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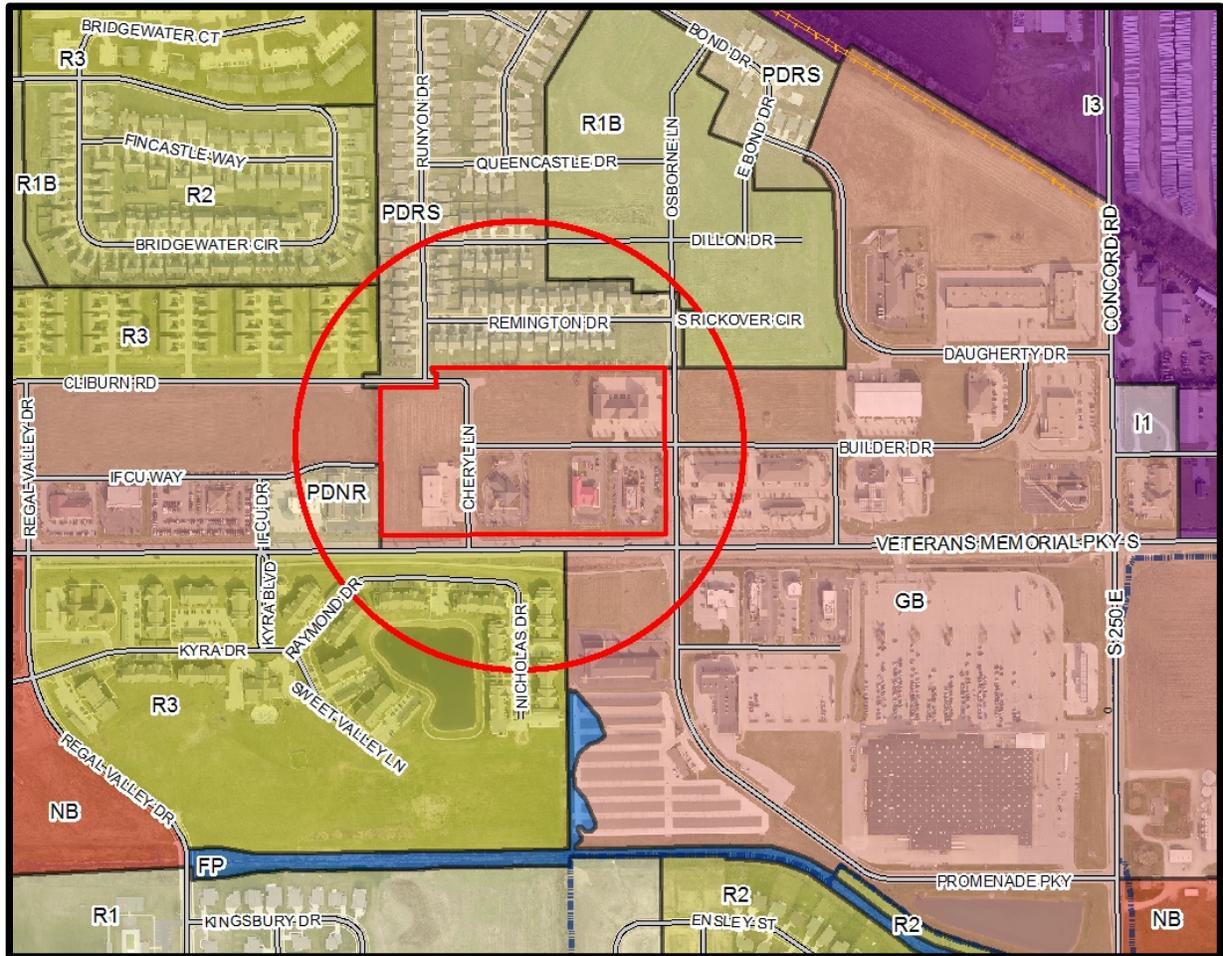
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**DAUGHERTY COMMERCE CENTER PART 2  
6th Primary Approval Extension Request  
(S-3540)**

