

PLAT COMMITTEE

December 14, 2022

Case Number: 2022-PLT-074 (Amended)
Property Address: 5959 and 6005 Sunnyside Road (Approximate Addresses)
Location: Lawrence Township, City of Lawrence, Council District #5
Petitioner: Sandlian Investments LLC, by Janie Sandlian and Donna Smithers
Zoning: C-3 and C-4
Request: Approval of a Subdivision Plat to be known as Replat of Lot #2 & #3 U-STOR Sunnyside, dividing 11.438 acres into three lots.
Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Jeffrey York, Senior Planner

PETITION HISTORY

This petition was continued from the November 9, 2022, Plat Committee hearing, to the December 14, 2022, in order to provide for an amendment to this request. On November 3, 2022, the petition was amended to add land and one additional lot.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 3, 2022, 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 the City of Lawrence, Sanitation Section.
3. Subject to the Standards and Specifications of the City of Lawrence, Drainage Section.
4. Subject to the Standards and Specifications of the City of Lawrence, 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 C-3 and C-4 and is undeveloped. The proposed plat would subdivide the property into three lots—Lot 2A, Lot 2B and Lot 3. The proposed plat meets the standards of the C-3 and C-4 zoning classifications.

STREETS

Each of the three lots would front Sunnyside Road. No new streets are proposed as part of this petition.

