S-4739
THREE MEADOWS SUBDIVISION, PHASE 1
(major-preliminary)

STAFF REPORT
February 15, 2018
REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner, David Kovich of Komark Business Company (represented by surveyor Roger Fine of Fisher and Associates) is seeking primary approval for a 64 lot (plus 6 outlots) single-family subdivision on 25.825 acres, located on the east side of Klondike Road, just south of Lindberg Road, in Wabash 14(NW)23-5.

AREA ZONING PATTERNS:
Except for a small area of FP (Flood Plain) in the southeast corner, this Phase 1 site plus additional land in the parent tract to the northeast (totaling 47.32 acres) were recently rezoned by the Board of County Commissioners from R1 to R1A. Properties to the west, across Klondike Road, are zoned R1. To the north, across Lindberg Road, are properties zoned GB (General Business). Adjoining along the south boundary are R1, R2 and PDRS (Planned Development-Residential) zoning districts. Adjoining the southeast corner is more FP, and farther southeast are PDRS and R1B zones. To the east is a companion tract of land currently zoned A (Agricultural) that is included in a petition to rezone to R1A by petitioner (Z-2717, also on this month’s agenda).

AREA LAND USE PATTERNS:
The site is mostly open and farmed. The south and northeast boundaries are partly wooded. An unnamed waterway borders the east side of proposed Phase 1. To the southeast, are the Orchard Subdivision and Appleridge at the Orchard PD; both past projects developed by the petitioner. The Pine Meadows PD (semi-attached single-family planned development) and a few large single-family lots adjoin the south boundary. To the west is the Green Meadows Subdivision. To the north are two large lot single-family tracts and the remainder of the parent tract that was recently rezoned along with the subject Phase 1.

TRAFFIC AND TRANSPORTATION:
Although the 1981 Thoroughfare Plan classifies this stretch of Klondike Road as an urban local road, the Metropolitan Transportation Plan for 2045 gives it a functional classification of minor arterial. This best translates as an urban secondary arterial, with a required 35-ft half-width right-of-way. The preliminary plat has the proposed half-width right-of-way shown at 40-ft., which should be adequate for any future improvements to Klondike Road. Except for the proposed entrance, a No Vehicular Access restriction is shown along the Klondike Road frontage. The entrance street (Three Meadows Drive) is shown opposite the existing Georgton Road in Green Meadows Subdivision. Along with the east-west entrance street
there will be a short cul-de-sac (Three Meadows Place) and a loop street (Twin Lakes Circle) to serve the 64 lots in Phase 1. Three Meadows Drive extends to the east boundary to provide connection to the next phase.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
Sanitary sewer service will come from an existing West Lafayette main located at the new street entrance. An existing Indiana American Water Company water main is also located at this intersection and will be extended into the subdivision. Stormwater will be guided by streets, pipes and swales to two detention ponds in two outlots located in the middles of the north and south halves of the site. It appears that these ponds will outlet respectively to the northeast and southeast corners of Phase 1 into the unnamed waterway along the east boundary. The four other outlots are designated for landscaping and recreation.

CONFORMANCE WITH UZO REQUIREMENTS:
All building setbacks are shown correctly, and all lots meet or exceed the minimum area and width standards for R1A 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

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

1. The sanitary sewer plans shall be approved by the West Lafayette City Engineer.

2. Indiana-American Water Company, Inc. shall approve the water plans.

3. The fire hydrants shall be approved by the Wabash 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.

4. 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.
5. The County Drainage Board shall approve the drainage plans.

6. 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.

7. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

8. The "No Vehicular Access" restriction shall be platted along the Klondike Road right-of-way line, as shown on the preliminary plat.

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. Gateway signs, if any, shall be placed in an appropriate easement at the entrance.

12. All required building setbacks shall be platted.

13. The Regulatory Flood Elevation and Boundary shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.

14. The street addresses and County Auditor's Key Number shall be shown.

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

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

16. The purpose, ownership and maintenance of all outlot shall be specified.