**STAFF REPORT  
July 30, 2020**

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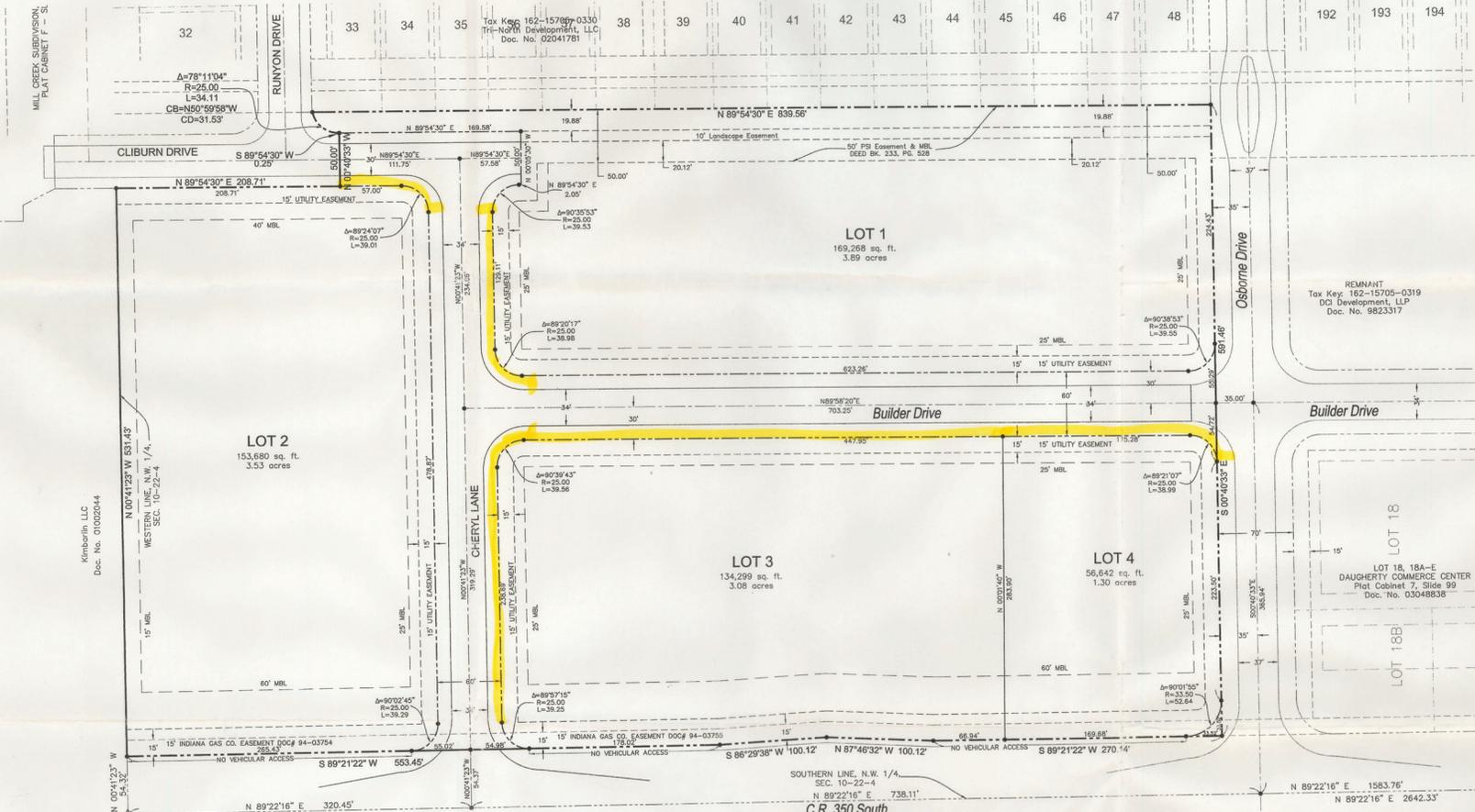
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**Preliminary Plat**  
**DAUGHERTY COMMERCE CENTER, PART 2**  
 PART OF THE NW QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 4 WEST  
 WEA TOWNSHIP, CITY OF LAFAYETTE, TIPPECANOE COUNTY, INDIANA



