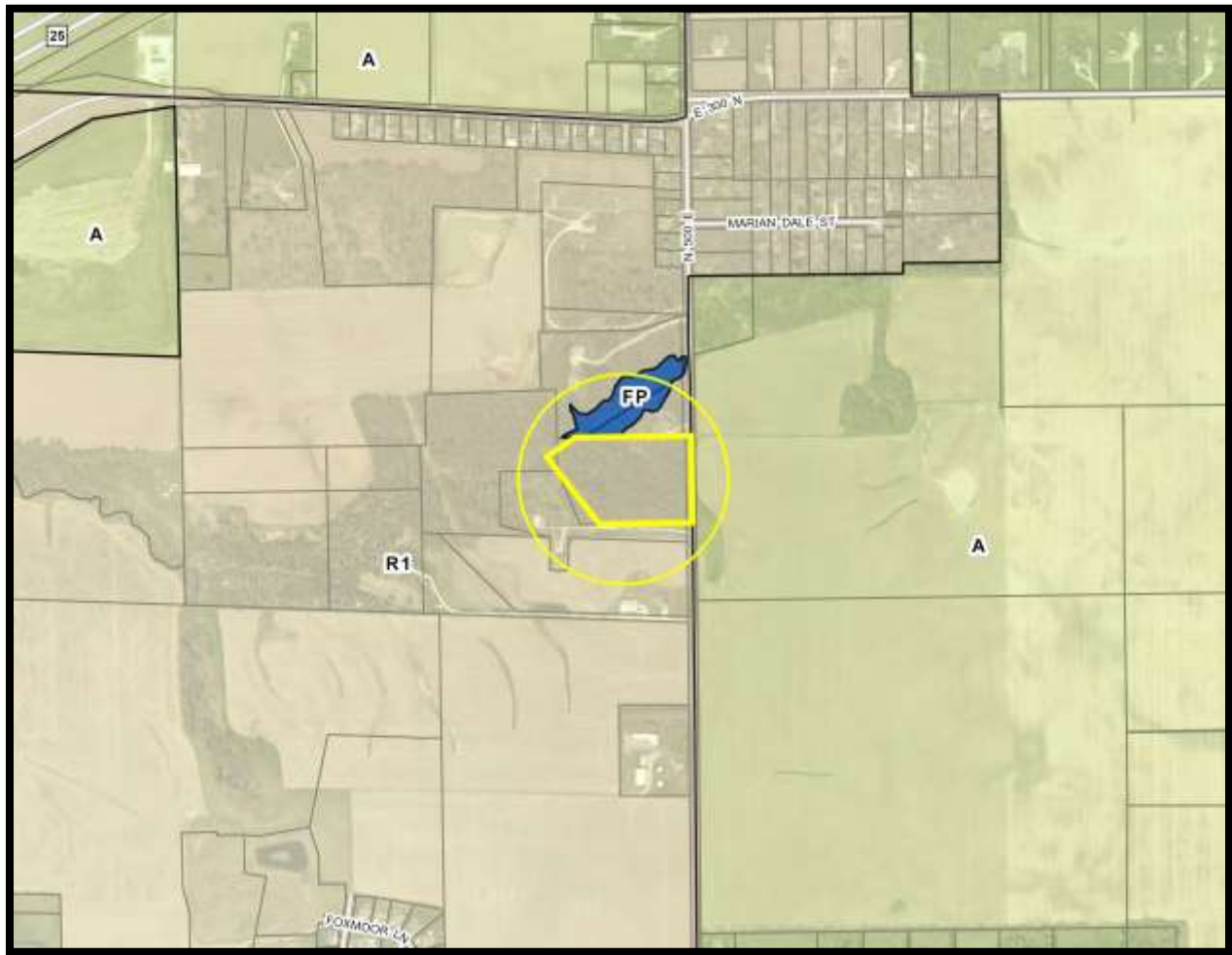

S-4963
CASA BELLA SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
December 31, 2020



S-4963
CASA BELLA MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
December 31, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners Phillip & Patricia Lewandowski, represented by Todd Starr of Starr Associates, are seeking primary approval of three lots on 6.786 acres located on the west side of CR 500 E 1/3 of a mile south of CR 300 N, in Fairfield 12 (NE) 23-4.

AREA ZONING PATTERNS:

The site is zoned R1, Single-family Residential as is all surrounding land with a few exceptions. There is a small area of Flood Plain zoning to the north associated with the Crist & Fassnacht regulated drain and land across CR 500 E is zoned Agricultural. The acreage is a parent tract which has never been parcelized or minor subdivided in the past.

AREA LAND USE PATTERNS:

The site is wooded and unimproved. The land slopes to the northwest towards the drainage ditch which becomes the northern boundary of the subdivision. The required 75' half-width drainage easement has been shown on the sketch plan. There are single-family subdivisions in the area (Marian-Dale, Lakewood, Bridge Mill) but most of the land in the vicinity is either large-lot residential, woodlands, or farm fields.

TRAFFIC AND TRANSPORTATION:

CR 500 E is classified as a rural local road by the adopted *County Thoroughfare Plan*. The required 30' half-width right-of-way has been shown. Lot 1 is a flag lot with only 25' of frontage on the county road. The "pole" portion of the flag lot is an ingress/egress, drainage and utilities easement; however, all the CR 500 frontage that borders Lots 1 and 2 will have a platted "no vehicular access" statement. Lots 1 and 2 will be obtaining access through an existing 85' wide off-site easement to the south.

A mortgage affidavit has already been filed, so no condition is necessary.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "Lot 1 can be considered for a shallow trench subsurface absorption system...Lot 2 and 3 will require Wisconsin elevated sand mounds..." It further states that, "All three lots will require a perimeter drain to lower seasonal high-water table and all lots have outlets based on elevations." The county surveyor is requiring additional information and also a Rule 5 submittal.

CONFORMANCE WITH UZO REQUIREMENTS:

Side setbacks are greater than the ordinance requires, but that is due to minor drainage ways in these areas. Lot widths and lot areas meet ordinance standards.

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. Except for the approved locations, a "No Vehicular Access" statement shall be platted along the CR 500 E right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Regulatory Flood Elevation and Boundary for the Crist Fassnacht regulated drain floodplain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

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

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.