REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner and property owner Citation Homes, Inc., represented by Tim Balensiefer of TBird Engineering, is seeking primary approval to replat Lots 1 & 2 of Schultz subdivision into a 4-lot single-family subdivision on 1.99 acres, located at the southwest corner of Old US 231 and CR 250 S, in Lafayette, Wea 6 (SE) 22-4.

AREA ZONING PATTERNS:
The site is zoned R1, Single-family Residential as is land to the south and southeast; PDRS, PDNR, and R1B zoning also surrounds the property. Schultz subdivision was platted in 1947; when county zoning came into being in 1965, this subdivision became zoned R1. Then in 2001, these two lots were rezoned NB, Neighborhood Business over staff’s objections (Z-2047). No business uses ever found a home on these lots and in 2016, they were rezoned back to their original R1 zoning (Z-2662).

AREA LAND USE PATTERNS:
The two lots are unimproved and wooded. The other lots within Schultz subdivision to the south lining Old US 231 all have single-family residences. Across the highway to the east are single-family homes located in Heron Bay PD and Rural Homes subdivision, to the north are a mix of unimproved lots, business and quasi-business lots in Wea-Ton PD, and to the west are the single-family houses in Triple J Pointe subdivision.

TRAFFIC AND TRANSPORTATION:
All four proposed lots would front on CR 250 S, classified as an urban local road in the adopted Thoroughfare Plan. Only Lot 101, the corner lot, has frontage on Old US 231 as well. The old highway is classified as an urban primary arterial. Ten feet of additional right-of-way would be dedicated along both streets to meet ordinance requirements. A “no vehicular access” statement has been shown along the entire Old US 231 frontage and 60’ from the highway along CR 250.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
Both city sewer and water can serve these lots. Drainage will be reviewed by the city during the building permit stage of the project.

CONFORMANCE WITH UZO REQUIREMENTS:
All the required building setbacks have been shown. All of the lots exceed lot width and area requirements for lots served by sanitary sewer.
STAFF RECOMMENDATION:
Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. A "No Vehicular Access" statement shall be platted along the Old US 231 right-of-way line and 60' around the corner of CR 250 S.

2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.

3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).

4. All required building setbacks shall be platted.

5. The street addresses and County Auditor’s Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.