



## PLAT COMMITTEE

August 14, 2024

<b>Case Number:</b>	2024-PLT-049
<b>Property Address:</b>	7725 Kentucky Ave. ( <i>Approximate Address</i> )
<b>Location:</b>	Decatur Township, Council District # 21
<b>Petitioner:</b>	Lennar Homes of Indiana, LLC, by Jim Pence
<b>Zoning:</b>	C-4 / D-4
<b>Request:</b>	Approval of a Subdivision Plat to be known as Noble Heights Minor Subdivision, subdividing 62.49 acres into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Undeveloped
<b>Staff Reviewer:</b>	Jeffrey York, Principal Planner II

## PETITION HISTORY

This is the first hearing for this plat petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 5, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.



- 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**

The subject site is zoned C-4 and D-4. Proposed Lot One would be 2.28 acres and zoned C-4, with the remaining parcel being proposed Lot Two, zoned D-4 and 60.21 acres. Lot Two would be developed for residential development, as part of Noble Heights. A portion of this parcel was platted, but not yet recorded, via 2024-PLT-022. The plat would provide for the sale of the commercial lot.

**STREETS**

Access would be provided via Camby Village Boulevard to both lots. Any access to Kentucky Avenue would require approval from the Indiana Department of Transportation, as this is a state highway (Indiana 67).

**SIDEWALKS**

Sidewalks are required along Camby Village Boulevard and Kentucky Avenue.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-4 / D-4	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-S	Undeveloped
South:	D-4/D-7	Residential
East:	C-S/D-7	Undeveloped
West:	D-A/SU-46	Undeveloped
<b>Thoroughfare Plan</b>		
Kentucky Avenue	Primary arterial	102 feet existing and proposed
Camby Village Boulevard	Local Street	50 feet existing and proposed
<b>Petition Submittal Date</b>	July 9, 2024	





PHOTOS



View from Kentucky Avenue looking east toward subject site



View from Kentucky Avenue looking east toward subject site



View from Camby Village Boulevard looking southeast toward subject site



View of north end of subject site along Camby Village Boulevard looking east