



## PLAN COMMISSION STAFF REPORT

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**ITEM NO:** 1

**APPLICATION NO.** LEGP 000236-2024

**MEETING DATE:** March 17, 2025

**SUBJECT:** Primary Plat for a two lot residential subdivision

**PETITIONER(S):** Leigh Anne Ferrell – Applicant  
Yousef Barham – Owner

**SUMMARY:** Creation of a two lot residential subdivision to be known as Maya Estates

**LOCATION:** 12484 East 156<sup>th</sup> Street

**WAIVERS REQUESTED:** Not applicable

**RECOMMENDATION:** Approve the request

**PREPARED BY:** Denise Aschleman, Assistant Director  
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## **Planning Terms**

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

## **Procedure**

The application was filed November 20, 2024, for a public hearing. It was reviewed by the Technical Advisory Committee on December 12, 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 submitted request is to create a two lot residential subdivision to be known as Maya Estates. The subject site is located on the north side of 156<sup>th</sup> Street approximately 1200 feet west of Boden Road. The site is 25.68 acres in size. The property to the north is the Blue Ridge Creek subdivision, to the south is the Deer Path subdivision, the property to the west is the Waterman Crossing subdivision, and to the east is Deer Creek Elementary. There is an existing residential house on the property that was built in 1996. The property was just annexed into the City of Noblesville at the end of 2024.

<b>Item</b>	<b>Description</b>	<b>Analysis</b>
<b><i>Surrounding Land Uses</i></b>	<i>North – residential South – residential East – elementary school West – residential</i>	<i>The surrounding land uses include mostly single family residential subdivisions. The property is also next to Deer Creek Elementary School.</i>
<b><i>Current Zoning</i></b>	<i>North – R1/PD South – R4/PD East – R1/GUO West – R1/PD</i>	<i>Single Family Residential use of these lots is consistent with the surrounding land uses.</i>
<b><i>Traffic Circulations and Thoroughfare Plan</i></b>	<i>156<sup>th</sup> Street –Arterial</i>	<b><i>Arterial</i></b> - A system of streets and roads which form an integrated network of continuous routes primarily for through traffic. The

		<p><i>“Arterial” system is stratified into “major” and “minor” categories.</i></p> <p><i>The applicant will need to dedicate right-of-way along 156<sup>th</sup> Street as part of this request.</i></p>
<b><i>Environmental and Utility Considerations</i></b>	<i>None</i>	<i>Utilities are available in the area.</i>
<b><i>TAC Comments</i></b>	<i>None</i>	<i>None</i>

**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 Maya Estates as per submitted PLAT 000236-2024.
  
2. Motion to deny the request for approval of a primary plat for Maya Estates as per submitted PLAT 000236-2024. ***List reasons***
  
3. Motion to continue PLAT 000236-2024 until the April 21, 2025, meeting.