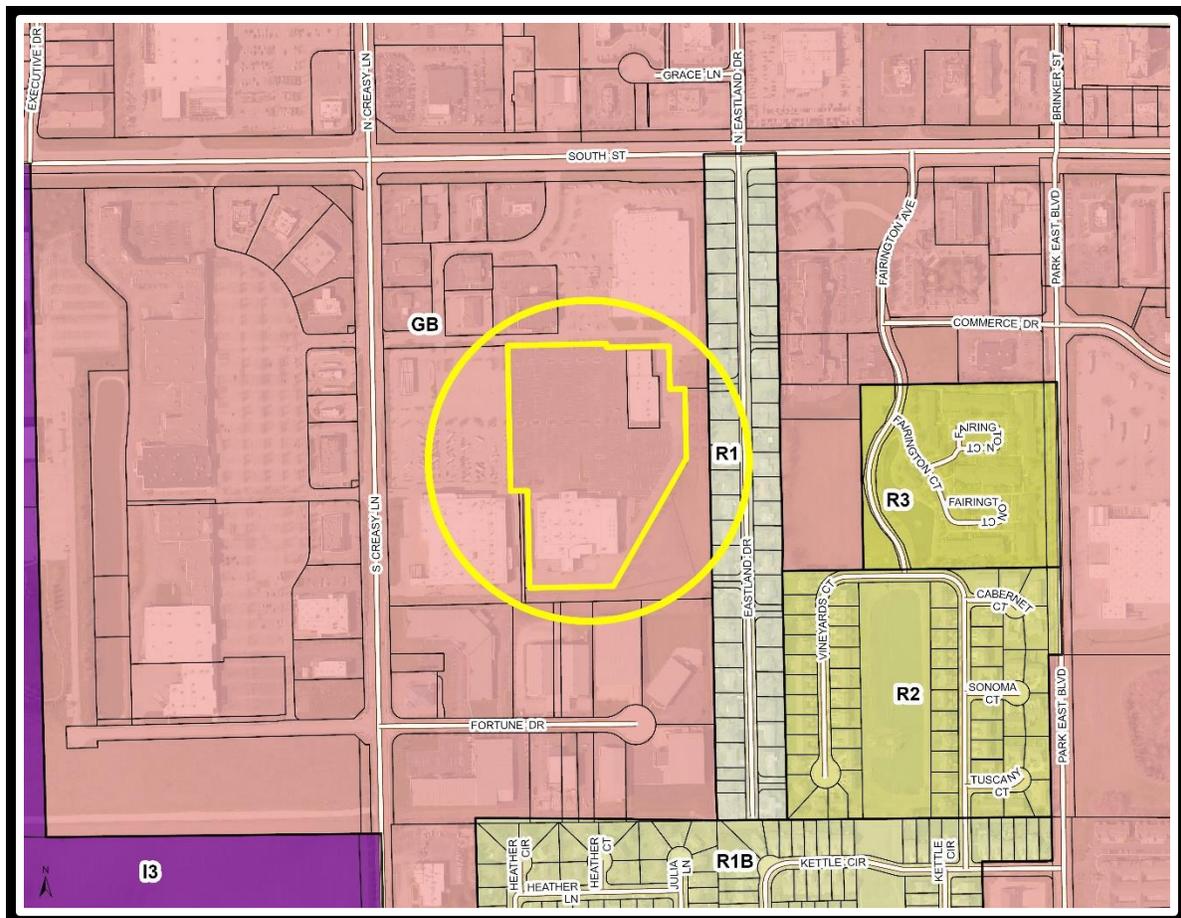
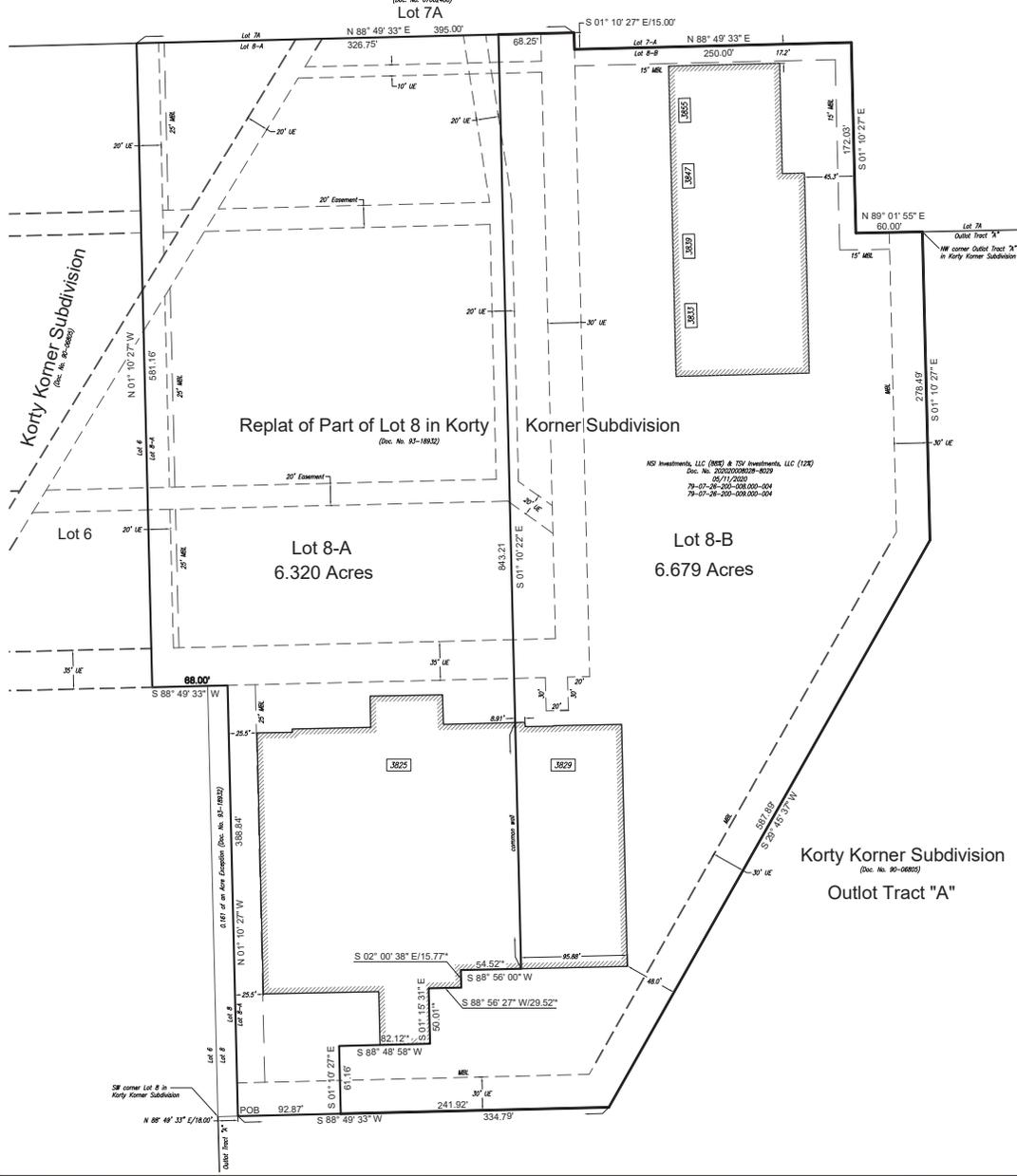

