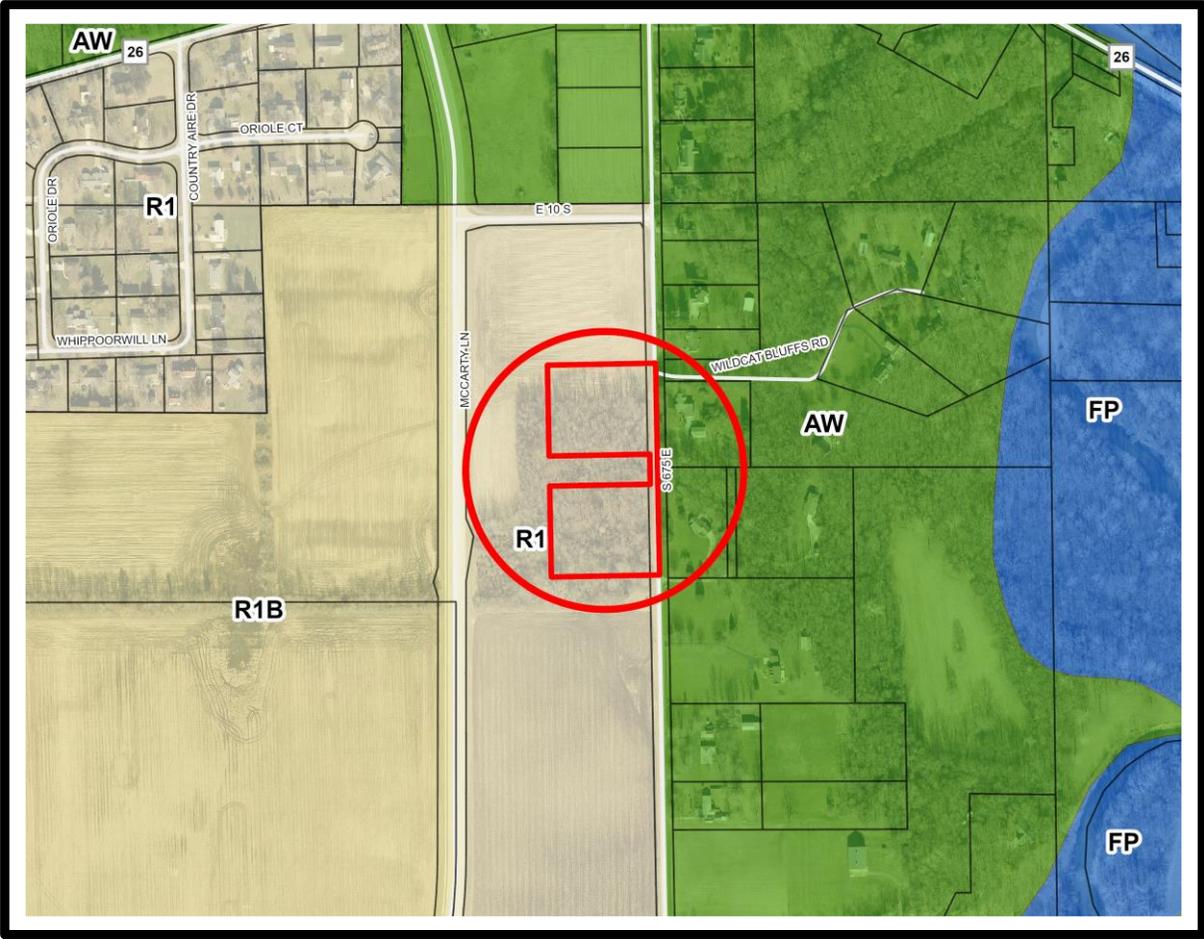

S-4899
WOOD ROW MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
February 13, 2020



S-4899
WOOD ROW MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
February 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner Eastland Development, LLC by its manager, Derrin Sorenson, represented by Patrick Williams of TBird Design Services, is seeking primary approval for a two-lot subdivision on 5.06 acres, located on the west side of CR 675 E, approximately 1/4 mile south of SR 26, in Perry 29 (NE) 23-3.

AREA ZONING PATTERNS:

The original 80 acre parent tract was split into two tracts by the extension of McCarty Lane. This 36 acre portion of the 80-acre parent tract, located between McCarty Lane and CR 675 E, south of CR 10 S is zoned R1, Single-family Residential. There have not been any parcelizations or previous minor subdivisions from the parent tract; 31 acres will be in the remaining tract. Land on the east side of CR 675 E is zoned AW, Agricultural Wooded as is the land north of CR 10 S. Property west of McCarty Lane is zoned either R1B or R1. There will be two minor subdivision development rights remaining with this parent tract after the recording of this subdivision.

AREA LAND USE PATTERNS:

The two proposed lots are not adjacent to each other, but are separated by a small ravine. The area encompassing these two lots is wooded, but beyond the lots the parent tract is mostly farmed. Large lot single-family homes line the east side of CR 675 E. Country Aire Estates subdivision exists to the northwest; Barrington Woods & Barrington Lakes subdivisions are under development to the west / southwest.

TRAFFIC AND TRANSPORTATION:

CR 675 E is classified as a rural local road which requires a 30' half-width right-of-way. The County Highway Department is not requiring a "no vehicular access" statement along the frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "both parcels contain site areas that can be considered for a shallow trench subsurface absorption system, sand lined absorption system or elevated sand mound. These systems may require pump assisted tanks depending on landscape position of the system, location of home and size of the system required. A perimeter drain will be required to lower the seasonal highwater table. An outlet for the drain is available on the property without need of an easement."

The County Surveyor's Office will need to approve drainage before the final plat can be recorded.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot widths and areas exceed the minimum R1 zone 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. 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.
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 Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
5. The street addresses and County Auditor's Key Number shall be shown.