

PLAT COMMITTEE

February 14, 2024

Case Number:	2024-PLT-001
Property Address:	8300 Camby Road (<i>Approximate Address</i>)
Location:	Decatur Township, Council District #21
Petitioner:	Indiana Members Credit Union, by Michael Rabinowitch
Zoning:	C-3
Request:	Approval of a Subdivision Plat to be known as Camby DG Preliminary Primary Plat, subdividing 2.62 acres into two lots.
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Senior Planner

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 January 16, 2024, 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 C-3 and is currently undeveloped. The proposed plat would subdivide the property into two lots to allow for future commercial development. The proposed plat meets the standards of the C-3 zoning classification.

STREETS

Lot One would front on Camby Road and Camby Crossing Drive. Lot Two would front on Camby Road. No new streets are proposed as part of this petition.

SIDEWALKS

There are currently no sidewalks on the subject site. The petitioner has indicated that required sidewalks will be added along rights-of-way to the north and west.

GENERAL INFORMATION

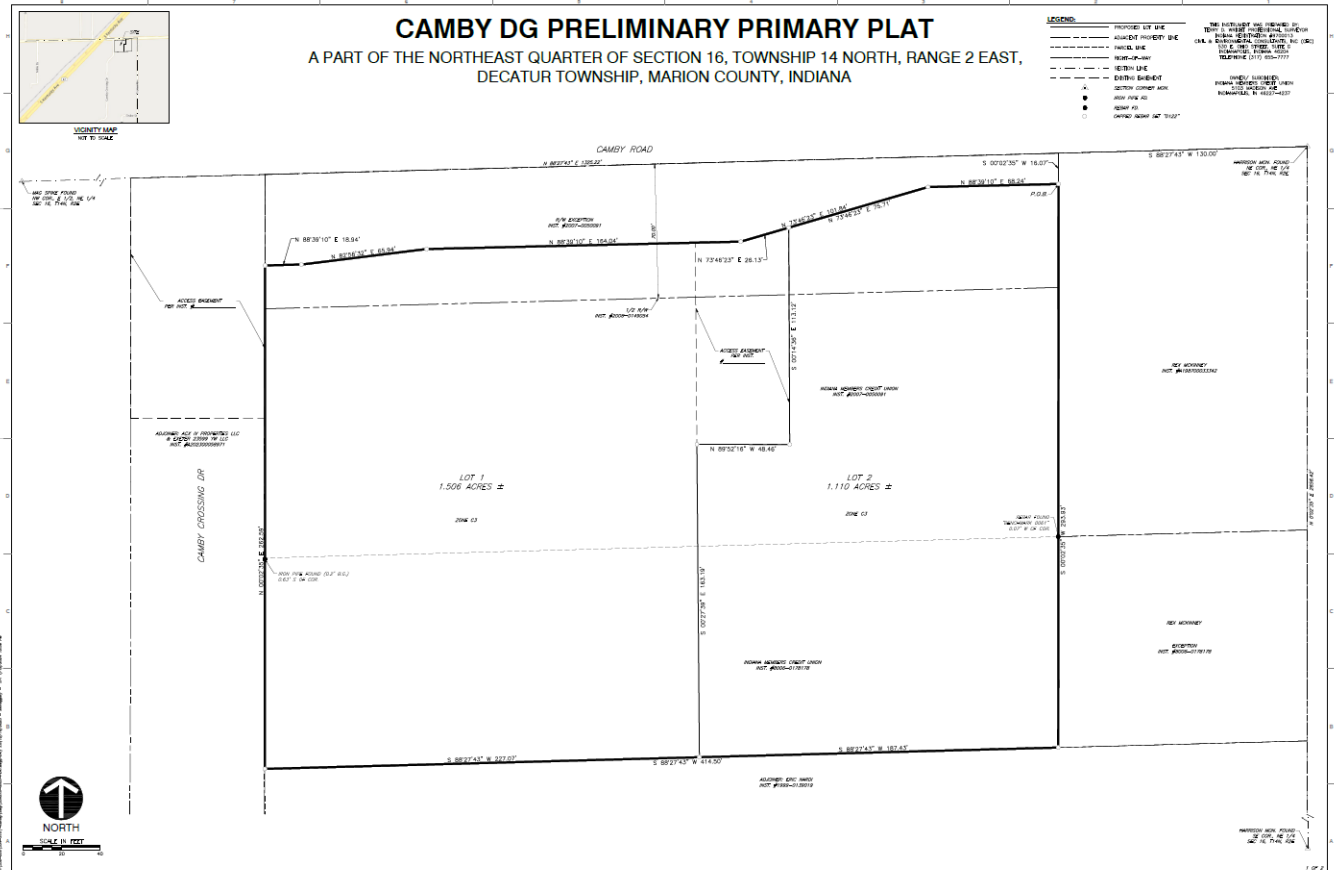
Existing Zoning	C-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	C-5	Commercial
South:	D-A	Residential
East:	D-A	Residential
West:	C-5	Commercial
Thoroughfare Plan		
Camby Road	Primary Arterial	Existing ROW: 88' Prop ROW: 80'
Petition Submittal Date	12/29/2023	

EXHIBITS

2024PLT001 ; Aerial Map



2024PLT001 ; Preliminary Plat



PHOTOS

2024PLT001; Pictures



Photo 1: View from North along Camby



Photo 2: Adjacent Property to West

2024PLT001; Pictures (continued)



Photo 3: Adjacent Property to the East



Photo 4: Adjacent Property to the Northwest