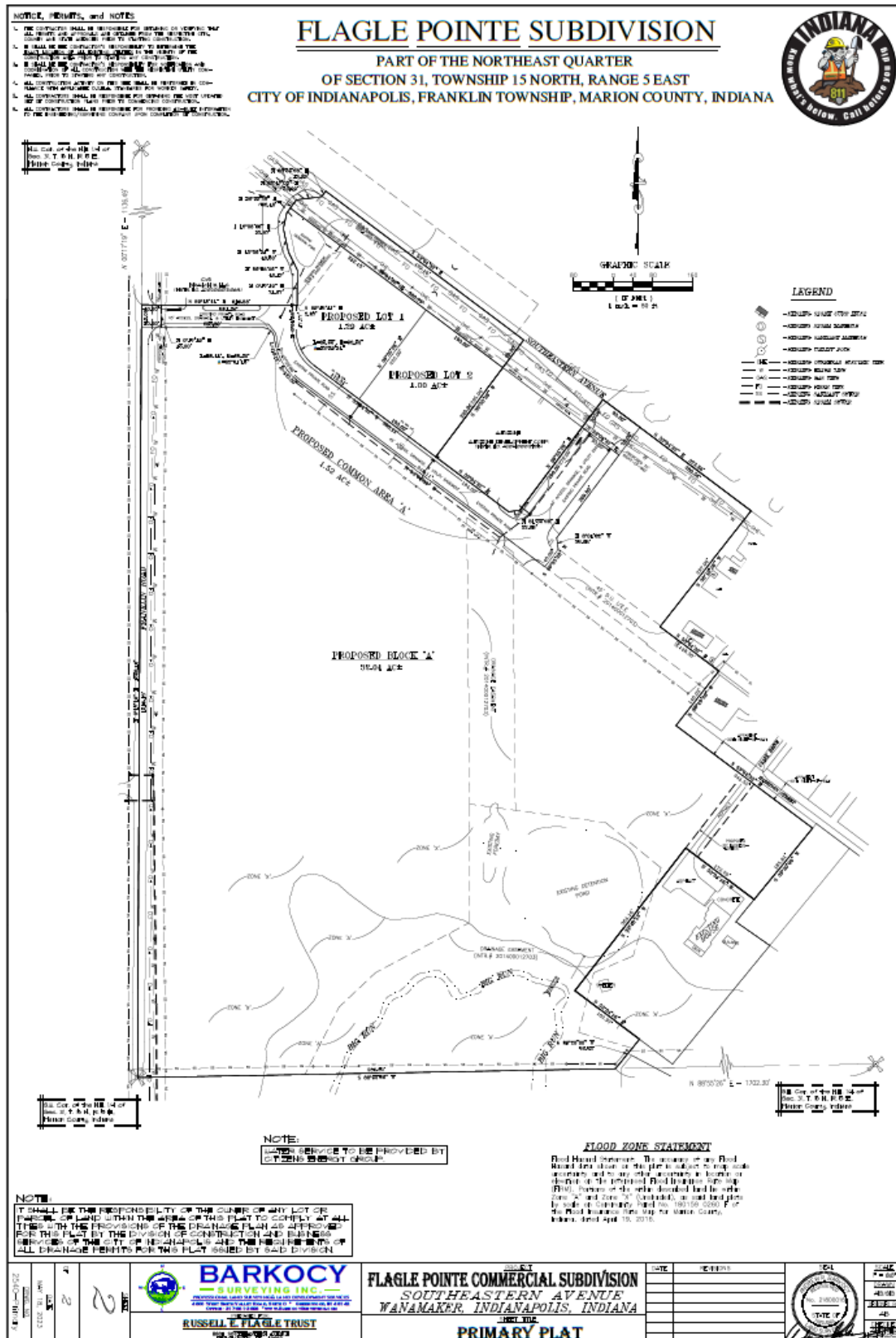
SIDEWALKS

The petitioner will be installing an asphalt trail in place of sidewalks as shown on the site plan related to 2006-ZON-144. Therefore, staff is supporting the waiver of sidewalks.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	C-3 / C-S / D-3	Commercial / Residential
South:	D-2 / D-3	Residential
East:	D-5 / C-4 / C-S	Commercial / Residential
West:	D-A / D-2	Residential
Thoroughfare Plan		
Clark Drive	Local Street	40-foot existing and 48-feet proposed
Harrison Street	Local Street	40-foot existing and 48-feet proposed
Southeastern Avenue	Primary Collector	70-foot existing and 90-feet proposed
Franklin Road	Primary Arterial	70-foot existing and 119-feet proposed
Petition Submittal Date	May 5, 2023	

4100 SU1 4107 4123 4215 4210 4225 4216 4235 4237 4220 4241 4228 4247 4234 4251 4240 4437 CS 4415 D3 4730 4716 D2 4704 4632 430 8440 8450 4392 4340 4302 8445 8437 4116 4118 4122 4121 4115 4052 4120 4136 4146 415 4154 8650 8640 8526 8518 8512 8470 8430 8420 8405 C3 8525 8602 C4 8614 CS 8721 8615 8622 8624 8626 8628 4330 4335 4322 8720 8733 4532 4530 8440 8450 4415 D3 4730 4716 D2 4704 4632



PHOTOS



Block A; Harrison Street frontage



Block A; Franklin Road frontage



Lots One and Two; Southeastern Avenue frontage



Block A; Southeastern Avenue frontage



Block A; viewed from common area