



BZCU-24-62

Conditional Use Permit

Status: Active

Submitted On: 10/24/2024


Primary Location

1200 CLIFTY DR
MADISON, IN 47250

Owner

Clifty Commercial Properties
LLC
SCOTT CT 748 MADISON, IN
47250

Applicant

 Darcy Leeseberg
 586-817-6470
 dleeseberg@brightworkre.com
 3708 West Swann Avenue
Suite 200
Tampa, FL 33609

General Information

Are you the property owner?*

No

Property Owner Information

Property Owner Name*

Clifty Commercial Properties, LLC

Street Mailing Address*

748 Scott Ct.

City*

Madison

State*

IN

Zip Code*

47250

Phone Number*

812-292-0803

Email

hhunt@hdlholding.com

Permit Information

Type of Application

Initial Application

Zoning Classification

Heavy Manufacturing District (M-2)

Legal Description of Property

1200 Clifty Road, Madison, IN 47250

Description of Existing Use

Vacant Land-In the proposed development area,Manufacturing on the remaining parcel

Description of Proposed Use

Convenience store containing a restaurant with drive-thru and fuel station.

Proposed Schedule of Uses Category

Gasoline Service Station (553) and
Retail-Eating Places (582)

Narrative

Is this use in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of District Regulations adopted by Section 7.00 for the zoning district involved?*

Yes, Retail-Gasoline Service Station (553) and Retail-Eating Places (582) are a conditional uses in the schedule of district regulations in section 7.00.

Will this use be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance?*

The comprehensive plan labels the property as a neighborhood mix use with general industrial surrounding it. The proposed use would be commercial use so it will be harmonious use to the comprehensive plan as mix use typically allows for commercial uses. (Note: residential use on this property is prohibited per an Environmental Restrictive Covenant recorded on August 9th, 2019 with IDEM.) The site will remain M2 (general industrial per the Comprehensive plan) which meets the general objectives of the zoning ordinance.

Will this use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?*

Yes, will be designed to be appropriate in appearance and character of the general vicinity.

Will this use not be hazardous or disturbing for existing or future neighboring uses?*

No, the site will not be hazardous or disturb existing or future uses because the same type of uses (gas service station and restaurants) neighbor the property on the south side of Clifty and the west side of Lanier Drives.

Will this use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?*

Yes, the use will be adequately serviced by public facilities and services. Any services such as trash removal, etc, not included in public facilities will be a handled by establishment.

Narrative (Continued)

Will this use not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?*

The site's use will not be detrimental to the community. The site will positively impact the community by providing additional jobs.

Will this use not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors?*

The use will not be detrimental to the surrounding area and will comply with any agencies having jurisdiction standards. Same uses, gas service station and restaurants, are located on the south side of Clifty and west side of Lanier Drives.

Will this use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?*

Yes, vehicular approaches will be designed to the agency having jurisdictions standards. A preliminary meeting with INDOT (Trenton Jewell) indicated they are generally agree with our approach locations.

Will this use not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance?*


No, it will not result in destruction, loss, or damage of natural, scenic, or historic features. The site is an empty, mostly treeless, grass field next to a heavy manufacturing building.

Acknowledgement

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.

Digital Signature*

 Darcy Leeseberg
Oct 24, 2024



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

PROPERTY OWNER AUTHORIZATION FORM

I/We, Clifty Commercial Properties, LLC hereby authorize
(Property Owner(s) - Please Print)

Ronnie Carlson, representative for Brightwork Real Estate Inc.
(Applicant's Name) (Company, Firm, Organization)

to make application for a Conditional Use Permit & Application for Accessible Parking Plan to
(Type of Permit)

develop a gas convenience store at
(Description of Proposed Work)

1200 Clifty Dr.
(Property Address)
Madison, IN 47250
(City, State, Zip Code)

Harold Hunt
(Property Owner Signature)

10.17.24
(Date)



**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

IT'S FAST. IT'S FREE. IT'S THE LAW.



Z

[illegible]

