

## PLAT COMMITTEE

September 13, 2023

<b>Case Number:</b>	2023-PLT-070
<b>Property Address:</b>	3500 Division Street and 1002 West Hanna Avenue ( <i>Approximate Address</i> )
<b>Location:</b>	Perry Township, Council District #20
<b>Petitioner:</b>	Lauth Group, Inc., by Brian J. Tuohy
<b>Zoning:</b>	D-A / D-3 / I-3 (FF)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Hanna Avenue Business Park, dividing 35.14 acres into four lots and three blocks.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	Allison Richardson, 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 August 4, 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 Storm Water Best Management Practices Covenant (Section 741-705, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
11. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
12. 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 split-zoned D-A, D-3, and I-3 (FF), and is undeveloped. The proposed plat would subdivide the property into four lots and three blocks for a future industrial park. The land proposed for Lots One through Three were rezoned to the I-3 (FF) classification via 2023-ZON-025 on August 14, 2023. Lot Four and Blocks A, B, & C are the remaining residentially zoned land and are not proposed for development. The proposed plat meets the standards of each respective zoning classification.

### STREETS

Lots One, Two, and Three would be accessed via Hanna Avenue to the south. Lot Four and Blocks A, B, & C would be accessed via Division Street. No new streets are proposed as part of this petition.

### SIDEWALKS

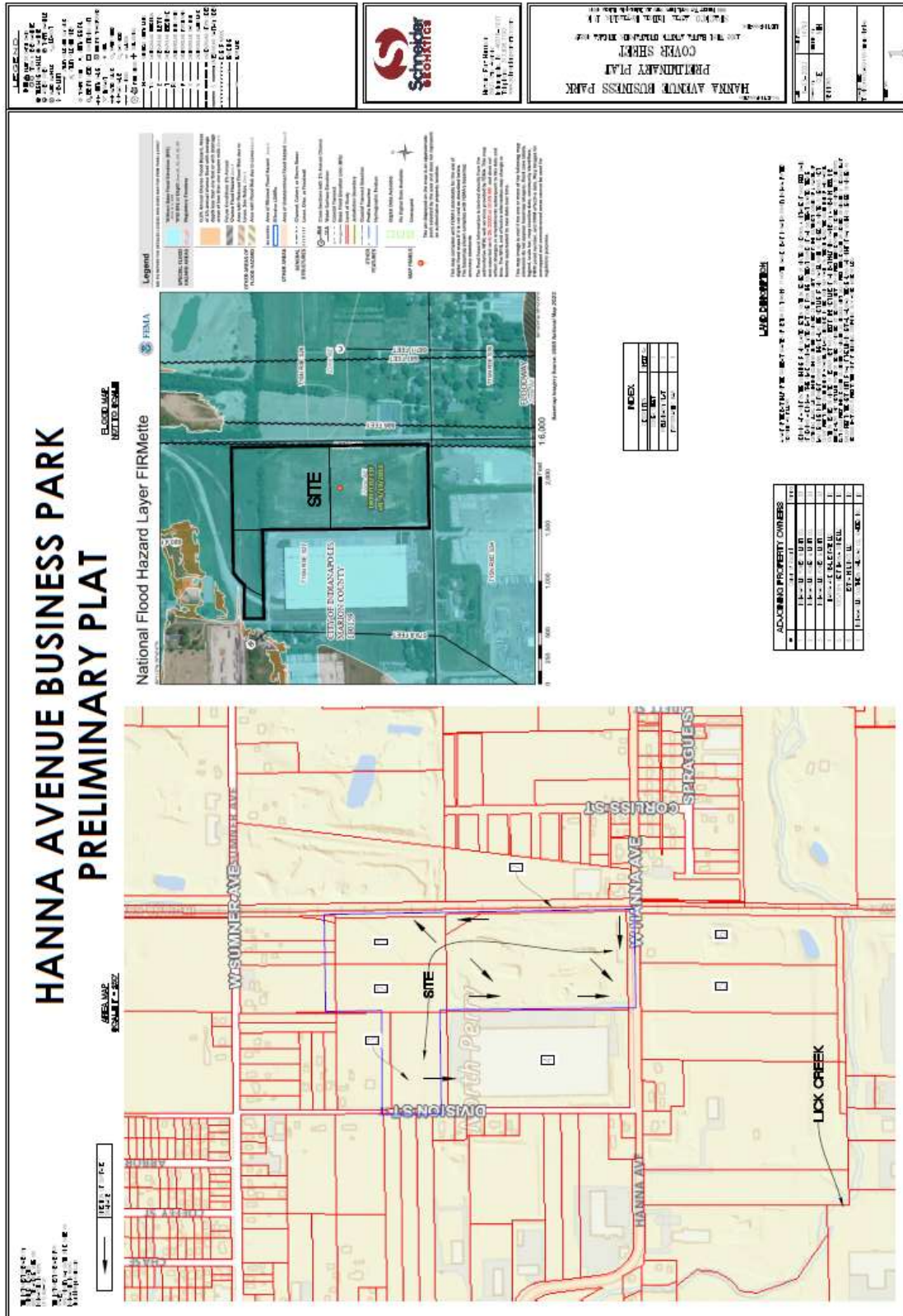
Sidewalks are required on Hanna Avenue and Division Street.

