

**LIMA ALLEN COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION ADMINISTRATOR'S REPORT**

CASE NO. : Springbrooke Estates Replat

DATE OF REVIEW BY THE
DEVELOPMENTAL
CONTROLS COMMITTEE : February 16, 2021

PETITIONER(S) : Brittiney L. Cozad

REASON FOR REPLAT : Extending the parcel to the rear

DESCRIPTION OF PARCELS : 37-0702-04-010.000

LOCATION OF PARCELS : NW ¼ of Section 7, T3S, R7E, Bath Township

COMMENTS:

The Springbrooke Estates Subdivision was originally platted in September of 1945 with the approval of the Allen County Auditor. The existing subdivision currently has full access to public water, sewer, electric, and public roadways. The subdivision plat was reviewed to confirm its continued compliance with the current township zoning and setback regulations, which have all been met. Further, review has been conducted in order to confirm the proposed replat site's compliance with other possible site restrictions, including wetlands, floodplains, historical and archeological, as well as roadways access, and county lot restrictions. Again, none of these potential issues were determined to be a problem at the proposed replat site. The proposed Parcel will be served by N. West Street (SR. 115), which is categorized as a major collector on the federal functional classification system. While this roadway is listed on the state access management plan this replat is neither creating any new lots nor adding any new access points onto the roadway, therefore the access management rules are not applicable in this case. Additionally, because no new points of access are being added to the roadway, no additional traffic should be produced by the proposed replat. The owner of the lot in question wants to extend the rear of her parcel so she no longer abuts any other property owners along the rear of her property, this is being done in an effort to avoid any potential future land disputes.

The subdivision is currently zoned R-1 Residential in Bath Township and the owner is not proposing a change in either zoning or usage. All minimum setbacks and lot restrictions established by the township are met by the proposed lot. The proposed lot meets all other specific requirements established by both the Township, Subdivision, and County. Please note that almost the entire parcel is within the FEMA identified Special Flood Hazard Area, the owner has been made aware of this fact and does not intend to develop the area added to the property by the proposed replat.

LACRPC STAFF RECOMMENDATIONS:

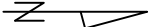
The Staff recommends approval as submitted.

DCC RESPONSIBILITIES:

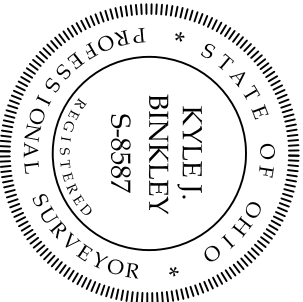
The Developmental Controls Committee has the responsibility to: (1) approve the proposed replat as submitted; (2) approve the proposed replat on conditions as specified; (3) deny the proposed replat as submitted based on cause; or (4) at the request of the petitioner table a decision until certain issues can be resolved.

Survey of Lot #19964 of Springbrook Estates Addition (P.B. 7, Pg. 83) and a part of the NW $\frac{1}{4}$ of Section 7, Town 3 South, Range 7 East, Bath Township, Allen County, Ohio.

(Prior Deeds Referenced in O.R. 2020, Pg. 5027 & O.R. 2013, Pg. 2267)



SCALE: 1" = 50'



This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on November 18, 2020.

