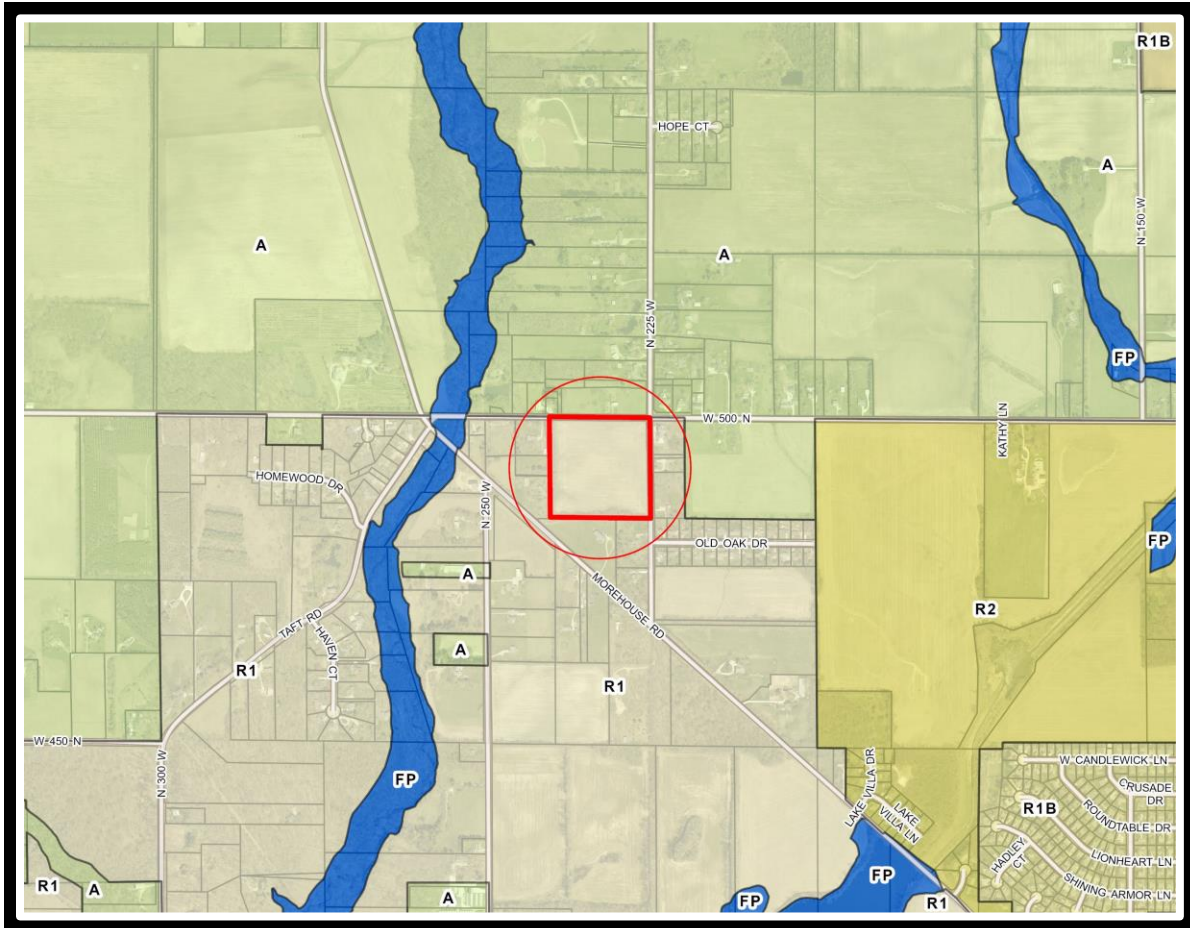
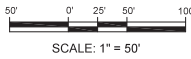

S-4993
EDGE ESTATES MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
April 29, 2021



