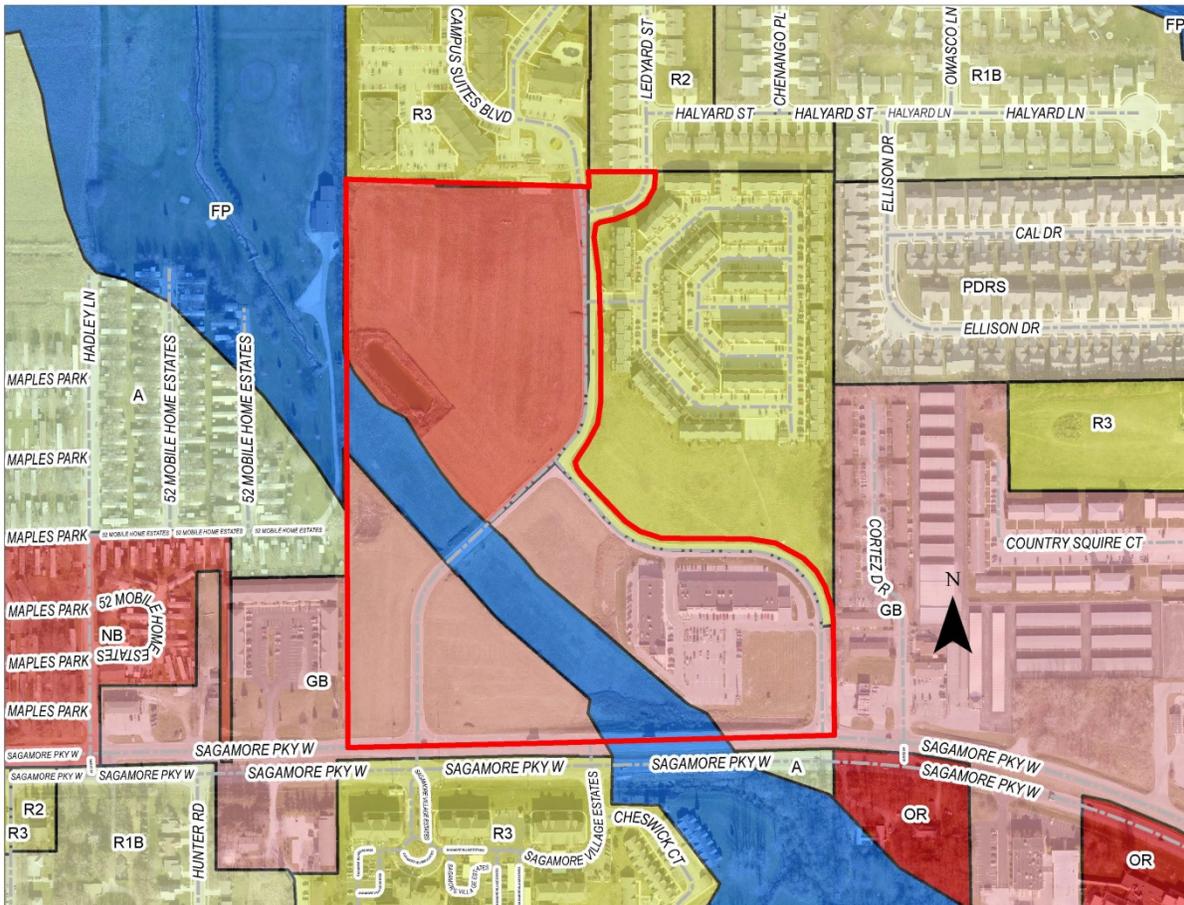

S-3152
PARAMOUNT-LAKESHORE SUBDIVISION
Request to Authorize Filing a 5th Primary Approval Extension

STAFF REPORT
April 30, 2020



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REQUEST MADE, PROPOSED USE, LOCATION:

The owner and developer, Paramount Development Group, LLC (represented by Patrick Cunningham), is requesting authorization to file a fifth 2-year primary approval extension. The original primary approval was granted March 20, 2002. The Commission approved the last primary approval extension in March 2016, which is now expired (March 20, 2018). The 18 year old preliminary plat covers a 6-lot (5 blocks and 1 outlot) commercial subdivision on 31 acres, located on the north side of US 52, approximately 1/4 mile west of Morehouse Rd., Wabash 2 (NE) 23-5.

STAFF COMMENTS

Construction plans for the entire subdivision were approved in January 2003. The roads and other infrastructure were installed several years ago. In June 2003, a final plat was recorded to cover just the street rights-of-way. These roads provide primary access for three existing subdivisions to the north (Lakeshore, Baywater Townhomes apartments, and Campus Suites apartments) and four lots recorded in two Paramount-Lakeshore final plats (September 2007 & October 2012). As is typical with commercial subdivisions, Paramount-Lakeshore lots have been platted just before they are sold. There are 14.46 acres remaining in this preliminary plat. A draft final plat for a one acre lot at the northwest corner of Paramount Drive and US 52 was filed last week, which is what prompted this request.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval to authorize the filing of the belated primary approval extension request.

If authorized by the Area Plan Commission Executive Committee, the belated primary approval extension request has been filed and placed on the May 6, 2020 agenda as the next New Business item to be heard.