

PLAT COMMITTEE

July 12, 2023

Case Number: 2023-PLT-045
Property Address: 3730 & 3740 North Kitley Avenue, and 6490, 6520, & 6522 Massachusetts Avenue (*Approximate Address*)
Location: Warren Township, Council District #13
Petitioner: WEB Property Group, LLC, by Scott Beaty
Zoning: I-2 and I-4
Request: Approval of a Subdivision Plat, to be known as Replat of Vernon Acres, Second, Lots 62-65 and part of Lot 73, creating one, 9.422-acre lot.
Waiver Requested: None
Current Land Use: Residential / Industrial
Staff Reviewer: 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 June 2, 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 plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. 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 zoned I-2 and I-4 per 2022-CZN-857 A & B (approved after receipt of the plat application) and developed with an industrial concrete facility and single-family dwellings to be removed. The proposed plat would combine the property into one lot to provide for an integrated industrial and commercial development. The proposed plat meets the standards of the I-2 and I-4 zoning classification and commitments.

STREETS

The proposed lot would front on Kitley Avenue to the east and Massachusetts Avenue to the south. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required on Kitley Avenue and Massachusetts Avenue.

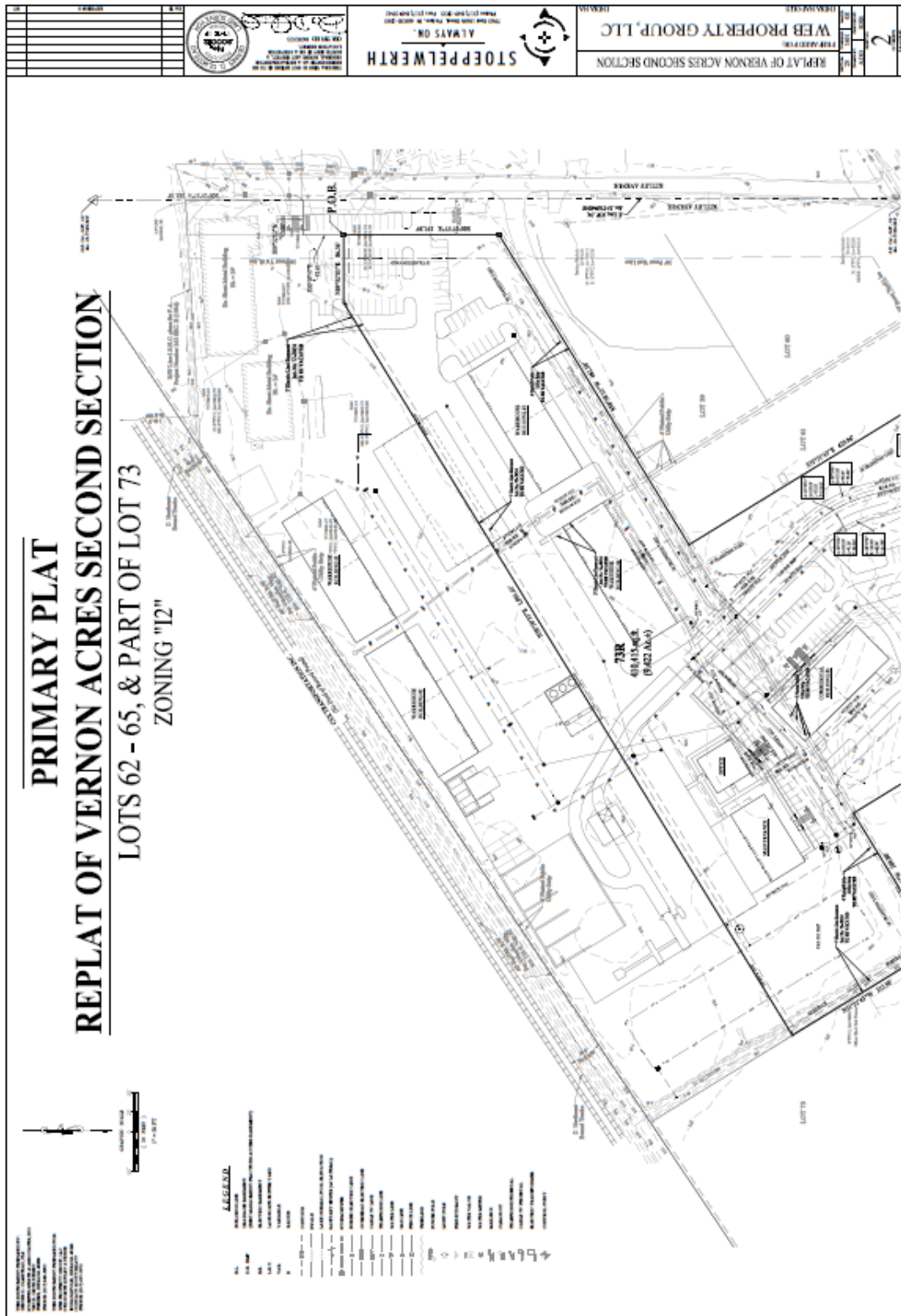
GENERAL INFORMATION

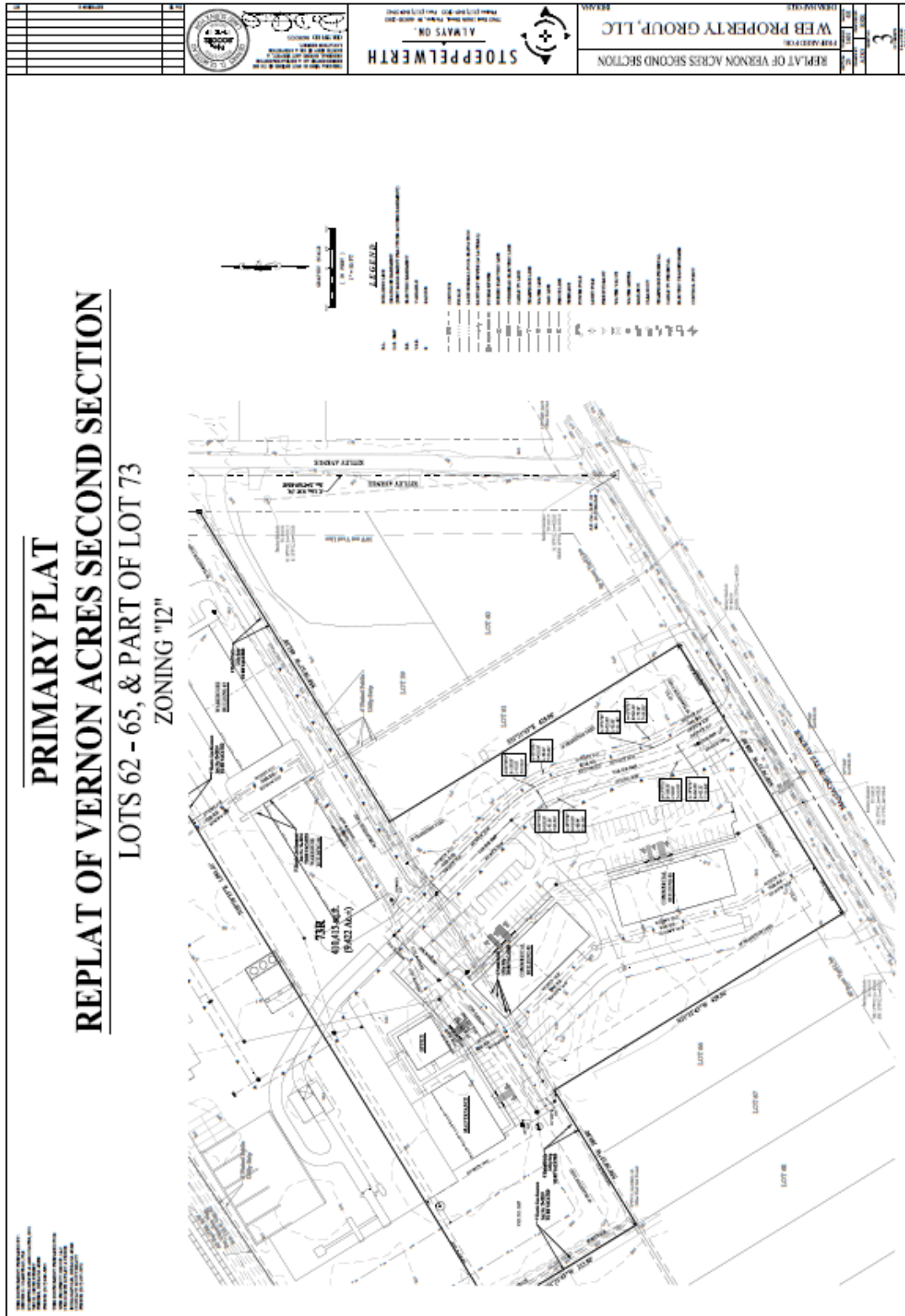
Existing Zoning	I-2 / I-4	
Existing Land Use	Industrial	
Comprehensive Plan	Light Industrial / Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-2	Industrial
South:	D-3	Residential
East:	C-7 / D-3	Commercial / Residential
West:	D-3 / I-3	Residential / Industrial
Thoroughfare Plan		
Kitley Avenue	Local Street	114-foot existing and proposed
Massachusetts Avenue	Secondary Arterial	75-foot existing and proposed
Petition Submittal Date	June 2, 2023	

EXHIBITS



[illegible]





PHOTOS



Subject site, Kitley Avenue frontage



Subject site shown left, looking north



Site viewed from Kitley Avenue, looking west



Subject site, 6490 Massachusetts Avenue frontage, looking north



Subject site, 6520 and 6522 Massachusetts Avenue, looking north