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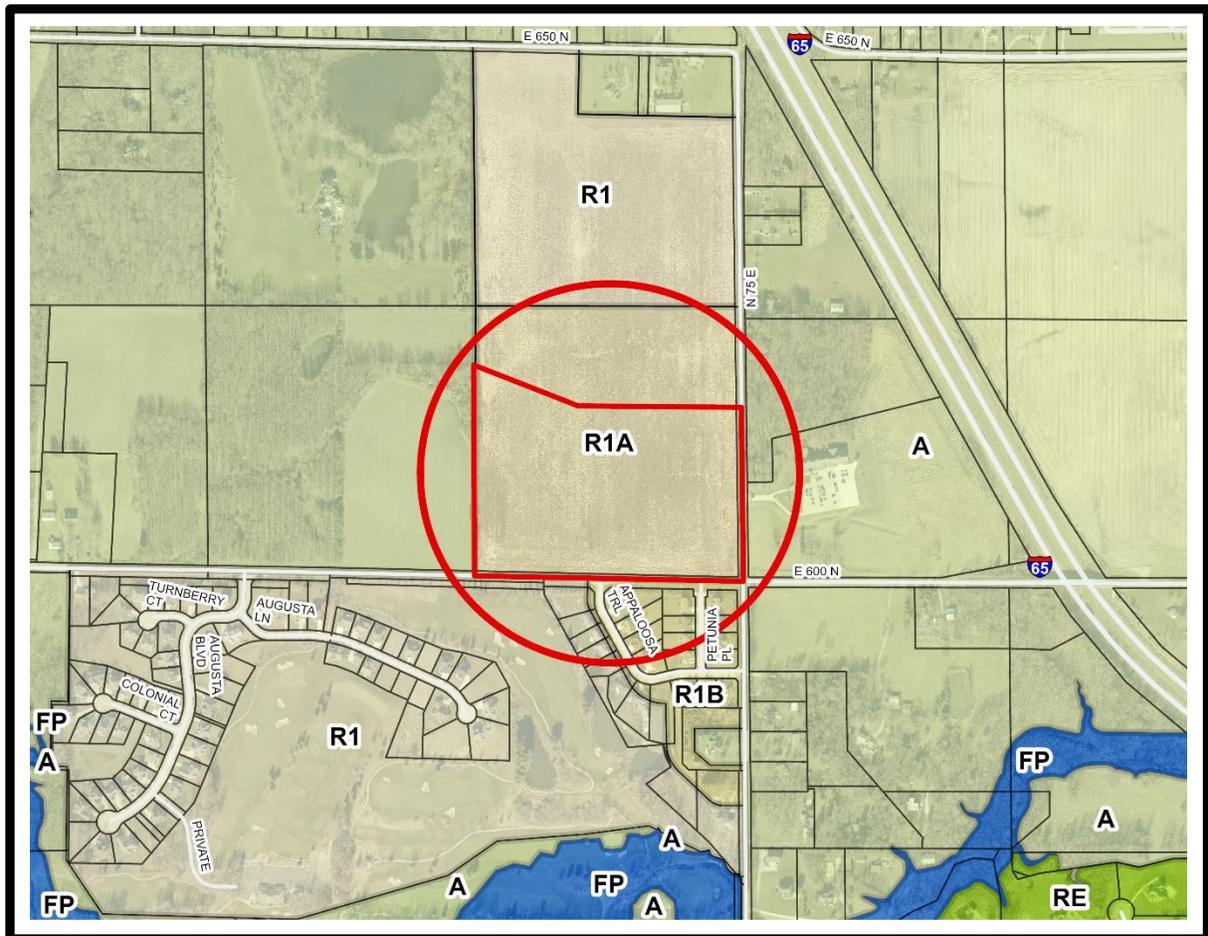
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**S-4905**  
**BELLE TERRA SUBDIVISION, REVISED**  
**(major-preliminary)**

**STAFF REPORT**  
**March 12, 2020**

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**S-4905**  
**BELLE TERRA SUBDIVISION, REVISED**  
**Major-Preliminary Plat**

**Staff Report**  
**March 12, 2020**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner is seeking primary approval to replace the original 77 lot (and 2 outlots) preliminary plat approved July 18, 2018 (S-4755) on the same 27.64 acre tract located at the northwest corner of CR 600 N and CR 75 E, in Tippecanoe 20(SE)24-4. The new layout will be for 79 single-family lots and 3 outlots, including a community building/clubhouse.

