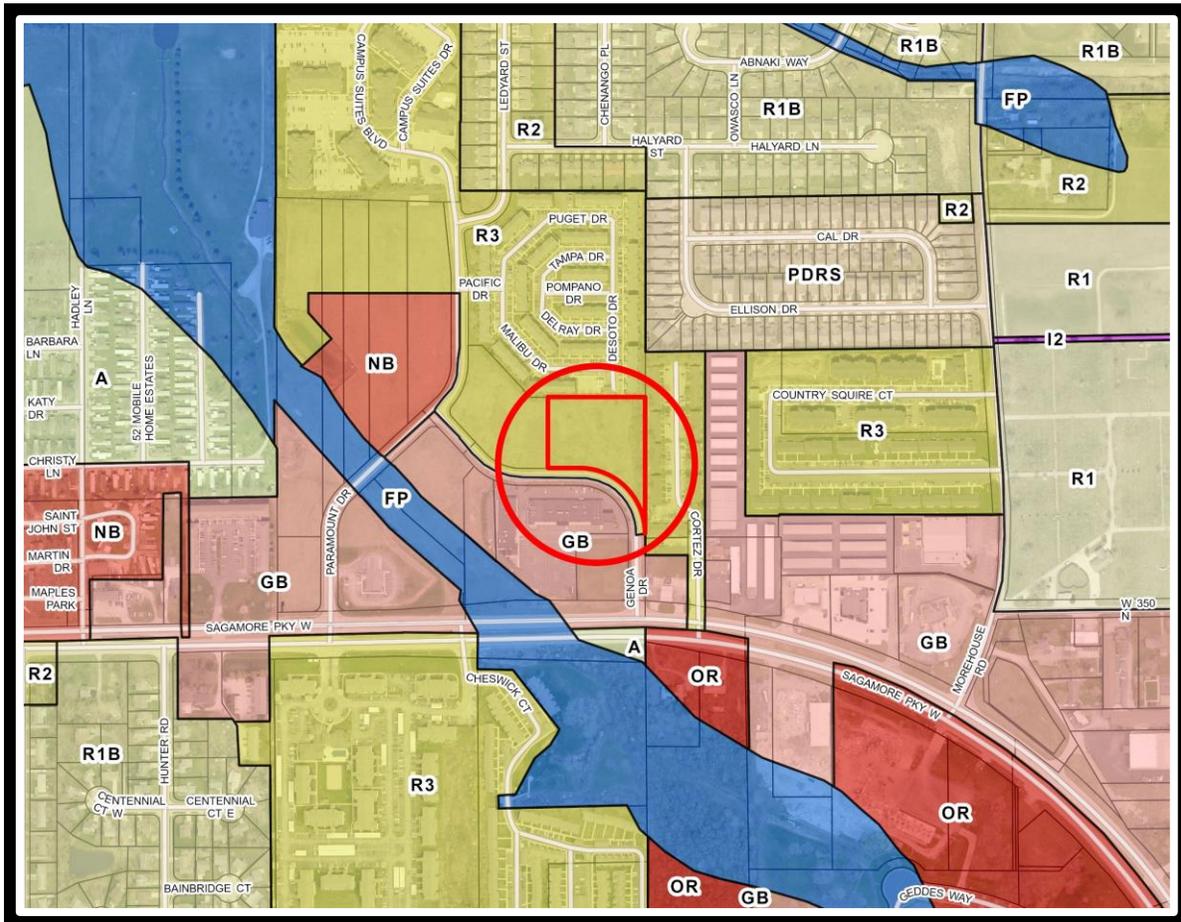

S-4944
PARAMOUNT SHORES SUBDIVISION
(major-preliminary)

STAFF REPORT
October 15, 2020



S-4944
PARAMOUNT SHORES SUBDIVISION
Major-Preliminary Plat

Staff Report
October 15, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Jordan Custom Homes LLC (by Jacob Jordan and represented by Justin Frazier of TBIRD Design Services Corp) is seeking primary approval for a 1-lot multi-family subdivision with 48 units in 3 buildings on 2.22 acres, located on the north side of Genoa Drive, east of Paramount Drive, in Wabash 2(NE)23-5.

AREA ZONING PATTERNS:

This site is zoned R3, as are properties adjoining on the north and east. Farther north are R1B and R2 zones plus more R3 to the northwest. To the south is GB zoning plus certified FP boundaries for the Cuppy McClure regulated drain. Land located across Paramount Drive to the west is zoned NB. Farther to the east are more GB and R3 zoned properties.

AREA LAND USE PATTERNS:

This project is on the recently recorded Lot 2 in Paramount Minor Subdivision. To the south, across Genoa Drive, is a shopping center. To the southwest, on the other side of the flood plain is a bank. To the west, across Paramount Drive, are open available commercial tracts. Adjoining on the east is an older apartment complex. To the north is the Baywater Townhomes apartments. Farther north are the Campus Suites apartment complex and Lakeshore Subdivision, Phase 1 (two-family and single-family residential).

TRAFFIC AND TRANSPORTATION:

Genoa Drive is classified by the *Thoroughfare Plan* as urban local. All necessary right-of-way has been dedicated in a previously recorded final plat.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This area is served by American Suburban Utilities sanitary sewer and Indiana American Water. Service laterals will be able to tap into the existing mains located along the north side of Genoa Drive and both sides of Paramount Drive. Onsite stormwater will be piped to the existing storm sewer in Genoa Drive.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks are shown. The Tippecanoe County parking standard for all dwelling units is two spaces. The 48 proposed units will require 96 parking spaces, as shown on the preliminary plat. The total building coverage is 26%, which falls within the R3 maximum standard of 40%. The vegetative coverage is noted on the preliminary plat as 36%, exceeding the required minimum coverage of 30%.

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. Conditions

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

1. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Wabash 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.
4. 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.
5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each building 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:

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