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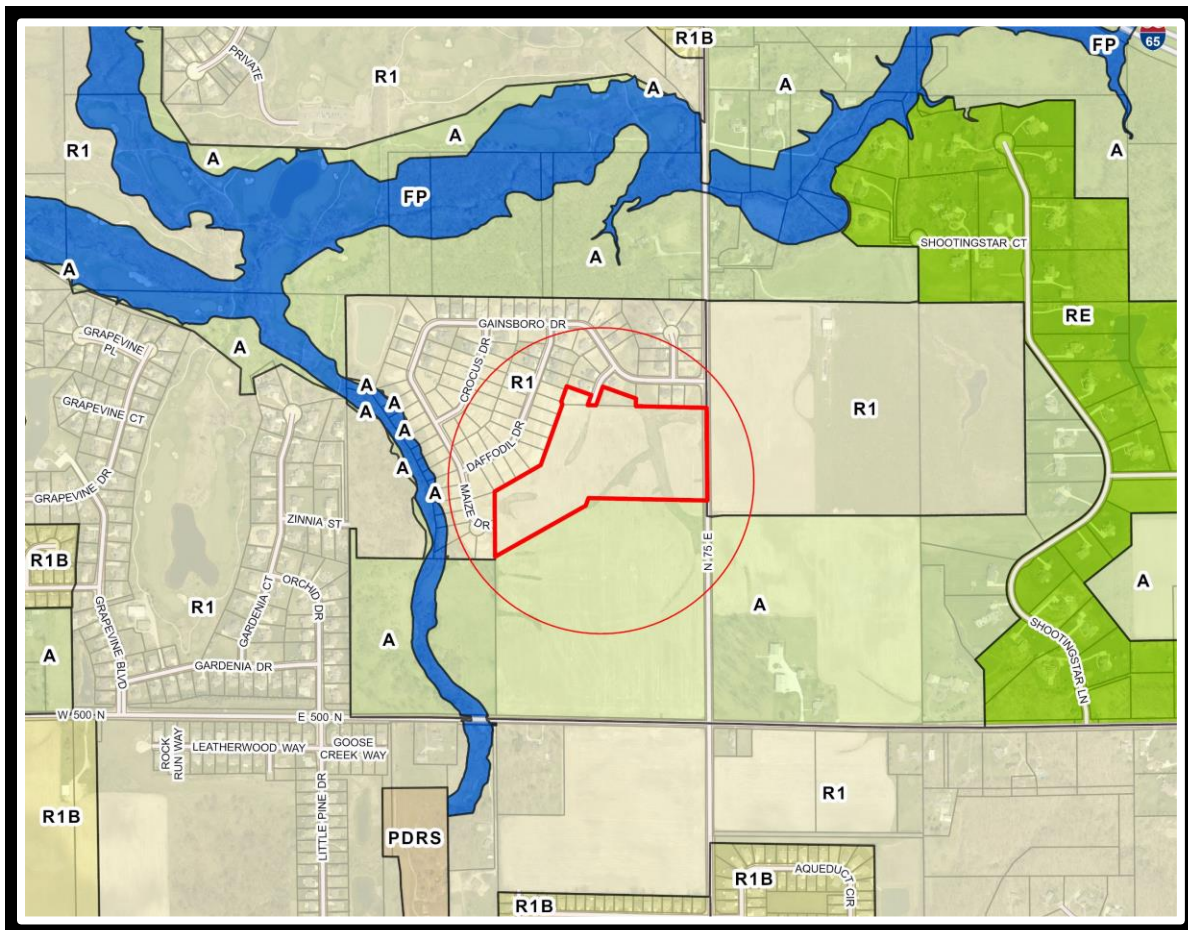
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**S-4979**  
**OAK RIDGE SUBDIVISION, SECTION 2 AND REPLAT OF**  
**LOTS 14 AND 16 IN SECTION 1**  
**(major-preliminary)**

**STAFF REPORT**  
**March 11, 2021**

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AND 16 IN SECTION 1  
Major-Preliminary Plat**

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

Petitioner, Derrin Sorenson of Tippecanoe Development LLC (represented by attorney Daniel A. Teder and Justin Frazier of TBIRD Design Services) is seeking primary approval for a 38-lot (plus one outlot) addition to the existing single-family subdivision on 17.57 acres located on the west side of CR 75 E, approximately 1/4 mile north of CR 500 N in Tippecanoe 29(SE)24-4.

**AREA ZONING PATTERNS:**

Except for the two lots in Oak Ridge Section 1 being replatted, this site was recently rezoned from A to R1 (Z-2806, 11/2/2020). Section 1 borders on the north and west, and was rezoned from A to R1 in 2013. To the east, across CR 75 E, is more R1 zoning and to the South is a large area of A zoned land. Farther west is FP (Flood Plain) zoning associated with an unnamed tributary of the Cole Ditch.

**AREA LAND USE PATTERNS:**

Proposed Section 2 is open and farmed, as are lands to the south, east and southeast. Section 1 was recorded in two phases (in 2017 and 2020) and now has all its public improvements in place with homes actively under construction. Winding Creek Subdivision, Section 2 is located west beyond the tributary. Coyote Crossing golf course is located to the northwest, abutting Section 1.

**TRAFFIC AND TRANSPORTATION:**

This new section of Oak Ridge does not have frontage on CR 75 E, but will complete the existing Maize Drive street loop and add one new cul-de-sac to serve the 38 lots in Section 2. The cul-de-sac is labeled "Street A" and will need to be replaced by the approved street name Boham Court in the construction plans and on the final plat.

Land abutting on the south (currently zoned A) is potentially developable with utilities being extended from this subdivision. Somewhere along the Section 2 southern boundary, a street stub to this adjoining property is required by Unified Subdivision Ordinance (USO) Section 5.3(1)(c)(v). Included with the primary approval application, petitioner filed a variance request to waive this requirement. The request was transmitted to the Board of County Commissioners and heard on March 1<sup>st</sup>. After some deliberation, the Board denied the variance request, because the petitioner committed to reserving a lot along the boundary as the last lot to be built on for a possible street stub. Petitioner submitted a proposal to reserve Lot 139 and staff is recommending this reservation as a condition of approval for the final plat.

The variance has been withdrawn by petitioner, so the APC will not need to act on it.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Sanitary sewer (American Suburban Utilities) and water mains (Indiana American) will be extended from Section 1. Stormwater will be guided to the proposed storm sewer system in the streets. This drains to a nearly 3 acre outlot (Outlot B) in the northeast corner of the site where a detention pond will meter the subdivision’s runoff to the existing system in Section 1.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All required building setbacks are shown, and all lots meet or exceed the minimum lot area and width standards for R1 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. Conditions

1. The “Street A” label shall be replaced by Boham Court in the construction plans and on the final plat.
2. In the construction plans, final plat and covenants, Lot 139 shall be noted to be reserved for road right-of-way and utility purposes if necessary for future development to the south. If a building permit is issued and home construction has begun on all other lots within this section prior to a residential rezone petition being filed for the adjoining property to the south, Lot 139 may be sold and built on as a residential lot. The building setbacks and utility easements shown hereon for Lot 139 apply only in the condition where Lot 139 is sold as a residential lot.

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

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

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

13. The purpose, ownership and maintenance of Outlot B shall be specified.