

PLAT COMMITTEE

February 11, 2026

Case Number: 2025-PLT-093
Address: 6865 East 34th Street (*Approximate Address*)
Location: Warren Township, Council District #9
Zoning: I-3
Petitioner: BSA Properties, LLC, by Ray Basile
Request: Approval of a Subdivision Plat to be known as BSA Subdivision, dividing 6.97 acres into two lots.
Waiver Requested: None
Current Land Use: Commercial Contractor
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 1, 2025, 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

This site is zoned I-3. The site is developed with a Commercial Contractor use and accessory structures. The proposed plat would subdivide the property into two (2) lots: Lot One would be 5.563 acres and contain the Commercial Contractor use and existing buildings. Lot Two would be 1.777 acres and is undeveloped. The proposed plat meets the standards of the I-3 zoning classification.

STREETS

Lot One would front on East 32nd Street to the south. Lot Two would front on East 34th Street to the north. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required along all street frontages on East 32nd Street and East 34th Street.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Commercial Contractor Use	
Comprehensive Plan	Light Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-3 / D-3	Single-Family Residential / Undeveloped
South:	I-3	Commercial Contractor
East:	I-3	Vacant Warehouse building
West:	I-3	Commercial Contractor
Thoroughfare Plan		
East 32 nd Street	Local Street	73-foot existing and proposed right-of-way
East 34 th Street	Local Street	48-foot existing and proposed right-of-way
Petition Submittal Date	December 1, 2025	

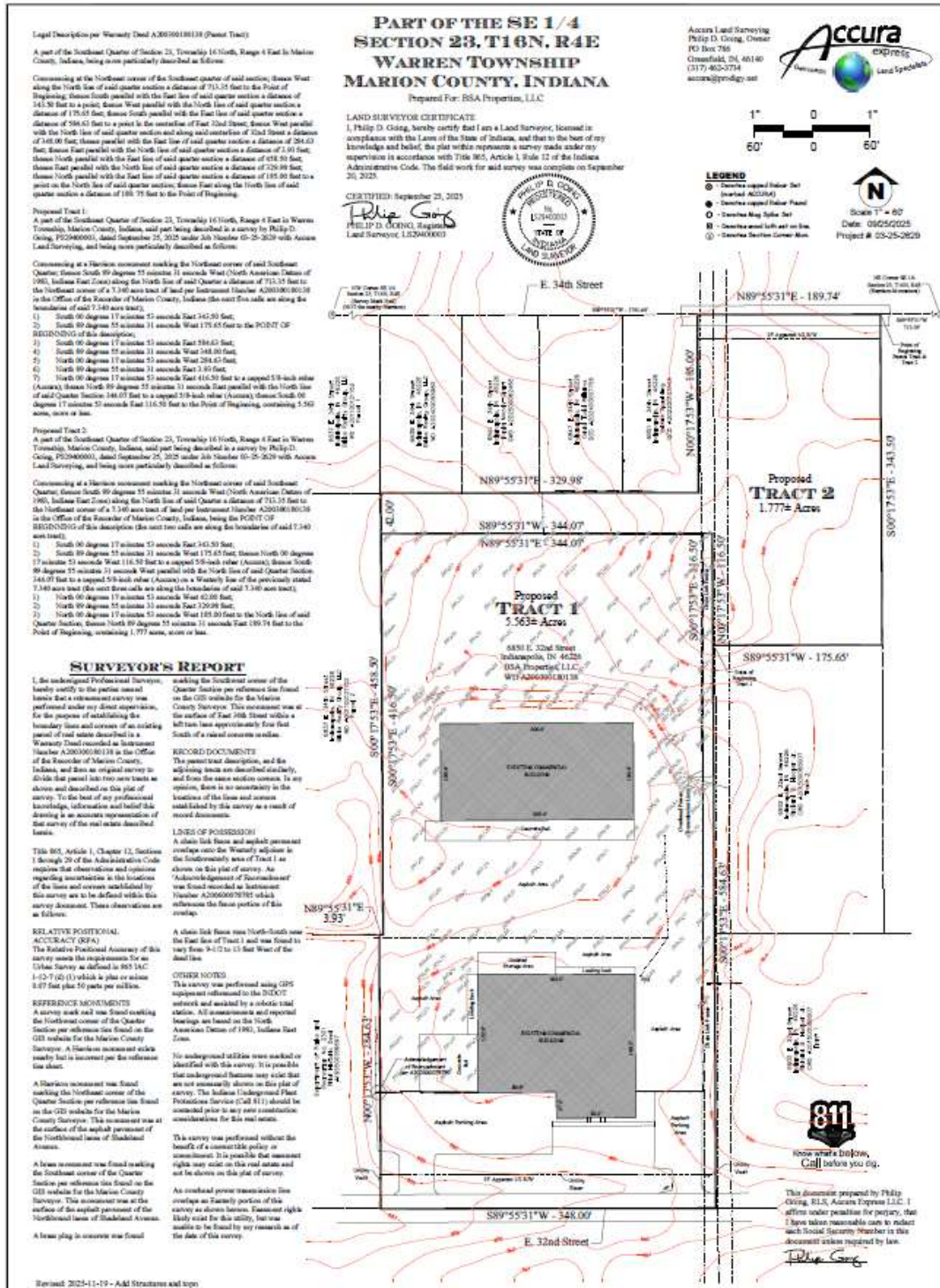
EXHIBITS

2025-PLT-090; Aerial Map



**Department of Metropolitan Development
Division of Planning
Current Planning**

2025-PLT-090; Proposed Plat



PHOTOS



Existing Commercial Contractor Use, looking north from East 32nd Street.