

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: January 15, 2020

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. ELECTION OF OFFICERS

II. BRIEFING SESSION

A. CONTINUED AND WITHDRAWN CASES

- Z-2776 Tammy Appelbaum (GB to AW):
Petitioner has used the two continuances permitted and is now requesting the APC grant a third continuance. If a third continuance is not granted, this case must either be heard or withdrawn. Please see the staff report for further information.

III. APPROVAL OF MINUTES

Documents:

[APC 12.18.2019 MINUTES.PDF](#)

IV. NEW BUSINESS

A. RESOLUTION 2020-02:

A resolution determining that amendments to the Consolidated Creasy/Central Lafayette Redevelopment Plan conform to the Comprehensive Plan for Tippecanoe County.

Documents:

[RESOLUTION2020-02.PDF](#)

V. PUBLIC HEARING

A. COMPREHENSIVE PLAN RESOLUTION

1. **RESOLUTION 2020-01 WEST LAFAYETTE DOWNTOWN PLAN:**

The West Lafayette Downtown Plan generally includes the area south of the north property line of the Launch Apartments, west of the Wabash River, north of the KB & S railroad tracks, and east of Grant Street in the City of West Lafayette.

Documents:

[RES 2020-01 WEST LAFAYETTE DOWNTOWN PLAN.PDF](#)

B. SUBDIVISIONS

1. **S-4883 WESTBAKER INDUSTRIAL SUBDIVISION (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a 5-lot industrial subdivision (plus one outlot) on 23.2 acres, located on the east side of Wabash Avenue / South Beck Lane, at the Old Romney Road intersection, in Lafayette, Fairfield 31 (NE) 23-4. Continued from the December APC meeting because the Lafayette Leader failed to publish legal ads.

Documents:

[S-4883 WESTBAKER INDUSTRIAL SUBDIVISION.PDF](#)

2. **S-4889 TIMBERBROOK MEADOWS SUBDIVISION, PHASE 1 (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a 165-lot single-family subdivision (plus one outlot) on 60.09 acres, located on the south side of CR 600 N and the east side of CR 150 W, in Wabash 25 (NE) 24-5.

Documents:

[S-4889 TIMBERBROOK MEADOWS SUBDIVISION.PDF](#)

3. **S-4890 BARRINGTON LAKES SUBDIVISION REVISED (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval to revise 29 lots and 2 outlots in two areas of the previously approved preliminary plat, totaling 17.2 acres. The subdivision is located at the northwest corner of CR 50 S and McCarty Lane, in Perry 29 (NE) 23-3.

Documents:

[S-4890 BARRINGTON LAKES REVISED.PDF](#)

C. REZONING ACTIVITIES

1. **Z-2776 TAMMY APPELBAUM (GB TO AW):**

****Petitioner is requesting a *third* continuance which APC can either grant or deny.****

Petitioner is requesting rezoning of 0.721 acres located at 9036 Mill Street in the unincorporated town of Stockwell, Lauramie 9 (NW) 21-3. Continued at petitioner's request from the November 20, 2019 APC meeting. Last continuance.

Documents:

[Z-2776 APPELBAUM WITH REQUEST FOR CONTINUANCE.PDF](#)

2. **Z-2779 INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP. (R1 TO R1U):**
Petitioner is requesting rezoning of three single-family houses located at 424, 426 & 430 Littleton Street, (all of them adjacent to the west from the fraternity on the northwest corner of Quincy Street and North River Road) West Lafayette, Wabash 20 (NW) 23-4.
Continued from the December APC meeting because the Lafayette Leader failed to publish legal ads.

Documents:

[Z-2779 SIGMA ALPHA EPSILON HOUSE CORP..PDF](#)

3. **Z-2780 IRON MEN PROPERTIES OF LAFAYETTE I, LLC - JOSEPH BLAKE (ANVIL 38 PD)(GB TO PDRS):**
Petitioner is requesting rezoning for a two-phase, multi-family development totaling two, four-story apartment buildings containing a total of 307 units with up to 411 bedrooms and 218 surface parking spaces. Additional parking is being provided offsite by Ivy Tech (up to 112 spaces) via a parking agreement. The property is located on the south side of SR 38 E, just west of its intersection with Haggerty Lane in Lafayette, Wea 2 (NE) 22-4.

Documents:

[Z-2780 IRON MEN PROPERTIES.PDF](#)

4. **Z-2781 VALLEY OAKS HEALTH, INC. (NB TO MR):**
Petitioner is requesting rezoning of a lot located on the southwest corner of the T-intersection of Teal and S. 22nd Street, specifically, 2111 Teal Road, Lafayette, Fairfield 33 (SE) 23-4.

Documents:

[Z-2781 VALLEY OAKS HEALTH.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

Documents:

[02052020 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2020-01 CDOV .PDF](#)

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY
MINUTES OF A PUBLIC HEARING**

DATE.....December 18, 2019
 TIME.....6:00 P.M.
 PLACE..... County Office Bldg.
 20 N. 3rd Street
 Lafayette, IN 47901

MEMBERS PRESENT

Tyrone Taylor
 Diana Luper
 Larry Leverenz
 Michelle Long
 Tracy Brown
 Tom Murtaugh
 Gary Schroeder
 Jackson Bogan
 Gerry Keen
 Lisa Dillum
 Perry Brown
 Dr. Carl Griffin
 Greg Jones
 Jerry Reynolds

MEMBERS ABSENT

Roland Winger
 Vicki Pearl
 Jake Gray

STAFF PRESENT

Sallie Fahey
 Chyna Lynch
 Zach Williams, Atty.

The Area Plan Commission of Tippecanoe County Public Hearing was held on the 18th day of December 2019 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

President Tom Murtaugh called the meeting to order.

I. BRIEFING SESSION

Tom Murtaugh asked for the Briefing Session.

CONTINUED CASES

Sallie Fahey said there are two cases to be continued: **S-4883 WESTBAKER INDUSTRIAL SUBDIVISION (major-preliminary)** and **Z-2779 INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP. (R1 to R1U)**. Because the Lafayette Leader failed to publish their legal ads, the cases must be continued to the January 15th, 2020 meeting due to public notice not meeting statutory requirements. Resolution 2019-04 is ready to be heard this evening. She said before the approval of the minutes, the Commission would like to recognize the two out-going members.

Tom asked if staff tracks when issues occur with the Lafayette Leader. He said he thinks keeping a record of these occurrences would be handy for future legislation.

Sallie Fahey said staff keeps record of these occurrences through email. The other issue is whether that section of the statute applies to Area Plan Commissions. If it does not apply to Area Plan Commissions, then the by-laws could be amended to require only one publication in one newspaper. Otherwise, legislation would be in order to change requirements.

Zach Williams said he is investigating this issue. The answer is not completely clear; different organizations are taking different approaches on the statute. He said he is looking at this matter to see how it can be avoided in the future.

PRESENTATION FOR OUT GOING MEMBERS

Tom Murtaugh asked that Gerry Keen and Tyrone Taylor join him. He said the Commission is losing two very dedicated members of our APC. Tom thanked them for their dedication and service. Tyrone served for four years and Gerry served for twelve years and served as president of the APC for two of those years. He thanked them for making the Town of Dayton, the City of West Lafayette and Tippecanoe County a better place during their time.

II. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the November 20, 2019 meeting.
Carl Griffin seconded and the minutes were approved by unanimous voice vote.

III. NEW BUSINESS

RESOLUTION #2019-04:

A resolution determining that the Declaratory Resolution and the plans for the Dayton Economic Development Area No. 1 conform to the Comprehensive Plan for Tippecanoe County which includes the Town of Dayton.

Gary Schroeder moved to hear and approve Resolution #2019-04. Carl Griffin seconded.

Sallie Fahey presented the map of the Economic Development Area. She said this area is partly in the Town of Dayton and unincorporated Tippecanoe County. County Commissioners adopted a resolution which allocated the county's portion of the EDA-TIF to the Redevelopment Commission that has been created in Dayton. The Redevelopment Commission will have control of the plan and the proceeds from the TIF. This resolution is to determine that the Economic Development Plan is in compliance with the Comprehensive Plan. The plan has been created to encourage commercial and retail development in this area and included the future location of a trucking company facility and TDS Automation. The extension of Yost Drive, which is currently only a block off SR 38, to Haggerty Lane has been in the long-range transportation plan for years. This has recently been moved out of the long-range plan to the TIP to be funded for preliminary engineering. This contract has been let for engineering however, this process will take around two years and construction would not occur until 2024 when funding would be available in the Transportation Improvement Program. The town currently owns most of the right-of-way needed for this project. The Economic Development Plan lists many capital improvements which are primarily infrastructure projects. This includes a potential park, bike/pedestrian trails, sidewalks and facilities to house electronic and fiberoptic cable.

In terms of compliance with the Comprehensive Plan, Dayton's current land use plan was adopted by the Plan Commission in 1996 by the town and county commissioners. As outlined in the staff report, the plan calls out things that are still available to be done although the plan is less applicable today because the town took advantage of the industrial zoning adopted for McAllister Machinery. Early next year, staff will begin the process of updating the land use plan of the town around the economic development area. In addition, the 2045 Transportation Plan includes the Yost Drive extension which makes the project compliant with the Comprehensive Plan. Staff is recommending approval of Resolution 2019-04.

Reid Murtaugh, 3595 Sagamore Parkway North, Lafayette, 47904, said the Town of Dayton has been working for a while to get the TIF district set up. A redevelopment commission has been formed. He asked for approval of Resolution 2019-04. If approved, the next step will be to take this plan to the Dayton Town Council for a public hearing process. The Yost Road project will be constructed with federal funding and funding from the Town of Dayton. He thanked the Commission.

Gary Schroeder said it sounds like Dayton will have their own Redevelopment Commission to administer their own funds. This sounds like a good plan.

The Area Plan Commission voted by ballot 14-Yes to 0-No to approve **RESOLUTION #2019-04.**

IV. PUBLIC HEARING

Gary Schroeder moved that **S-4883 WESTBAKER INDUSTRIAL SUBDIVISION (major-preliminary) and Z-2779 INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP. (R1 to R1U)** be continued to the January 15th, 2020 meeting due to public notice not meeting statutory requirements. Carl Griffin seconded and the motion passed by unanimous voice vote.

V. ADMINISTRATIVE MATTERS

None.

VI. APPROVAL OF THE JANUARY 2ND EXECUTIVE COMMITTEE AGENDA

There are no new subdivisions this month.

VII. DIRECTOR'S REPORT

None.

VIII. CITIZENS' COMMENTS AND GRIEVANCES

None.

IX. ADJOURNMENT

Gary Schroeder moved to adjourn.

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Chyna Lynch

Recording Secretary

Reviewed by,



Sallie Dell Fahey

Executive Director

**RESOLUTION 2020-02 CONSOLIDATED CREASY/CENTRAL EDA-TIF:
AN AMENDMENT TO ADD NOVA TOWER PROJECT TO THE DEVELOPMENT PLAN**

**STAFF REPORT
January 9, 2020**

**Resolution #2020-02 Consolidated Creasy/Central EDA-TIF
An Amendment to Add Nova Tower Project to the Development Plan**

**Staff Report
January 9, 2020**

BACKGROUND INFORMATION

In past actions, the Lafayette Redevelopment Commission adopted Resolution No. LRC #2013-06 to consolidate two existing economic development areas into one new consolidated economic development area (EDA) to be called the Consolidated Creasy/Central Economic Development Area. Additionally, the Central EDA was re-characterized as an economic development area instead of a redevelopment area and the new consolidated EDA was expanded by 196 acres to include the former Home Hospital area, Columbian Park and areas connecting the two original EDA-TIF districts. Additional land was again added in 2014 along with projects which, in part, included Market Square, Rohrman Acres Ph. II and an area for an apartment complex and commercial development off Frontage Road. Two new projects were added in 2015 – one private investment and one economic development. In 2017 an additional three private investment projects were added to the plan – the Northend Community Center, the YMCA and the renovation of the GLC office building downtown. Most recently, in 2018 the Star City Crossing project at South and 5th was added and is now under construction.

In the current request, another new private investment project – Nova Tower at 200 S. Fourth Street - is being added to the Economic Development Plan within the existing land area.

The redevelopment commission submitted all pertinent resolutions and detailed exhibits to the Area Plan Commission as required. The plan commission is now being asked to determine that the additional economic development plan project conforms to ***The Comprehensive Plan for Tippecanoe County***. The Area Plan Commission must issue its written order (Resolution #2020-02) approving or disapproving the Lafayette Redevelopment Commission’s resolution and plan. The redevelopment commission may not proceed with the plan until the approving order of the Area Plan Commission is issued and approved by the Common Council of the City of Lafayette.

PROJECT DESCRIPTION

Private Improvements and Investments:

“The construction of a mixed-use development consisting of approximately seventy-six (76) apartments, six thousand (6,000) square feet of retail/office space and structured parking, together with any necessary appurtenances, related improvements and equipment, to be located at 200 South Fourth Street in the City, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing. The total cost of this project is estimated at \$16,800,000; provided that the cost of this project be funded from the Commission is estimated at \$1,900,000, inclusive of financing costs. The developer for the project, Nova Lafayette, LLC, will fund the remaining costs of this project.”

COMPLIANCE WITH THE COMPREHENSIVE PLAN FOR TIPPECANOE COUNTY

The Urban Area portion of the 1981 ***Land Use Plan*** recommends a more compact downtown with major retail facilities and residential infilling and intensification.

“We can expect a more compact Downtown, centered along Main Street to its intersection with [the former rail corridor east of 9th Street]. Main Street’s position as a shopping district of regional

significance should be enhanced by the elimination of railroad right-of-way, and by moving through-traffic to Columbia and South Streets.”

This project continues what the **Land Use Plan** envisioned in 1981 and the downtown’s evolution to match that vision. Of additional importance to the downtown is that this project supports the expansion of downtown to the south into the area rezoned for that purpose in the South 3rd and 4th Street corridors. Of additional importance to the downtown is that this project will be constructed on what is currently a surface parking lot, the most inefficient use of downtown real estate.