LEGEND	
EXISTING	
RIGHT OF WAY	---
STORM MANHOLE	⊙
STORM INLET	⊙
SANITARY SEWER	⊙
SANITARY MANHOLE	⊙
WATER MAIN	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
BURIED ELECTRIC	⊙
BURIED FIBER OPTIC	⊙
BURIED GAS	⊙
BURIED TELEPHONE	⊙
BURIED TV	⊙
OVERHEAD UTILITIES	---
POWER POLE	⊙
INTERMED. CONTOUR	---
INDEX CONTOUR	---
SPOT ELEVATION	---
PROPOSED	
EASEMENT	---
RIGHT OF WAY	---
STREET CENTER LINE	---
ELEC. TELEPHONE, TV	---
GAS	---
STORM MANHOLE	⊙
STORM INLET	⊙
SANITARY SEWER	⊙
SANITARY LATERAL	⊙
SANITARY MANHOLE	⊙
WATER MAIN	⊙
WATER SERVICE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
INTERMED. CONTOUR	---
INDEX CONTOUR	---
STREET ADDRESS	---



**Legal Description**

A part of the Northwest Quarter of Section 10, Township 22 North, Range 4 West, West Township, City of Lafayette, Tippecanoe County, Indiana and more particularly described as follows:  
 Commencing at the Southwest Corner of the Northwest Quarter of said Section 10, thence North 00°13'33" West, along the western line thereof, a distance of 54.32 feet to the northern right-of-way line of County Road 350 South; and the POINT OF BEGINNING, thence continuing North 00°13'33" West along said line, a distance of 531.43 feet; thence North 89°54'30" East, a distance of 208.71 feet; thence North 07°40'33" West, a distance of 50.00 feet; thence South 89°54'30" West, a distance of 0.25 feet; thence northwesterly along a tangent curve to the right having a central angle of 78°11'04", a radius of 25.00 feet, on arc length of 34.11 feet; thence North 89°54'30" East, a distance of 636.56 feet; thence South 02°40'33" East, a distance of 591.46 feet to the northern right-of-way line of County Road 350 South; thence the following four courses along said northern right-of-way line of County Road 350 South: (1) South 89°21'22" West, a distance of 270.14 feet; (2) North 87°46'32" West, a distance of 100.12 feet; (3) South 86°29'38" West, a distance of 100.12 feet; (4) South 89°21'22" West, a distance of 533.45 feet to the POINT OF BEGINNING, containing 13.89 acres, more or less.  
 Subject to all easements, rights-of-way and restrictions of record.

**Owners/Developers:**

DF Properties LLP  
 Mary A. Daugherty  
 Cory Standford  
 Constance Mary Standford  
 3709 South 250 East  
 Lafayette, IN 47909  
 (765) 474-1456  
 Contact: Brad Coffin

**Engineer/Surveyor:**

TBRD Design Services  
 4720 South 100 West  
 Lafayette, IN 47909  
 (765) 477-1900  
 Contact: John C. Nagay, PLS

**Adjacent Owners:**

162-15705-0143  
 162-15705-0132  
 162-17100-0090  
 162-17100-0112  
 Tippecanoe County  
 20 North Third Street  
 Lafayette, IN 47901

146-04800-0098  
 DF Properties LLP  
 3709 South 250 East  
 Lafayette, IN 47909

162-15705-0330  
 160-16405-0112  
 Tri-North Development LLC  
 PO Box 4578  
 Lafayette, IN 47903