S-4928
FRANKS FIELD MINOR SUBDIVISION, A REPLAT OF A
REPLAT OF KORTY KORNER LOT 8
(minor-sketch)

STAFF REPORT
July 30, 2020



Korty Korner Subdivision Replat of Lot 7 Phase 3
(Doc. No. 07002480)



Frank's Field Minor Subdivision (Sketch Plan)

A REPLAT OF LOTS 8-A & 8-B IN THE REPLAT OF PART OF LOT 8 IN KORTY KORNER SUBDIVISION, FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA



Bearings are based on Korty Korner Subdivision.



SCALE: 1" = 50'

LEGEND

- CRS = Capped Rebar Set in a 5/8" rebar with a yellow plastic cap marked "SWH-FRM No. 1002"
- MF = Mag Nail Found
- CR = Capped Rebar Found
- ARE CR = Capped Rebar Found Stamped "ARE"
- CRS CR = Crs Capped Rebar Found
- CRS CR = Crs Capped Rebar Found
- RF = Bent Rebar Found
- POB = Point of Beginning
- MEL = Minimum Building Line
- IE = Utility Easement
- * = Lot line falls along part, or all, of the exterior face of the existing building
- 3825 = South Street Address

SITE



Vicinity Map
Not to Scale

DESCRIPTION OF FRANK'S FIELD MINOR SUBDIVISION:

