



STAFF REPORT

Floyd County Plan Commission

Docket Number: FC-06-26-32

Petitioner: LOFTUS & ROMEO DEVELOPMENT, LLC, Representative Paul Primavera Engineering

Location: Unaddressed lot on Kepley Road, Georgetown, IN 47122

Parcel: 220202000006.002002

Request: Primary Approval for Springfield Administrative Subdivision

Zoning District: Rural Residential (RR)

Date: 7/13/2026

Overview:

Petitioner is requesting a modification to waive the shared driveway requirement as part of split of approximately 8.2 acres into 4 lots for the proposed Springfield administrative subdivision.

1. The modification will not be detrimental to the public's health, safety or general welfare.
 - a. Minimum lot frontages are still being met and Kepley Road has been treated as the main access road under Plat #1113, Highland Lake Estates major subdivision (enclosed in this docket).
2. The modification will not adversely affect adjacent property.
 - a. The 24 lots along Kepley Road and Ernstberger Road within Plat #1113 set a trend of consistent access points along this area.
3. The modification is justified because of exceptional topographical or other physical conditions unique to the property involved and is not to correct mere inconvenience or financial disadvantage.
 - a. This property is surrounded by other properties which do not share access drives and these lots are each significantly larger than the minimum lot size for this zoning district, 1.53 acres for the three along Kepley Road, and 3.31 acres along Jefferson Court.
4. The conditions upon which the modification request is based are unique to the property for which the relief is sought and not applicable generally to other property.
 - a. This property is surrounded by other properties which do not share access drives and these lots are each significantly larger than the minimum lot size for this zoning district, 1.53 acres for the three along Kepley Road, and 3.31 acres along Jefferson Court.
5. The modification is consistent with the intent and purpose of this Ordinance and the Comprehensive Plan.
 - a. The intent of the ordinance is to limit traffic conflict points and promote safe and efficient roadway use, the requested modification maintains safe access design.
6. The condition necessitating the modification was not created by the owner or applicant.
 - a. The residential development pattern in this area was created back in 1997 and a shared access drive creates potential for legal and maintenance conflicts between property owners.



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7. The relief sought will not in any way vary the provisions of the Zoning Ordinance.
 - a. The proposed driveway will comply with all applicable sight-distance, drainage, and construction standards required by Floyd County.

Staff Comments:

The general intent behind access management through a shared access easement is to improve traffic flow and reduce collision risks as well as to serve as a suitable public street should development occur in the future. For the access management, the entrances will comply with all applicable sight-distance, drainage, and construction standards required by the county. For future development, these lots would need to be rezoned to residential suburban and have sewer access, which is not in the current comprehensive plan.

As this section of Kepley Road has consistent development without shared driveway access, as the lots are significantly larger than the rural residential standard, but that further splits are not possible without shared access easements or a rezone plus a sewer extension, and where the proposed driveways will adhere to all applicable sight distance, drainage, and construction standards as required by the county, staff finds a minimum justification necessary to approve this modification.

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant Loftus & Romeo Development LLC is seeking a:

- Zoning Map Change (Standard or Planned Unit Development)
- Minor Subdivision (Five Lots or less)
- Major Subdivision (Five Lots or more as a Traditional Design)
- Conservation Subdivision (Five Lots or more with an Open Space Design)
- Planned Unit Development (PUD)
- Development Review (Site Review for new Structure)
- Administrative Appeal

From the **Floyd County Plan Commission.**

Street Address (see enclosed map):

Unaddressed, Kepley Road, Georgetown, IN 47122
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Parcel ID #: 22-02-02-000-006.002-002

Description of Project:

Docket FC-06-26-32 & FC-06-26-33

Primary approval of proposed 4 lot Springfield administrative subdivision created from Tract #1 of the Love Family Farm. Also a modification from the subdivision control ordinance for independent driveways.
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This is a notice that a public hearing regarding the proposed docket item will be on Monday, July 13th at 5pm located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

Please note that information about the proposed docket item can be found at the following:

Floyd County Building and Development Services

2524 Corydon Pike Suite 203

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Floyd County Government Website www.floydcounty.in.gov