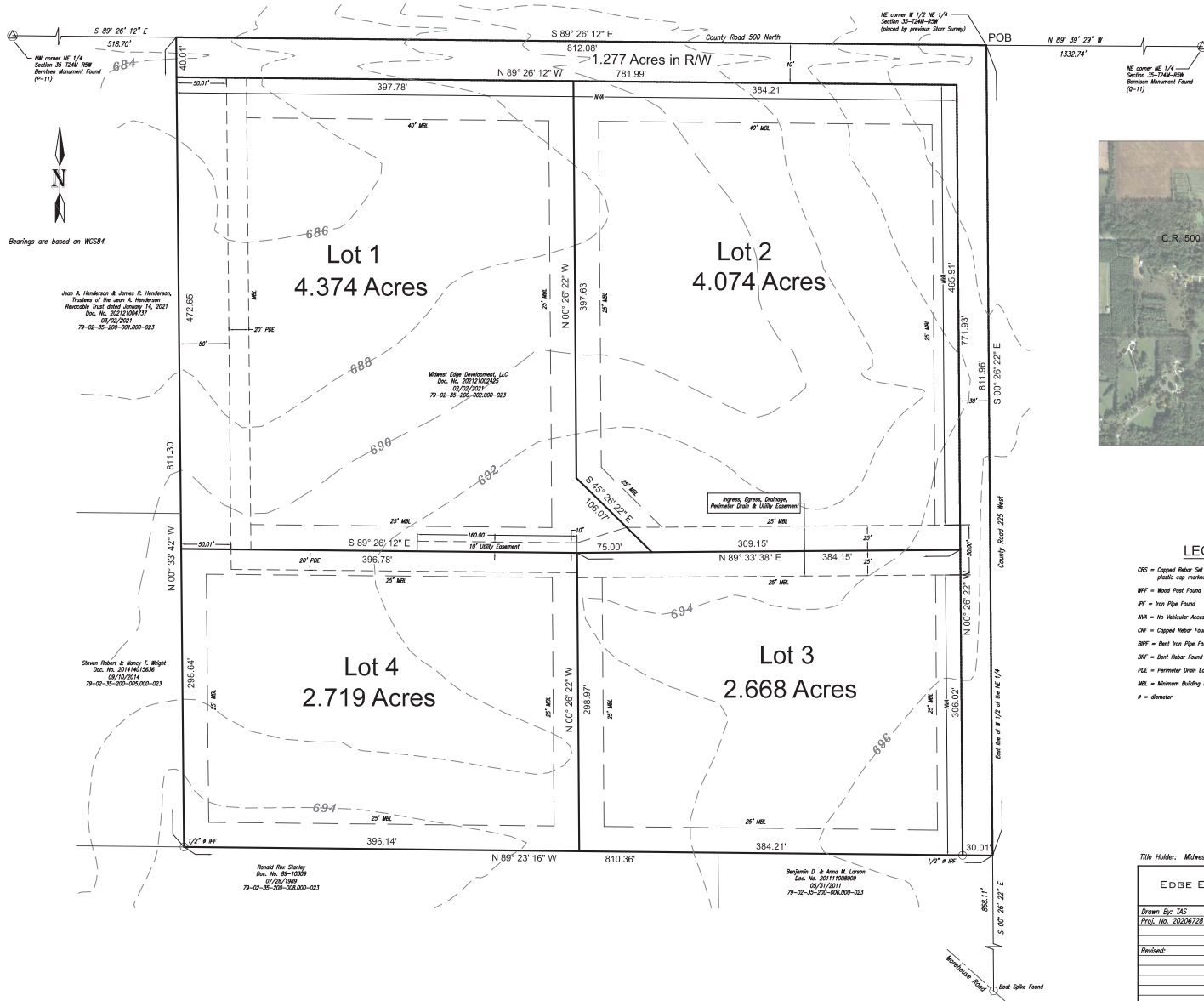


EDGE ESTATES MINOR SUBDIVISION (SKETCH PLAN)

A PART OF THE W 1/2 OF THE NE 1/4 OF SECTION 35-T24N-R5W,
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

DESCRIPTION OF EDGE ESTATES MINOR SUBDIVISION (15,112 ACRES):

