

PLAT COMMITTEE July 12, 2023

Case Number: 2023-PLT-048

Property Address: 5608, 5640, and 5766 Massachusetts Avenue (*Approximate Addresses*)

Location: Warren Township, Council District #13

Petitioner: Bunn Real Estate Holdings, LLC, by Brian Moench

Zoning: I-3 and I-4

Request: Approval of a Subdivision Plat, to be known as Bunn / GFL Plat, subdividing

12.07 acres into two lots.

Waivers Requested: None

Current Land Use: Industrial

Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 6, 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

The subject site is zoned I-3 and I-4, with two buildings on proposed Lot 1 and four buildings on proposed Lot 2. Lot 1 would be 7.4 acres and Lot 2 would be 4.67 acres.

The proposed plat generally meets the standards of the I-3 and I-4 zoning classification and development standards.

STREETS

The plat would provide for direct access to Massachusetts Avenue for both lots.

SIDEWALKS

Sidewalks are required along Massachusetts Avenue.

GENERAL INFORMATION		
Existing Zoning	I-3 and I-4	
Existing Land Use	Heavy Industrial	
Comprehensive Plan	Industrial Reserve	
Surrounding Context	Zoning	Land Use
North:	D-4	Railroad track and single-family dwellings
South:	D-5, SU-1 and C-7	Church, commercial retail and automobile-related uses
East:	I-3	Industrial
West:	I-3	Industrial
Thoroughfare Plan		
Massachusetts Avenue	Primary Arterial	56-foot existing and proposed
Petition Submittal Date	June 6, 2023	

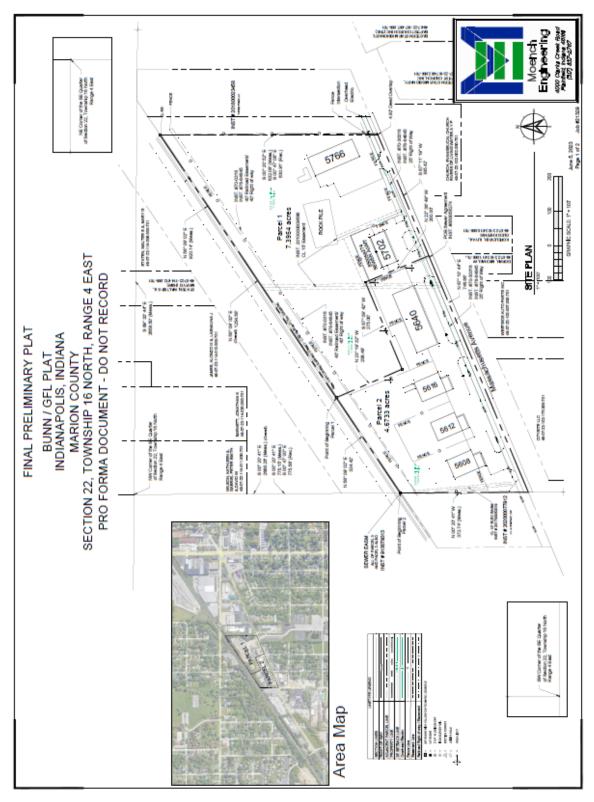




EXHIBITS C 5 0750 UNNAMED 5810_□ D









FINAL PRELIMINARY PLAT INDIANAPOLIS, INDIANA BUNN / GFL PLAT MARION COUNTY

SECTION 22, TOWNSHIP 16 NORTH, RANGE 4 EAST

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Compation or possession lines. A force on the east side of the property and not from 1 (b) feet auctiont sald-east calculated property line of Parcel 1. A force is not that 497 feet, west and feet east. A force along the west lines of Property 2 to within 5 feet.

Carty or antiguity of the econd description for the subject thank and its adjoiners. The dest Press, LLC in the east is entigated and uses central directions contributing to the 450-fact class.

Land Title Surveys, jointly established and acapted by ALTA and NSP

Thereby such that the seal eather described herein was authorized under my aspervation of the other indicated as the first in the seal to the conference contempor, information and their, the report conforms with the requirements in conductors with Time MM, Andrew 1, Chapter 1) of the indicate Administrate Close. The dates of the featurest completed was Howerton 20, 2009.

CERTIFIED ON THIS

PROFESSIONAL SUPPEROR # 2090072

REDUCTION STATISHED TO A PERSON OF SECURITY AND PROPERTY NUMBER IN LAW.

PRO FORMA DOCUMENT

DO NOT RECORD

4000 Clarks Greek Boad Planted Indone 4000 (30) 427-2707 Engheering

Moench



PHOTOS



Building and outside storage on proposed Lot 1





Site along Massachusetts Avenue adjacent to proposed Lot 1





Buildings on proposed Lot 1 (top); and Lot 2





View along Massachusetts Avenue adjacent to proposed Lot 2







Buildings on proposed Lot 2





Building on proposed Lot 2