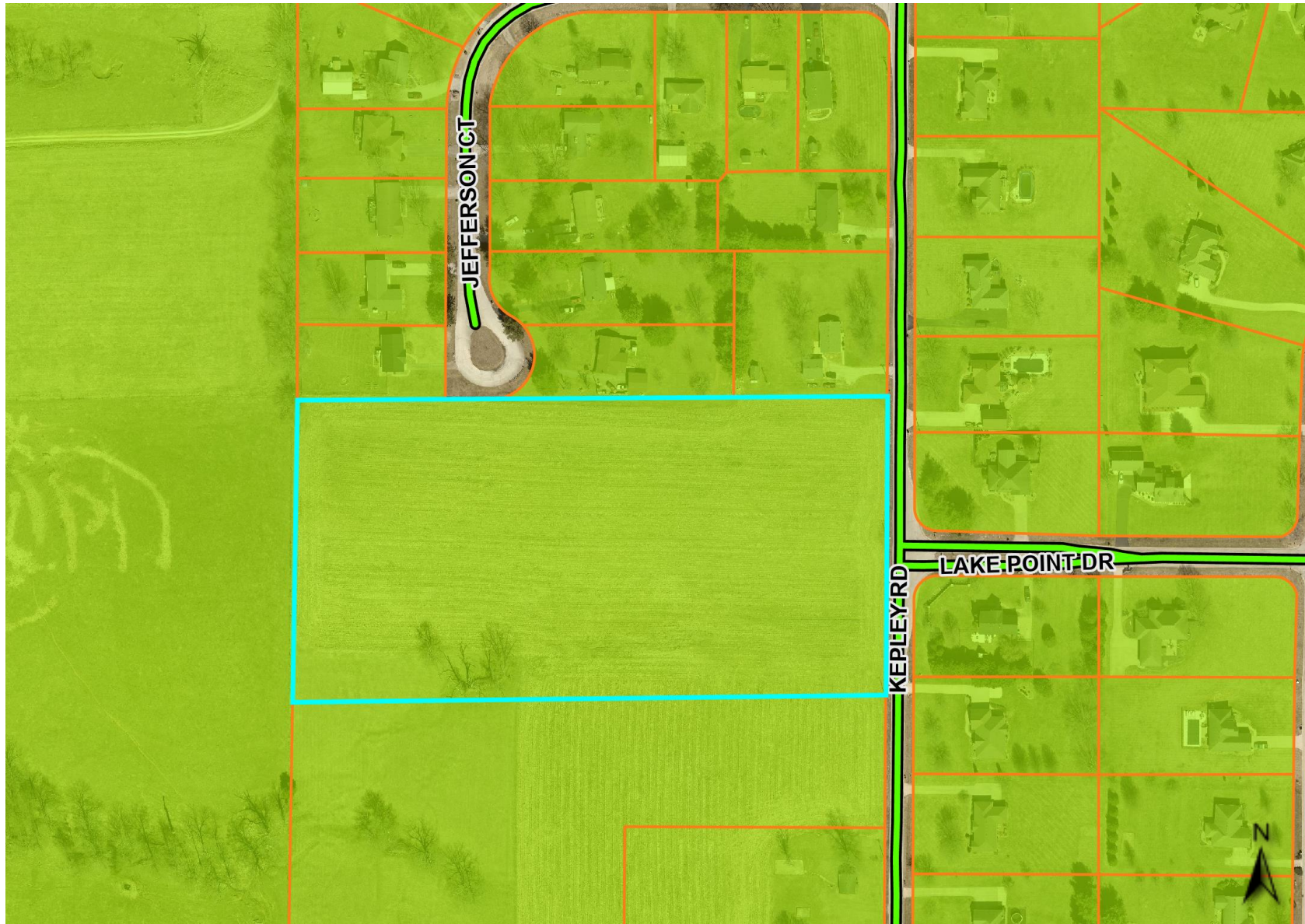


Floyd County, IN

Zoning Map

Unaddressed Lot Kepley Road

Created by: Franklin J Walden



- Parcels
- County Zone Map
 - AR - Agriculture
 - RR - Rural Residential
 - PD-RR - Planned Development
 - RS - Residential Suburban
 - PD-RS - Planned Development
 - RU - Residential Urban
 - MF - Multi-Family
 - NC - Neighborhood Commercial
 - PD-NC - Planned Development
 - HS - Highway Service
 - GC - General Commercial
 - PD-GC - Planned Development
 - PR - Park
 - GI - General Industrial
 - OB - Office Business
 - PU - Plan Unit
 - Other Values