162-15705-0319  
 DCI Development LLP  
 PO Box 4427  
 Lafayette, IN 47903

**Adjacent Owners:**

162-15709-0062  
 162-15705-0084  
 Roger Bauer  
 Kathleen M. Bauer  
 3527 Chancellor Way  
 West Lafayette, IN 47906

160-16405-0101  
 Thome & Wagner Brewing  
 Co., LLC  
 808 Main Street Suite 212  
 Lafayette, IN 47901

162-17100-0200  
 Foxfire of Volley Lakes LLC  
 3003 East 98th Street  
 SU-141  
 Indianapolis, IN 46280

**Last Instrument Conveying Title to Subject Property**

162-15705-0099  
 Document #9911260  
 Grantor: Daugherty Farms, Inc.  
 Grantee: DF Properties, LLP  
 Date: April 29, 1999

162-15705-0088, Exception #1  
 Document: Book 314 Page 593  
 Grantor: Howard L. & Mary A. Daugherty  
 Grantee: Gary G. & Constance Marie Standford  
 Date: February 13, 1969

162-15705-0011, Exception #2  
 Document: Book 309 Page 172  
 Grantor: Charles A. Vaughan, Trustee to Re-convey  
 Grantee: Howard L. & Mary A. Daugherty  
 Date: January 18, 1968



**Preliminary Plat Submittal**  
**Daugherty Commerce Center, Part 2**  
**Preliminary Plat**

TBRD  
 Engineering and Surveying  
 4720 South 100 West  
 Lafayette, Indiana  
 Phone: (765) 477-1900 Fax: (765) 477-1903

Project No. 64642  
 Scale: 1" = 50 Ft.  
 Date: July 2004  
 Sheet # 1

File and Record: 16/06/04 02:00 DaughertyCommerceCenter Preliminary Plat.dwg (PLOT) - Monday, July 19, 2004, 2:23 pm  
 User: John C. Nagay  
 Plot Date: 7/19/04  
 Plot Time: 2:23 PM  
 Plot Path: \\server\plotters\plotter1\plot\160604 02:00 DaughertyCommerceCenter Preliminary Plat.dwg (PLOT) - Monday, July 19, 2004, 2:23 pm

RECEIVED  
 JUL 16 2004

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**S-3540**

**DAUGHERTY COMMERCE CENTER PART 2**  
**6th Primary Approval Extension Request**

**Staff Report**  
**July 30, 2020**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

The owner, DCI Development LLC (represented by Tim Balensiefer of TBIRD Design Services), is requesting a sixth 2-year extension of the conditional primary approval originally granted on August 18, 2004. The site is located at the northwest corner of Veterans Memorial Parkway and Osborne Drive, in Lafayette, Wea 10 (NW) 22-4.

**STAFF COMMENTS:**

Construction plans for Phases 1 and 2 (the entire Part 2) were approved in 2004 and 2005, respectively. All infrastructures have been installed and accepted for maintenance by the City of Lafayette. Seven lots in 7 plats, covering 9.55 acres, have been recorded and developed. A 2-year extension will permit the submission and approval of final plats for the remaining 4.13 acres.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations since 2004 that would warrant revisions to the original conditional primary approval. If this extension is approved, the new date of expiration will be **August 18, 2022**.

**STAFF RECOMMENDATION:**

Approval, contingent on any applicable conditions of the original primary approval.

*(The following are the original conditions for primary approval for S-3540.)*

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

1. The Lafayette City Engineer shall approve the construction plans.
2. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District.
3. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. 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 required bufferyard(s) shall be shown with the standard plant unit details. The bufferyard(s) shall be installed as part of required public improvements.

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

5. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 350 S, right-of-way line.
6. 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.
7. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
8. All required building setbacks shall be platted.
9. The street addresses and County Auditor's Key Number shall be shown.

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

10. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.