

Memorandum

To: Lake County Planning, Building and Zoning Committee

From: Hannah Mulroy, Senior Planner
Lake County Planning, Building and Development Department

RE: "Outlot A", Knesley Subdivision, Shields Township
Plat Amendment to Reconfigure Outlot to Accommodate Building Site

The Knesley Subdivision is located approximately 540 feet west of US Hwy 41 and 0.36 miles north of Rockland Road. The Planning, Building and Zoning Committee approved the plat in 2006.

Reggie Boyson (J&J Homes, LLC.) is requesting an amendment to the Knesley Subdivision to reconfigure an existing outlot to accommodate an additional building site. The plat amendment would allow for a buildable area near the road, while placing natural resources into deed restricted open space for natural resource protection purposes across the adjoining rear portions of lots 3 and 4.

A copy of the proposed plat amendment is attached to this report.

Recommendation

Staff recommends that the plat amendment be granted.

Reasons for Recommendation

It is staff's opinion that the amendment be granted for the following reasons:

1. While the amendment will result in a reduction in the amount of open space, open space is not required for conventional subdivisions of this size.
2. There are both woodland resources and wetlands present within the existing outlot. The natural resource protection plan demonstrates the woodland resource can be protected with minimal reforestation required and the wetlands will be protection entirely within deed restricted open space. The applicant's Site Capacity calculations demonstrate that the Knesley Subdivision contains sufficient net site area to accommodate an additional building site with the corresponding natural resource reconfigurations.
3. The deed restricted open space located on lot 4 is contiguous with deed restricted open space located on lot 3, ensuring continuity of natural habitat.