APPLICATION FOR SUBDIVISION CONTROL VARIANCE/MODIFICATION

FLOYD COUNTY PLAN COMMISSION
PINE VIEW GOVERNMENT CENTER
2524 CORYDON PIKE, SUITE 203
NEW ALBANY, IN 47150
TELEPHONE 812-948-5440; FAX 812-941-4571

**This Application is a document of public record.
Any information disclosed on this Application is available for review by the public.**

Incomplete Applications will not be accepted.

The Application for Variance must be submitted with the Application for Primary Approval of Subdivision.

ORDINANCE AUTHORITY: Floyd County Subdivision Control Ordinance, Article 1, § 10

The Floyd County Plan Commission may grant modifications to the requirements of the Subdivision Control Ordinance only if **all** of the following criteria are met:

1. The modification will not be detrimental to the public's health, safety or general welfare.
2. The modification will not adversely affect adjacent property.
3. The modification is justified because of exceptional topographical or other physical conditions unique to the property involved and is not to correct mere inconvenience or financial disadvantage.
4. The conditions upon which the modifications request is based are unique to the property for which the relief is sought and not applicable generally to other property.
5. The modification is consistent with the intent and purpose of this Ordinance and the Comprehensive Plan.
6. The condition necessitating the modification was not created by the owner or applicant.
7. The relief sought will not in any way vary the provisions of the Zoning Ordinance.

Docket No. _____

Date Filed: _____

Name of Applicant: Loftus & Romeo Development LLC

Address of Applicant: 2393 N Luther Road
Georgetown, IN 47122

Owner of Property: (if different than Applicant) Same as applicant

Address of Owner: _____

Address of Property: _____

Variance/Modification requested so that Applicant may: _____

Applicant requests approval to allow individual driveway access for proposed lots 1-3 rather than requiring shared driveways and joint access easements.

Identify the specific section(s) of the Subdivision Control Ordinance that the Variance/Modification applies to: Article III, Section 4(B) – Lot Access

Justification for Variance/Modification: (Please complete all sections below)

1. **The variance/modification will not be detrimental to the public's health, safety or general welfare because:**

Approval of the request will not adversely affect public safety, neighboring properties, traffic circulation, drainage, or the general welfare. The proposed driveways will comply with roadway requirements.

2. **The variance/modification will not adversely affect adjacent property because:**

Nearby residential properties along the roadway and within the surrounding area commonly utilize individual driveway access. Granting this request would therefore remain compatible with the area.

3. **The variance/modification is justified because of exceptional topographical or other physical conditions unique to the property involved and is not to correct mere inconvenience or financial disadvantage because:**

The physical characteristics restrict the ability to reasonably align shared driveways between adjacent lots.

4. **The conditions upon which the variance/modification request is based are unique to the property for which the relief is sought and not applicable generally to other property because:**

Proposed Lots 1-3 front only on a higher classification roadway, due to the limited number of lots
extending a subdivision street is not justified.

5. **The variance/modification is consistent with the intent and purpose of this Ordinance and the Comprehensive Plan because:**

The intent of the ordinance is to limit traffic conflict points and promote safe and efficient roadway use.
The requested modification maintains safe access design.

6. **The condition necessitating the variance/modification was not created by the owner or applicant because:**

Strict enforcement of the shared driveway requirement would create design inefficiencies, reduced
usability of lots and potential legal and maintenance conflicts between property owners.

7. **The relief sought will not in any way vary the provisions of the Zoning Ordinance because:**

The proposed driveway will comply with all applicable sight-distance, drainage, and construction
standards required by Floyd County.

Conditions:

Please identify any conditions that you will agree to in connection with this Variance/Modification Application:

- One individually permitted driveway per lot
- Driveway locations designed to meet Sight-distance requirements

SIGNATURES & CONTACT INFORMATION:



Applicant Signature

Jeremy R Loftus
Printed Name of Applicant

Agent's Signature

Printed Name of Agent

Telephone No.: _____

Applicant/Agent (Circle One)