

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-PLT-028
Property Address:	7305 Kentucky Avenue (<i>Approximate Addresses</i>)
Location:	Decatur Township, Council District #21
Petitioner:	Oberlin Development LLC, by Brittany Edwards
Zoning:	C-S
Request:	Approval of a Subdivision Plat to be known as Replat of Lots 50 Through 53 and Common Areas "A" and "B" Of Oberlin At Camby Village Section 1B And Of Lots 54 Through 67, Lots 80 Through 91, and Common Areas "E" and "F" Of Oberlin At Camby Village Section 2, subdividing 11.11 acres into 27 lots, four common areas, and one block.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated June 1, 2026, 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.
10. 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 currently zoned C-S, per development standards approved by the rezoning petition 2022-ZON-112 and modified by the petition 2026-MOD-002 to allow for single-family detached uses. The modification petition was approved by the Metropolitan Development Commission on May 20th.

The requested plat would be replat of lots previously subdivided within Oberlin at Camby Village; specifically, Lots 50-53 of Section 1B and Lots 54-67 and 80-91 of Section 2 would be redrawn based on the approval of the 2026 modification petition. There would be a net reduction of 3 lots and the addition of new common area space. The proposed plat would conform with the subdivision regulations and the requirements of the previously approved zoning petitions at the property.

STREETS

All lots would be accessible by internal thoroughfares with proper signage compliant with city standards.

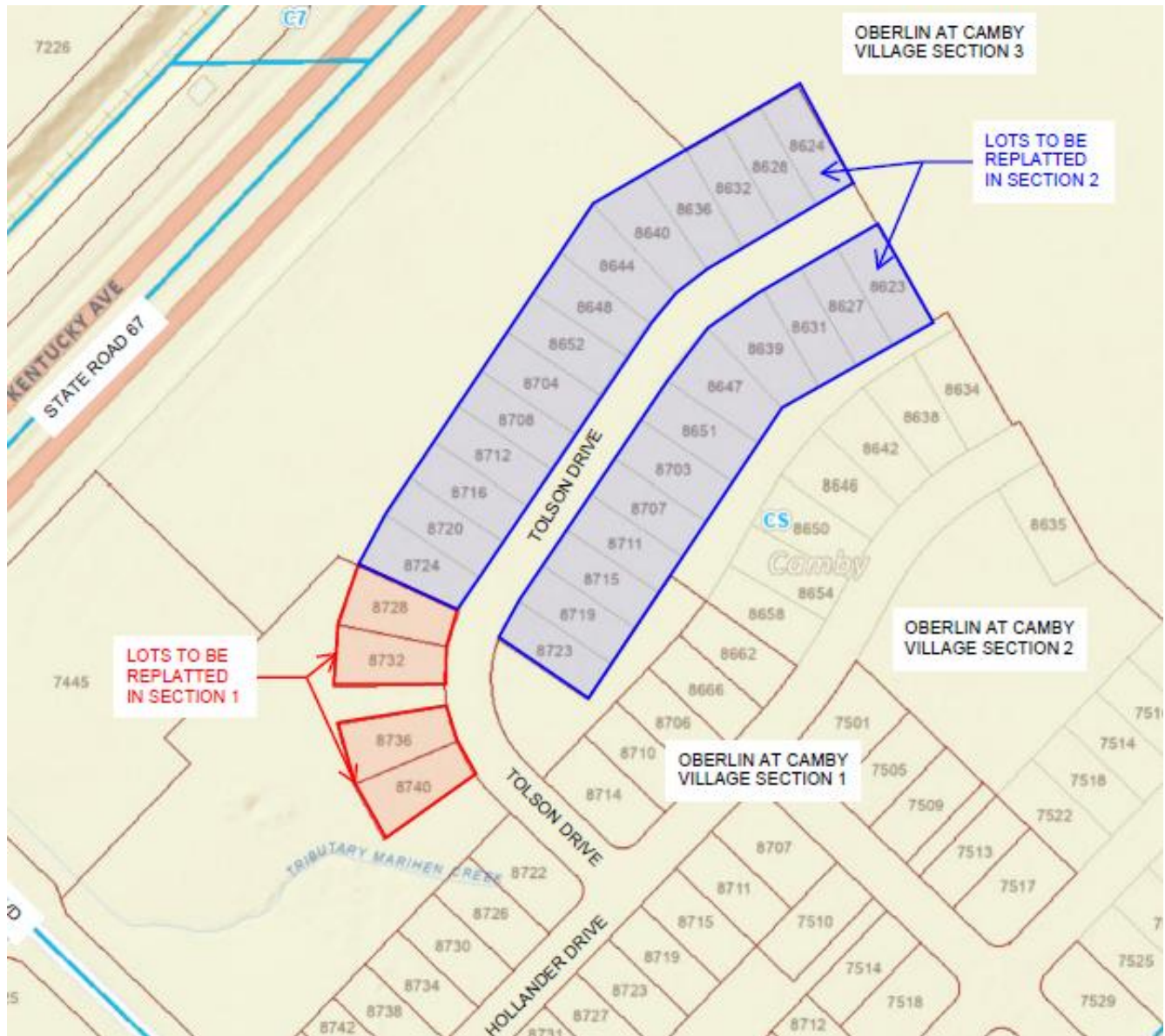
SIDEWALKS

6-foot sidewalks are to be installed along internal thoroughfares, per the requirements of the Zoning Ordinance and C-S Statement.