In the 2011 updated **Housing Element** of the comprehensive plan various policy statements encourage downtown housing and the infrastructure to support it:

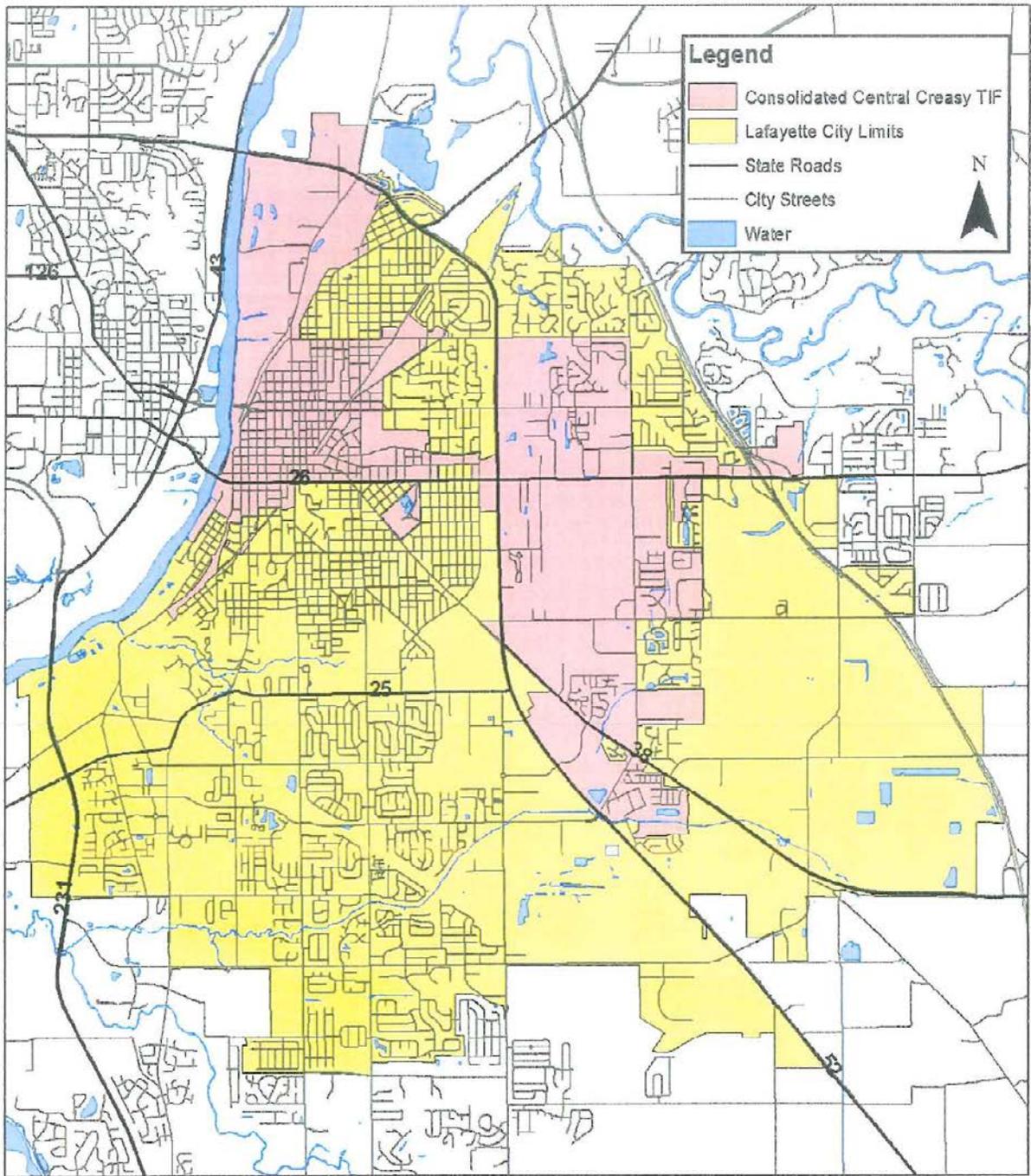
- #14 Create land use plans that...support growth in Downtown Lafayette....
- #23 Significant new residential construction...is to be constructed only in the presence of, or in conjunction with, sufficient levels of public services, facilities and all modes of transportation.

This proposed residential/commercial mixed-use development implements those policy statements.

Staff is satisfied that the project amendment to the Consolidated Creasy/Central Economic Development Area Plan conforms to the adopted **Comprehensive Plan for Tippecanoe County** which includes the City of Lafayette.

STAFF RECOMMENDATION

Approval



0 0.5 1 2 Miles

Consolidated Central Creasy TIF District


**CITY OF
 LAFAYETTE**
 Created 5/21/15
 Daniel Walker, AICP

RESOLUTION ~~2020~~02

ORDER OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY DETERMINING THAT A RESOLUTION AMENDING THE ORIGINAL DECLARATORY RESOLUTIONS APPROVED AND ADOPTED BY THE LAFAYETTE REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING THE AMENDING RESOLUTION

WHEREAS, the City of Lafayette ("City") Redevelopment Commission (the "Commission"), on October 26, 2006, adopted Resolution No. LRC-2006-22 (the "Consolidated Central Declaratory Resolution") establishing the Consolidated Central Lafayette Redevelopment Area (the "Consolidated Central Area") and Consolidated Central Allocation Area in accordance with Indiana Code 36-7-14-39 and approving the Consolidated Central Lafayette Redevelopment Plan, as amended (the "Consolidated Central Plan") for the Consolidated Central Area;

WHEREAS, the Commission adopted Resolution No. LRC-2006-25 on November 16, 2006, as further amended on July 26, 2007 by Resolution No. LRC-2007-06, on May 24, 2012 by Resolution No. LRC-2012-08 and on February 25, 2013 by Resolution No. LRC-2013-06 (collectively, as amended, the "Consolidated Creasy Lane Declaratory Resolution"), establishing and expanding the Consolidated Creasy Lane Economic Development Area (the "Consolidated Creasy Lane Area") and Consolidated Creasy Lane Allocation Area (the "Consolidated Creasy Lane Allocation Area") in accordance with Indiana Code 36-7-14-39 and approving the economic development plan for the Consolidated Creasy Lane Area, as amended (the "Consolidated Creasy Lane Plan");

WHEREAS; the Consolidated Central Plan and the Consolidated Creasy Lane Plan are hereinafter collectively referred to as the "Original Plans";

WHEREAS, the Commission adopted Resolution No. LRC-2013-06 on February 25, 2013, to, among other matters, (i) expand the Consolidated Creasy Lane Area and Consolidated Creasy Lane Allocation Area by adding approximately 196 new acres to the Consolidated Creasy Lane Area and the Consolidated Creasy Lane Allocation Area; (ii) re-characterize the Consolidated Central Area as an economic development area pursuant Indiana Code 36-7-14-41; (iii) consolidate the Consolidated Central Area and the Consolidated Creasy Lane Area, as therein expanded, into one economic development area to be known as the "Consolidated Creasy/Central Economic Development Area" (the "2013 Consolidated Area"); and (iv) consolidate and amend the Original Plans (the "2013 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2014-10 on August 28, 2014, to, among other matters, (i) expand the 2013 Consolidated Area (the 2013 Consolidated Area, as so amended, the "Consolidated Area"); and (ii) amend the 2013 Consolidated Plan to add projects thereto (as amended, the "2014 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2015-4 on July 17, 2015, amending the 2014 Consolidated Plan to add projects thereto (as amended, the "2015 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2017-1 on July 27, 2017, amending the 2015 Consolidated Plan to add projects thereto (as amended, the "2017 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2018-10 on August 23, 2018 amending the 2017 Consolidated Plan to add projects thereto (as amended, the "2018 Consolidated Plan");

WHEREAS, the Consolidated Central Declaratory Resolution, as amended as set forth above, and the Consolidated Creasy Lane Declaratory Resolution, as amended as set forth above, are hereinafter collectively referred to as the "Original Area Resolutions;"

WHEREAS, on December 19, 2019, the Commission adopted Resolution No. 2019-09, attached hereto as Exhibit A (the "Amending Declaratory Resolution"), amending the Original Area Resolutions and the 2018 Consolidated Plan to include in the 2018 Consolidated Plan the construction of a mixed-use development consisting of approximately seventy-six (76) apartments, six thousand (6,000) square feet of retail/office space and structured parking, together with any necessary appurtenances, related improvements and equipment, to be located at 200 South Fourth Street in the City, all in, serving or benefiting the Consolidated Area;

WHEREAS, Indiana Code 36-7-14-16 requires the Area Plan Commission of Tippecanoe County (the "Plan Commission") to approve the Amending Declaratory Resolution;

NOW, THEREFORE BE IT RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY;

1. The Amending Declaratory Resolution conforms to the Comprehensive Plan of the City.
2. The Amending Declaratory Resolution is in all respects approved, ratified and confirmed.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution with the permanent minutes of this meeting.

* * * *

Passed by the Area Plan Commission of Tippecanoe County, this 15th day of January 2020.

AREA PLAN COMMISSION OF TIPPECANOE
COUNTY

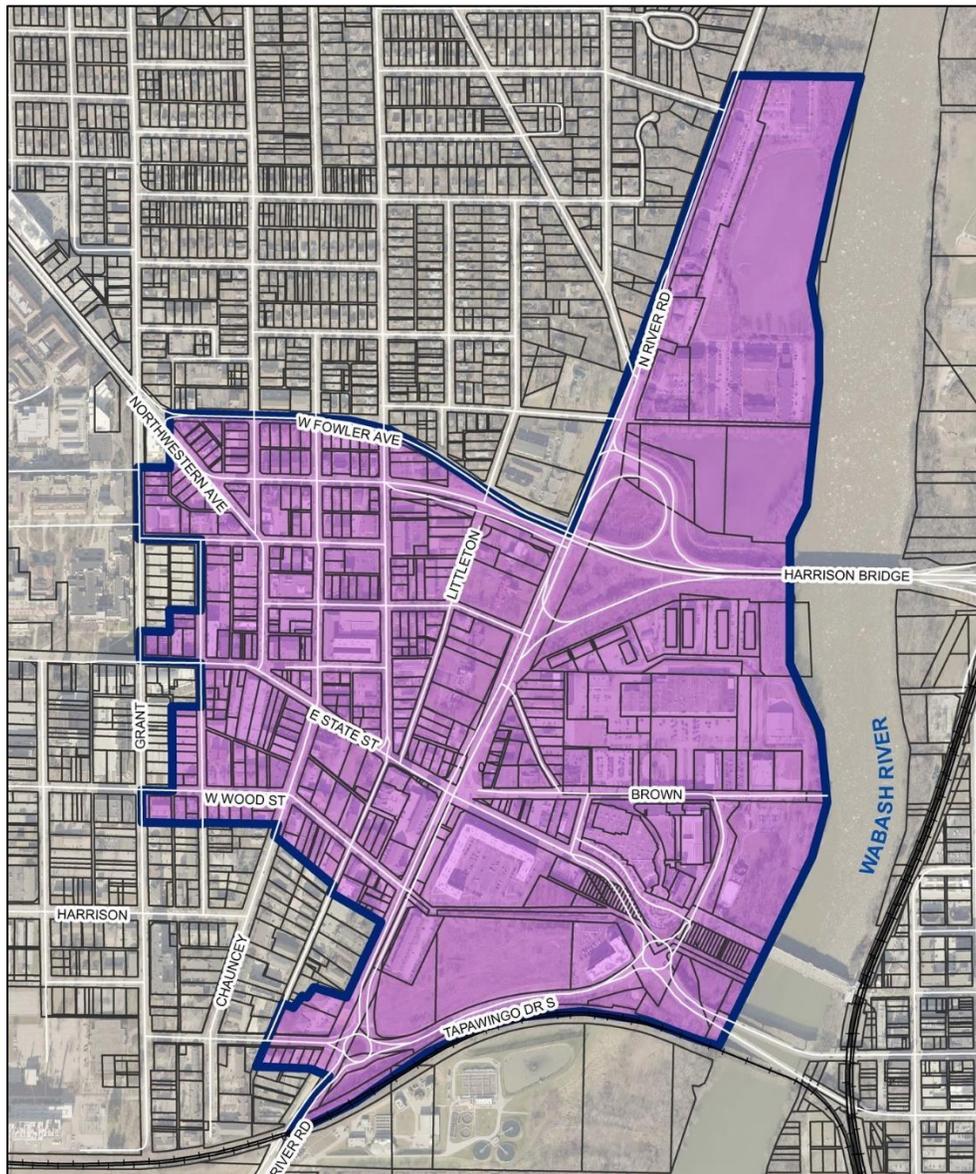
Jackson W. Bogan, President

ATTEST:

Sallie Dell Fahey, Secretary

**RESOLUTION 2020-01
COMPREHENSIVE PLAN AMENDMENT
WEST LAFAYETTE DOWNTOWN PLAN**

**STAFF REPORT
January 9, 2020**



RESOLUTION 2020-01
Comprehensive Plan Amendment
West Lafayette Downtown Plan

Staff Report
January 9, 2020

Plan is available for viewing and downloading at:

<http://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

Following the adopted policy recommendations of the 2013 *New Chauncey Neighborhood Plan* and given the increased market pressures to redevelop and densify the core urban areas of West Lafayette, the city council adopted, on May 7, 2018, Resolution 07-18 requesting the Area Plan Commission of Tippecanoe County to study the traditional downtown areas of Chauncey Village and the Wabash Riverfront and to create a land use plan as an amendment to the Comprehensive Plan for Tippecanoe County.

In the fall of 2018 a Steering Committee of stakeholders was assembled to guide the plan's development, direct staff, and ultimately support the implementation of the final product. The committee consisted of the mayor, two city council members whose districts contained the study area, property and business owners, private-sector professional consultant volunteers, representatives from CityBus, the Purdue Research Foundation, and the Wabash River Enhancement Corporation, and a student representative from Purdue University.

Beginning in December of 2018, the committee met monthly developing the various parts of the plan. The drafts were then posted to the APC website for public viewing and comment as they were updated. The committee finished its work by the summer and in late August of 2019 a formal public presentation event was held at the West Lafayette Public Library. The public was invited to attend primarily via local media and all property owners in the study area were personally invited, by mail, to attend. After this event, a public comment period was opened during the entire month of September. The Steering Committee was reassembled at the end of September to scrutinize all received public comments and make final changes.

From October through December of 2019, the Area Plan Commission's Ordinance Committee held three public hearings on the plan, considered additional public comment made both in writing and at the hearings, and made final changes. On December 4, 2019, the Ordinance Committee completed its work and voted to move the plan to the full Area Plan Commission.

The plan is designed to influence staff's recommendations to the West Lafayette City Council as well as the Area Board of Zoning Appeals as they ultimately render decisions

on land use changes. The plan is also intended to influence public improvements and steer private investment. Within the plan are goals, policies and implementation strategies that provide recommendations for improvements within the study area.

