



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

FROM: Alex Nelisse-Blankenship, AICP, Senior Planner / Zoning Officer

CC: Vic Whitney, Legal Counsel; Daryl Hennessy, City Administrator;
Carla Odebralski, Director of Planning and Engineering

SUBJECT: Staff Report – Final Plat, Kintner Crossing Commercial

DATE: February 17th, 2026

Action Being Requested

The applicant is requesting commission approval for the Final Plat of the Kintner Crossing Commercial subdivision, located at parcel #41713402005000 as seen below. The Sunbury process provides a review and recommendation by the Planning and Zoning Commission, with final approval by Sunbury City Council.

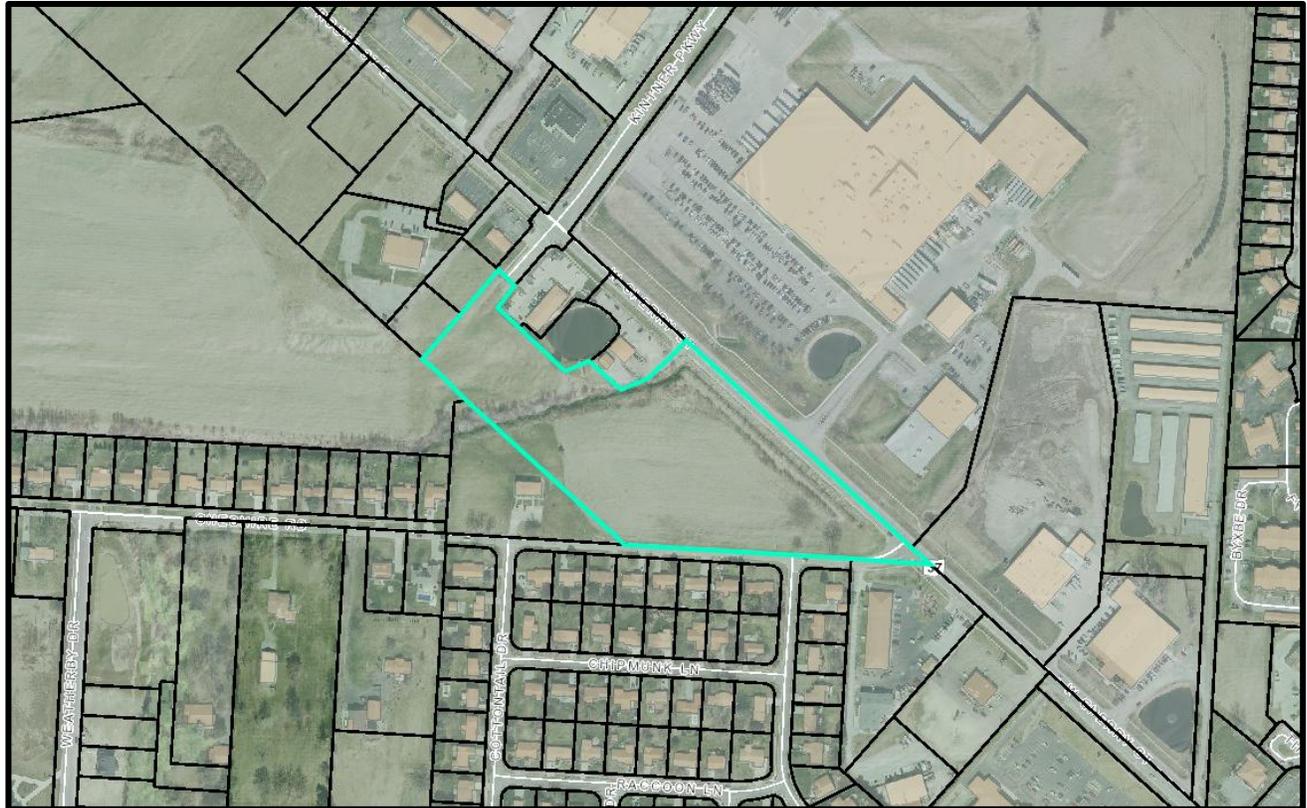
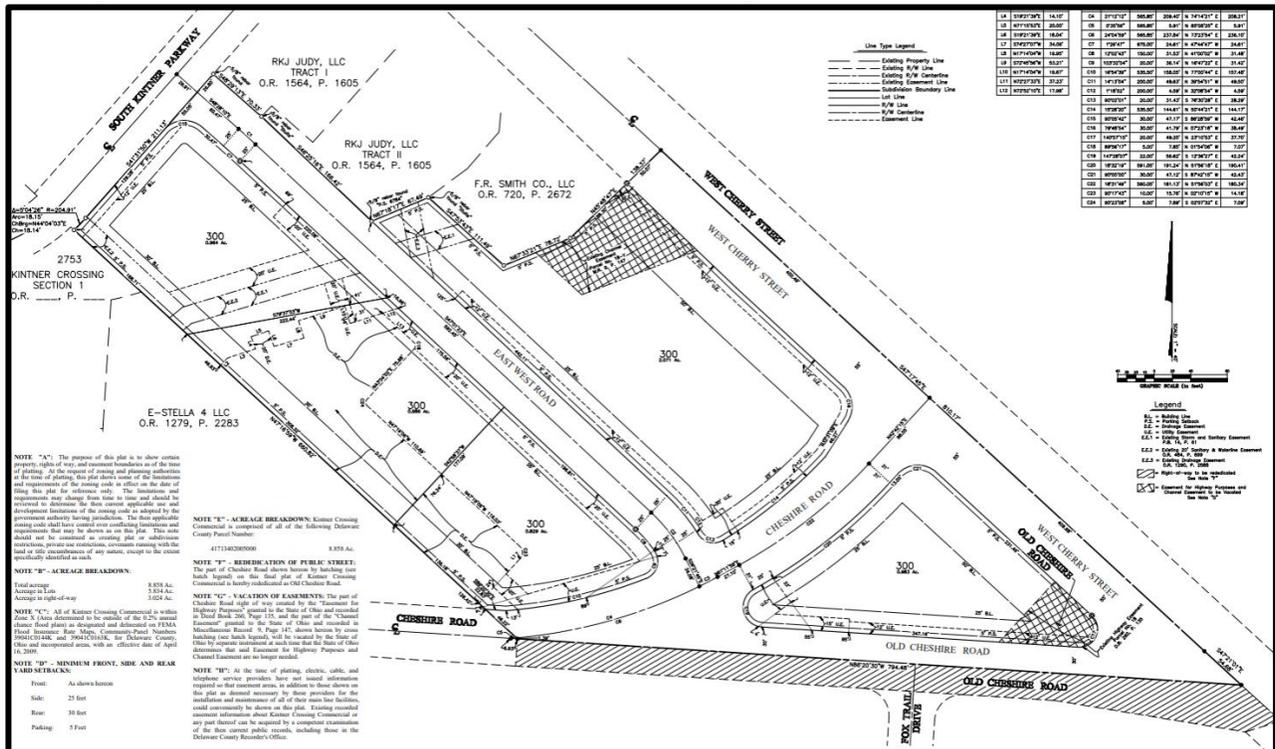


