

**METROPOLITAN DEVELOPMENT COMMISSION
SPEEDWAY HEARING EXAMINER**

**TOWN HALL AUDITORIUM
1450 North Lynhurst Drive
5:00 P.M.**

STAFF REPORTS FOR JANUARY 16, 2012

**These reports do not in any way commit the Hearing Examiner
to approve or disapprove any petition filed before it.**

**Any decision of the Hearing Examiner may be appealed to the full Metropolitan
Development Commission, subject to deadlines prescribed by the Metropolitan
Development Commission, rules of procedure. Please contact the Current Planning staff,
327-5155, within the first or second day after the hearing, to determine the appropriate
appeal procedures.**

PETITION NO.	PETITION ADDRESS AND LOCATION	PAGE
NEW PETITION:		
2011-APP-017	4700 WEST 10 TH STREET WAYNE TOWNSHIP, COUNCIL DISTRICT # 14	2

- * Automatic Continuance
- ** Continuance Requested
- *** Withdrawal or Dismissal Request

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2011-APP-017
Address: 4700 West 10th Street (approximate address)
Location: Wayne Township, Council District #14
Petitioner: Allison Transmission
Request: Speedway Industrial District (SZ-2) Approval to provide for two valve pits along the north side of Cossell Road related to an Outfall Containment Project.

RECOMMENDATIONS

Staff **recommends approval** of this petition, subject to substantial compliance with the site plan and structural elevations, file-dated December 22, 2011.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 220-acre, SZ-2-zoned site is improved with an industrial manufacturing facility. This petition concerns two particular areas along Cossell Road, at the southwest and south central ends of the site. The areas are abutted to the north and east by the associated industrial manufacturing facility, zoned SZ-2; to the south by a park, zoned PK-1; and to the west by an industrial facility, zoned I-2-U.
- ◇ This request, if approved, would provide for development of two valve pits. The valve pits, which serve in a stormwater management capacity, would each extend approximately ten feet above grade, with the bulk of the structures located below ground.

APPROVAL PETITION

- ◇ Of the SZ-1 and SZ-2 zoning Districts, the Special Districts Zoning Ordinance (SZDO) states: "No use, building or structure shall hereafter be established, constructed, altered, converted, expanded, enlarged, modified, reconstructed, relocated, or used on any land in the SZ-1 or SZ-2 District for any purpose other than lawfully existed on or prior to adoption date of this ordinance until a site and development plan for such land shall have been filed with and approved by the Commission".
- ◇ Regarding design, the SZDO requires high quality, durable development compatible with and complementary to its permanent surroundings, relative to both aesthetics and function. In

(Continued)

STAFF REPORT 2011-APP-017 (Continued)

this instance, the proposed valve pits would provide little opportunity to create undue visual or operational nuisance. And, given the predominantly industrial character of the surrounding uses, as well as the particular nature of the industrial manufacturing facility, the request would be appropriate and generally harmonious with existing surrounding permanent development. Staff, therefore, recommends its approval.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

SZ-2 Industrial manufacturing facility

SURROUNDING ZONING AND LAND USE

North - SZ-2 Industrial manufacturing facility
South - PK-1 Park
East - SZ-2 Industrial manufacturing facility
West - I-2-U Industrial manufacturing facility

COMPREHENSIVE PLAN Proposes general industrial use.

THOROUGHFARE PLAN This portion of West 10th Street is indicated on the Official Thoroughfare Plan as a primary arterial with a 60-foot right-of-way existing and a 60-foot right-of-way proposed.

FLOODWAY/FLOODWAY FRINGE This site is not located in the floodway or floodway fringe.

SITE PLAN File-dated December 22, 2011.

STRUCTURAL ELEVATIONS File-dated December 22, 2011.

