

PLAT COMMITTEE

July 12, 2023

Case Number:	2023-PLT-048
Property Address:	5608, 5640, and 5766 Massachusetts Avenue (<i>Approximate Addresses</i>)
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

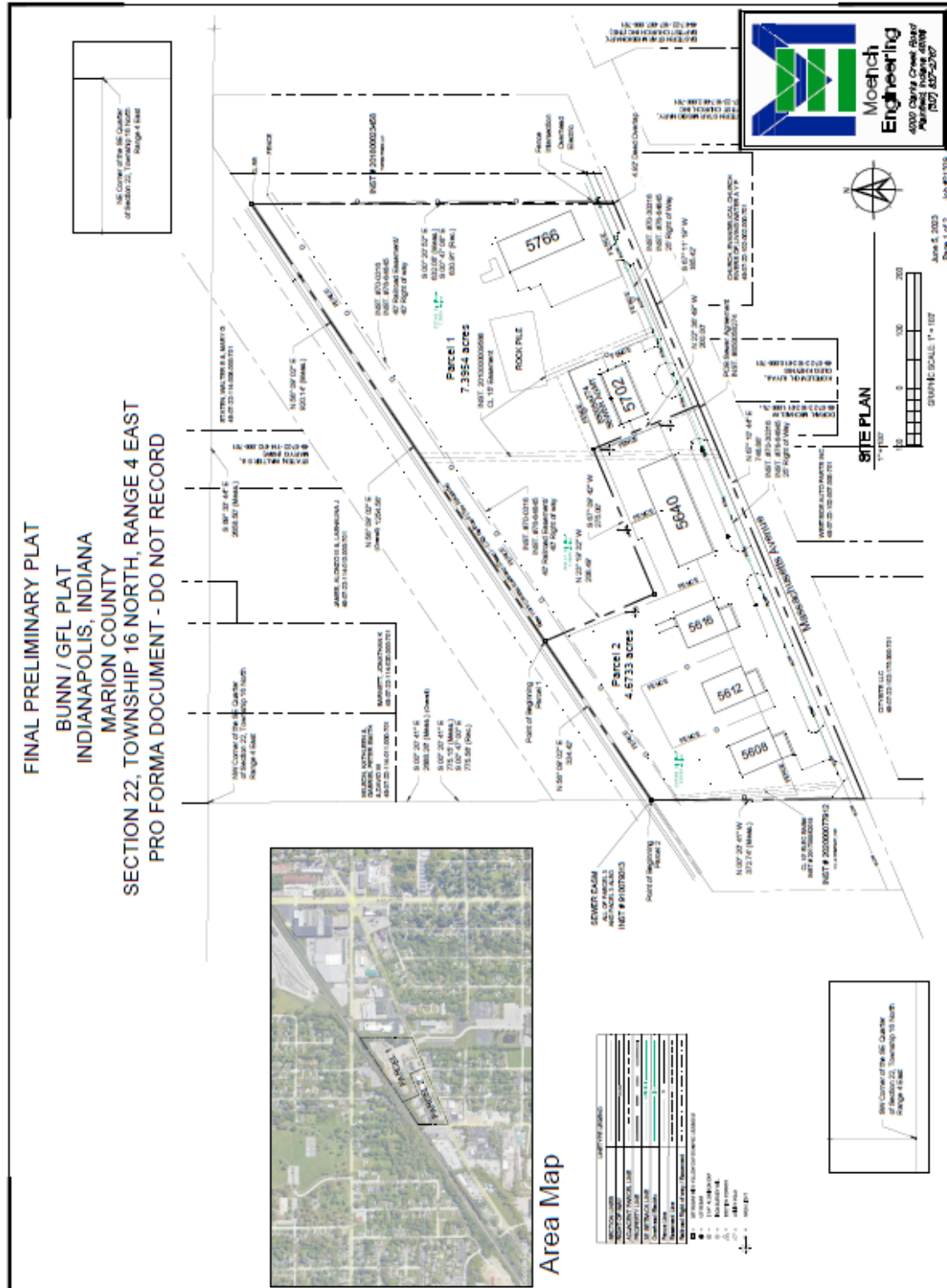
The plat would provide for direct access to Massachusetts Avenue for both lots.

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	<u>Zoning</u>	<u>Land Use</u>
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	



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