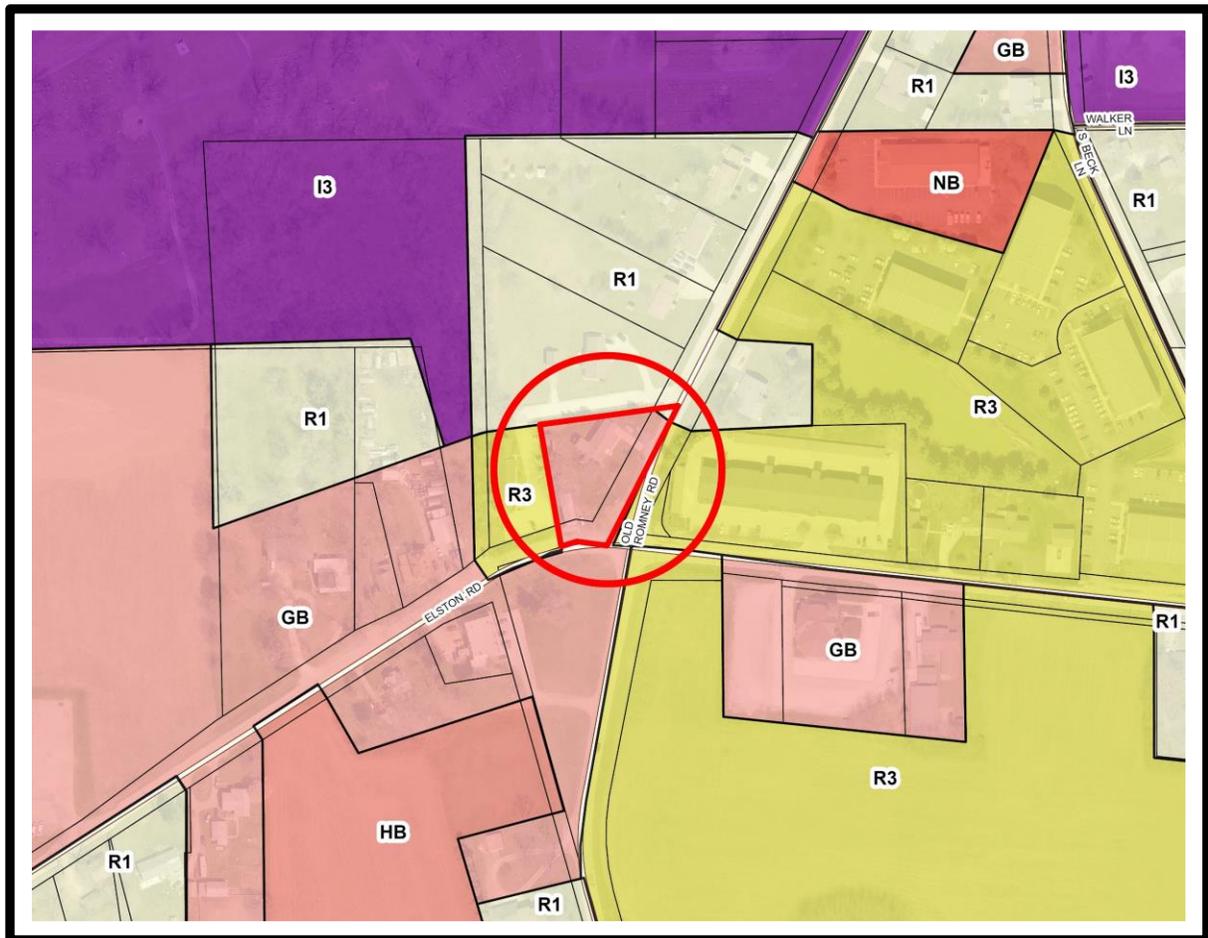
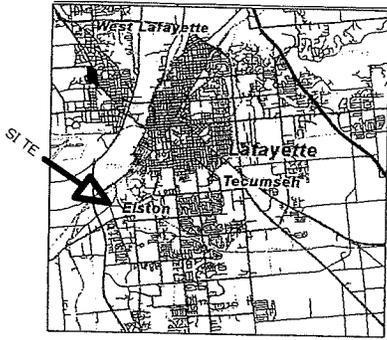

S-4930
ELSTON ACRES MINOR SUBDIVISION
(minor-sketch)