The plan's six goals are:

1. Downtown Character & Historic Preservation
2. Downtown Residential Development
3. Downtown Business Development
4. Downtown Greenspace & Placemaking Development
5. Downtown Safety & Infrastructure Improvements
6. Downtown Connectivity with the Wabash River and Lafayette

Among the many implementation strategies in the plan, the creation of a future land use plan (included as Chapter 6 in the plan) is the first to be delivered upon. In the future land use plan, the downtown study area is broken into three sub-areas and land use category designations are imposed which are designed to provide general guidelines for future growth, development intensity, and desired locations for open spaces, parks, and natural habitat conservation areas.

The plan also provides a framework for creating an expanded grid of streets to better connect the neighborhoods of the downtown and provide growth limits (included as Chapter 5 in the plan). Primarily located in the Wabash Riverfront area (the Levee), which developed in largely a suburban fashion over the decades, the recommendations of this chapter are specifically designed to knit together not only the neighborhoods of West Lafayette's downtown, but also to better connect to Lafayette's downtown so that a continuous "downtown" is experienced as one travels on Columbia and State Streets from the Five Points in Lafayette to the top of Chauncey Hill and Purdue's campus in West Lafayette; a concrete step in furthering the "hilltop to hilltop" philosophy of cooperative planning that has guided Greater Lafayette's development and united her twin cities for so many decades.

By building on its strengths and responsibly planning for its future, the City of West Lafayette can confidently develop its downtown so that it remains, as the vision statement of the plan's third chapter states:

"...a welcoming place where businesses thrive, local history is honored, and the community gathers together."

Staff recommends adoption of the West Lafayette Downtown Plan and its inclusion in the *Comprehensive Plan of Tippecanoe County*.

RECOMMENDATION:

Approval

RESOLUTION NO. 2020-01

WHEREAS, the *Comprehensive Plan* was adopted in 1981 and allows for the inclusion of neighborhood plans; and

WHEREAS, the Area Plan Commission of Tippecanoe County derives authority to approve amendments to the adopted *Comprehensive Plan* from *Indiana Code Section 36-7-4-511*; and

WHEREAS, the Area Plan Commission of Tippecanoe County did hold a public hearing following proper publication of meeting notices under *Indiana Code Section 36-7-4-507*, to inform and hear discussion on this amendment to the adopted *Comprehensive Plan*; and

WHEREAS, the Area Plan Commission of Tippecanoe County after due consideration, adopted this amendment known as the *West Lafayette Downtown Plan*, an amendment to the adopted *Comprehensive Plan*, finding it to be in accord with its own goals, thus recommending the amendment to the City of West Lafayette;

NOW THEREFORE, BE IT RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY, THAT:

The *West Lafayette Downtown Plan*, a part of the *Comprehensive Plan for Tippecanoe County*, is hereby adopted.

This Resolution shall be in full force and effect from and after its passage.

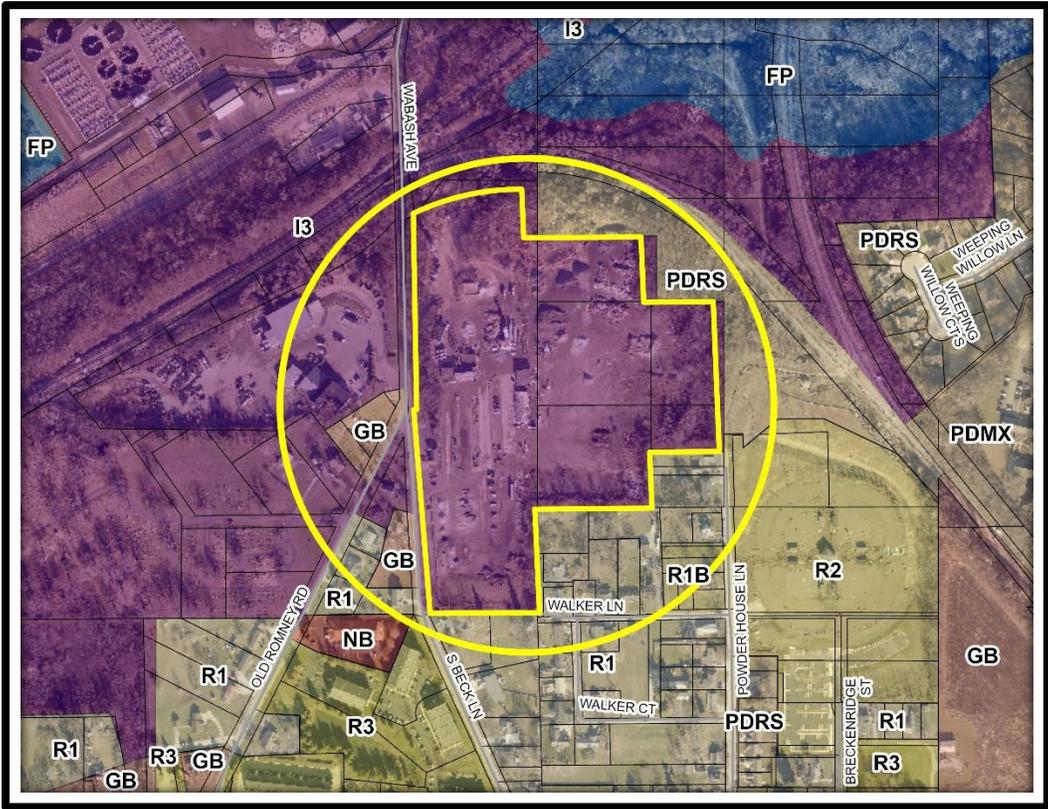
Jackson W. Bogan, President

Attest:

Sallie Dell Fahey, Secretary

S-4883
WESTBAKER INDUSTRIAL SUBDIVISION
(major-preliminary)

STAFF REPORT
December 12, 2019



S-4883
WESTBAKER INDUSTRIAL SUBDIVISION
Major-Preliminary Plat

Staff Report
December 12, 2019

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, Tecspan Concrete Structures LLC by C. Jeffrey Mahan (represented by attorney Dan Teder and Clem Kuns of TBIRD Design Services) is seeking primary approval for a 5 lot industrial subdivision (plus one outlot) on 23.2 acres, located on the east side of Wabash Avenue / South Beck Lane, at the Old Romney Road intersection, in Lafayette, Fairfield 31(NE)23-4.

AREA ZONING PATTERNS:

This site is zoned I3 (Industrial), as are properties to the north and west (across Wabash Avenue). The south half was rezoned from R1 to I3 this past July. Adjoining along the northeast boundary is land zoned PDRS (Planned Development – Residential). R1 zoning abuts along the south of this stairstep shaped site. To the southeast is a large R2 zoned property. GB (General Business), NB (Neighborhood Business), R3 and R1 zoned lots are located to the southwest across Beck Lane.

AREA LAND USE PATTERNS:

The site is largely open with a number of buildings and structures related to the current occupying businesses. An asphalt and concrete paving company (American Paving and Asphalt) currently occupies most of proposed Lot 3 (southwest corner of the site). An existing temporary batch plant (Sagamore Ready Mix) occupies proposed Lot 4 and part of Outlot A (northwest corner of the site). A cell tower is located in the southeast corner of proposed Lot 2 (one of the southeast corners of the site).

Just off-site in the wooded area to the north is the Norfolk Southern railroad tracks. To the east is the newest Lafayette city park - Crosser Sports Complex (currently under construction). Single-family homes border on the south. To the west, between Beck Lane and Old Romney Road are a few single-family homes and an apartment complex. To the west, across Wabash Avenue are the Waste Management-Lafayette Hauling business and St. Mary's Cemetery.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Wabash Avenue as an urban secondary arterial, which requires a 35-ft half width right-of-way. The existing Wabash Avenue right-of-way meets this standard. South Beck Lane is classified as an urban non-residential local road, which requires a 30-ft half width right-of-way. The existing South Beck Lane right-of-way is 25-ft. The additional 5-ft of required right-of-way has been shown for dedication.

There will be one new cul-de-sac constructed on-site to serve the five lots in this subdivision. Six proposed street names have been approved for use -- Spangler Circle, Runner Place, Pedigo Place, Boatman Place, Shortcut Place and Citation Circle. Petitioner will need to choose one from this list to label the cul-de-sac in the construction plans and on final plat.

There are existing entrances from Wabash Avenue and Beck Lane that are intended to be maintained for Lot 3 and Outlot A. The Unified Subdivision Ordinance (USO) requires improvements to these existing roads when any lot in the subdivision will have direct access (USO Section 5.3-3-b). Two subdivision variances were filed with this application to waive the required improvements to Wabash Avenue and Beck Lane. On November 19th, these variance requests were heard by the Lafayette Board of Public Works and Safety and recommended for approval.

There is a private road (known as Walker Lane) that runs east and west along the southern boundary, connecting Beck Lane to the publicly maintained Walker Lane. This plat will dedicate right-of-way for this section of road to allow it to be taken into the City's street system.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water mains will be extended into the subdivision along the new cul-de-sac from existing mains along Wabash Avenue. Stormwater will be directed to a new detention pond in Outlot A.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks appear to be shown correctly. This past June and August, the Lafayette Division of the Area Board of Zoning Appeals granted variances that eliminated the required bufferyards along the bordering PDRS, R1 and R2 districts to the east and south (Cases #2019-19 and #2019-23). Instead of the ordinance required bufferyards, alternative landscaping and a sound wall were approved by the Board.

A commitment recorded with the R1 to I3 rezone excludes a number of by right industrial uses (refuse systems, trash transfer stations, junk yards, etc.).

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Variances
 - 1. A variance to waive the required half width pavement improvements along the Beck Lane frontage. (USO Section 5.3-3-b)

2. A variance to waive the required half width pavement improvements along the Wabash Avenue frontage. (USO Section 5.3-3-b)

B. Conditions

1. In the construction plans and on the final plat, the cul-de-sac shall be labeled with one of the approved street names -- Spangler Circle, Runner Place, Pedigo Place, Boatman Place, Shortcut Place or Citation Circle.

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

2. The sanitary sewer, water and drainage plans shall be approved by the Lafayette City Engineer.
3. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
4. The landscaping and sound wall required in Lafayette ABZA variance cases #2019-19 and #2019-23 shall be shown.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

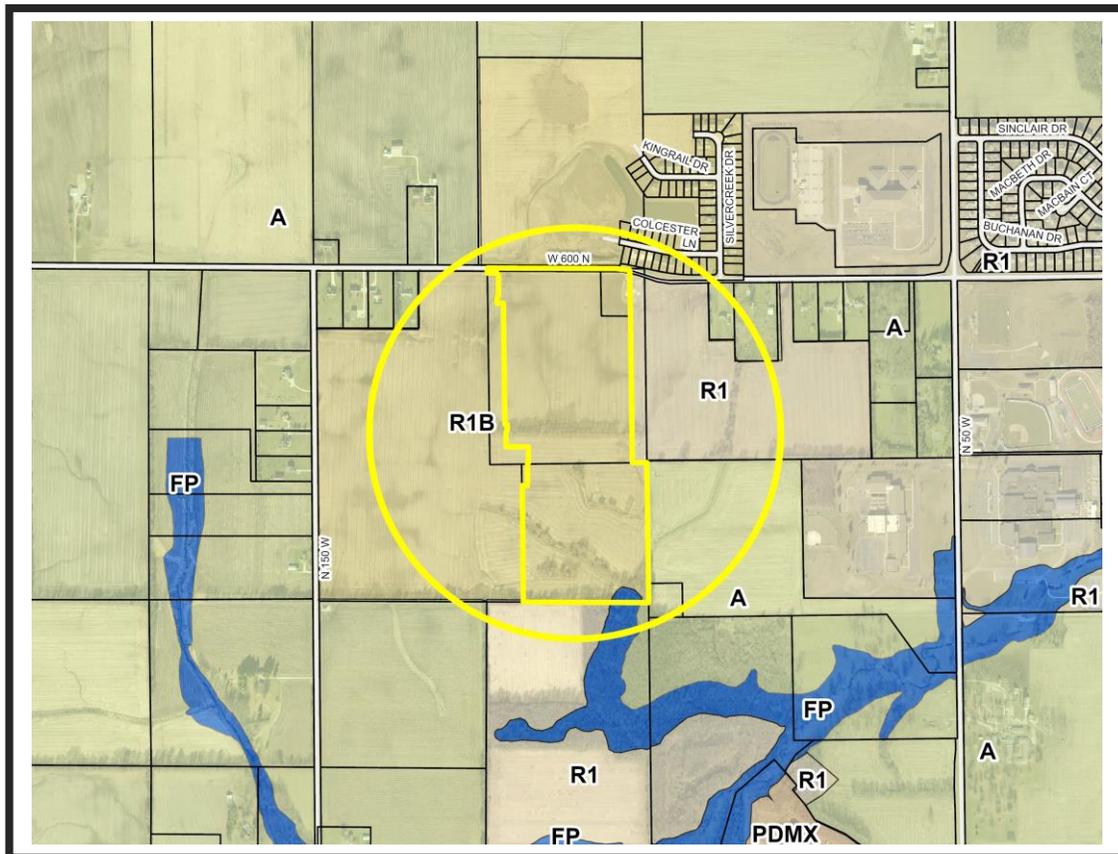
5. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
6. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
7. All required building setbacks shall be platted.
8. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

9. The purpose, ownership and maintenance of Outlot A shall be specified.

S-4889
TIMBERBROOK MEADOWS SUBDIVISION, PHASE 1
(major-preliminary)

STAFF REPORT
January 9, 2020



THIS INSTRUMENT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT OF THE CHESAPEAKE SUBDIVISION, CHESAPEAKE, VIRGINIA, RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF MIDDLESEX, VIRGINIA, UNDER RECORD NUMBER 115,187.