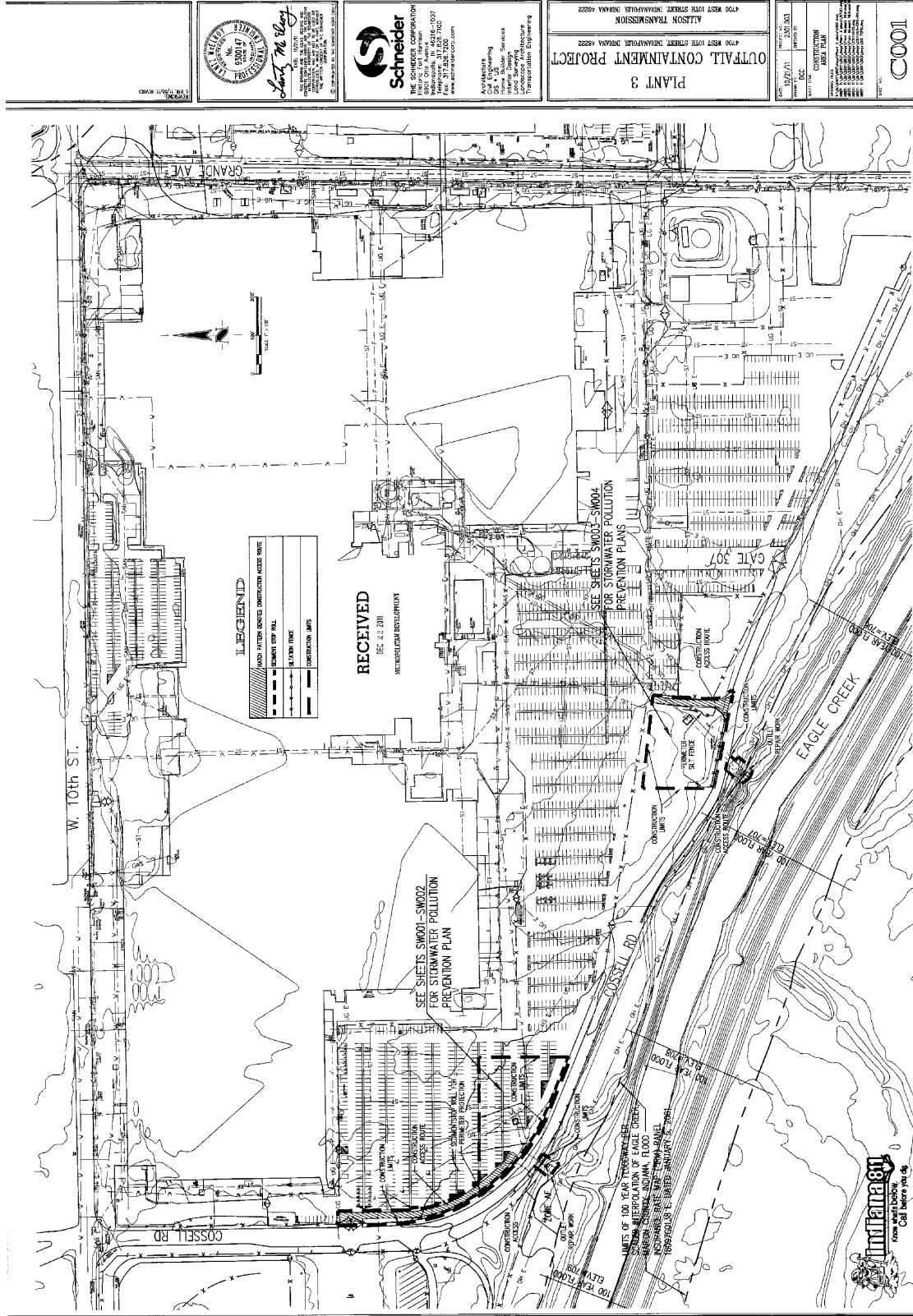
ZONING HISTORY

2010-APP-018; 4700 West 10th Street (subject site), Speedway Industrial District (SZ-2) Approval to provide for the construction of an on-site mechanical bridge to connect electrical transmission lines from the main building to an electrical substation located at the southwest corner of 10th Street and Grande Avenue, **approved**.