Draft

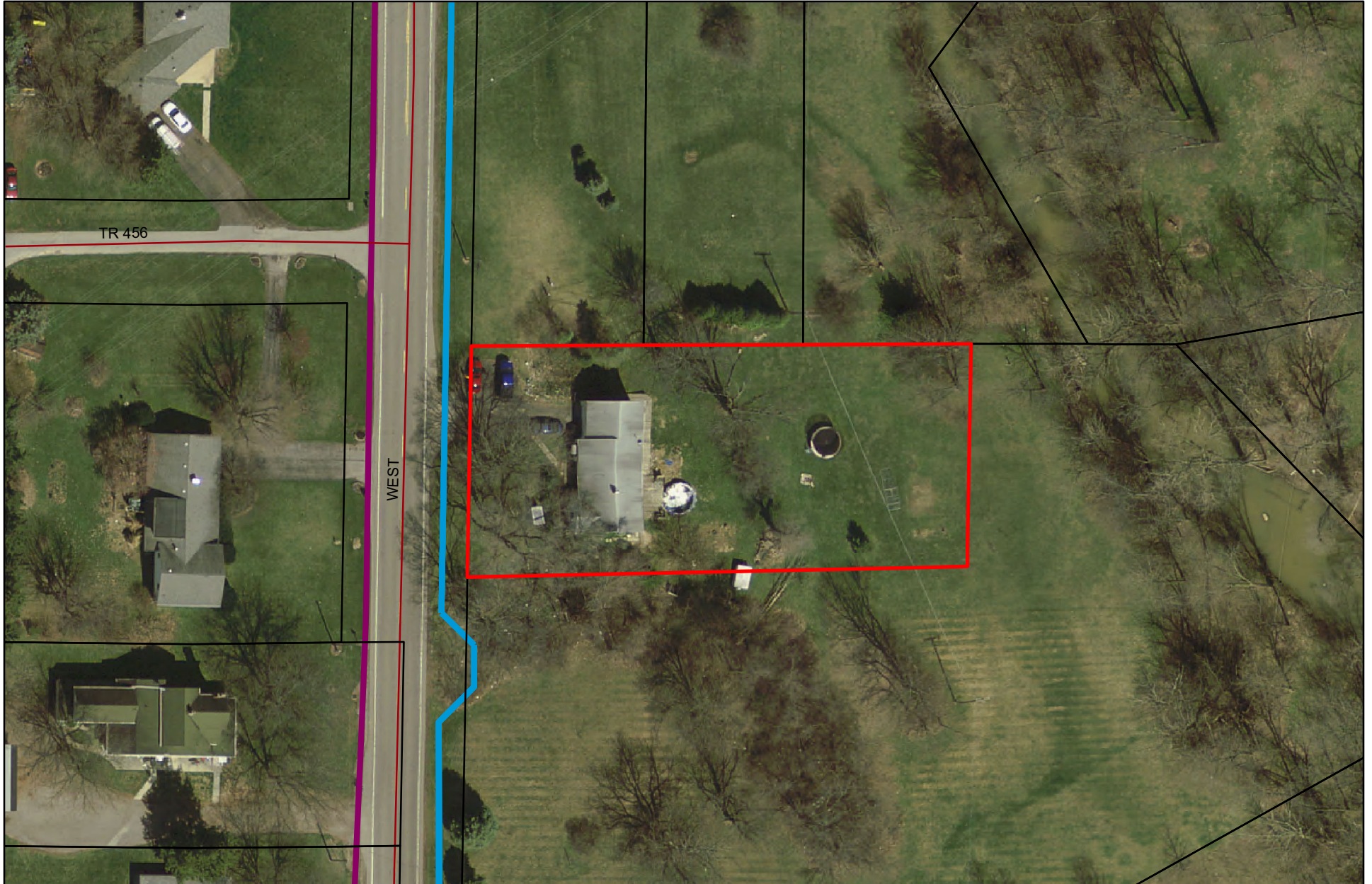
Kyle J. Binkley, P.S. #8587







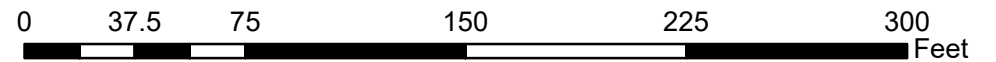
121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Brittiney L. Cozad			
SURVEYED BY: T.E.W./T.J.S.	DATE: 11-18-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 50'	PAGE 1	OF 1	PAGES 3