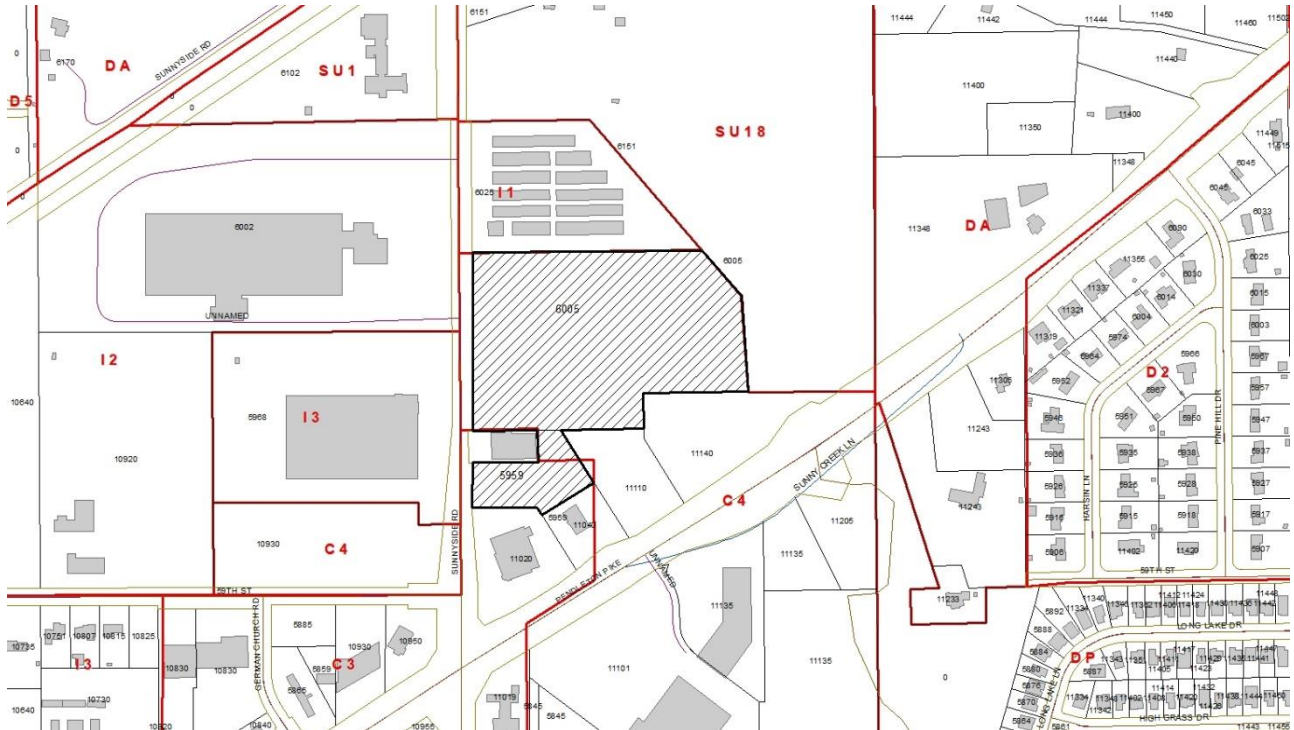
SIDEWALKS

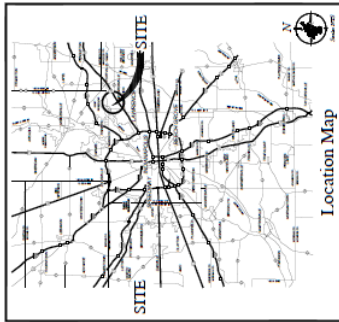
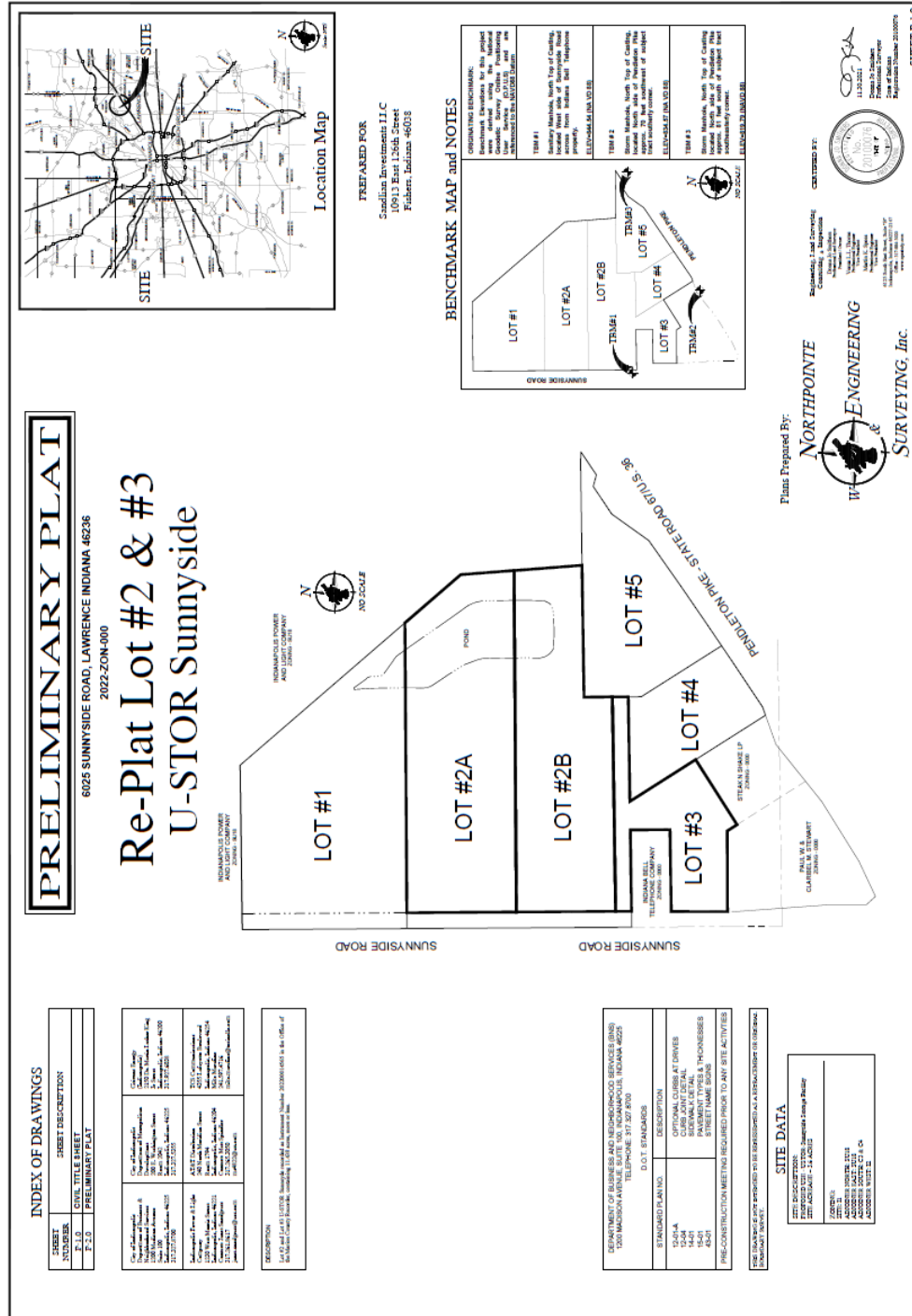
Sidewalks are existing along the west side of Sunnyside Road, but not along the east side, which is the location of the subject site. Sidewalks will be required to be installed, prior to developing the site.

