

PLAT COMMITTEE

July 10, 2024

Case Number:	2024-PLT-034
Property Address:	4620 West 84 th Street, 4553 and 4625 West 86 th Street, 8431 and 8435 Georgetown Road and 8460 Bearing Drive (<i>Approximate Addresses</i>)
Location:	Pike Township, Council District #1
Petitioner:	G&I X Industrial IN, LLC, by Andi M. Metzler
Zoning:	I-2 (FF)
Request:	Northwest Business Center, subdividing 46.906 acres into six lots, with a waiver of the sidewalk requirements along 84 th Street, 86 th Street, and Bearing Drive, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.
Waiver Requested:	Waiver of sidewalks
Current Land Use:	Industrial
Staff Reviewer:	Jeffrey York, Principal Planner

PETITION HISTORY

This petition was continued from the June 12, 2024, Plat Committee, by request of the petitioner. On July 11, 2024, the petitioner submitted supplemental information regarding an update to the IndyGo bus routing system that indicates that the existing bus stop along the 86th Street frontage would be eliminated. Staff considered this in an additional discussion, however, staff continues to **recommend denial** of the sidewalk waiver request along 86th Street.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated May 2, 2024, 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 sidewalk waiver request be approved along 84th Street and Bearing Drive.
13. That the sidewalk waiver request be denied along 86th Street.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned I-2 (FF) and developed as a light industrial park. The site is bounded by public streets – 84th Street, 86th Street, Georgetown Road, and Bearing Drive. The proposed plat would subdivide the property into six lots. Five of the lots have existing buildings and one lot is undeveloped. The proposed plat meets the standards of the I-2 zoning classification.

STREETS

Lot 1 would front 86th Street, but would have access to Georgetown Road and Bearing Drive, via an internal private drive. Lot 2 would have access to Georgetown Road and Bearing Drive, via internal private drives. Lot 3 would have access to 84th Street and Bearing Drive, via an internal private drive. Lot 4 would have access to Georgetown Road and 84th Street, via internal private drives. Lot 5 would have access to Georgetown Road, via internal private drives. Lot 6 would have direct access to Bearing Drive. No new streets are proposed.

SIDEWALKS

There is currently an existing sidewalk along both sides of Georgetown Road. Sidewalks do not exist along 84th Street, 86th Street or Bearing Drive, abutting the subject site. Sidewalks would be required along these streets.

86th Street is a major primary arterial street, with access to Interstate 465. Staff noted on a site visit that a bus stop is located east of the 86th Street and Georgetown intersection along the north property line of the subject site, with no concrete or asphalt path from the existing sidewalk along Georgetown Road to the bus stop. Persons have to walk on and stand on the grass to approach the bus stop and wait for the bus.



The petitioner’s findings of fact indicate that ‘current topography, drainage and utilities along 86th Street will not make installation of a sidewalk feasible’. Staff disagrees that topography of along 86th Street would prevent installation of a sidewalk. If a bus stop can be located in this area so can a sidewalk. Specifics on drainage or utilities were not submitted with the petition. Therefore, staff recommends denial of the waiver request to not install sidewalks along 86th Street. If the plat committee approves the waiver against staff’s recommendation, a contribution in lieu of sidewalk installation should be required as a condition of approval subject to Section 744-301.G.