A part of Lot 8 in Korty Korner Subdivision, as recorded in Document Number 90-06805 in the Office of the Recorder of Tippecanoe County, Indiana (OTIC), being a Replat of Lots 8-A & 8-B, described as follows (this description written by Todd Ashley Starr, LS20300028, sub Number 202006000, 06/15/2020): Commencing at the Southwest corner of said Lot 8; thence North 88° 49' 33" East (Bearings are based on Korty Korner Subdivision) 18.00 feet along the South line of said Lot 8, to the Point of Beginning; thence North 01° 10' 27" West 388.84 feet; thence along Lot 6, and its extension, in said Korty Korner Subdivision the following Two (2) courses: thence (1) South 88° 49' 33" West 68.00 feet; thence (2) North 01° 10' 27" West 581.16 feet to the South line of Lot 7A in Korty Korner Subdivision, Replat of Lot 7, Phase Three, as recorded in Document Number 07002480 (OTIC); thence along said Lot 7A the following Five (5) courses: thence (1) North 88° 49' 33" East 385.00 feet; thence (2) South 01° 10' 27" East 15.00 feet; thence (3) North 88° 49' 33" East 250.00 feet; thence (4) South 01° 10' 27" East 172.03 feet; thence (5) North 89° 01' 55" East 60.00 feet to the Northwest corner of Outlot Tract "A" in said Korty Korner Subdivision; thence along said Outlot Tract "A" the following Three (3) courses: thence (1) South 01° 10' 27" East 278.49 feet; thence (2) South 29° 45' 37" West 587.89 feet; thence (3) South 88° 49' 33" West 334.79 feet to the Point of Beginning and containing 12.999 Acres.



Todd Ashley Starr

Title Holder: NSI Investments, LLC (88%) & TSV Investments, LLC (12%)
Tax Key No: 79-07-26-200-008.000-004 & 79-07-26-200-009.000-004

FRANK'S FIELD MINOR SUBDIVISION - SKETCH PLAN		SHEET 1 OF 1
Drawn By: MAJ Proj. No.: 20206300 Revised: MCI	<p>STARR ASSOCIATES LAND SURVEYORS & ENGINEERS</p>	215 ALABAMA STREET LAFAYETTE, INDIANA 47901 (765) 471-8813 WWW.STARRSURVEYING.COM

This instrument was prepared by Todd Ashley Starr
I affirm, under penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law. Todd Ashley Starr.

S-4928
FRANKS FIELD MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
JULY 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and owners, NSI Investments LLC & TSV Investments LLC, by Robi Overhue, member of both LLCs, and represented by Todd Starr from Starr Associates, are seeking primary approval for a two lot replat of two existing commercial lots (which was itself a replat of a part of Korty Korner Subdivision Lot 8) on 12.99 acres, located just east of S. Creasy Lane and just south of South Street, in Lafayette, Fairfield 26 (NE) 23-4.

AREA ZONING PATTERNS:

The site is zoned GB as is all of the property at the intersection of Creasy and South Street. A strip of R1 zoning exists just to the east of this subdivision along Eastland Drive. Korty Korner Major Subdivision was originally platted in 1990. Over the years it has been replatted several times. In 1993, the original Lot 8 was replatted into two lots: 8-A and 8-B. This current request would not add any additional lots to the commercial development, it would only move the existing property lines of Lots 8-A and 8-B into a different configuration.

AREA LAND USE PATTERNS:

Currently Lot 8-B includes just the building that houses “Affordable Family Storage” while Lot 8-A contains the entire former Marsh building which now has VASA Fitness and another “Affordable Family Storage” business and a large portion of the parking lot; this lot surrounds Lot 8-B on three sides. The new layout of these two lots would make the two lots more equal in size (6.32 and 6.679 acres). It also has the new lot line splitting the old Marsh building with VASA Fitness on Lot 8-A and all of the self-storage business buildings together on Lot 8-B.

TRAFFIC AND TRANSPORTATION:

South Street and Creasy Lane are both urban primary arterials; this replat does not abut these streets nor would it affect them.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the Lafayette Engineer’s Office, “It appears that the necessary easements are already in place for both sanitary sewer and water services to both proposed lots. These also appear to be sufficient if services are added to serve both “sides” of the prior Marsh Building. Both lots are already completely developed, so we do not have any drainage concerns. Access is from a private ingress/egress easement so there is no concern with the existing right-of-way.”

CONFORMANCE WITH UZO REQUIREMENTS:

The GB zone has no lot area or lot width requirements. Sufficient parking spaces exist on both proposed lots to meet ordinance standards for their current uses. (Self-storage businesses do not require nearly as much parking as retail establishments so much of the parking lot will be unused.)

The Lafayette Fire Department had concerns regarding the necessity of both a fire wall and separating the existing sprinkler system and utilities when splitting the old Marsh store into two uses with two different owners. Based on a recent email, these concerns have been addressed.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

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

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.