PROJECT No.:	PRE DEV
DRAWN BY:	PMP
CHECKED BY:	JGL
DATE:	09/16/2024
SCALE:	AS SHOWN

CONCEPT
SITE PLAN

PROJECT: CSTORE

— for —
BRIGHTWORK
REAL ESTATE

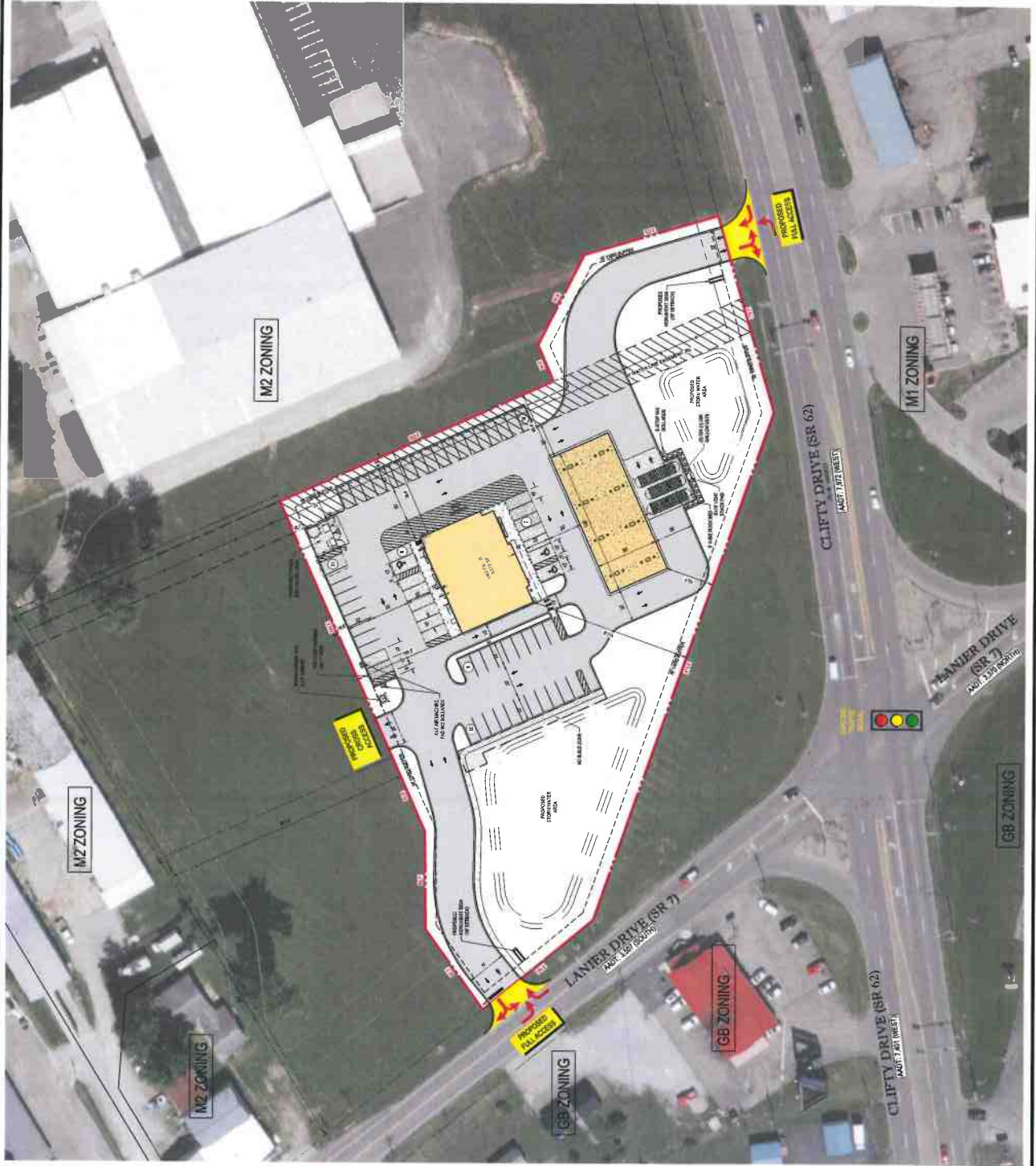
LOCATION OF SITE
1200 CLIFTY DRIVE
MADISON, IN 47250

SHEET TITLE:

**SPECIAL
USE/ADA PLAN**

SHEET NUMBER:

1



SITE DATA TABLE		SITE INFORMATION	
SITE ADDRESS	1200 CLIFT DR	CITY OF MADISON, IN	
JURISDICTION	45-310 MC		
SITE AREA	10.8 AC		
WATER AREA	0.0 AC		
CURRENT ZONING	M-2		
OVERLAY DISTRICT	NO		
ALLOWED USE	SPECIAL EXCEPTION		
SUP OR CUP	YES		
FRONT SETBACK (FOW)	0		
SIDE SETBACK	0		
REAR SETBACK	0		
FRONT/REAR BUFFER	5' LANDSCAPE, 10' VARD		
MIN. PARKING REQUIRED	54 SPACES (1 PER 120 GFA)		
PROVIDED PARKING	65 TOTAL (INCLUDES 3 ADA)		
ZONE A	15 (INCLUDES 3 ADA)		
ZONE B	29		
ZONE C	21		
BUILDING TYPE	063 FB - R		
CANOPY CONFIGURATION	STAGGED		
CANOPY TYPE	SLOPED		
NUMBER OF MOTOS	0		

[illegible]

NOTES:

THE CONCEPT OF INTEGRATED GARDENS, A DESIGN CONCEPT THAT COMES FROM LAYOUT DESIGNERS, OFFERS SEVERAL ADVANTAGES. FIRST, IT COULDS HAVE A POSITIVE INFLUENCE ON ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY OF SUCH A CONCEPT CAN BE ASSESSED BY CONSIDERING THE CURRENT ZONING AND LAND DEVELOPMENT REQUIREMENTS THAT ARE NOT MET, AND THE CURRENT ZONING AND LAND DEVELOPMENT REQUIREMENTS THAT ARE MET. THE VERIFICATION OF SAME WILL INDICATE THE NECESSITY OF CHANGING ZONING AND LAND DEVELOPMENT REQUIREMENTS.

2. THE CONCEPT PLAN IS PROPOSED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY. THE ENTIRE CONCEPT PLAN IS NOT TO BE USED FOR THE PRESENTATION OF THE PROJECT. THE CONCEPT PLAN IS TO BE USED FOR THE PRESENTATION OF THE PROJECT. THE CONCEPT PLAN IS TO BE USED FOR THE PRESENTATION OF THE PROJECT.