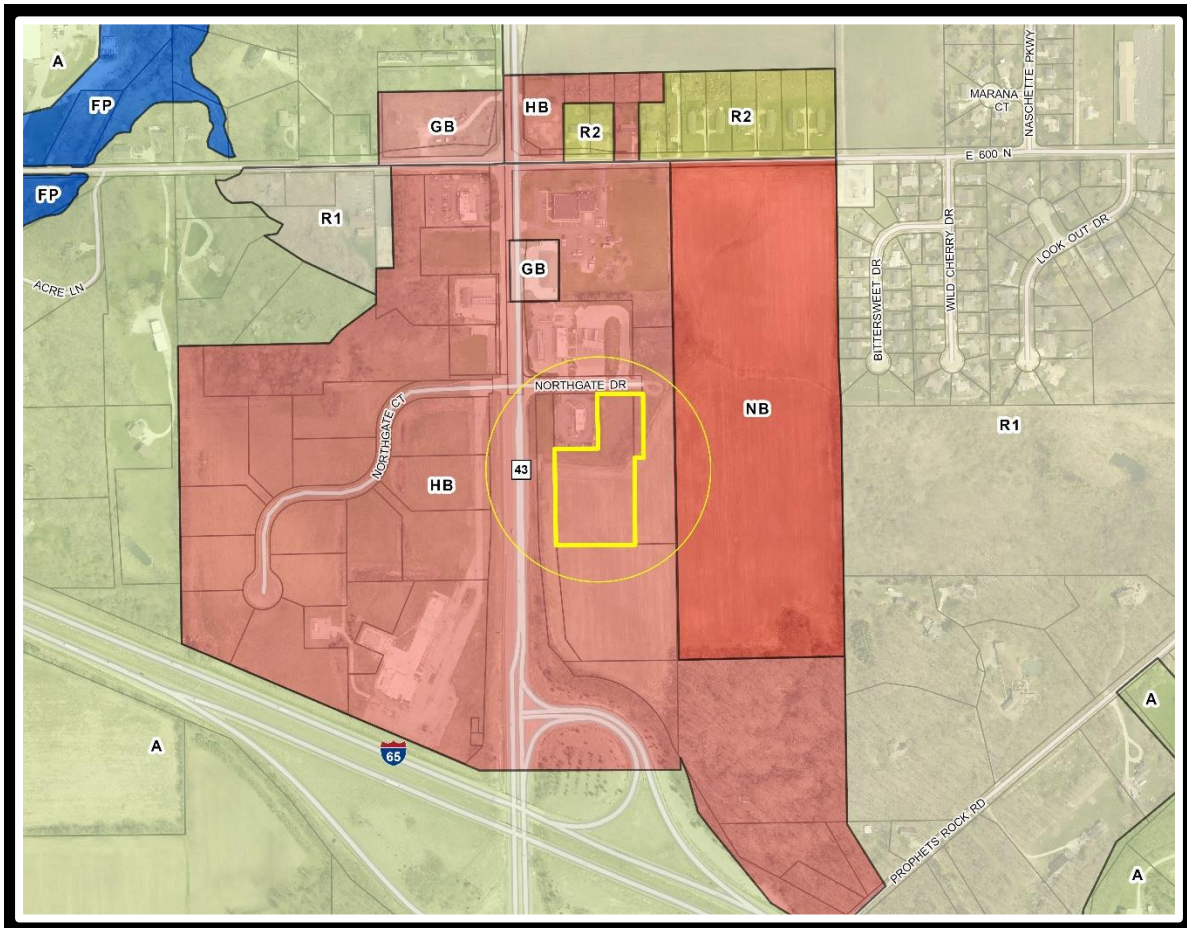

S-5020
NORTHGATE EAST SUBDIVISION, SECTION 2
(minor-sketch)

STAFF REPORT
August 26, 2021



S-5020
NORTHGATE EAST SUBDIVISION, SECTION 2
Minor-Sketch Plan

Staff Report
August 26, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Veritas Realty, with consent from owner Richard Boehning, represented by Anthony Syers of Civil & Environmental Consultants, Inc., is seeking primary approval for three commercial lots on 3.701 acres located on the south side of Northgate Drive, just east of SR 43, in Battle Ground, Tippecanoe 27 (NW) 24-4.

AREA ZONING PATTERNS:

The site and all surrounding land is zoned HB, Highway Business. A large area of NB, Neighborhood Business zoning exists a short distance to the east separating the HB uses along the highway with R1 zoning farther to the east.

AREA LAND USE PATTERNS:

These three acres are currently unimproved. Lot 1 of Northgate East subdivision was final platted in 2008 and has a Wendy's restaurant. A convenience store/gas station for both cars and trucks exists on the northside of Northgate Drive. Land adjacent to the east and south is unimproved.

TRAFFIC AND TRANSPORTATION:

Northgate Drive is an existing urban local road; the existing right-of-way, at 70' already exceeds the *Thoroughfare Plan* standard width, so no further dedication of right-of-way is necessary. Two of the three lots proposed are flag lots with the access easement for all three lots within the "pole" portions of these lots. A 70' strip of ground, not owned by petitioner, separates the site in question from the right-of-way of SR 43 N.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The land in this request was part of Northgate East Major Subdivision which was approved by the APC in 2007. That approval has expired; however, all of the public improvements, sanitary, storm sewer, water lines, are in place which allows this request to be heard as a minor subdivision.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot width and lot area meet UZO standards in the HB zone. No bufferyard is required where all HB-zoned lots abut HB zoning.

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