PLAN COMMISSION
STAFF REPORT

ITEM NO:	**1**
APPLICATION NO.	LEGP 000165-2024
MEETING DATE:	October 28, 2024
SUBJECT:	Primary Plat for a three lot residential subdivision
PETITIONER(S):	Andrew Wert, Church Church Hittle + Antrim – Applicant Timothy and Dorothy Juergensen – Owner
SUMMARY:	Creation of a three lot residential subdivision to be known as Juergensen Plat
LOCATION:	5263 East 156th Street
WAIVERS REQUESTED:	Not applicable
RECOMMENDATION:	Forward with a favorable recommendation
PREPARED BY:	Denise Aschleman, Principal Planner daschleman@noblesville.in.gov 317-776-6325

Planning Terms

Primary Plat – The preliminary drawing or drawings indicating the proposed manner or layout of the subdivision.

Procedure

The application was filed August 20, 2024, for a public hearing at the October 28, 2024, Plan Commission meeting. It was reviewed by the Technical Advisory Committee on September 19, 2024. Primary Plat approval lies solely with the Plan Commission and is a ministerial act which means if it meets the requirements of the Unified Development Ordinance then the Plan Commission has no choice but to approve the primary plat. The Plan Commission conducts the public hearing and renders a decision.

Correspondence

None

Summary

The subject site is located on the south side of 156th Street about midway between Gray and Hazel Dell Road. The site is 3 acres in size. The property to the south is the Westmoor at Noble West subdivision, there is an approximately 2-acre residential parcel to the west, and there are parcels of varying size (5 acres +) on the north side of the road. The petitioner has just finished constructing a new residential structure on the property.

This plat request is the next to last step of a multi-stage process that the applicant is completing. The applicant has applied for a variance, rezoning, annexation of the property, and upon approval of the primary plat would also need to complete a secondary plat. The ultimate goal that the applicant hopes to achieve is the subdivision of this parcel into three 1 acre lots. The applicant applied for a Variance of Development Standards to allow a reduction in the required lot width for a lot in the R1 zoning district. The Unified Development Ordinance requires a minimum of 200 feet of frontage on a street, the existing three-acre parcel has approximately 393 feet of frontage on 156th Street, and the variance was to allow approximately 130 feet of frontage for three lots. The Board of Zoning Appeals did approve the requested variance to reduce the required minimum lot size at their August 2023 meeting. The Common Council approved the rezone of this property from SR (Suburban Residential) to R1 (Low Density Single Family Residential) in November 2023.

Item	Description	Analysis
Surrounding Land Uses	*North – residential/agriculture* *South – residential* *East – pond* *West – residential*	*The surrounding land uses are a mix of single residential densities with a planned development to the south and other properties in the area ranging from one acre to more than 10 acres.*

Current Zoning	*North – SR* *South – R1/PD* *East – R1/PD* *West – SR*	*None*
Traffic Circulations and Thoroughfare Plan	*156th Street –Arterial*	*Arterial - A system of streets and roads which form an integrated network of continuous routes primarily for through traffic. The "Arterial" system is stratified into "major" and "minor" categories.*
Environmental and Utility Considerations	*None*	*Utilities are available in the area.*
TAC Comments	*None*	*None*

Attachments

Exhibit 1 – Aerial Photograph

Exhibit 2 – Current Zoning Map

Exhibit 3 – Primary Plat

Recommendation

Staff supports this request.

Motions

1. Motion to approve the primary plat for Juergensen as per submitted PLAT 000165-2024.

2. Motion to deny the request for approval of a primary plat for Juergensen as per submitted PLAT 000165-2024. **List reasons**

3. Motion to continue PLAT 000165-2024 until the November 18, 2024, meeting.