

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT:

Request by David Johnson for subdivision sketch design approval of **“Fern Creek Subdivision”**, consisting of 4 lots on approximately 15 acres located off SR-1700, Sugar Lake Road, New Hope Township.

ATTACHMENTS:

1. Major subdivision application
2. ArcView map, parcels 80855 & 80856
3. Sketch design map entitled “Proposed Subdivision and Ingress/Egress Easement Map for David Johnson”, prepared by McKim & Creed, dated December 13, 2004, revised May 26, 2005.

INTRODUCTION AND BACKGROUND:

Zoning:	RA-40	Minimum lot size:	40,000 sq ft
Watershed District:	WSIV-PA	Water hazard setback:	50 feet
Water source:	Private wells	Within 100 year flood:	No

The plat displays a 50-foot wide water hazard setback on both sides of the creek from the bank landward. No structures, septic systems, repair areas, or wells are allowed to be located within a water hazard area.

DISCUSSION AND ANALYSIS: The subject property is a portion of property previously owned by Weyerhaeuser and used for tree farming and timbering. The applicant is requesting sketch design approval of 4 lots to be accessed by a county standard road. The balance of the property, more than 10 acres, is proposed to be used as a tree farm. The road, Running Deer Trail, is currently a private easement serving three (3) other tracts, parcel #'s 67224 / 8 acres, 67225 / 7 acres, and 63518 / 8 acres. See attachment # 2. The existing roadway is proposed to be upgraded to a county standard private road, which requires a three (3) acre minimum lot size and a five (5) acre average. Parcels 67224, 67225 and 63518 have been used in the calculations for lot size averages since the roadway also serves these lots. The applicant proposes to improve the common portion of the existing roadway, Running Deer Trail, which also serves the three existing parcels, to the county private road standard from Sugar Lake Road, SR-1700, up to parcel # 67224, owned by the applicant, David Johnson. From that point, the road is to travel across parcel #67224 and parcel #80856 to serve the four newly proposed lots. The applicant does not propose to upgrade the portion of the roadway serving the three existing parcels except for the common portion described above.

The Subdivision Ordinance states in part in Section 6.4, Lots, B (3) “Three subdivision lots may be allowed provided that every lot has frontage on a perpetual easement not less than thirty (30) feet in width that meets a public road.” As stated above, the three lots, parcel #'s 67224, 67225 and 63518 are currently served by Running Deer Trail, a private

easement. If only a portion of the existing easement is improved to the county private road standard, then the balance of the easement will connect to a private road and not directly to a public road. Staff recommends that the entire length of the roadway, portion serving three existing lots and new proposed portion to serve four new lots, be improved / built to county private road standards.

The Subdivision Ordinance also states in Section 6.2 D (3) “ Private roads that are cul-de-sacs shall have an adequate turn-around which has a roadbed with a radius not less than forty (40) feet. The radius of the right-of-way of the turn-around shall not be less than fifty-five (55) feet.” The sketch design map shows a right-of-way radius of 50 feet.

Each lot is proposed to be served by an individual well and septic system and repair area. Thomas Boyce, Environmental Health Soil Specialist, has issued septic improvement permits for all four lots.

RECOMMENDATION: The Planning Department recommends granting sketch design approval with the following conditions:

1. The entire length of the roadway, portion serving three existing lots and new proposed portion to serve four new lots, be improved/built to the county private road standards.
2. The preliminary and final plats shall have a cul-de-sac roadbed with a turn-around radius not less than forty (40) feet and with a right-of-way radius of not less than fifty-five (55) feet.
3. A draft road maintenance agreement conforming to Section 6.2 D (2) of the Subdivision Ordinance shall be submitted at the time of preliminary subdivision submission with a report of the status of landowner participation.