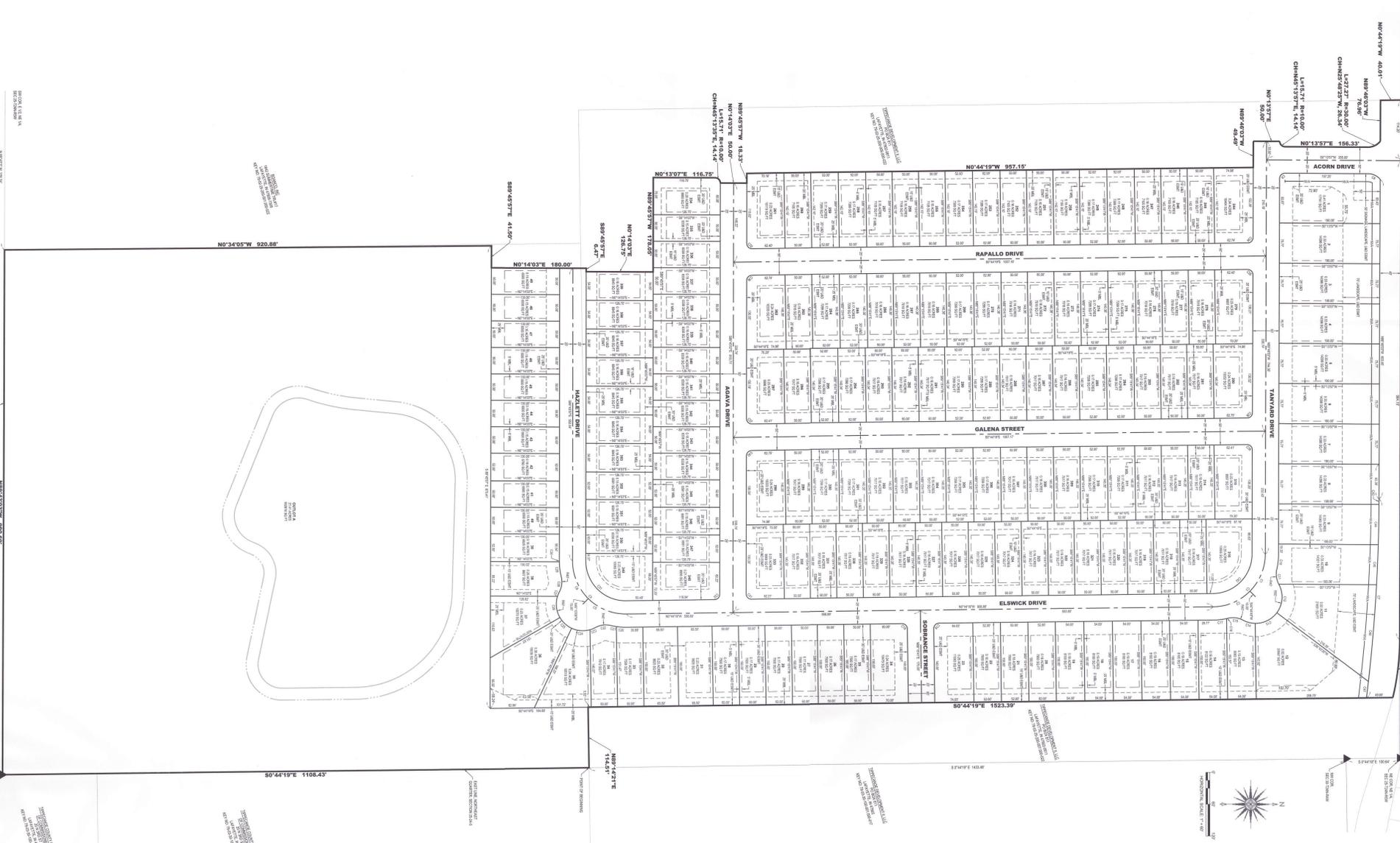
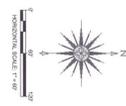
THIS INSTRUMENT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT OF THE CHESAPEAKE SUBDIVISION, CHESAPEAKE, VIRGINIA, RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF MIDDLESEX, VIRGINIA, UNDER RECORD NUMBER 115,187.

COUNTY ROAD 600 NORTH

L115187 PART 4E
CHESAPEAKE, 115,187

PHASE ONE

1
2
3
4



BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

FOR FINANCIAL RECORDS PURPOSES ONLY: THIS INSTRUMENT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT OF THE CHESAPEAKE SUBDIVISION, CHESAPEAKE, VIRGINIA, RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF MIDDLESEX, VIRGINIA, UNDER RECORD NUMBER 115,187.

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

FOR FINANCIAL RECORDS PURPOSES ONLY: THIS INSTRUMENT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT OF THE CHESAPEAKE SUBDIVISION, CHESAPEAKE, VIRGINIA, RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF MIDDLESEX, VIRGINIA, UNDER RECORD NUMBER 115,187.

S-4889

TIMBERBROOK MEADOWS SUBDIVISION PHASE 1
Major-Preliminary Plat

Staff Report
January 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Tippecanoe Development II LLC by John B. Scheumann (represented by attorney Dan Teder and Justin Frazier of TBIRD Design Services) is seeking primary approval for a 165-lot single-family subdivision (plus one outlot) on 60.09 acres, located on the south side of CR 600 N, approximately 1/2 mile west of CR 50 W, in Wabash 25(NE)24-5.

AREA ZONING PATTERNS:

This first phase is in the east half of a larger 145 acre tract that was rezoned from A (Agricultural) to R1B in February 2019. A small area of the property's southeast corner is zoned FP (Flood Plain) that is associated with an unnamed tributary to Burnetts Creek. Land due north is also zoned R1B. Adjoining along the east boundary are A and R1 zones. More R1 zoning abuts along the south boundary.

AREA LAND USE PATTERNS:

These 60 acres are in agricultural production, as are many of the surrounding properties. Fieldstone Subdivision Phase 1, located to the north, has been recorded with about half of its 70 lots built out. The proposed Timberbrook Subdivision to the east has not progressed beyond the preliminary plat stage approved in November 2016. The primary approval granted for the Central Park Subdivision to the south expired in September 2016. About a dozen large lot (2+ acres) single-family residences are located to the west near CR 150 W. A similar number of large home sites are located farther east near the three public schools.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies CR 600 N as a rural secondary arterial and CR 150 W as a rural local road. The required 40-ft half width right-of-way has been shown for future dedication on the final plat. Eight new streets will be built to serve the 165 lots in Phase 1. There is one proposed entrance from CR 600 N. However, there is a planned stub street that will connect this subdivision to the neighboring Timberbrook Subdivision to the east, which also has a CR 600 N entrance designed. All the proposed street names have been vetted and accepted by the Post Office, 911 and APC Staff. As is typical, the double frontage lots along CR 600 N have been shown with a "No Vehicular Access" restriction along the county road right-of-way.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Indiana American water mains and American Suburban Utilities sanitary sewer mains will be extended from the Fieldstone Subdivision to the north. Storm sewers and site grading will route the subdivision stormwater south to Outlot A where a proposed pond is located, ultimately draining into the adjoining unnamed Burnetts Creek tributary.

CONFORMANCE WITH UZO REQUIREMENTS:

The rezoning of the overall 145 acres to R1B included a commitment to design the northern and western perimeter lots to the larger R1 zoning standards. As required by the commitment, this includes proposed Lots 1 through 12 of Phase 1. To comply with the commitment, the side setbacks for Lots 1 – 12 will need to be platted at the R-1 standard of 6-ft (as opposed to the note that says all side setbacks are 5-ft). All other lots meet and/or exceed the lot width, area and setbacks for R1B zoning.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF COMMENTS:

Along with the larger R1 sized lots fronting CR 600 N, the preliminary plat shows a significant 70-ft wide landscaped berm along the rear yards of these lots.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana American Water Company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.

5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

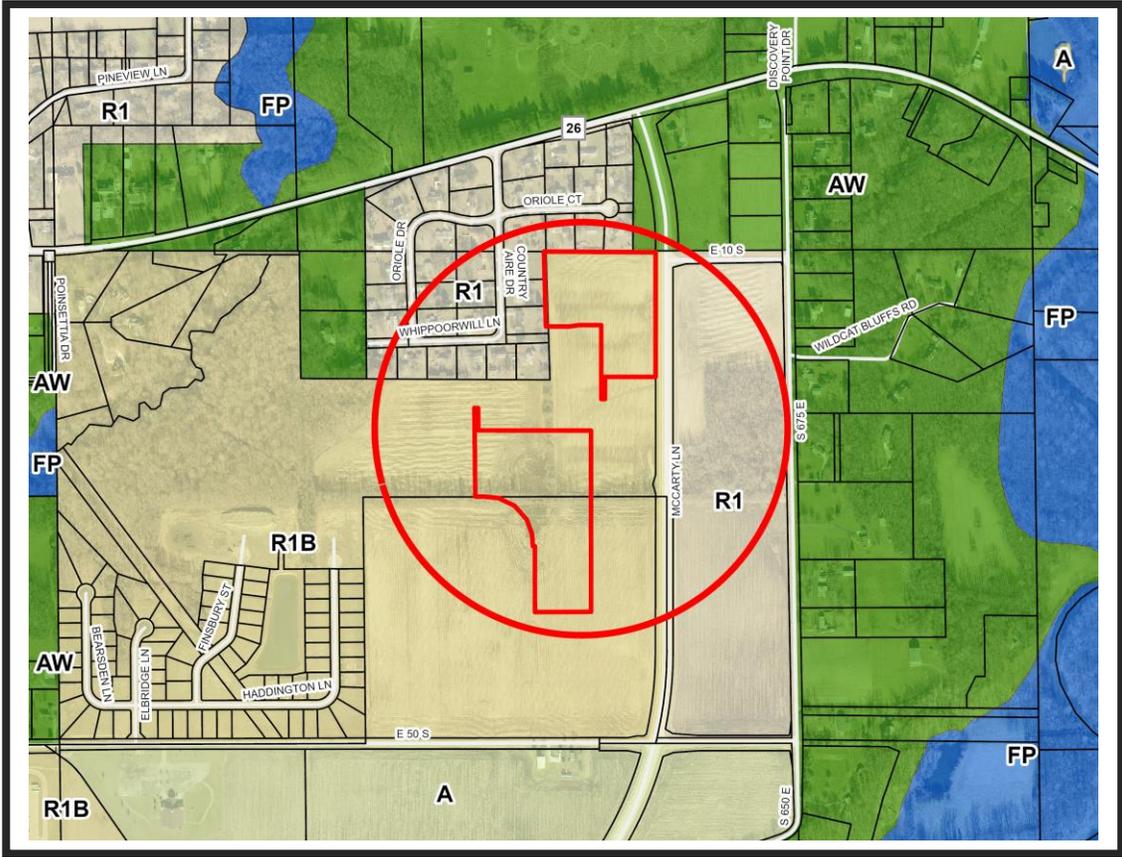
7. As shown on the preliminary plat, the "No Vehicular Access" statement shall be platted along the CR 600 N right-of-way line and the Acorn Drive east right-of-way line.
8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. Gateway signs, if any, shall be placed in an appropriate easement at the entrance(s).
11. All required building setbacks shall be platted.
12. The Regulatory Flood Elevation and Boundary for any Flood Plain in Outlot A shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
13. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

14. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
15. The purpose, ownership and maintenance of Outlot A shall be specified.

S-4890
BARRINGTON LAKES SUBDIVISION REVISED
(major-preliminary)

STAFF REPORT
January 9, 2020

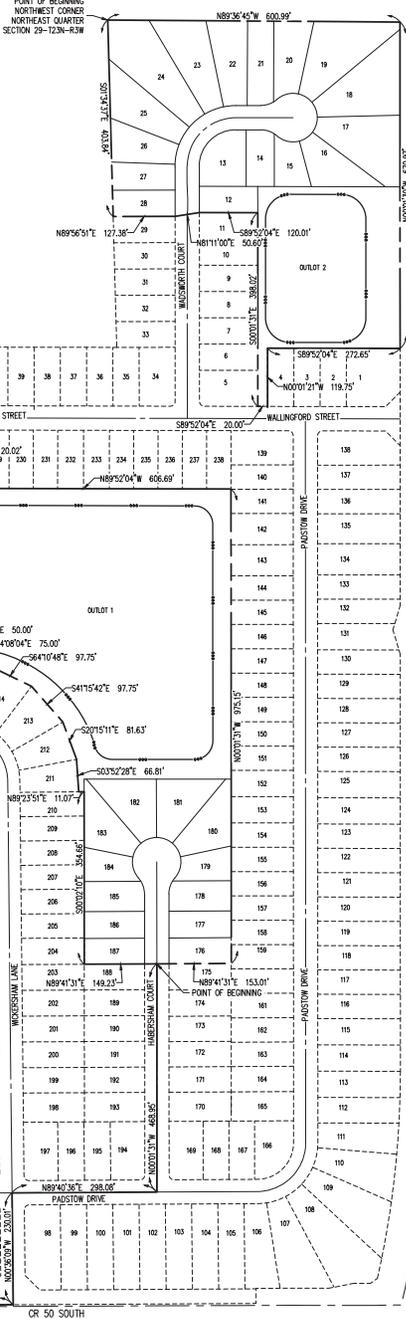


Plot Date: Dec 16, 2019 Plot Time: 1:57pm File Name: L:\A\009\009\CAD\009\009-REV\009-REV.dwg Layout: PPIR By: schneider

**BARRINGTON LAKES SUBDIVISION
LAND DESCRIPTION**

A part of the Northeast and Northwest Quarters of Section 29, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, more particularly described as follows:
Beginning at an L-beam Post marking the Northeast Corner of said Northwest Quarter; thence South 01 degree 34 minutes 27 seconds East (bearings based on Tippecanoe County Section Corner Perpetuation Project) a distance of 673.06 feet to a railroad rail post; thence North 89 degrees 54 minutes 17 seconds West a distance of 965.86 feet to a 1/2" rebar; thence North 88 degrees 01 minute 41 seconds West a distance of 32.97 feet to a 5/8" rebar with a yellow cap stamped Schneider Firm #0001 (hereinafter referred to as Rebar) on the North line of the South half of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 36 minutes 09 seconds East a distance of 1974.78 feet to a magnetic nail marking the Southeast corner of Barrington Woods Subdivision, Section 1, as described on the Final Plat thereof, Recorded as Record #20181819783 in the Office of the Recorder of Tippecanoe County, Indiana, said nail being on the South line of said Northwest Quarter; thence North 89 degrees 41 minutes 31 seconds East along said South line 989.89 feet to the Southwest Corner of said Northwest Quarter; thence North 89 degrees 41 minutes 41 seconds East along the South line of said Northwest Quarter Section 274.74 feet to a mag nail with washer stamped Schneider Firm #0001 marking a southwest corner of the right-of-way line of McQuay Lane as described in two deeds, recorded as Record #200100106186 and #201010016190; thence along said right-of-way line the following ten (10) courses: (1) North 00 degrees 01 minute 02 seconds West a distance of 31.14 feet; (2) thence North 89 degrees 58 minutes 58 seconds East a distance of 120.00 feet; (3) thence North 78 degrees 40 minutes 23 seconds East a distance of 50.99 feet; (4) thence North 89 degrees 58 minutes 58 seconds East a distance of 25.00 feet; (5) thence North 55 degrees 09 minutes 40 seconds East a distance of 17.81 feet to a point on a non-tangent curve having a radius of 194.00 feet, the radius point of which bears North 77 degrees 34 minutes 23 seconds West; (6) thence northerly along said curve to the left on an arc distance of 429.76 feet to a point which bears North 89 degrees 58 minutes 30 seconds East from said radius point; (7) thence North 00 degrees 01 minutes 30 seconds West a distance of 656.86 feet; (8) thence North 16 degrees 45 minutes 09 seconds West a distance of 52.20 feet; (9) thence North 16 degrees 40 minutes 27 seconds East a distance of 52.20 feet; (10) thence North 00 degrees 01 minutes 30 seconds West a distance of 1194.25 feet to a Rebar on the North line of the Northwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 45 seconds West along said North line a distance of 600.99 feet to the Point of Beginning, containing 79,708 acres, more or less.

