

PLAT COMMITTEE

August 12, 2026

Case Number:	2026-PLT-017 (Amended)
Property Address:	8530 North Carroll Road (<i>Approximate Address</i>)
Location:	Lawrence Township, Council District 4
Petitioner:	Jackson Conley
Zoning:	D-3 (recently rezoned from D-A by City of Lawrence)
Request:	Approval of Subdivision Plat to be known as Conley Minor Subdivision, dividing 3.08 acres into two lots (previously noticed for 4.63 acres)
Waiver Requested:	None
Current Land Use:	Single-family residential
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 18, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of the City of Lawrence, Sanitation Section.
2. Subject to the Standards and Specifications of the City of Lawrence, Drainage Section.
3. Subject to the Standards and Specifications of the City of Lawrence, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.

10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site was rezoned from D-A to D-3 by the City of Lawrence's Common Council. The lot is currently developed with a single-family home. This proposed plat would split 3.08 acres into Lot 1 (containing roughly 1.297 acres) and Lot 2 (containing roughly 1.146 acres). Staff will note that the notice originally indicated that the proposed plat was for 4.63 acres instead of 3.08. This represents a less intense amount of land being replatted and, therefore, staff determined new notice was not required. Both lots meet the minimum lot area requirement for D-3.

STREETS

Lot 1 would have frontage on Carroll Road while Lot 2 would have frontage on both Carroll and 86th Street.

SIDEWALKS

Sidewalks do not exist along either of these portions of 86th Street or Carroll Road. 744-303.B of the Consolidated Zoning and Subdivision Ordinance states that "when a single-family detached dwelling, single-family attached dwelling, two-family dwelling, triplex or fourplex is constructed on a freestanding lot, a sidewalk must be provided only if either one of the adjacent lots has a sidewalk installed." As no adjacent lots have sidewalks, no sidewalks would be required at this time. However, if the property were to be developed with commercial, industrial, or multifamily uses, sidewalks would likely need to be provided.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the D-3 district and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Residential
South:	D-A	Residential
East:	Unknown / Outside Marion County	Residential
West:	D-A	Residential
Thoroughfare Plan		

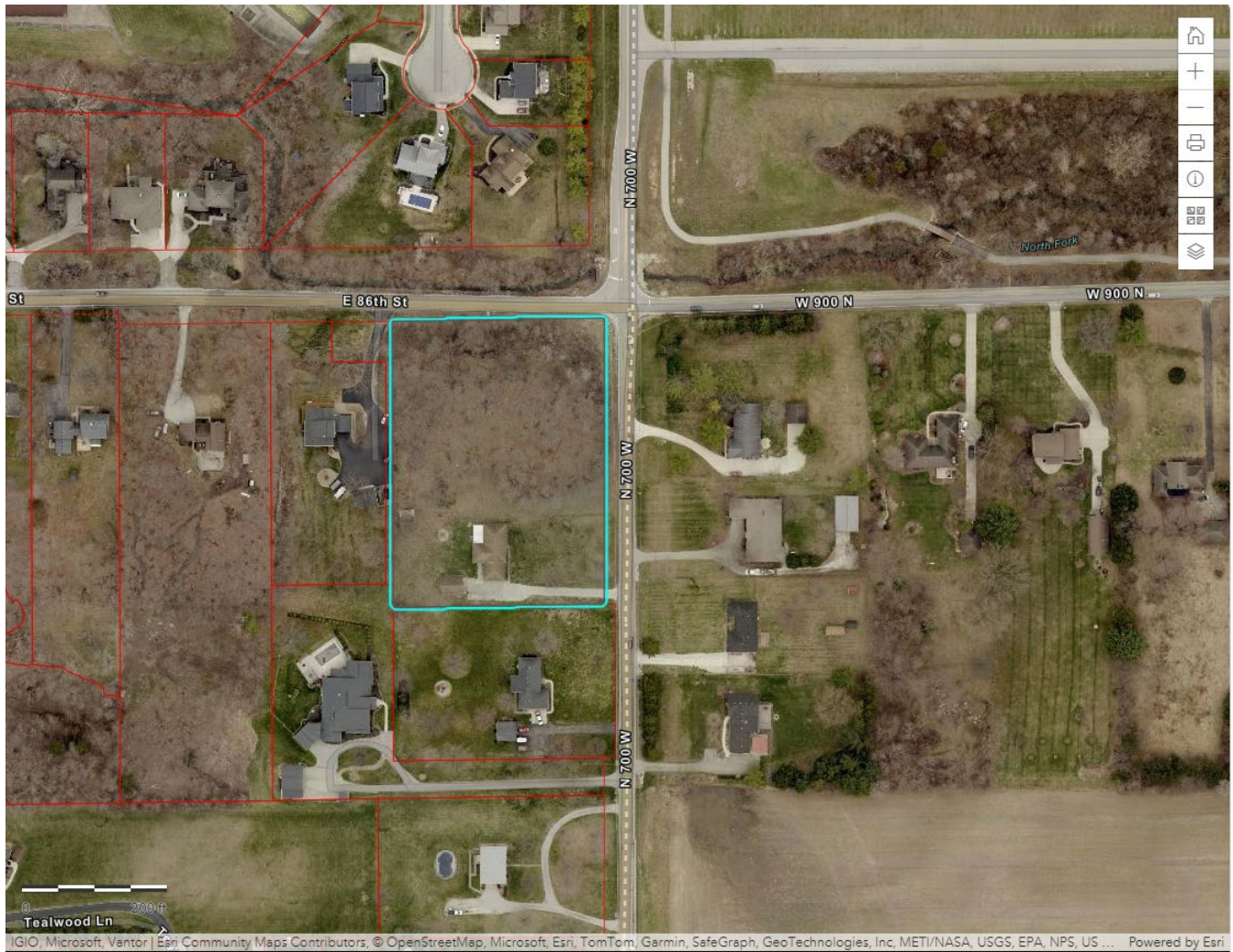


Department of Metropolitan Development
Division of Planning
Current Planning

86 th Street	Primary Collector	100-foot existing right-of-way and 80 feet proposed
Carroll Road	Primary Collector	30-foot existing half right-of-way and 106 feet proposed
Petition Submittal Date	March 2026	

EXHIBITS

2026PLT017: Aerial Images



2026PLT017: Proposed Plat

2025 RELEASE UNDER E.O. 14176

PHOTOS

2026PLT017: Photographs



Photo 1: View of existing single-family home on property

2026PLT017: Photographs



Photo 2: Wooded area on northern part of lot included in plat

2026PLT017: Photographs



Photo 3: View of properties across Carroll Road and across county line

2026PLT017: Photographs



Photo 4: View of neighboring property to the south

2026PLT017: Photographs



Photo 5: Looking south down Carroll Road