

PLANNING & ZONING REVIEW

V. B.

SUBJECT: Request by Fred Thomas Smith for subdivision sketch design approval of “**Mayfield**”, consisting of 11 lots on approximately 65 acres, located off SR-2182, Lonnie Fields Road, Gulf Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #60978
3. Soil Scientist report and soil map.
4. Sketch design plan entitled “Mayfield Subdivision”, prepared by Mike Cain Surveying, dated 5/16/05

INTRODUCTION AND BACKGROUND:

Zoning:	Unzoned	Minimum lot size:	1.50 acres
Watershed District:	LWA	Water hazard setback:	50 feet
Water source:	Private wells	Within 100 yr flood:	No

DISCUSSION AND ANALYSIS: The developer is requesting sketch design approval of 11 subdivision lots and one (1) exempt, over 10 acre tract. Lots 3, 5, 6, 7, 8, 9, 10, and 11 are to be accessed by a county standard, private road. Lots 1, 2, and 12 will have direct access off SR-2182, Lonnie Fields Road and are not included in the lot size average calculation for the private road. See note on the plat concerning access. All lots served by the county standard private road are a three (3) acre minimum with a 5.33 acre average. Lot # 1 of 1.96 is not required to meet the three (3) acre minimum since it will not be accessed by the private road.

Lots will be served by individual wells and septic systems and repair areas. The soil scientist report states “Based on this evaluation it was determined that there is adequate area of provisionally suitable (good) soil to support the proposed 12 lot subdivision. These areas appear large enough to support 3-4 bedroom houses.” Thomas Boyce, Environmental Health Specialist, has reviewed the report and found it adequate for sketch design review.

There does not appear to be any landlocked adjacent properties.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “Mayfield Subdivision” as submitted.