GENERAL INFORMATION

Existing Zoning	C-3 and C-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Regional Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-1	Self-storage facility
South:	C-3	Commercial
East:	C-4	Undeveloped
West:	I-3	Light industrial
Thoroughfare Plan		
Sunnyside Road	Primary	80-foot existing and 104-foot proposed
Petition Submittal Date	September 30, 2022	

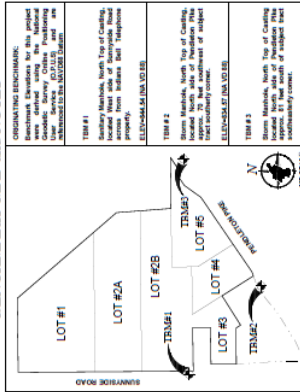
EXHIBITS



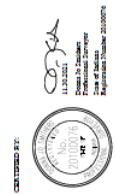


PREPARED FOR
 Sardin Investments LLC
 10913 East 126th Street
 Fairport, Indiana 46038

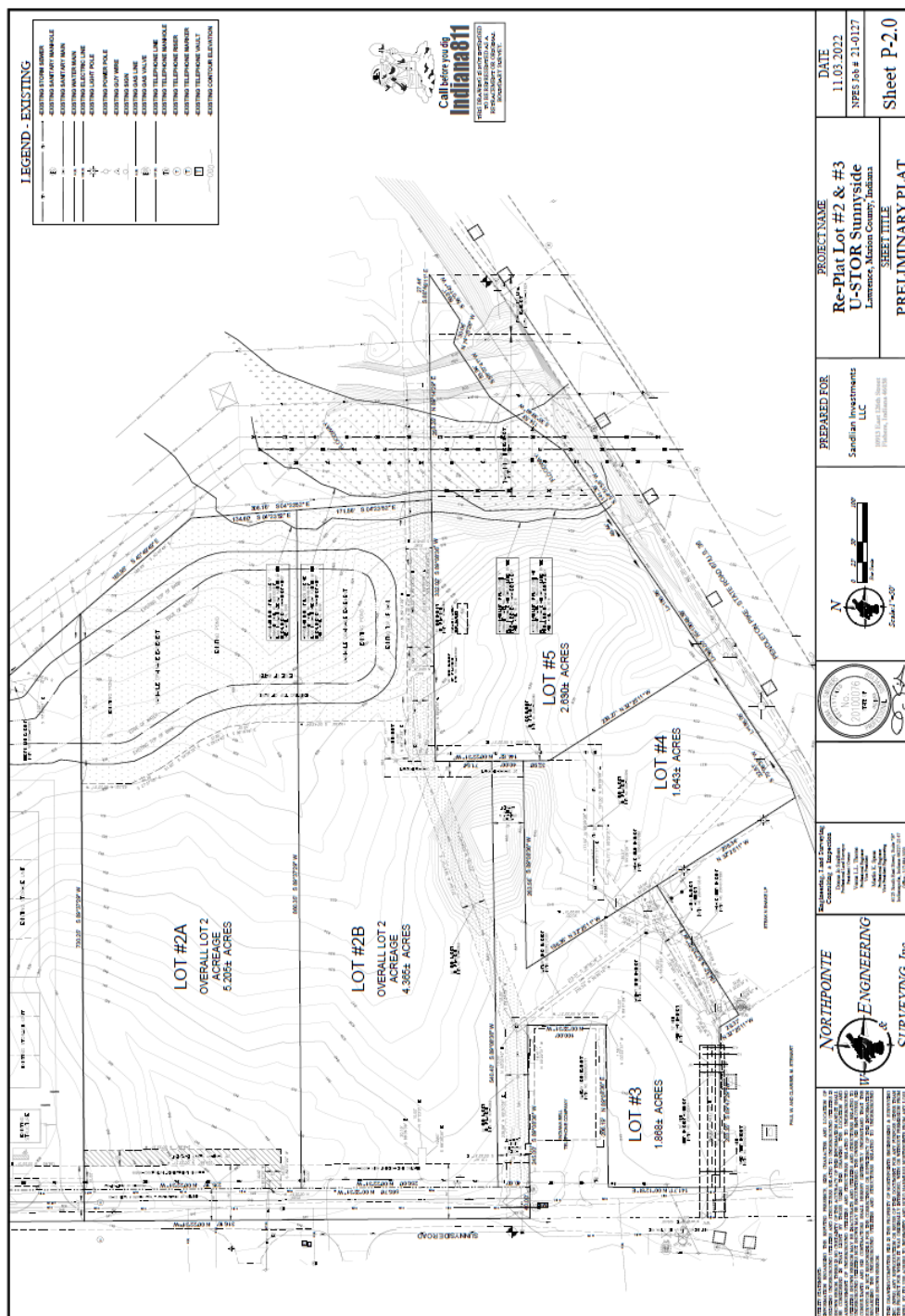
BENCHMARK MAP and NOTES



Plans Prepared By:
NORTHPOINT ENGINEERING & SURVEYING, Inc.



SHEET F.1.0



Photos



Subject Site, Sunnyside Road frontage



Subject site, Sunnyside Road frontage



Subject site, Sunnyside Road frontage



Subject site, Sunnyside Road frontage