

PLAT COMMITTEE

September 13, 2023

Case Number:	2023-PLT-011
Property Address:	3725 Kentucky Avenue (<i>Approximate Address</i>)
Location:	Decatur Township, Council District # 22
Petitioner:	Baback, LLC by Pat Rooney
Zoning:	C-1 and C-3
Request:	Approval of a Subdivision Plat, to be known as 3725 Kentucky Ave., dividing 2.11 acres into two lots.
Waiver Requested:	None
Current Land Use:	Commercial Integrated Center
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 August 8, 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.
12. That parcels One and Two be relabeled as Lots One and Two prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-1 and C-3 and developed with a commercial integrated center with accessory parking. The proposed plat would subdivide the property into two lots along the tenant separation. The proposed plat meets the standards of the C-1 and C-3 zoning classification.

STREETS

Lots One and Two would front on Kentucky Avenue. No new streets are proposed as part of this petition.

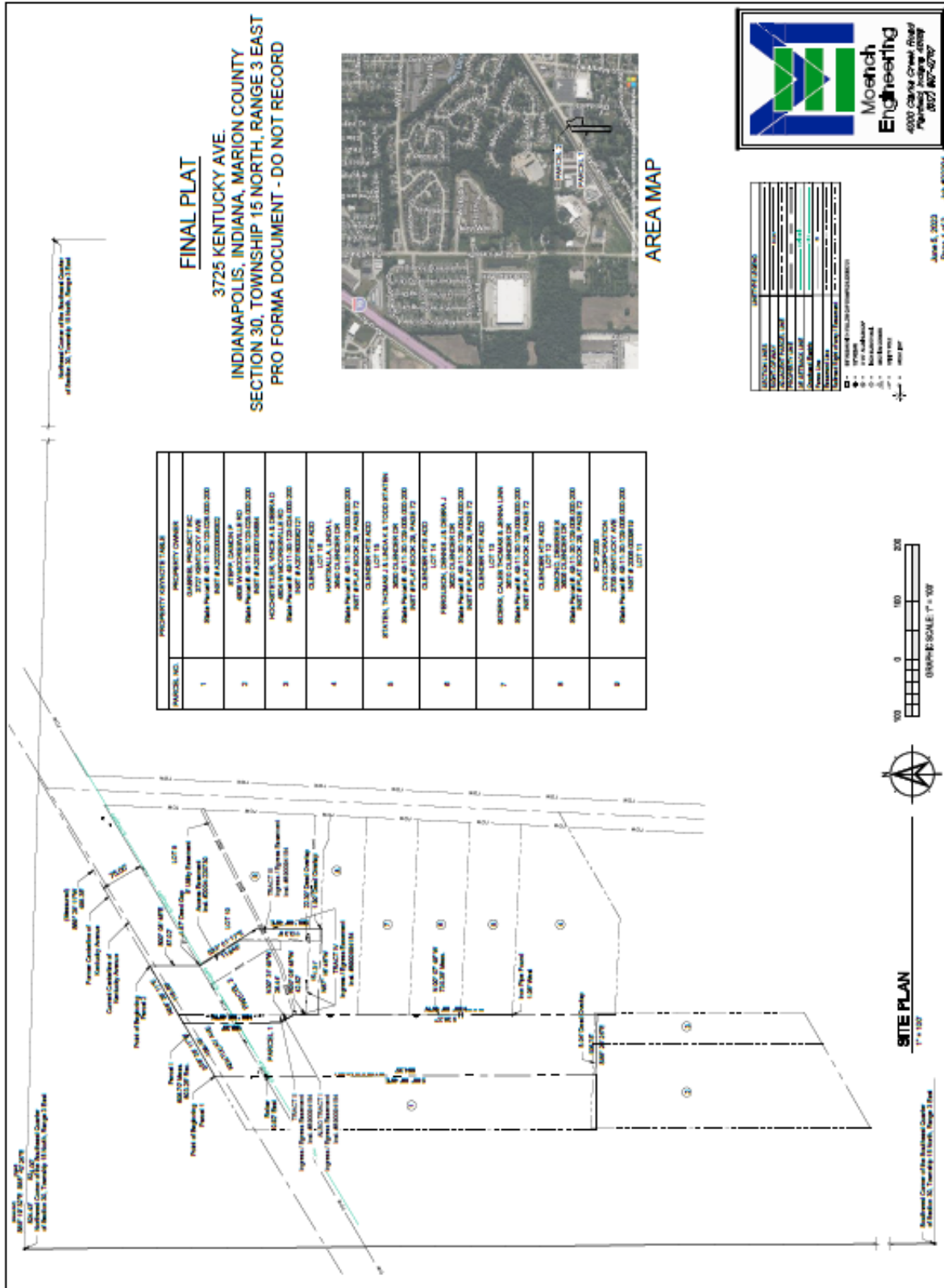
SIDEWALKS

Sidewalks are required on Kentucky Avenue.

GENERAL INFORMATION

Existing Zoning	C-1 / C-3	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A	Single-family residential
South:	D-A	Single-family residential
East:	C-3 / D-3 / D-A	Commercial / Single-family residential
West:	C-1	Single-family residential
Thoroughfare Plan		
Kentucky Avenue	Primary Arterial	117-foot existing and proposed
Petition Submittal Date	February 14, 2023	

[illegible]





Point of Beginning Parcel 2

Parcel I
606.70' Meas.
603.25' Rec.

Point of Beginning Parcel 1

S59° 28' 11" W
108.18'

KENTUCKY AVE

169.35'

N00° 08' 46" W
115.90'

PARCEL 2

800° 08' 46" E
87.02'

1.87' Deed Gap

5' Utility Easement

Access Easement
Inst. #2004-220730

LOT 9

LOT 10

S30° 01' 17" E
119.48'

⑨

TRACT III
Ingress / Egress Easement
Inst. #890094154

22.30' Deed Overlap

1.90' Deed Overlap

⑧

TRACT IV
Ingress / Egress Easement
Inst. #890094154

N30° 31' 49" W
26.44'

N00° 08' 46" W
42.52'

151.31'

N87° 16' 46" W

⑦

⑥

N 00° 07' 49" W
730.35' Meas.

⑤

Iron Pipe Found
1.06' West

④

5.04' Deed Overlap

106.75'

S88° 20' 25" E

Rebar
0.92' East

TRACT II
Ingress / Egress Easement
Inst. #890094154

ALSO TRACT I
Ingress / Egress Easement
Inst. #890094154

S00° 08' 46" E
664.30'

①

PHOTOS



Proposed Lot Two viewed from Kentucky Avenue



Proposed Lot Two



Proposed Lot One



Proposed Lot One



Proposed Lot Two