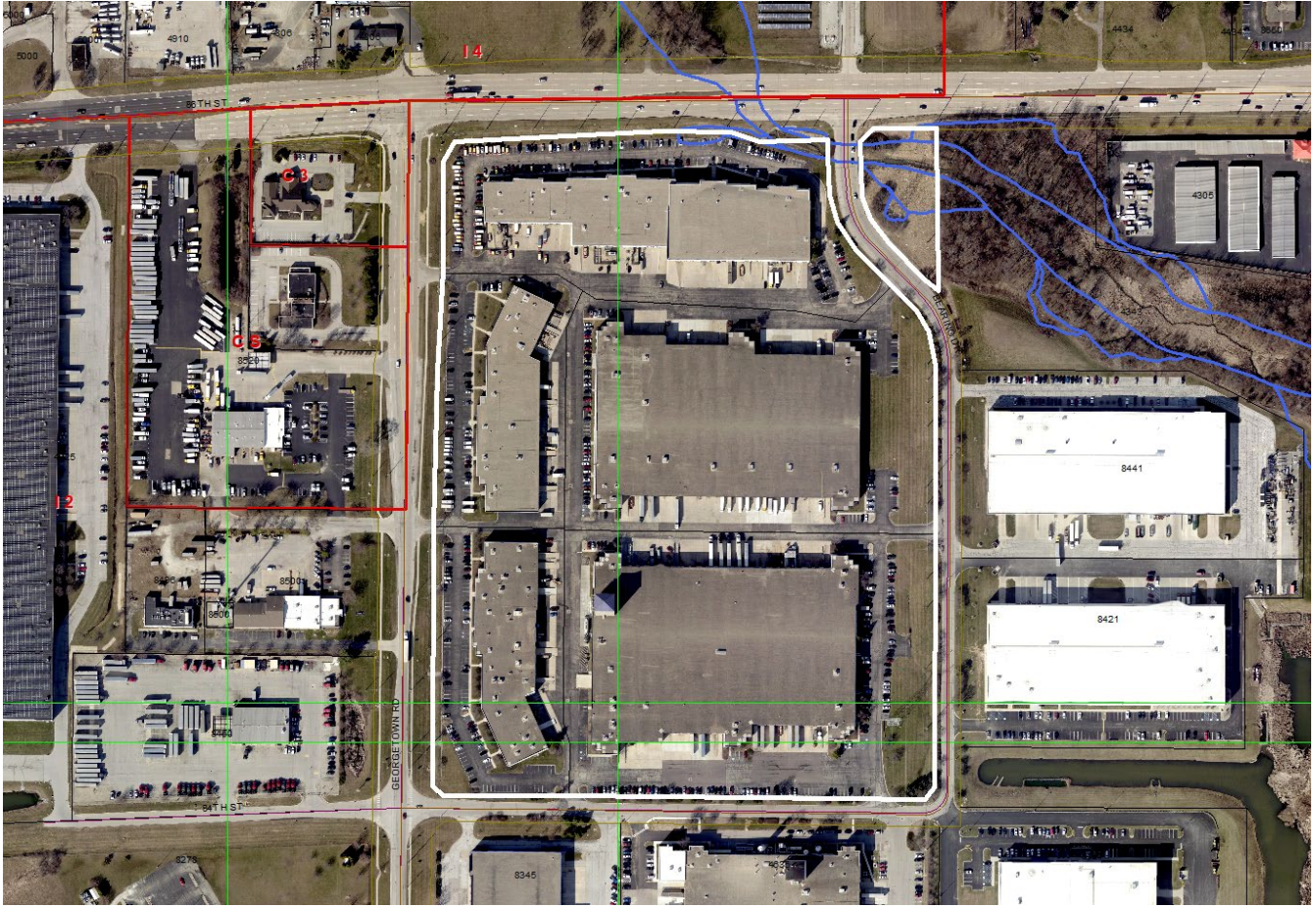
The sidewalk waiver request along 84th Street and Bearing Drive is justified in that significant landscaping has been installed along the property boundaries along these streets. It is also unlikely that pedestrians would utilize sidewalks that are internal to an industrial park. Therefore, staff recommends approval of the waiver of sidewalks along 84th Street and Bearing Drive.