POINT OF BEGINNING
NORTHEAST CORNER
SECTION 29-123N-R3W

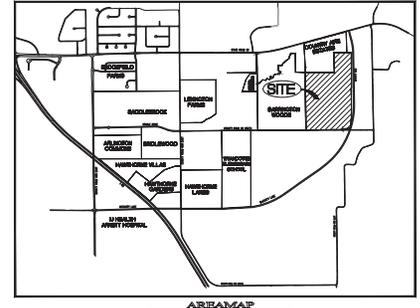


**REVISED AREAS
LAND DESCRIPTION**

Land description - 7.34 Acre Tract (North Tract)
A part of the Northeast Quarter of Section 29, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, more particularly described as follows:
Commencing at the Northwest Corner of said Northwest Quarter; thence South 01 degree 34 minutes 27 seconds East a distance of 403.84 feet; thence North 89 degrees 56 minutes 51 seconds East a distance of 127.28 feet; thence North 81 degrees 11 minutes 00 seconds East a distance of 506.60 feet; thence South 89 degrees 52 minutes 04 seconds East a distance of 120.01 feet; thence South 00 degrees 01 minutes 31 seconds East a distance of 396.02 feet; thence South 89 degrees 52 minutes 04 seconds East a distance of 20.00 feet; thence North 00 degrees 01 minutes 21 seconds West a distance of 119.75 feet; thence South 89 degrees 52 minutes 04 seconds East a distance of 272.65 feet; thence North 00 degrees 01 minutes 30 seconds West a distance of 470.97 feet; thence North 89 degrees 36 minutes 45 seconds West a distance of 600.99 feet to the Point of Beginning, containing 7.34 acres, more or less.

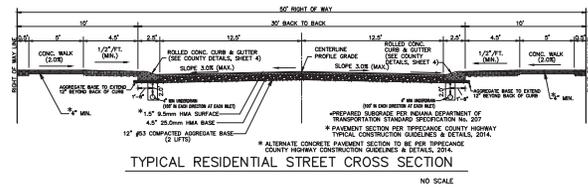
Land description - 9.86 Acre Tract (South Tract)
A part of the Northeast and Northwest Quarters of Section 29, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, more particularly described as follows:
Commencing at the Southwest Corner of the Northwest Quarter of said Section; thence North 89 degrees 41 minutes 31 seconds East along the south line of said quarter a distance of 1847.96 feet to the southeast corner of Barrington Woods Subdivision, Section 1; thence continuing North 89 degrees 41 minutes 31 seconds East along the south line of said quarter a distance of 765.05 feet; thence North 00 degrees 36 minutes 09 seconds West a distance of 230.01 feet; thence North 89 degrees 40 minutes 36 seconds East a distance of 298.08 feet; thence North 00 degrees 01 minute 31 seconds West a distance of 468.95 feet to the Point of Beginning; thence North 89 degrees 41 minutes 31 seconds East a distance of 153.00 feet; thence North 00 degrees 01 minutes 31 seconds West a distance of 975.15 feet; thence North 89 degrees 52 minutes 04 seconds West a distance of 606.69 feet; thence North 00 degrees 36 minutes 09 seconds West a distance of 120.02 feet; thence North 89 degrees 52 minutes 04 seconds West a distance of 20.00 feet; thence South 00 degrees 36 minutes 09 seconds East a distance of 476.85 feet; thence North 89 degrees 34 minutes 11 seconds East a distance of 50.00 feet; thence South 84 degrees 08 minutes 04 seconds East a distance of 75.00 feet; thence South 64 degrees 10 minutes 48 seconds East a distance of 97.75 feet; thence South 41 degrees 15 minutes 42 seconds East a distance of 97.75 feet; thence South 20 degrees 15 minutes 11 seconds East a distance of 61.63 feet; thence South 03 degrees 52 minutes 28 seconds East a distance of 66.81 feet; thence North 89 degrees 23 minutes 31 seconds East a distance of 11.07 feet; thence South 00 degrees 02 minutes 10 seconds East a distance of 354.65 feet; thence North 89 degrees 41 minutes 31 seconds East a distance of 149.22 feet to the Point of Beginning, containing 9.86 acres, more or less.

Mark S. Hemmes
Mark S. Hemmes, P.S.
Professional Surveyor #52300038
December 16, 2019



THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJACENTS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
THE BARRINGTON LAKES PRELIMINARY PLAT ON WHICH THESE REVISIONS ARE BASED WAS GIVEN PRIMARY APPROVAL BY A MAJORITY OF THE MEMBERS OF THE TIPPECANOE COUNTY AREA PLAN COMMISSION AT A MEETING HELD ON 15TH DAY OF JUNE, 2019.

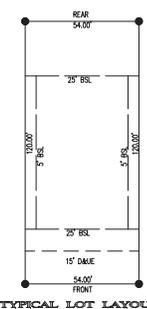
THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A SURVEY BY THE SCHNEIDER CORPORATION DATED APRIL 18, 2019.
DRAINAGE WILL BE ROUTED THROUGH THE SITE BY THE USE OF OVERLAND FLOW AND STORM SEWER PIPE THAT WILL OUTLET INTO ONE OF TWO DETENTION POND. OTHER AREAS WILL BE DIRECTLY DISCHARGED INTO EXISTING RAINWATER INTO THE BELLEVILLE DITCH AND INTO THE SOUTH FORK OF WILCOAT CREEK.



**REVISED AREAS OF THE
PRELIMINARY PLAT FOR:
BARRINGTON LAKES
SUBDIVISION
TIPPECANOE COUNTY, INDIANA**

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 3 WEST, PERRY TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGEND
BUILDING SETBACK LINE
EASEMENT LINE
5'x8' CAPED BEARS TO BE SET UPON COMPLETION OF FINAL GRADING



UTILITY INFORMATION

SANITARY SEWER:
SANITARY SERVICE IS AVAILABLE ON THE SOUTH SIDE OF CR 50 SOUTH (1/2")
WATER:
WATER SERVICE IS AVAILABLE ON THE SOUTH SIDE OF CR 50 SOUTH (1/2")
ELECTRIC:
ELECTRIC SERVICE IS AVAILABLE ALONG THE NORTH SIDE OF CR 50 SOUTH
GAS:
GAS SERVICE IS AVAILABLE ON THE SOUTH SIDE OF CR 50 SOUTH (4")
TELECOMMUNICATION:
TELECOMMUNICATION SERVICE IS AVAILABLE ALONG THE NORTH SIDE OF CR 50 SOUTH

OWNER/SUBDMIDER:

TIPPECANOE DEVELOPMENT II, LLC
PO BOX 811
LAFAYETTE, IN 47903
765-429-8507
TAX KEY #79-08-29-100-004.000-009
TAX KEY #79-08-29-200-018.000-009
RECORD #20141401141
RECORD #201818019968
79.708 ACRES ±

SURVEYOR/ENGINEER:

THE SCHNEIDER CORPORATION
THE SCHNEIDER CORPORATION
1330 WIN HENTSCHEL BLVD
SUITE 260
WEST LAFAYETTE, IN 47906
(765) 448-6661

REVISIONS:

DATE:

THE SCHNEIDER CORPORATION (2019)



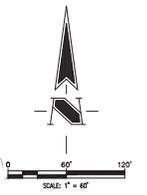
THE SCHNEIDER CORPORATION
West Lafayette Office
1330 Win Hentschel Blvd.
Suite 260
West Lafayette, IN 47906-4156
Telephone: 765.448.6661
Fax: 765.448.6665
www.schneidercorp.com

BARRINGTON LAKES
SUBDIVISION
TIPPECANOE COUNTY, INDIANA
TIPPECANOE DEVELOPMENT II, LLC
PO BOX 811 LAFAYETTE, IN 47903

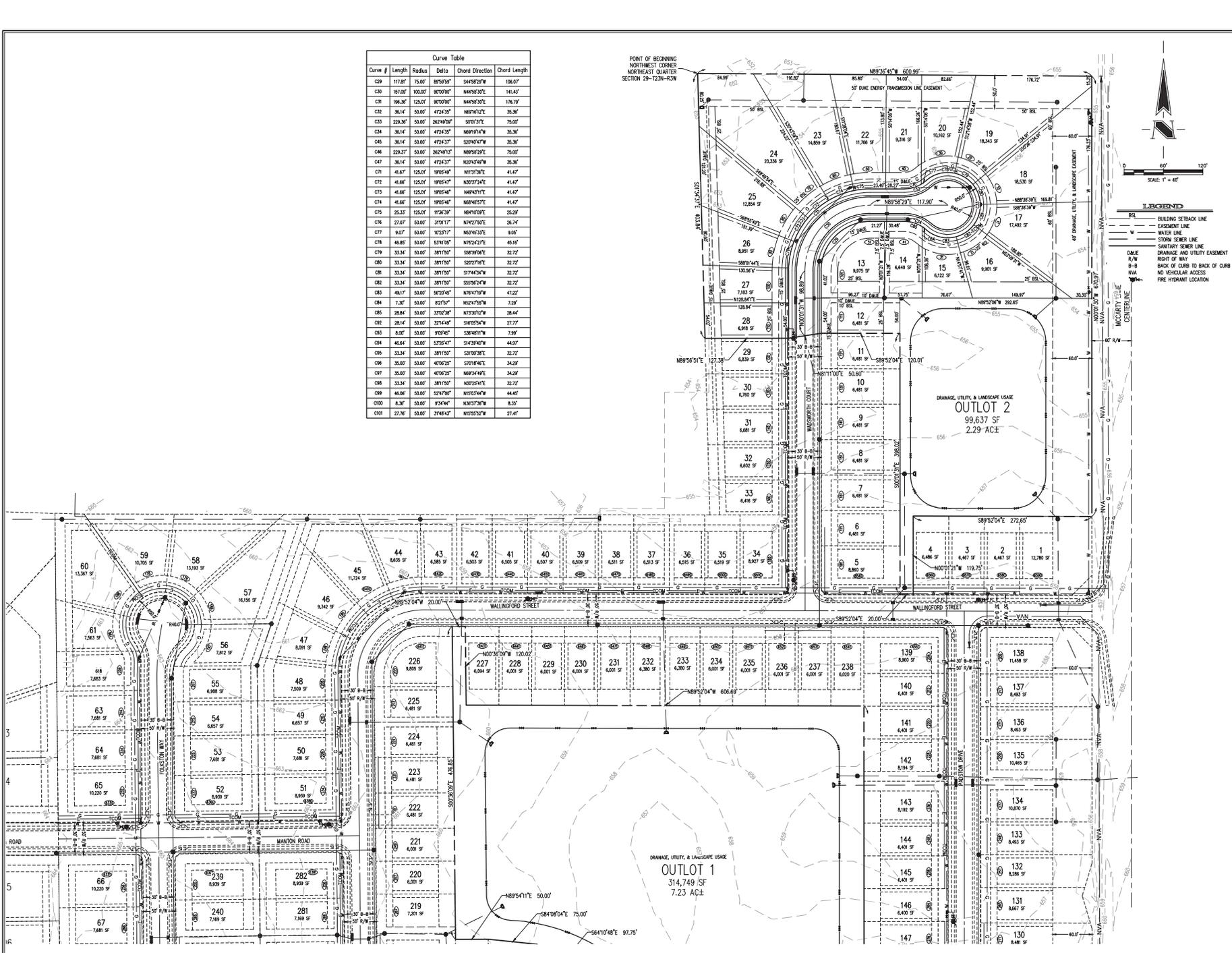
DATE: 12/16/19 PROJECT NO: 2018-008
DRAWN BY: CAS CHECKED BY: ---
SHEET TITLE: REVISED - MAJOR PRELIMINARY PLAT
DRAWING FILE: L:\A\009\009\CAD\009\009-REV\009-REV.dwg
REVISED:
SHEET NO: PPIR

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	117.81	75.00	89°59'59"	S44°58'30"W	106.07
C30	157.00	100.00	90°00'00"	N44°58'30"E	141.43
C31	186.30	125.00	90°00'00"	N44°58'30"E	176.79
C32	36.14	50.00	41°24'30"	N69°17'12"E	35.36
C33	228.30	50.00	282°48'00"	S0°17'30"E	75.00
C34	36.14	50.00	41°24'30"	N69°17'12"E	35.36
C45	36.14	50.00	41°24'30"	S20°47'12"W	35.36
C46	228.30	50.00	282°48'13"	N69°17'20"E	75.00
C47	36.14	50.00	41°24'30"	N20°47'12"W	35.36
C71	41.67	125.00	19°05'48"	N70°17'30"E	41.47
C72	41.67	125.00	19°05'48"	N32°57'24"E	41.47
C73	41.67	125.00	19°05'48"	N49°47'12"E	41.47
C74	41.67	125.00	19°05'48"	N66°37'00"E	41.47
C75	25.33	125.00	11°28'30"	N64°07'00"E	25.29
C76	27.07	50.00	37°01'11"	N42°27'50"E	26.74
C77	9.07	50.00	10°23'11"	N57°45'30"E	9.05
C78	46.80	50.00	53°41'02"	N72°42'27"E	45.16
C79	33.34	50.00	38°11'50"	S58°39'06"E	32.72
C80	33.34	50.00	38°11'50"	S22°27'11"E	32.72
C81	33.34	50.00	38°11'50"	S17°44'34"W	32.72
C82	33.34	50.00	38°11'50"	S02°56'24"W	32.72
C83	49.17	50.00	54°20'45"	N26°47'12"W	47.22
C84	7.30	50.00	8°21'51"	N24°27'50"W	7.29
C85	28.84	50.00	33°02'38"	N72°30'12"W	28.44
C86	28.14	50.00	32°14'48"	S68°05'54"W	27.77
C87	8.30	50.00	19°01'05"	S43°06'18"W	7.99
C88	46.80	50.00	53°41'02"	S27°42'27"W	44.87
C89	33.34	50.00	38°11'50"	S12°28'30"W	32.72
C90	33.34	50.00	38°11'50"	S07°45'30"W	32.72
C91	33.00	50.00	40°06'23"	S01°46'12"W	34.29
C92	33.34	50.00	38°11'50"	N62°54'48"E	34.29
C93	46.80	50.00	52°47'00"	N55°04'48"E	44.45
C94	8.30	50.00	9°34'44"	N32°37'30"W	8.30
C95	27.30	50.00	31°48'43"	N15°53'52"W	27.47