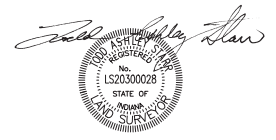
A part of the West Half of the Northeast Quarter of Section 35, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Beginning at the Northeast corner of the West Half of the Northeast Quarter of said Section 35; thence South 00° 26' 22" East (Bearings are based on a previous Starr Survey) 811.96 feet along the East line of the West Half of the Northeast Quarter of said Section 35 and the approximate center line of County Road 225 West; thence North 89° 33' 38" West 810.36 feet to a 1/2" diameter iron Pipe; thence North 00° 33' 42" West 811.30 feet to the North line of the West Half of the Northeast Quarter of said Section 35 and the approximate center line of County Road 500 North; thence South 89° 36' 12" East 812.08 feet along said North line and center line, to the Point of Beginning and containing 15,112 Acres.



Vicinity Map
(Not to Scale)

LEGEND

- CRS = Capped Rebar Set in a 5/8" rebar with a yellow plastic cap marked "STARR PLAN NO. 0001"
- WP = Wood Post Found
- IPF = Iron Pipe Found
- MLK = No Molecular Access
- CRS = Capped Rebar Found
- IPF = Bent Iron Pipe Found
- CRS = Bent Rebar Found
- PEE = Perimeter Ditch Easement
- MLL = Minimum Building Line
- ∅ = diameter



Title Holder: Midwest Edge Development LLC Tax Key No: 79-02-35-200-002,000-023

Drawn By: TJS	Proj. No. 20206728
Reviewed:	

STARR ASSOCIATES
LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET
LAFAYETTE, INDIANA 47901
17651 471-881-3
17651 471-0265 FAX

S-4993

EDGE ESTATES MINOR SUBDIVISION (MINOR-SKETCH)
Minor-Sketch Plan

Staff Report
April 29, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, Midwest Edge Development, LLC by representatives Wendy Starr and Shylo Shively, represented by Todd Starr of Starr Associates, is seeking primary approval for a four-lot subdivision on 15.112 acres, located at the southwest corner of CR 500 N and 225 W, Wabash 35 (NE) 24-5.

AREA ZONING PATTERNS:

The site, a 15.11 acre parent tract, is zoned R1 as is surrounding land to the east, south and west. Land to the north across CR 500 N is zoned A, Agricultural. An R1 to A rezone request (for a horse riding arena for hippotherapy) in 2018 for this same 15 acre site was withdrawn by its petitioner before the APC public hearing (Z-2721).

AREA LAND USE PATTERNS:

The land in this request is flat farm ground with trees lining the western and southern property lines. Large lot single-family homes surround the site on all four sides. Just east of the property at the intersection of CR 225 and CR 500 is the former Mt. Zion church which has recently been converted to a single-family residence. The nearest residential subdivisions are Big Oak to the southeast and the Homewood Addition farther to the west.

TRAFFIC AND TRANSPORTATION:

Per the adopted *Thoroughfare Plan*, CR 500 North is classified as a rural secondary arterial and CR 225 is classified as a rural local road. The required half-width rights-of-way for both roads have been shown. According to the County Highway Department, “the ingress-egress easement, its location, and the NVA are acceptable as shown on the sketch plan. As part of the perimeter drain easement and outlet location approval, we require the existing CR 500 North ditch be cleaned and a smooth positive flowline established to prevent standing water. A permit from our office is required for this work.”

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Health Department believes the existing sewer serving the homes in Big Oak Subdivision is too shallow to be extended to serve the site in question. A letter from the Health Department regarding the soils on site states, “All four lots have soil limitations of seasonal wetness and soil permeability.” “The proposed outlet for the perimeter drains is the County ditch to the north which should be adequate so long as the recommendations of the County Highway are followed.”

The County Surveyor's Office is requiring a Rule 5 Submittal. Drainage review and approval will be a condition of the final plat.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct and in most cases, exceed the ordinance requirements. Lot widths and areas likewise exceed the minimum R1 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 entrance, a "No Vehicular Access" statement shall be platted along the CR 500 N and CR 225 W right-of-way lines.
2. 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.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
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.