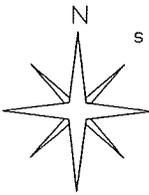
STAFF REPORT
July 9, 2020



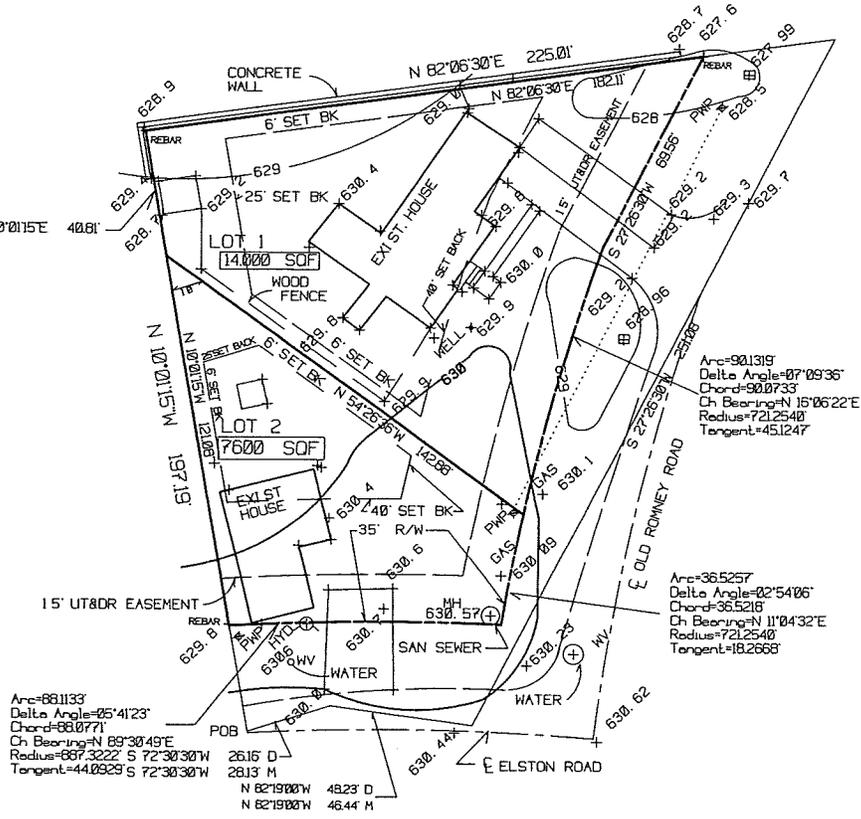
ELSTON ACRES MI NOR SUBDI VI SI ON



LOCATI ON MAP



SCALE: 1" = 40'
(11"X17")



LEGAL DESCR I PT I ON

(This legal description prepared by Robert R Grove, PLS 80910020, June 29, 2020)

A part of the Southeast Quarter of Section 31, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of said Section 31 thence South 00° 10' 30" West along the West line of the Southeast Quarter of said Section 31, a distance of 695.20 feet to the approximate centerline of Elston Road; thence North 57° 49' 30" East along the approximate centerline of Elston Road, a distance of 21.45 feet; thence North 72° 30' 30" East along the approximate centerline of Elston Road, a distance of 106.94 feet to the Point of Beginning; thence North 10° 01' 15" West, a distance of 197.19 feet to a rebar; thence North 82° 06' 30" East, a distance of 225.01 feet to the approximate centerline of Old Romney Road; thence South 27° 26' 30" West along the approximate centerline of Old Romney Road, a distance of 251.08 feet to the approximate centerline of Elston Road; thence North 82° 19' 00" West along the approximate centerline of Elston Road, a distance of 48.23 feet (deed), 46.44 feet (measured); thence continuing along the approximate centerline of Elston Road South 72° 30' 30" West, a distance of 26.16 feet (deed) 28.13 feet (measured) to the Point of Beginning containing 0.686 acres more or less.

elstonCK	
ELSTON ACRES MI NOR SUBDI VI SI ON SKETCH PLAN	
PREPARED BY:	R. R. GROVE, P. E., L. S.
DATE: 7-01-2020	
SHT. 1 of 1	3421 Ingram Ct.
REV.	LAFAYETTE, IN 47909
	Phone: (765) 250-5073

S-4930
ELSTON ACRES MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner Steve D. Haby, represented by Robert Grove, surveyor, is seeking primary approval to create two lots on 0.686 acres of unplatted land, located at the northwest corner of Old Romney Road and Elston Road, specifically, 2360 Old Romney Road, Lafayette, Fairfield 31 (SE) 23-4.

AREA ZONING PATTERNS:

Currently the property is zoned GB; however, a rezone request for R1B zoning received a recommendation of approval from the Area Plan Commission and will be heard by Lafayette City Council at its meeting on August 3rd just two days before the Executive Committee meeting. Other adjacent zoning districts in this part of the city include R3, R1 and GB.

AREA LAND USE PATTERNS:

The proposed subdivision currently has two single-family houses. Both the residential rezone and this two-lot subdivision will correct many of the nonconformities on site and would allow the houses to be sold separately. Most properties in the area have single-family homes or multi-family apartment buildings.

TRAFFIC AND TRANSPORTATION:

Both Elston and Old Romney Road at this property are classified as urban secondary arterials which requires a 35' half-width right-of-way. This required dedication has been shown on the sketch plan. According to the Lafayette Engineer's Office, they "have no issue with maintaining the existing access points." A "no vehicular access" statement is not required. A mortgage affidavit has already been filed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the engineer's office regarding utilities, "no concerns from our office on this. Sewer and water are available directly to both lots. We do not anticipate any drainage impacts."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown meet the ordinance standards for R1B zoned property. Likewise, the widths and lot areas of both lots meet ordinance requirements for the R1B zone.

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. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.