

TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

DATE: August 16, 2021

CASE NO.: [BZA-21-083](#)

PETITIONER: Mega Indiana, LLC

REQUESTED ACTION: Special Exception to allow the on premises serving of alcohol. The establishment is within GC General Commercial Zoned District

SITE INFORMATION: 5975 Cambridge Way



EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: GC General Commercial District	Site: Highway Commercial
North: GC General Commercial District	North: Light Industrial
South: GC General Commercial District	South: Highway Commercial
East: GC General Commercial District	East: Highway Commercial
West: GC General Commercial District	West: Highway Commercial

PLANNING OVERVIEW

GC General Commercial § 2.A PERMITTED USES.

(2) Special exception uses.

- (a) Alcoholic beverage sales.*** Any permitted use which includes the sale of alcoholic beverages for on-site consumption or carry-out.

This request is for a Special Exception to allow the on premises sale of alcohol at a liquor store. The site is currently being used as a liquor store, the Special Exception to allow liquor sales was conditioned to not be transferable. The property is in the process of being sold to a separate owner, Mega Indiana, LLC.

The adjacent uses surrounding the proposed site are retail commercial and travel services. This general

area is considered by many to be the Town's "hospitality district" and is also within a Gateway Corridor.

With exception of potential signage changes, the applicant has indicated no extensive changes are necessary to the exterior or existing site for this request. There will be interior tenant space remodeling and new signage has been installed on the exterior of the building.

MOTION

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-21-083, as filed by Mega Indiana, LLC for Special Exception to allow the serving of alcohol at 5975 Cambridge Way, a property zoned GC General Commercial District.

1. The proposed use **will not / will** be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
2. The proposed use **will not / will** injure or adversely affect the adjacent area or property values therein; and
3. The proposed use **will / will not** be consistent with the character of the district, land uses authorized therein and the Town Comprehensive Plan.

Subject to (if to approve):

- Approval is only for Mega Indiana LLC and is nontransferable to a subsequent business/owner/operator at the same location.