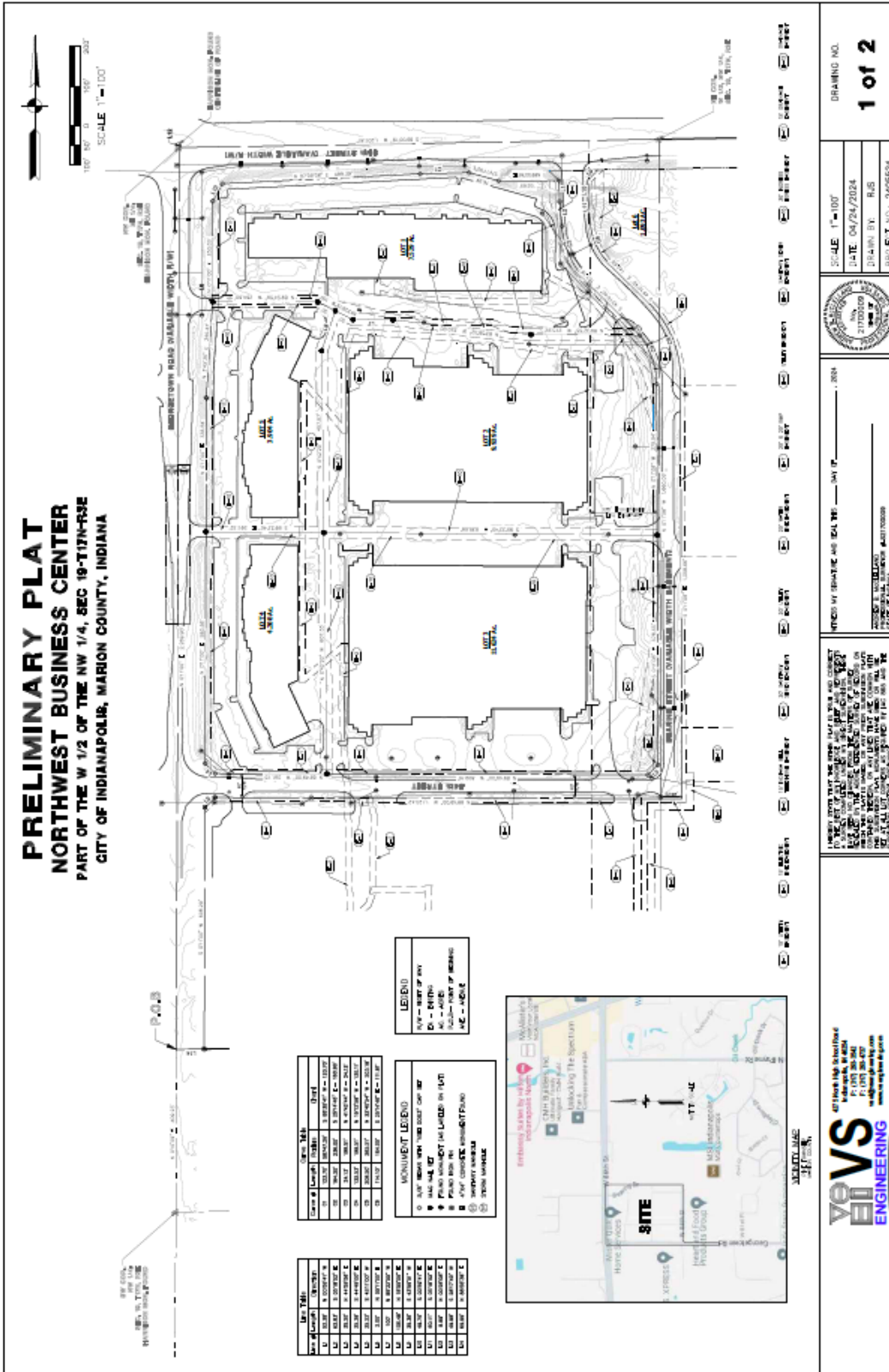
GENERAL INFORMATION

Existing Zoning	I-2 (FF)	
Existing Land Use	Light industrial park	
Comprehensive Plan	Light Industrial	
Surrounding Context	Zoning	Land Use
North:	I-4 (FF)	Heavy industrial
South:	I-2	Light industrial
East:	I-2	Light industrial
West:	C-3 / C-S / I-2	Commercial and Industrial
Thoroughfare Plan		
84 th Street	Local Street	50-foot right-of-way existing and proposed
86 th Street	Primary Arterial	124-foot right-of-way existing and proposed
Georgetown Road	Primary Arterial	119-foot right-of-way existing and proposed
Bearing Drive	Local Street	50-foot right-of-way existing and proposed
Petition Submittal Date	May 2, 2024	

EXHIBITS

2024-PLT-034 ; Aerial Map





DRAWING NO. **1 of 2**

SCALE 1" = 100'

DATE 04/24/2024

DRAWN BY RAS

PROJ. E.T. NO. 2405524

INVESTIGATE AND RECALCULATE

PROJECT NO. 2405524

VOVS ENGINEERING

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2024-PLT-034; Findings of Fact

Petition Number _____

REQUESTED WAIVER:

**METROPOLITAN DEVELOPMENT COMMISSION
PLAT COMMITTEE
HEARING EXAMINER
OF MARION COUNTY, INDIANA**

**WAIVER OF THE SUBDIVISION REGULATIONS
FINDINGS OF FACT**

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

This industrial area was developed decades ago with sidewalks along Georgetown Road. There are currently no sidewalks along internal streets within the industrial area, namely along Bearing Dr. and 84th Street, and the area and adjoining properties along those streets have been developed without pedestrian connectivity. Current topography, drainage and utilities along 86th Street will not make installation of a sidewalk feasible.

2. The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property because:

Current topography, drainage and utilities along 86th Street will not make installation of a sidewalk feasible. Mature landscaping, berms and drainage along Bearing Dr. & along W 84th St. do not make installation of a sidewalk feasible.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

Current topography and drainage along 86th Street will not make installation of a sidewalk feasible. With the exception of the existing sidewalks installed along Georgetown Road, there are currently no sidewalks that connect the subject property to/from adjacent properties.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

The existing industrial developed area and adjoining properties have been developed without pedestrian connectivity.

5. The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law because:

The existing development occurred decades ago. No new development is proposed and a waiver for sidewalks shall not impact other ordinances.

DECISION

IT IS THEREFORE the decision of this body that this WAIVER of the Subdivision Regulations be granted, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this _____ day of _____, 20 ____

PHOTOS

2024-PLT-034; Pictures



Existing sidewalk at 86th Street and Georgetown Road intersection– sidewalk begins at this location and runs south



View of 86th Street and Georgetown Road intersection at the northwest portion of the site – looking west



North boundary of site along 86th Street looking east – note bus stop in grass area



North boundary of site along 86th Street looking west



View of 86th Street intersection with Bearing Drive



View of western boundary of site along Georgetown Road



View of site to the south of subject site (south of 84th Street); note the continuation of the sidewalk along Georgetown Road



View of southern boundary of site along 84th Street looking east



View of an internal drive connecting to 84th Street looking east



View of south boundary of site along 84th Street looking west



View of Bearing Drive intersection with 84th Street at the southeast corner of the site



View of Bearing Drive looking north. Subject site is to the left.



View of an internal drive connecting to Bearing Drive looking north



View of site along Bearing Drive looking northwest



View of site at Bearing Drive and 86th Street intersection