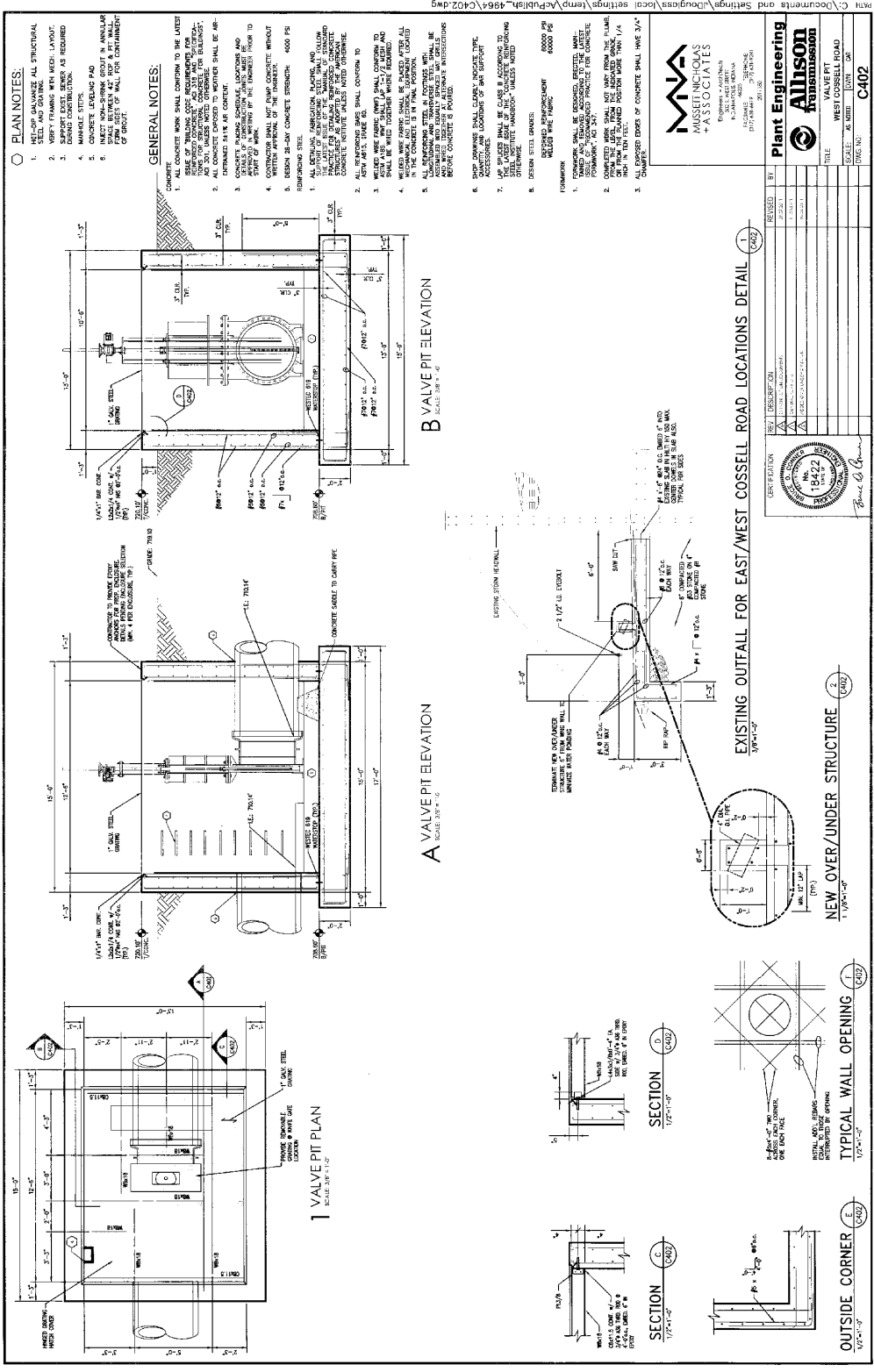
2008-VAC-026; 4700 West 10th Street (abutting site to west), requested vacation of a portion of Grande Avenue, ranging in width from 70 to 90 feet, from a point 280 feet south of the centerline of West 10th Street, to a point 1,355 feet to the south, **approved**.

DLH *****

**2011-APP-017 SITE PLAN
(file-dated December 22, 2011)**



2011-APP-017 VALVE PIT ELEVATION (Continued) (file-dated December 22, 2011)



23011-APP-017, 4700 West 10th Street

