



PLAN COMMISSION STAFF REPORT

ITEM NO: 1

APPLICATION NO: PLAT-000211-2024

MEETING DATE: January 21, 2025

SUBJECT: Approval of Primary Plat

PETITIONER(S): Weeding Peppermint, LLC (Michelle Arnett, Owner/Applicant),
Cicero Road Holdings, LLC (Ashley Gordon, Owner/Applicant),
and Stoepelwerth & Associates (Leigh Anne Ferrell)

SUMMARY: Commission to consider a Primary Plat for the creation of a
two-lot residential subdivision to be known as Cicero Road
Estates

LOCATION: 2570 Cicero Road (10-07-19-00-00-031.001 and 10-07-19-00-
00-031.101)

RECOMMENDATION: Approval

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Planning Terms

Primary Plat – A preliminary drawing or drawings, described in these regulations which indicates the proposed manner or layout of the subdivision to be submitted to the Plan Commission for approval.

Procedure

The primary plat application was filed in October, 2024 for consideration at the November 21, 2024 Technical Advisory Committee meeting and for public hearing at the December 9, 2024 Plan Commission meeting. However, pending receipt of proper property owner consent, the public hearing was subsequently scheduled for the January 21, 2025 Commission meeting. The Plan Commission hears the evidence presented by Staff, applicant/owner, and any individuals in the audience wishing to speak for or against the proposed plat or to just ask questions. The Plan Commission is the final authority over primary plats. As the platting process is ministerial, if the requirements of the Unified Development Ordinance are met, the Plan Commission is bound by State Statute to approve the primary plat. The Plan Commission has the authority to modify the proposal and/or attach conditions to their approval. Prior to the public hearing before the Commission, a published legal notice is advertised in the newspapers and public hearing notices are sent to the surrounding property owners per the adopted Rules of Procedure and have satisfactorily been completed. Beginning with the filing deadline date, the overall process is approximately 50 days provided there are no continuances.

Correspondence

Staff has not received any correspondence regarding this application.

Summary

Proposed project is the creation of a two-lot subdivision known as Cicero Road Estates, from two metes and bounds parcels (10-07-19-00-00-031.001 and 10-07-19-00-00-031.101), totaling 26.457-acres. Lot 1 would be 10.51 acres and lot 2 would be 15.15 acres. Both lots would have access from Cicero Road to the west, using an existing driveway that would provide for ingress and egress for both lots. Parcels are zoned R1 and are currently vacant. Access to both lots would be via an existing curb cut off of Cicero Road.

While the parcel is within the City's zoning jurisdiction, it is outside of the corporate boundaries.

In reviewing the applications for primary plat approval, the Plan Commission shall consider the following criteria per UDO Section 5.B.2.B.

- 1. The degree to which the application meets the criteria for Site Plan Review found in*

Article 4, Part B, Section 2 (E), as determined by the reports of the Technical Advisory Committee and Director of Planning and Development;

The primary plat application was reviewed for the November 21, 2024 TAC meeting and all requirements must be met prior to acceptance of a secondary plat.

2. *Consistency with the goals and objectives of the Comprehensive Plan;*

The Comprehensive Plan envisions residential land uses and a rural transect. The site is zoned R-1, as are the parcels in all directions. The proposed primary plat is consistent with the goals and objectives of the Comprehensive Plan for residential use. One dwelling per each lot would be permitted, which is consistent with the Comprehensive Plan's recommendation for large-lot single family homes.

3. *Consistency with the purposes of the zoning district in which it is located;*

The size is zoned R-1, will remain so zoned, and would allow for one single-family residential dwelling to be constructed on each lot.

4. *The presence or absence of any exceptions to the development standards for the zoning district in which it is located, any general development standards, or Article 6, Site Design and Improvement Standards; as evidenced by the listing of any exceptions in the primary plat application;*

Not applicable.

5. *The presence or absence of any protective covenants for the subdivision which would alter its impact from what would typically be permitted in the zoning district in which it is located; as evidenced by the inclusion of any covenants in the primary plat application.*

Not applicable.

History

<i>Item</i>	<i>Description</i>	<i>Analysis</i>
<i>Surrounding Land Uses</i>	<i>North</i> – Single-family residential <i>South</i> – Single-family residential <i>East</i> – Single-family residential <i>West</i> – Single-family residential	The surrounding land uses in all direction are single-family residential. The parcel to the northwest, adjacent across Cicero Road, is an industrial use.
<i>Comprehensive Master Plan and Future Land Use</i>	Rural / estate residential	The Rural/Estate residential typology is predominately located in environmentally sensitive areas and is more rural in nature. These areas provide land for agricultural purposes and large-lot single family homes. Designated areas currently served by sewer are encouraged to develop either as conservation subdivisions or in a manner that mitigates environmental risk and promotes open space. Areas not presently served by utilities must develop at a density consistent with the surrounding rural uses and allow for on-site septic systems.
<i>Traffic Circulations and Thoroughfare Plan</i>	Cicero Road (SR 19)	State highway
<i>Environmental and Utility Considerations</i>		<p>Engineering department has noted a potential wetlands in the north west corner of the site and recommends a waters report from a wetlands scientist.</p> <p>This site is not served by Noblesville utilities.</p>
<i>Technical Advisory Committee</i>		The Noblesville Engineering Department has made the applicant aware that the project is located outside of Noblesville City limits, and the Hamilton County Surveyors office is responsible for MS4 and MS4 inspections.

Attachments

Exhibit 1	Aerial photograph
Exhibit 2	Primary Plat

Recommendation

Staff recommends approval of application for the primary plat known as Cicero Road Estates, PLAT-000211-2024, with the following stipulations:

1. All Technical Advisory Committee requirements shall be met prior to signature of the Secondary Plat for recording.

Motion Options

1. Motion to approve application for the primary plat known as Cicero Road Estates, PLAT-000211-2024. Approval is subject to the stipulation that all Technical Advisory Committee requirements shall be met.
2. Motion to deny application PLAT-000211-2024 (*support with reasons*).
3. Motion to continue application PLAT-000211-2024 until (*date*).