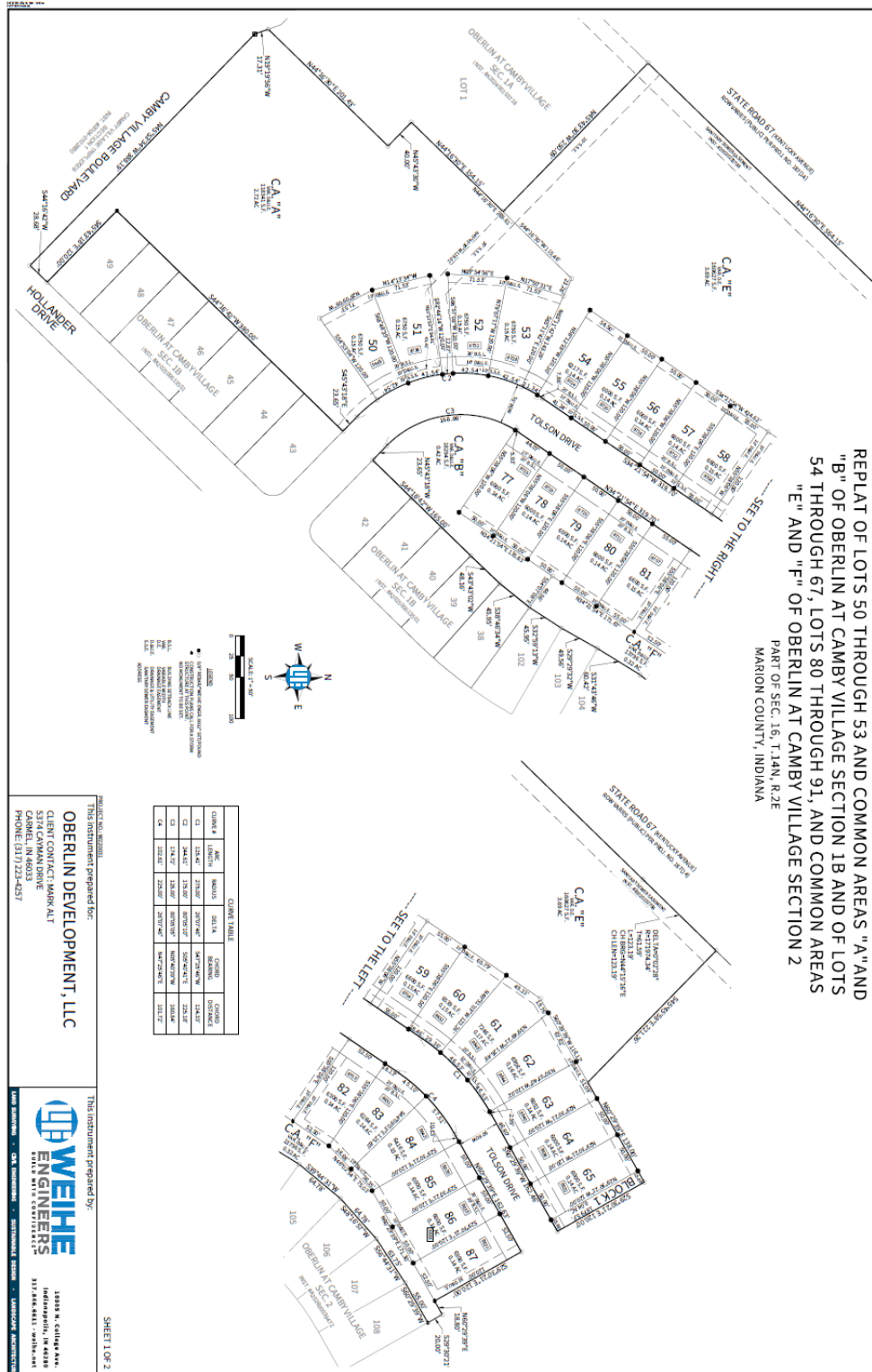
GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Undeveloped
South:	C-S	Undeveloped
East:	C-S	Undeveloped
West:	C-S	Undeveloped
Thoroughfare Plan		
Various Internal Streets	Local Street	50-feet proposed
Petition Submittal Date	June 1, 2026	

2026PLT028 ; Area Map



2026PLT028 ; Proposed Plat



2026PLT028 ; Photographs



View of site looking north across Camby Village Boulevard entrance



View of site looking north across Camby Village Boulevard

2026PLT028 ; Photographs (continued)



View of site looking north across Camby Village Boulevard



View of site looking northwest across intersection of Camby Village Boulevard and Hollander Drive

2026PLT028 ; Photographs (continued)



View from site looking south



View from site looking south

2026PLT028 ; Photographs (continued)



View from site looking northwest



View from site looking east

2026PLT028 ; Photographs (continued)



View from site looking southeast



View of site looking north across Hollander Drive