Committee: Plan Commission	**Date**: 1/26/2021
Item Number: PC22-0192	**Date:** 1/26/2021
Submitted By: Doug Koehler, Principal Planner	**City Administrator Approval:** Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	**City Attorney's Office Review:** Brian Running, City Attorney
Subject: **Certified Survey Map, The Village at Fox River, SW corner of STH 59 and River Valley Road – Proposed 2-lot Certified Survey Map on approximately 23.663 acres of land at the Village at Fox River development.**	

Details: The proposed Certified Survey Map will divide a portion of the lot at 2601 Elkhart Dr. from the main property. 2601 Elkhart Dr. is the location of the new Village at Fox River multi-family development. The new parcel, Lot 2 of the CSM, will have an area of just over half an acre, with frontage on the extended portion of River Valley Road. The remainder parcel, Lot 1 of the CSM, will have an area of 23 acres and will include the Village at Fox River apartments.

The developer of the Village at Fox River apartments plans to sell the lot for use as a coffee shop or similar neighborhood scale food or convenience type store. This Certified Survey Map was initially approved last year with slightly different boundaries which would have included the storm water pond for the entire development. As a condition for enlarging the pond the Engineering Department requested that the pond be moved to Lot 1, under the assumption that the developer of the apartment building is more likely to have the resources to maintain the pond in the future.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Staff recommends approval of a Certified Survey Map to divide the property at the intersection of Saylesville Road, River Valley Road, and Les Paul Parkway with the following condition:
- All Engineering Department comments will be addressed.