Springbrooke Heights Replat Site Map



-  Lot 19964
-  Current_Parcels 1-20-21
-  Sewer
-  Water



Springbrooke Heights Replat Floodplain



 Lot 19964

Bath Zoning

ZONING

RU: Rural District

R1: Residential District

R2: General Residential District

R3: Multi-Family Residential District

B1: Local Business District

B2: General Business District

M1: General Manufacturing District

PBO: Planned Business Office District

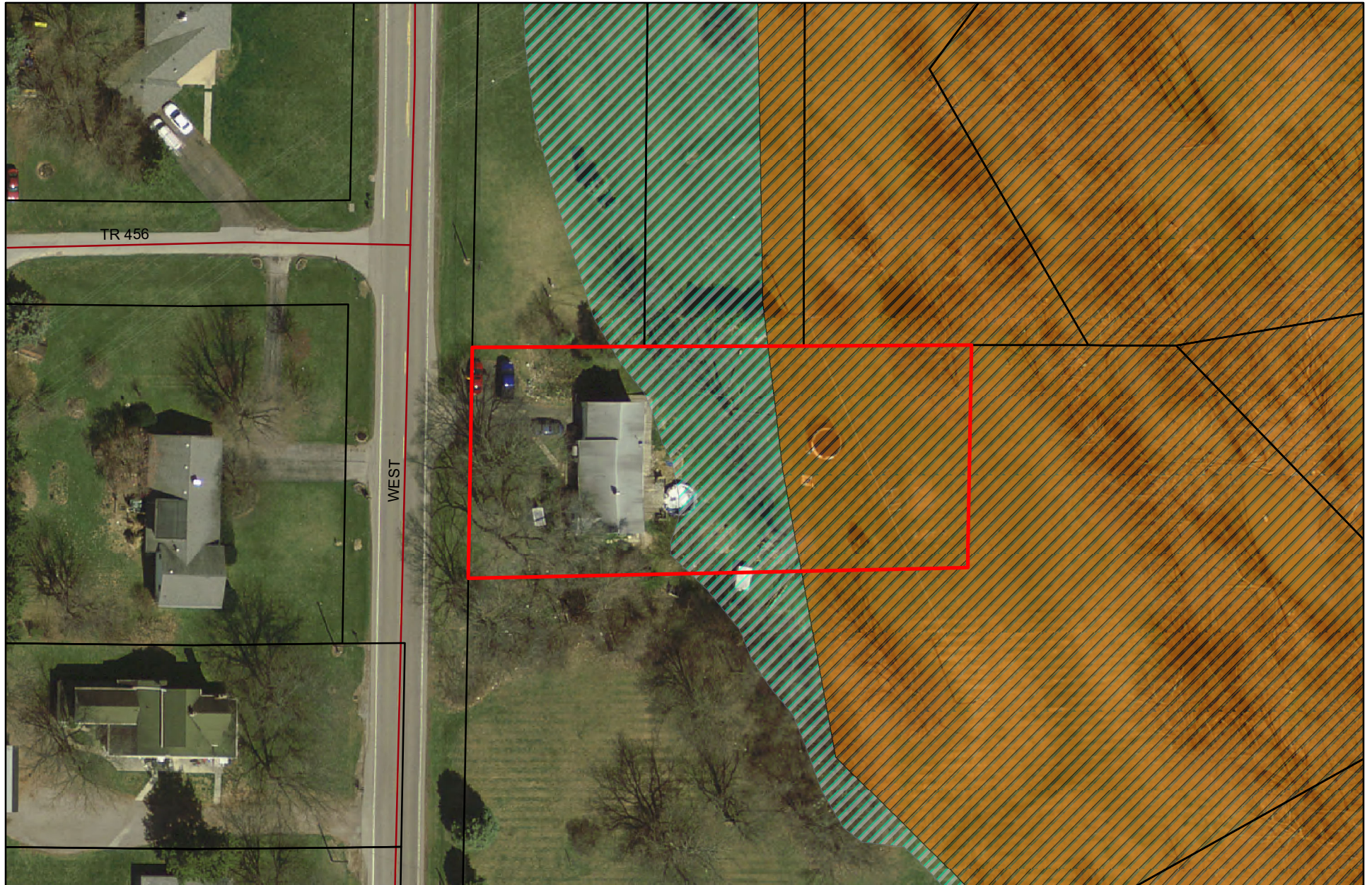
PUD: Planned Unit Development

SPUD: Special Planned Unit Development

MHP: Mobile Home Park

0 20 40 80 120 160 Feet

Springbrooke Heights Replat Floodplain



- Lot 19964
- AE,
- AE, FLOODWAY
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A,