POINT OF BEGINNING
NORTHWEST CORNER
NORTHEAST QUARTER
SECTION 29-12.3N-R3W



Plot Date: Dec 16, 2019 Plot Time: 1:32:20m File Name: L:\USA\008\008\CAD\008.DWG-PRELIM-REV.dwg Layout: PP3R By: isherum



DATE:
THE SCHNEIDER CORPORATION (2016)

THE SCHNEIDER CORPORATION
West Lafayette Office
1330 Win Hentschel Blvd.
Suite 260
West Lafayette, IN 47906-4156
Telephone: 765.448.6661
Fax: 765.448.6665
www.schneidercorp.com

BARRINGTON LAKES
SUBDIVISION
TIPPECANOE COUNTY, INDIANA
TIPPECANOE DEVELOPMENT II, LLC
PO BOX 801 LAFAYETTE, IN 47906

DATE: 12/16/19 PROJECT NO: 5088.008
DRAWN BY: CAS CHECKED BY:
SHEET TITLE: REVISED - MAJOR PRELIMINARY PLAT
DRAWING FILE: L:\USA\008\008\CAD\008.DWG-PRELIM-REV.dwg
REVISED:
SHEET NO: PP3R

S-4890
BARRINGTON LAKES SUBDIVISION REVISED
Major-Preliminary Plat

Staff Report
January 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Tippecanoe Development II LLC by John B. Scheumann Jr. (represented by Cameron Seymour of the Schneider Corporation) is seeking primary approval to revise 29 lots and 2 outlots in two areas of the previously approved Barrington Lakes Subdivision preliminary plat (S-4848), totaling 17.2 acres. The overall 79.7 acre subdivision is located at the northwest corner of CR 50 S and McCarty Lane, in Perry 29(NE)23-3.

The purpose of revising these 29 lots (and two outlots) is to accommodate a previously undetermined 50-ft wide Duke Energy transmission line easement located along the northernmost boundary.

AREA ZONING PATTERNS:

These areas are zoned R1B, as is the rest of the subdivision and the adjoining Barrington Woods Subdivision to the west. Properties adjoining Barrington Lakes on the north are zoned R1 and AW. To the east, across McCarty Lane, is more R1. To the south, across CR 50 S, is Agricultural (A) zoning.

AREA LAND USE PATTERNS:

The overall 79.7 acres are mostly open and in agricultural production, as are properties to the east and south. Country Aire Estates is a single-family subdivision adjoining on the north.

TRAFFIC AND TRANSPORTATION:

Both areas being revised include a change in the length of a cul-de-sac. In the northern area (7.34 acres), Wadsworth Court has been shortened by about 75-ft and two lots have been removed. This is to lengthen the lots along the north boundary to accommodate the 50-ft transmission line easement. In the second area (9.86 acres near the middle of the subdivision), Habersham Court has been stretched about 54-ft to add back the two lots lost in the north area.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The basic utilities and drainage as originally planned will not change. Both revised areas include an outlot (for detention storage ponds). These outlots have both slightly shrunk in size.

(From the staff report for S-4848) Lafayette sanitary sewer and water will be extended into this subdivision from mains located along CR 50 S. Stormwater will be routed through street storm sewers and overland into two new on-site detention ponds. Ultimately, the site drainage will flow to the Berlowitz Ditch regulated drain to the northwest. The preliminary plat also shows 50-ft to 60-ft wide landscape easements (including utility and drainage) along the CR 50 S and McCarty Lane rights-of-way.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks appear to be shown accurately. All lots meet or exceed the minimum R1B area and width standards.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following (*same conditions as S-4848*):

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The sanitary sewer and water plans shall be approved by the Lafayette City Engineer.
2. The fire hydrants shall be approved by the Sheffield Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City of Lafayette in cooperation with the Fire Department.
3. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
4. The County Drainage Board shall approve the drainage plans.
5. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

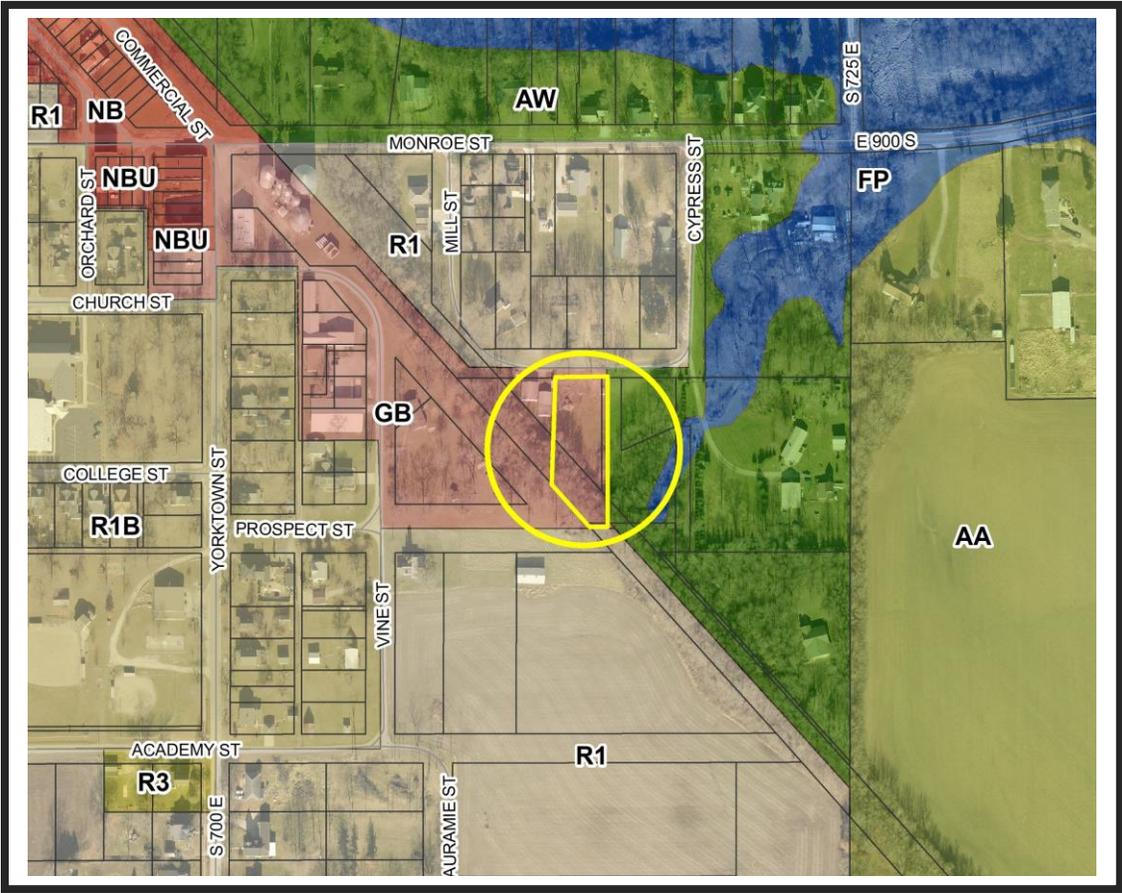
6. The "No Vehicular Access" statements shall be platted as shown on the preliminary plat.
7. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
8. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
9. Gateway signs, if any, shall be placed in an appropriate easement at the entrances.
10. All required building setbacks shall be platted.
11. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
13. The purpose, ownership and maintenance of the outlots shall be specified.

Z-2776
TAMMY APPELBAUM
(GB to AW)

STAFF REPORT
(With request for an additional continuance)
October 10, 2019



Z-2776
TAMMY APPELBAUM
GB to AW

Staff Report
October 10, 2019

Note: The APC bylaws permit petitioners to request up to two continuances and a total of no more than four months delay in rezone cases. This case has had two continuances requested by petitioner resulting in a three-month delay. Petitioner is now requesting a third continuance of two additional months; per APC bylaws, a third request for continuance can only be granted by the commission. Petitioner is requesting this continuance because she is still waiting to get elevation information from IDNR to complete a flood certification to verify the location of the Flood Plain on adjacent property.

The bylaws state that a third continuance is a possibility:

“a third continuance of no more than two (2) months is granted by the Commission upon a written request for such continuance setting forth the need for such continuance filed before 12:00pm on the day of the meeting and a finding by the Commission that the continuance is not made for the purpose of undue or unnecessary delay.”

A written request has been made by petitioner’s counsel; it is up to the APC to decide if a third continuance, to the February 19, 2020 APC meeting or to the March 18, 2020 meeting (as requested) is granted. If the continuance is not granted, the October staff report is below and the case must be heard at the January 15, 2020 meeting or withdrawn and refiled.

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner, and represented by attorney Joseph Bumbleburg, is requesting rezoning of 0.721 acres to build a new single-family home. This property is also known as 9036 Mill Street in the unincorporated town of Stockwell, in Lauramie 9 (NW) 23-3

ZONING HISTORY AND AREA ZONING PATTERNS:

This rezone site is currently zoned GB. Land to the west, which is the same parcel, is also zoned GB. Property adjacent to the east is zoned AW. Platted lots to the north across Mill Street are zoned R1. Farther east is Flood Plain zoning associated with an unnamed tributary to Lauramie Creek.

AREA LAND USE PATTERNS:

The petitioner’s shop buildings are on the same property to the west of the legal description in this request. She would like to rezone this area to build a new residence. A

residence was removed in 2006 from the rezone site. Petitioner owns several lots adjacent to the area in this request.

TRAFFIC AND TRANSPORTATION:

Mill Street is considered a local road according to the *Thoroughfare Plan* and requires a 25' setback from the front property line. This area of Stockwell is separated from the core of the platted area by old railroad right-of-way. Mill Street is gravel and there is no storm sewer, curb, gutter, or sidewalks.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to petitioner's attorney the site is served by sanitary sewer and a private well. No bufferyard is required in the AW zone.

STAFF COMMENTS:

Petitioner would like to build a new home in the area being rezoned. The rezoned area will need to be combined with adjacent land (for example by an Exemption E deed) so the business and home are on separate lots. The petitioner's lots will need to be reconfigured so that the new home meets required setbacks. Petitioner's attorney mentioned that there could be an additional building constructed for the business. Staff has concerns about the expansion of the business not having adequate area zoned commercially.

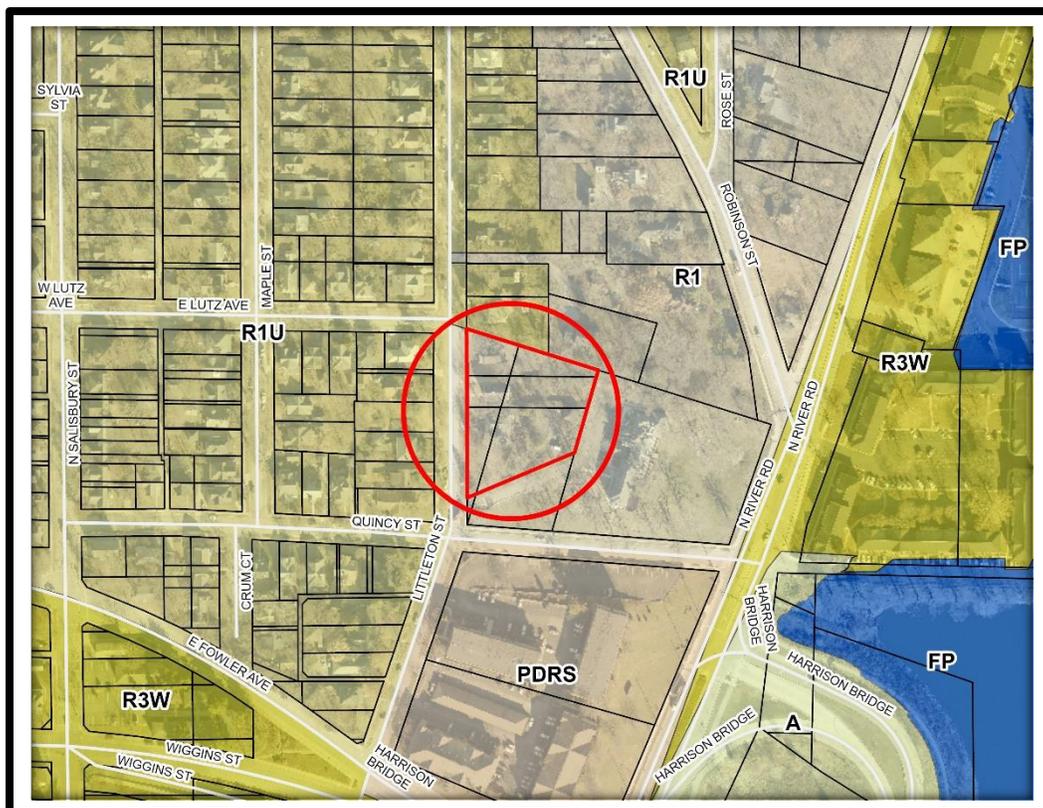
Staff understands that the area around this site has a rural feel because of the street conditions, lack of pavement and no curb or gutters, and the low density of the area, but staff does not support rezones to rural zones when sewer is available. Therefore, staff cannot support this rezone; however, a rezone to the also adjacent R1 zoning district would be supportable.

STAFF RECOMMENDATION:

Denial

Z-2779
INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP.
(R1 to R1U)

STAFF REPORT
December 12, 2019



Z-2779

INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORPORATION
R1 to R1U

Staff Report
December 11, 2019

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owners and represented by attorney Joseph Bumbleburg of Ball Law, is requesting the rezoning of three properties on Littleton Street (with three separate owners; one being the fraternity) from R1 to R1U. No new development is planned. If approved, a portion of the rear yard from the three properties will be transferred to the adjacent fraternity property to the east. The R1U zoning is needed because the land area for these three properties will fall below the minimum lot size for R1, which is 10,000 square feet. The minimum lot size in R1U is 4,000 square feet. The three properties in the request are commonly known as 424, 426 and 430 Littleton Street, West Lafayette, Wabash 20 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The earliest zoning maps available show this property with R1 zoning. A large expanse of R1U zoning is adjacent to the north and west across Littleton. R1 zoning is adjacent to the east and occupies much of the area on the west side of North River Road (the fraternity is a long-standing nonconforming use in the R1 zone). PDRS zoning is south across Quincy Street.

