

City of Independence

Request for a Minor Subdivision to Permit a Lot Combination for the Properties Located on Copeland Road

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: November 9, 2015
Applicant/Owner: Evan Caruthers
Location: Copeland Road Properties

Request:

Evan Carruthers (Applicant/Owner) requests that the City consider the following actions for the unaddressed property located on Copeland Road and identified by PID No.s 29-118-24-23-0004 and 29-118-24-23-0005:

- a. A minor subdivision to allow a lot combination which would combine the two parcels into one parcel.

Property/Site Information:

The subject property is located north of CSAH 6, on the east side of Copeland Road. The property is currently undeveloped with a creek, wetlands and upland areas making up the parcel. The property has the following site characteristics:

Property Information: PID No.s 29-118-24-23-0004 and 29-118-24-23-0005

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage (Before): *25.65 and 6.3 acres*

Acreage (After): *31.95 acres*

Copeland Road Properties



Discussion:

The applicant is seeking a minor subdivision to allow a lot combination for the two subject properties. The applicant currently owns both properties and would like to combine the properties for the purpose of constructing a single family residence on the combined properties. The City does not allow subdivisions of property in the Agriculture zoning district with the exception of lot line rearrangements, combinations and rural view lots subdivisions.

There is currently an approximately 25 acre parcel and 6 acre parcel that would be combined to form an approximately 30 acre parcel. The applicant has plans to ultimately construct a single family home on the combined parcel. There does not appear to be any adverse effects on the surrounding properties as a result of the proposed lot combination. The larger parcel is in keeping with the intent of the City's Comprehensive Plan.

The proposed lot combination is generally in keeping with the City's zoning and subdivision regulations. The applicant owns several lots that are surrounding this property and located along the non-developed right of way. Standards for development of the combined parcel does not change in the after condition.

Neighbor Comments:

The City has not received any written comments regarding the proposed minor subdivision.

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the requested minor subdivision to allow a lot combination with the following findings:

1. The proposed minor subdivision for a lot combination meets all applicable criteria and conditions stated in Chapter V, Section 500, Planning and Land Use Regulations of the City of Independence Zoning Ordinance.
2. The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
3. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

Attachments:

1. Application
2. Existing and Proposed Subdivision Survey