**AREA ZONING PATTERNS:**

This 27.64 acre site is part of a 40.7 acre tract that was rezoned from A (Agricultural) to R1A in February 2018 (Z-2711). At the same time, adjoining on the north, a 34.45 acre tract was rezoned from A to R1 (Z-2712). To the west, east and southeast are A zoned tracts. Properties to the south, across CR 600 N, are zoned R1 and R1B.

**AREA LAND USE PATTERNS:**

The site is open and farmed, as is the adjoining field to the north. Agricultural production is the predominant land use surrounding the subject property, mixed with a scattering of large and small lot single-family homes. To the east, across CR 75 E, is a church. The Winding Creek subdivision and the Coyote Crossing golf course are located to the south. The acreage to the north was granted conditional primary approval in August 2018 for a 119 lot single-family subdivision called The Preserve.

**TRAFFIC AND TRANSPORTATION:**

The *Thoroughfare Plan* classifies CR 600 N as a rural secondary arterial and CR 75 E as a rural local road. As with the previous subdivision design, there is only a single entrance from CR 75 E to serve the lots in this revised Belle Terra. Except for the entrance, a "No Vehicular Access" restriction has been shown along both perimeter road rights-of-way to control access for the double frontage lots.

Other than the two additional lots, the main difference between this revised preliminary plat and the previous is the new street layout. The two north-south connector streets in the middle of the site have been removed. There is now just a loop street system to serve the 79 lots. Five street names have been reviewed and accepted by the post office, 911 and APC staff (Eucalyptus, Gilwell, Hazelwood, Hyperion and Tamarind) and are shown on the preliminary plat. Because there is only one intersection (the entrance street and the loop), the beginning and end of most of these streets will need to be clearly marked on the final plat.

As with the previous application, a variance has been filed to **not** extend any of the subdivision streets to the boundaries where connectivity to adjacent developable land is desirable. USO Section 5.3(1)(c)(v) states:

*Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Commission such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.*

This variance was submitted to and heard by the Board of County Commissioners at its March 2nd meeting. And the Board has again voted to recommend approval of the variance with a condition that an access adequate to accommodate emergency vehicles be constructed to the north boundary of the subdivision to connect to The Preserve Subdivision. The Preserve was approved with this same condition.

Staff acknowledges that a public street connection to the north for this revised Belle Terra preliminary plat is not realistic, since The Preserve is approved with no connecting public street. Therefore, this variance can only apply to the west boundary. However, it is staff's opinion that the land adjoining on the west (currently zoned A) is potentially developable (with utilities being extended for this subdivision), and that a stub street should be extended to the west.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

American Suburban Utilities and Indiana American Water will provide the sanitary sewer and water services to this development. These utilities will be extended from existing mains in Winding Creek Subdivision to the south. Outlot B located in the northwest corner of the site and Outlot A located in the center of the site will be used for stormwater detention ponds. A community building/clubhouse is planned for Outlot C, located in the northeast quadrant of the subdivision, between Lots 51 and 79.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All building setbacks appear to be shown correctly and each lot meets the width and area requirements for R1A zoning.

**IMPROVEMENTS AND PERFORMANCE BOND:**

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

- A. Variances
  - 1. A variance to waive the requirement to extend new streets to the boundary lines of the subdivision to connect to adjacent tracts for future development, per USO Section 5.3(1)(c)(v).

B. Conditions

**CONSTRUCTION PLANS** – The following items shall be part of the Construction Plans application and approval:

1. The conditional primary approval of Belle Terra Subdivision S-4755 shall be withdrawn.
2. An access adequate to accommodate emergency vehicles shall be constructed from the north boundary of the subdivision to an internal street to connect to the adjoining emergency access required in The Preserve Subdivision.
3. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
4. Indiana-American Water Company, Inc. shall approve the water plans.
5. The fire hydrants shall be approved by the Tippecanoe Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana American Water Company in cooperation with the Fire Department.
6. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
7. The County Drainage Board shall approve the drainage plans.
8. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

9. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 75 E and CR 600 N right-of-way lines.

10. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
11. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
12. Gateway signs, if any, shall be placed in an appropriate easement at the entrance.
13. All required building setbacks shall be platted.
14. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

15. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
16. The purpose, ownership and maintenance of the outlots shall be specified.