Three variances were granted to the fraternity adjacent to the east in 2016 to reduce the no-parking setback, reduce the number of parking spaces and to reduce the size of some parking spaces (BZA-1945).

AREA LAND USE PATTERNS:

The lots in this request, located in the New Chauncey Local Historic District, contain three historic homes as identified in the "Tippecanoe County Interim Report" built between 1905 and 1920. The homes appear to be single-family and two-family rentals. Land to the north and west also contains single-family homes but most are owner-occupied. Land adjacent to the east contains the Sigma Alpha Epsilon fraternity house and the Crestview North apartments are located south across Quincy.

TRAFFIC AND TRANSPORTATION:

Land in this request has frontage on Littleton Street, which is classified as an urban local road.

Parking for the adjacent fraternity has historically been underserved with only 29 spaces located on-site (by a parking variance, BZA-1945). If this rezone is approved and the lots

are reconfigured, additional land will exist for the fraternity to provide much needed parking on-site and reduce the need for on-street parking in the area. According to petitioner's representative, the reconfigured lots will also improve access to the fraternity for police and fire responders.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the area. No buffering is required between these two residential zones.

STAFF COMMENTS:

This request is somewhat of a lateral change from one-single family zone to another single-family zone, with the main difference being the minimum lot size required. The zoning change would not result in any additional homesites being created. Instead, it would allow the three lots in this request to be reduced in size. The excess land would then be sold and attached (by deed with Exemption E language) to the adjoining fraternity property creating area for an expanded parking lot.

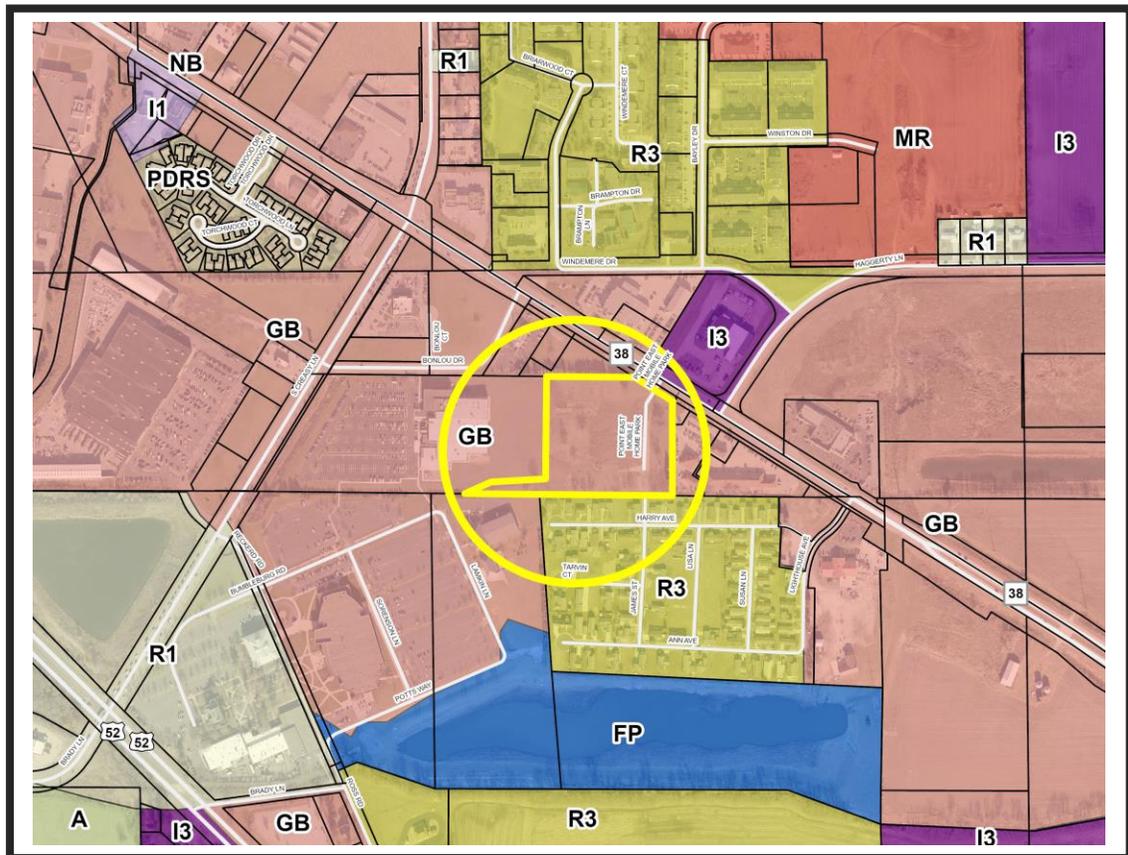
Allowing these 3 lots along Littleton to be reduced in size would afford the fraternity additional land for badly needed parking. Access for emergency responders to the fraternity will also be improved. This property is on the eastern edge of a large expanse of R1U zoning and staff can support this 3-lot expansion of the adjacent R1U zone.

STAFF RECOMMENDATION:

Approval

Z-2780
IRON MEN PROPERTIES OF LAFAYETTE 1, LLC
– Joseph Blake (Anvil 38 PD)
(GB to PDRS)

STAFF REPORT
January 9, 2020

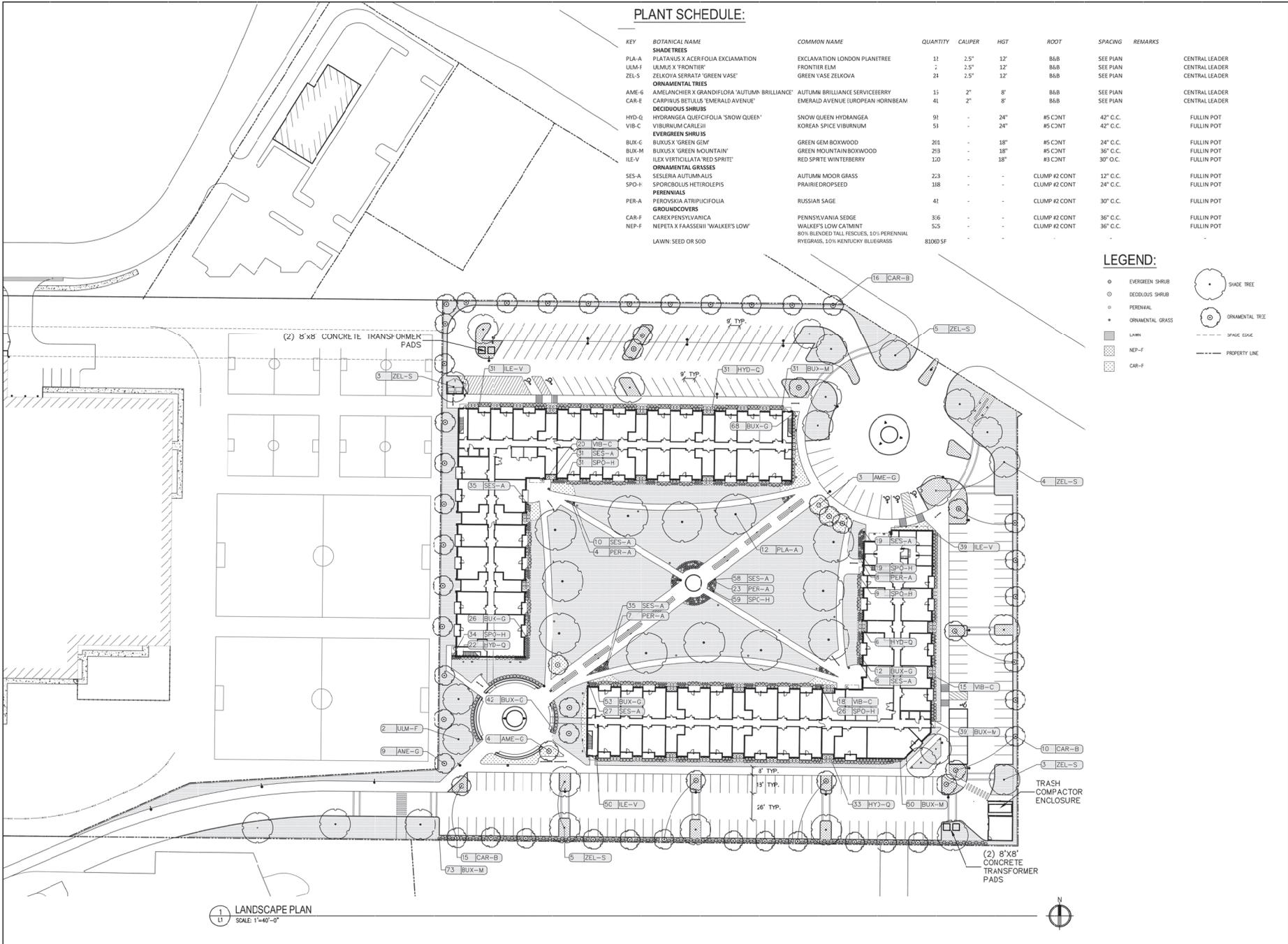


PLANT SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	GAUPE	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
PLA-A	PLATANUS X ACERIFOLIA EXCLAMATION	EXCLAMATION LONDON PLANTREE	12	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ULM-F	ULMUS X FRONTALIS	FRONTIER ELM	2	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ZEL-S	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	24	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
AME-G	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	15	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CAR-E	CARPINUS BETULUS 'EMERALD AVENUE'	EMERALD AVENUE EUROPEAN HORNBEAM	41	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
DECIDUOUS SHRUBS								
HYD-Q	HYDRANGEA QUEZCOPALIA 'SNOW QUEEN'	SNOW QUEEN HYDRANGEA	91	-	24"	#5 CONT	42" C.C.	FULLIN POT
VIB-C	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	51	-	24"	#5 CONT	42" C.C.	FULLIN POT
EVERGREEN SHRUBS								
BUX-G	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	201	-	18"	#5 CONT	24" C.C.	FULLIN POT
BUX-M	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	293	-	18"	#5 CONT	36" C.C.	FULLIN POT
ILE-V	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	110	-	18"	#3 CONT	30" C.C.	FULLIN POT
ORNAMENTAL GRASSES								
SES-A	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	223	-	-	CLUMP #2 CONT	12" C.C.	FULLIN POT
SPO-H	SPOROBOLUS HETEROLEPIS	PRAIRIEDROPSSEED	188	-	-	CLUMP #2 CONT	24" C.C.	FULLIN POT
PERENNIALS								
PER-A	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	42	-	-	CLUMP #2 CONT	30" C.C.	FULLIN POT
CAR-F	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	356	-	-	CLUMP #2 CONT	36" C.C.	FULLIN POT
NEP-F	NEPETA X FAASSEHII 'WALKER'S LOW'	WALKER'S LOW CATMINT	525	-	-	CLUMP #2 CONT	36" C.C.	FULLIN POT
LAWN: SEED OR SOD								
			8100 SF					

LEGEND:

- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- PERENNIAL
- ORNAMENTAL GRASS
- LAWN
- NEP-F
- CAR-F
- SHADE TREE
- ORNAMENTAL TREE
- SPACE EDGE
- PROPERTY LINE



1 LANDSCAPE PLAN
SCALE: 1"=40'-0"

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PROFESSIONAL SEAL:

PLANNED DEVELOPMENT

PROJECT DATE:
12/23/2019

NO.	REVISIONS	DATE	BY	CHKD BY

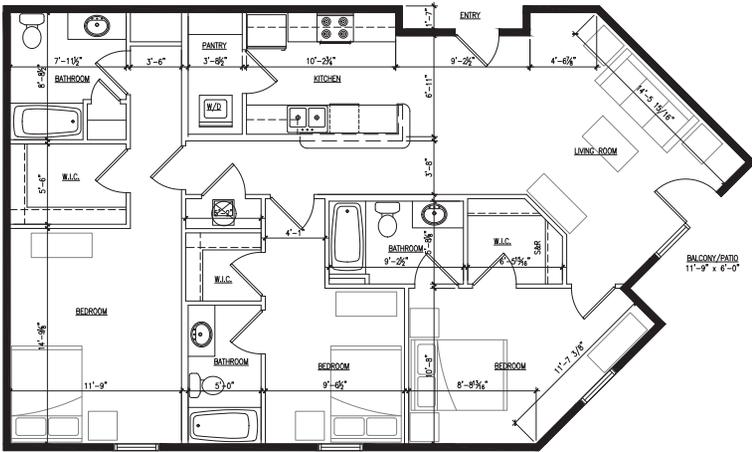
PROJECT NUMBER:
C2016.109

DRAWN BY:
LANDSCAPE PLAN

SHEET NUMBER:
L1

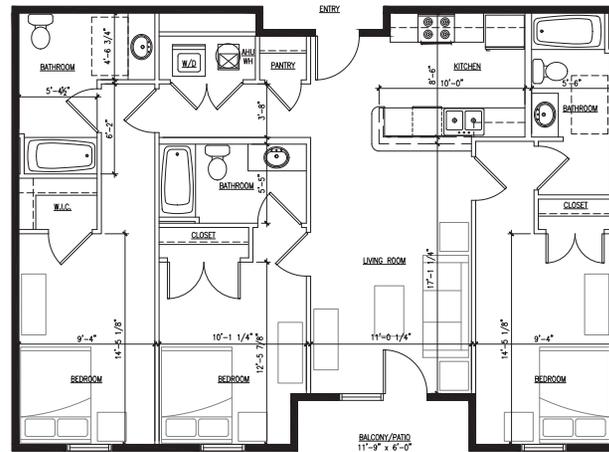


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 www.kigarchitecture.com



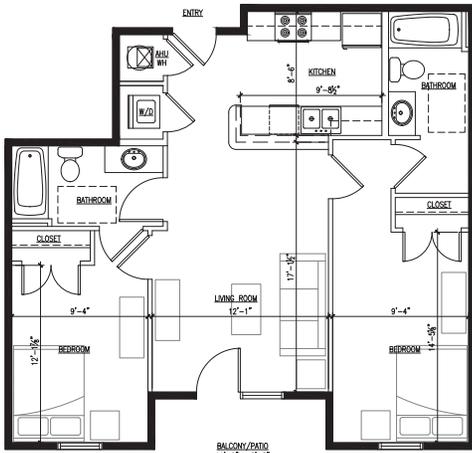
5 3-BED UNIT PLAN
 SCALE: 1/4"=1'-0"