Figure 1: Site Location



Project Summary

The subject property is located north of Cheshire Road and west of Cherry Street, beginning at the current intersection of Cheshire Road and Cherry Street, and continuing northwest until it meets South Kintner Parkway. The parcel is currently zoned Commercial District (C-2) with the proposed final plat including five (5) commercial lots and the relocation of Cheshire Road. The proposed relocation of Cheshire Road would align with the entry of Hitachi Astemo across Cherry Street, creating a new intersection that would include a traffic signal.



Submittal Documents Provided

The applicant has submitted the following materials:

- Completed Final Plat Application
- Final Plat for Kintner Crossing Commercial
- Street, Storm, Water, Signal, and Lighting Plan for the Cheshire Road Relocation

Staff Comments

- This plat will include the previously approved Bell Stores site plan and will require future *Major Commercial Site Plan Applications* for the additional four (4) commercial lots.
 - Our Comprehensive Plan (2016) says the following in terms of this area:
 - “The plan recommends Planned Commercial development to a depth of approximately 700’ parallel to the north and south sides of U.S. 36 / S. R. 37, with access management provided by development-driven new backage roads to the south.”



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- With this, I believe that this development would be consistent with our comprehensive plan.
 - The applicant appears to have complied with Section 312 “Contents of Final Plat” of the City of Sunbury’s Subdivision Regulations.
 - Staff find the Final Plat to be consistent with the previously approved preliminary plat. Additionally, this development plan would help relieve traffic congestion and safety concerns at the corner of Cherry Street and Cheshire Road, which has been identified as an area in need of improvement by the City. With this, staff would recommend approval for this final plat.