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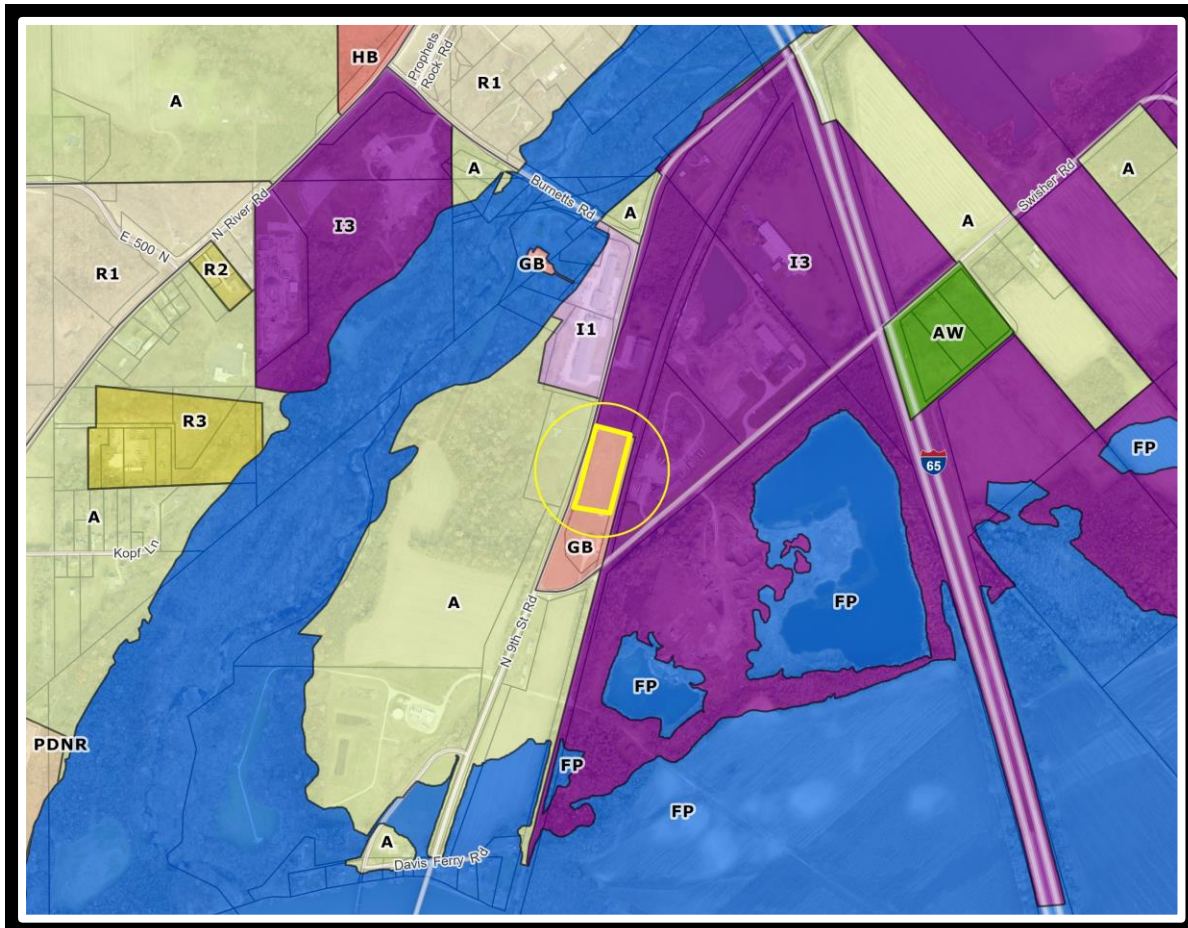
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**S-5073**  
**ARTISAN ELECTRIC MINOR SUBDIVISION, SECTION 2**  
**(minor-sketch)**

**STAFF REPORT**  
**May 26, 2022**

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**S-5073**

**ARTISAN ELECTRIC SECTION 2, A REPLAT OF LOT 1**  
**Minor-Sketch Plan**

**Staff Report**  
**May 26, 2022**

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

Petitioner and owner Woodlund Development Group, LLC, represented by Joe Coutts of C & S Surveying, is seeking primary approval to replat Lot 1, Artisan Electric Minor Subdivision, into two commercial lots on 2.91 acres, located at the northeast corner of North Ninth Street Road and Swisher Road, in Tippecanoe, Burnett's Reserve, Section 6, 24-4.

**AREA ZONING PATTERNS:**

The lot in question is zoned GB, General Business. Land adjacent to the south is also zoned GB; property across the railroad tracks to the east, as well as land to the north, is zoned I3, Industrial. Across North 9<sup>th</sup> Street Road to the west is land zoned Agricultural.

**AREA LAND USE PATTERNS:**

The lot is currently unimproved. An improvement location permit application for Artisan Electric has been filed and is nearing completion. The area is a mix of light industrial uses, gravel mining, residences and wooded areas. The intersection of N. 9<sup>th</sup> Street Road and Swisher Road, which has the entrance to Prophetstown State Park, is a short distance to the south.

**TRAFFIC AND TRANSPORTATION:**

North 9<sup>th</sup> Street Road is classified as a secondary arterial by the adopted *County Thoroughfare Plan*. The required right-of-way has already been dedicated to the public, so no further road dedication is necessary. County Highway is requiring a "no vehicular access" statement along the frontage; this has been shown on the sketch plan.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

A letter from the County Health Department states that, "the lots are suitable for shallow trench subsurface absorption systems or Presby AES and Infiltrator ATL Shallow Sand Lined absorption beds." The County Surveyor's office has already approved drainage for this subdivision request.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks are shown correctly; the required bufferyard has been indicated. Lot widths and lot areas are sufficient to meet UZO 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 N. 9<sup>th</sup> Street Road 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 street addresses and County Auditor's Key Number shall be shown.

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

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