

PLANNING & ZONING REVIEW NOTES

V. B.

SUBJECT: Request by Steve Christopher for subdivision sketch design approval of “**Scarlet Oak**”, consisting of 7 lots on approximately 12 acres, off SR-1530, Polks Landing Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. Soil Scientist report and map.
3. Copy of Plat Slide 25-67
4. Arc View Map, parcel 2380
5. Sketch design map entitled “Scarlet Oak Subdivision”, prepared by Smith and Smith, Surveyors, dated March 3, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See application and sketch plan for background information.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: A 2 foot wide reserve strip was created between the subject property and Shalestone, SR-1595, in 1975 in Plat Slide 17-78. The Subdivision Ordinance does not allow reserve strips. See Section 6.2 C (3). This reserve strip has recently been deeded to the subject property in Deed Book 1170, Page 41. Although the sketch plan design still shows the reserve strip along Shalestone, the preliminary plan design will be corrected.

In considering connectivity of public streets, Section 6.2 B (3) of the Subdivision Ordinance states “Where necessary to provide public street access to adjoining landlocked property or connectivity to large tracts with future development potential, proposed public streets shall be extended by dedication of right-of-way to the boundary of such property. Legal documents shall be recorded assuring future public accessibility. *Two of the issues to be reviewed when considering the extension of public roads are the improvement of traffic distribution to prevent unnecessary congestion and the improvement of public safety by providing increased access for law enforcement and emergency vehicles.*” Polks Trail, at the time of approval, see attachment # 3, was required to provide access to the subject property. This subdivision plan meets the minimum requirements of the Subdivision Ordinance; however, does not provide for through traffic movement or any connectivity to existing state maintained roads, Shalestone, SR-1595 and Polks Trail, SR-1603, and does not meet the intent of Section 6.2 B (3). Lots 1, 5 and 7 will have their primary access off Scarlet Oak Lane but will also have frontage on these existing roads. A 10 foot wide pedestrian access easement has been shown along the southern boundary of Lot # 7, providing pedestrian access between Polks Trail and Shalestone. A 20 foot wide utility easement is shown between the proposed cul-de-sac and SR-1603, Polks Trail.

RECOMMENDATION: The Planning Department recommends granting sketch design approval as submitted.