## GENERAL INFORMATION

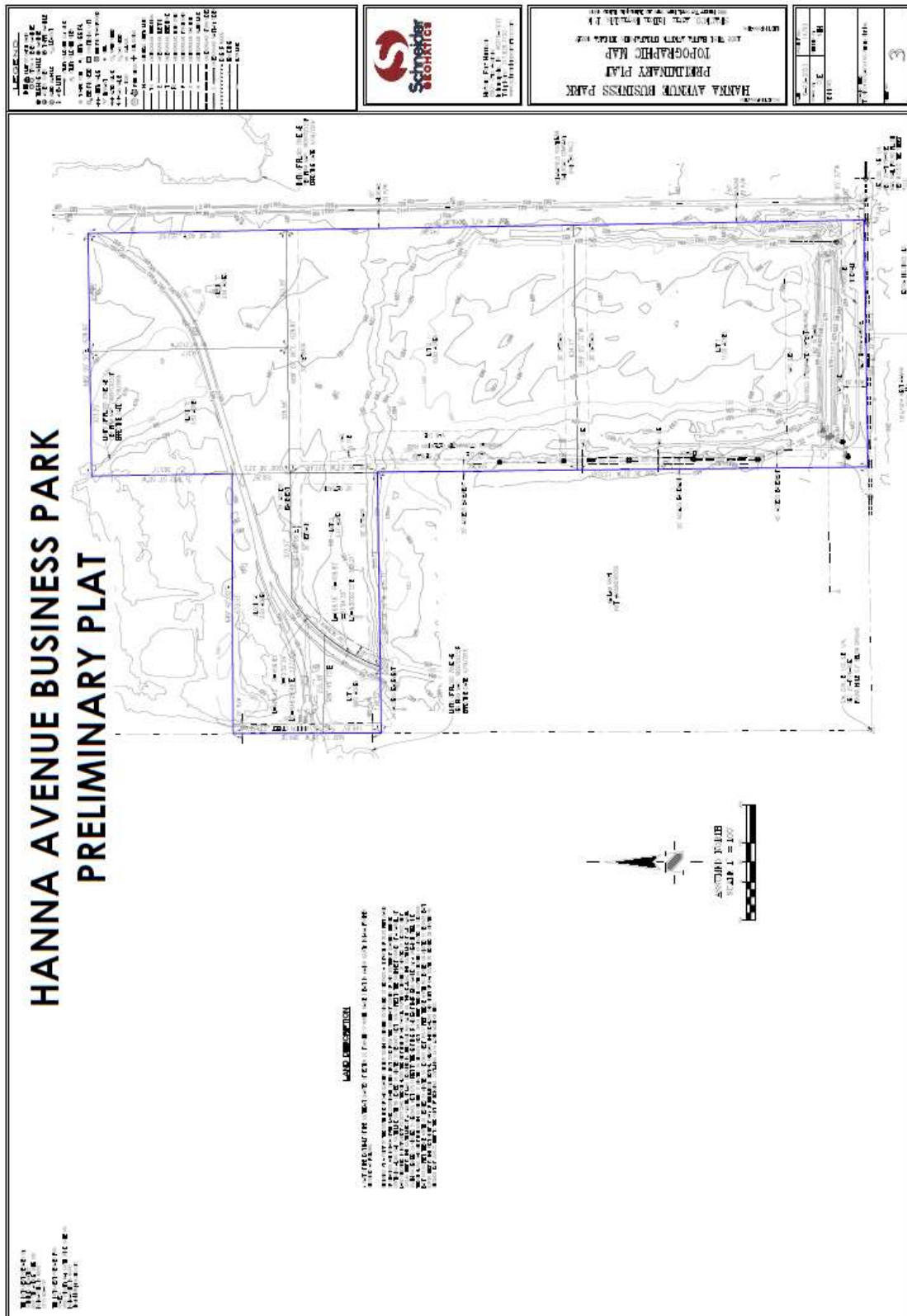
<b>Existing Zoning</b>	D-A / D-3 / I-3 (FF)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Light Industrial / Suburban Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	D-A / I-2	Industrial
South:	I-3	Industrial
East:	D-A	Residential / Agriculture
West:	D-3 / I-3	Industrial
<b>Thoroughfare Plan</b>		
Division Street	Local Street	40-feet existing and 50-feet proposed
Hanna Avenue	Primary Arterial	80-feet existing and 119-feet proposed
<b>Petition Submittal Date</b>	August 4, 2023	

[illegible]











## PHOTOS



Site viewed from Division Street, looking east. Proposed Block A and Lot 4 location. Lot 3 and Blocks B & C would be east of Block A and Lot 4.



Proposed Lot One, looking East



Hanna Avenue Frontage for Lot One, looking north. Lot Two would be north of Lot One.



West of site, 1102 West Hanna Avenue frontage