1350 SQ. FT.



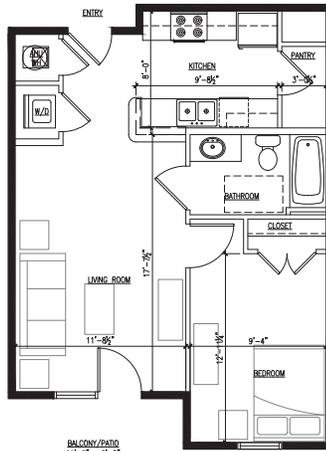
4 3-BED UNIT PLAN
 SCALE: 1/4"=1'-0"

1210 SQ. FT.



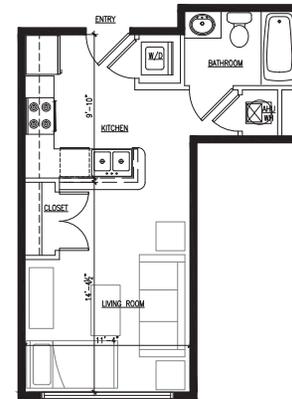
3 2-BED UNIT PLAN (TYPICAL)
 SCALE: 1/4"=1'-0"

847 SQ. FT.



2 1-BED UNIT PLAN (TYPICAL)
 SCALE: 1/4"=1'-0"

616 SQ. FT.



1 STUDIO UNIT PLAN (TYPICAL)
 SCALE: 1/4"=1'-0"

376 SQ. FT.

PROJECT TITLE:
**ANVIL 38 PLANNED DEVELOPMENT
 IRON MEN PROPERTIES
 Z-2760**

STATE ROAD 38 EAST
 LAFAYETTE, INDIANA 47905
 TIPPECANOE COUNTY

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PROFESSIONAL SEAL
 PLANNED DEVELOPMENT
 NOT FOR
 CONSTRUCTION

PROJECT DATE:
12/23/2019

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER:
C2019.109

DRAWN BY:
TYPICAL UNIT PLANS

DRAWING TITLE:
TYPICAL UNIT PLANS

SHEET NUMBER:
A6



Z-2780
**IRON MEN PROPERTIES OF LAFAYETTE I, LLC
ANVIL 38 PLANNED DEVELOPMENT
GB TO PDRS**

**Staff Report
January 9, 2020**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Joseph Blake, with the consent of the owner, the Trustees of Ivy Tech Community College, is requesting PDRS zoning on approximately 7 acres for a two-phase, multi-family development totaling two, four-story apartment buildings containing a total of 307 units (72 studios, 141 1-bedroom, 84 2-bedroom, and 10 3-bedroom units) with up to 411 bedrooms and 218 surface parking spaces. Additional parking is being provided offsite by Ivy Tech (up to 112 spaces) via a parking agreement. The property is located off the south side of SR 38 E just north of its intersection with Haggarty Lane in the City of Lafayette; Wea 2(NW) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is currently zoned GB as are all adjacent properties except to the south. R3 zoning is found there. There has been little rezoning or BZA actions in the immediate vicinity for some time. The area surrounding the subject property is largely commercially zoned and developed.

AREA LAND USE PATTERNS:

The subject property is currently unimproved and was once the site of a mobile home park. The new YMCA facility is west of the of the subject property while to the south and southwest is the Vista Pointe residential neighborhood (a manufactured housing community) and Ivy Tech Community College respectively. North and east of the subject property is commercially-developed land. A mix of largely non-residentially developed land with limited residential development of varying types is common in the immediate vicinity.

TRAFFIC AND TRANSPORTATION:

State Road 38 E is classified as an urban divided primary arterial according to the adopted *Thoroughfare Plan*. A new private street is planned to utilize an existing curb cut along the project's limited SR 38 E frontage and connect – through the subject property - to the northeast corner of Ivy Tech Community College's parking lot and network of private drives. Vehicular access could then be made from either Ivy Tech or from SR 38 E. Based on current UZO parking requirements, 487 parking spaces would be required. Given the proposed use and its proximity to Ivy Tech, staff agreed to a total of 330 spaces for the project in new on-site surface parking lots (totaling 218 spaces) and a parking agreement with Ivy Tech (allowing access for up to 112 spaces). CityBus was provided an opportunity to serve the new project via the proposed private street, but elected to not change existing routes instead. Trail and sidewalk connections are planned through the site, connecting the project to both Ivy Tech, the YMCA, SR 38 E (if sidewalks and/or trails are ever constructed by INDOT in its right-of-way), and a new proposed city trail connecting to a point along the project's southern boundary. Bicycle parking is also being provided in the form of outdoor racks and two bike storage rooms (one in each of the two apartment buildings).

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

With the recent removal of the former mobile home park, this infill site adjacent to Ivy Tech Community College and YMCA is perfectly suited for a project like Anvil 38 Planned Development. Ivy Tech's location on the urban fringe and surrounded primarily by commercial and industrial development has relegated the campus of Ivy Tech to being largely a "commuter school". With Anvil 38 Planned Development, potential student residents will be able to easily walk or bike to campus, access the YMCA, and connect to the larger emerging pedestrian network planned for the vicinity.

The project itself is split into two phases consisting, in total, of two four-story multi-family buildings containing, altogether, 307 units and 411 bedrooms. Signage for the site is modest and consists of a small monument sign along the project's SR 38 E frontage and a wall sign near the leasing office. The project's design is centered on a large pedestrian plaza space through which the main pedestrian network runs. The "quad-like" design of this pedestrian-oriented open space is designed to highlight the project's relationship to the adjacent community college.

In its scale, collegiate design, pedestrian-oriented amenities, and robust landscaping, the Anvil 38 Planned Development is a welcome addition to this increasingly busy node of activity surrounding both Ivy Tech Community College and the YMCA.

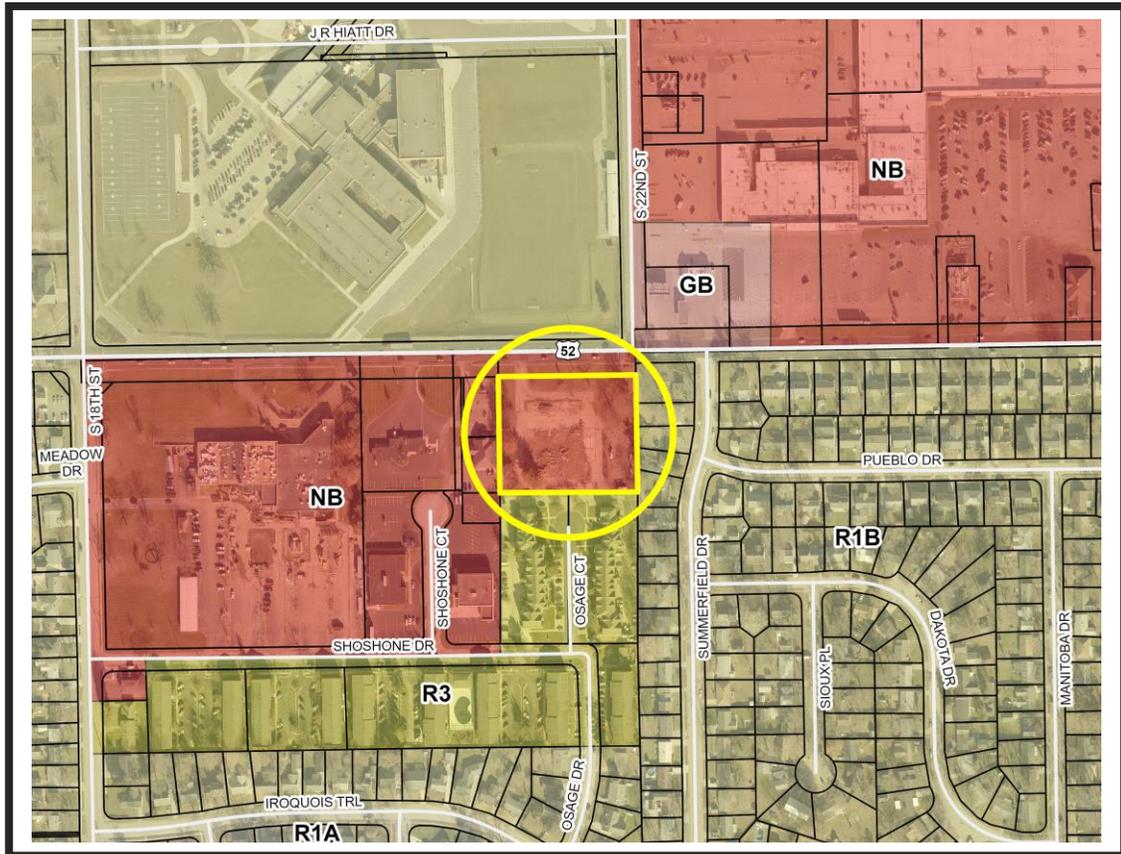
STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. Final landscape plan and plant schedule shall be approved by the city's urban forester with the submission of the Final Detailed Plans;
6. Street addressing and private street name applications shall be made with APC prior to the submission of the Final Detailed Plans;
7. Drainage Board approval (relative to the project's plan to drain into F-Lake and/or other County-regulated facilities) shall be secured prior to the submission of the Final Detailed Plans;
8. A copy of the executed and recorded parking agreement with Ivy Tech Community College shall be delivered to APC and the City of Lafayette with the submission of the Final Detailed Plans.

Z-2781
VALLEY OAKS HEALTH, INC.
(NB to MR)

STAFF REPORT
January 9, 2020



Z-2781
VALLEY OAKS HEALTH, INC.
(NB to MR)

Staff Report
January 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner TMS Investments, LLC, and represented by attorney Kevin Riley of Reiling, Teder and Schrier, is requesting rezoning of a lot located on the southwest corner of the T-intersection of Teal Road and S. 22nd Street, specifically, Lot 3 of Shoshone Subdivision, 2111 Teal Road, Lafayette, Fairfield 33 (SE) 23-4. Petitioner, a “non-profit community mental health agency,” would like to build a group home for adults (SIC 836 Residential Care) which would serve up to 15 clients and would be staffed by approximately 7 employees.

ZONING HISTORY AND AREA ZONING PATTERNS:

The lot in question is currently zoned NB, Neighborhood Business. The 1968 city zoning map shows the property zoned LB, Local Business which was the precursor to the NB zone. This 1968 map also showed R1B zoning to the north and east, R3 zoning to the south and LB (now NB) to the west; this is the same zoning pattern in place today. The only differences to the zoning pattern of today are the GB zoning on the northeast corner of Teal and 22nd, and the NB zone to the west which has expanded to the south over the years.

AREA LAND USE PATTERNS:

The site at one time held a banking institution, which was razed a little over a year ago. The property is currently unimproved. The backyards of the single-family homes in the Tecumseh Addition are located adjacent to the east; adjacent to the south are the two other lots within the Shoshone Subdivision both with large apartment buildings. Huntington Bank and Regions Bank are adjacent to the west with the Greater Lafayette Career Academy (the former Lafayette Life Insurance building) beyond them. Just to the south of the banks are a church and a thrift store. Lafayette Tecumseh Junior High School and its grounds are across Teal Road to the north; a BP gas station is located on the northeast corner with the stores in Lafayette Station shopping center beyond that.

TRAFFIC AND TRANSPORTATION:

Teal Road (US 52) is classified as an urban primary arterial by the adopted *Thoroughfare Plan*. Reconstruction of Teal will begin in the spring. No site plan or construction plans for the group home have been submitted (nor are they required at this stage); however, required parking would be “1 space per each employee on the largest shift, plus 1 per each 5 clients; except 1 per 600 sq. ft. of gross floor area if clients are not permitted their

own vehicles.” Required bicycle parking would be “5% of required auto parking spaces but not less than 2.”

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The lot is served by city utilities. If the rezone is approved, a 30’ wide, type C bufferyard may be required by the city but only along the east and south lot lines.

STAFF COMMENTS:

According to petitioner’s representative, “Valley Oaks Health (formerly known as Wabash Valley Alliance) is a non-profit community mental health agency that serves Tippecanoe county and eight other counties. Valley Oaks plans to build a group home approximately 7,000 square feet in size on the subject property to serve up to 15 clients. The facility will be open 24 hours a day, 7 days a week, 365 days a year. Clients will receive skills training in areas needed to improve their daily functioning including mood management, interpersonal (social) functioning, and independent living/self-care. Clients receive individual and group-based services, as well as medication support. The facility will be staffed full-time by approximately 7 Valley Oaks employees. It is intended that clients will move out of the facility once they have received the necessary treatment and/or training. This would be the second Valley Oaks’ group home in Tippecanoe County.”

The change from NB to MR is a lateral move as far as intensity of uses allowed in the two zones is concerned. Generally, MR is more limiting than NB; there are fewer uses permitted by right in the MR zone than the NB zone. Many “public administration” offices and most retail uses are not permitted in MR; however multi-family residential uses are permitted in MR but not NB. While there is no other Medical Related zoning nearby, staff believes this zone is a good fit for this property located on a busy arterial, yet adjacent to residential uses on two sides.

STAFF RECOMMENDATION:

Approval

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

**EXECUTIVE COMMITTEE
NOTICE OF PUBLIC HEARING**

DATE..... FEBRUARY 5, 2020
TIME..... 4:30 P.M.
PLACE COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

**(TENTATIVE)
A G E N D A**

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING
- IV. APPROVAL OF THE FEBRUARY APC PUBLIC HEARING AGENDA
- V. APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA
- VI. DETERMINATION OF VARIANCES
 - A. Lafayette Division of the Area Board of Zoning Appeals
- VII. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

January 9, 2020

1. BZA-2030 VITA INVESTMENT HOLDINGS, LLC:

Petitioner is requesting a variance to increase the building height to 32.5' at the finished floor of the upper story from the maximum allowed 14' (UZO 2-10-11) to construct a senior living facility, offering nursing care, memory care, and independent living options, with 177 units (a mix of studio, one and two bedroom units) in 7 buildings on R3W-zoned land located north of Cumberland Avenue, just west of US 231, in West Lafayette, Wabash 11 (NW) 23-5.

RECOMMENDATION:

Staff advises that the above request does not constitute a use variance.