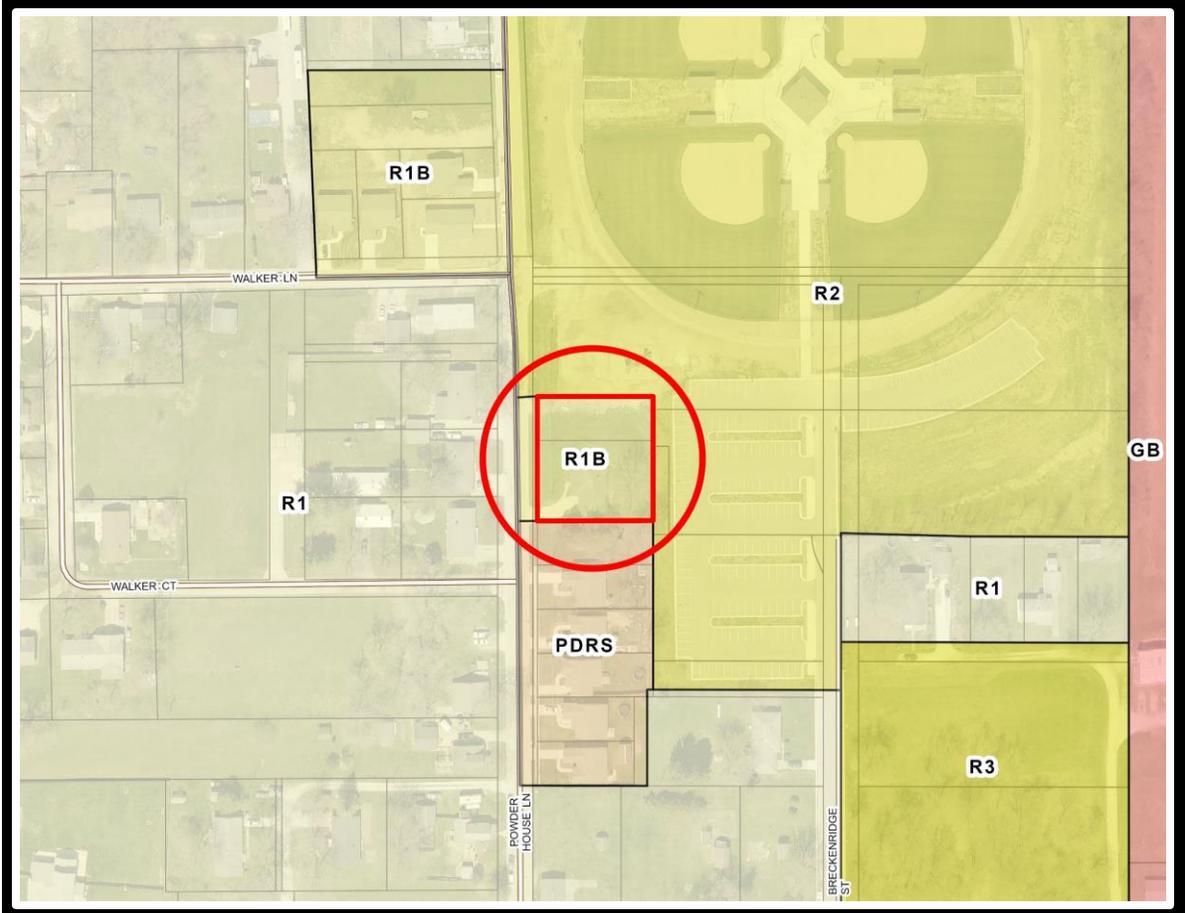

S-4932
CROSSER COMMONS MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
August 13, 2020

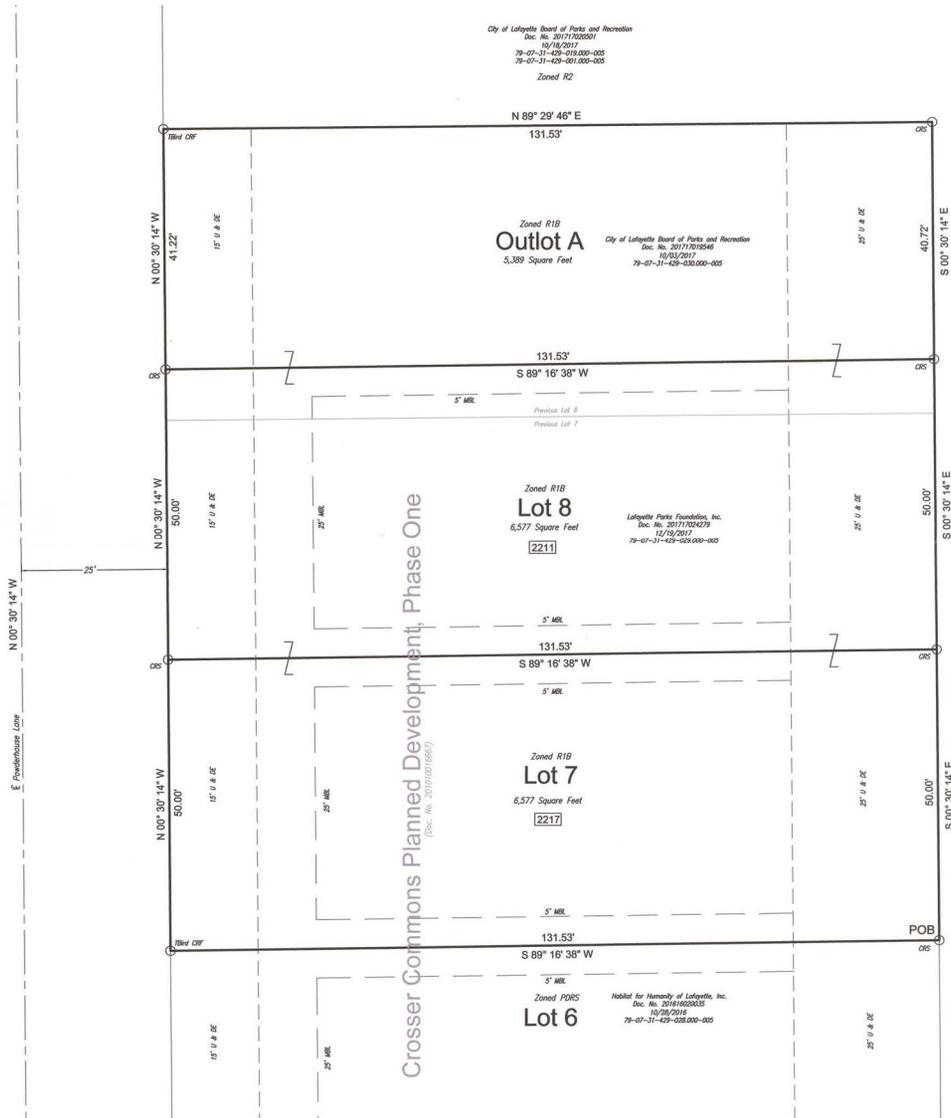


DESCRIPTION OF CROSSER COMMONS MINOR SUBDIVISION:

Lot Numbers 7 and 8 in Crosser Commons Planned Development, Phase One, as recorded in Document Number 201010016657 in the Office of the Recorder of Tippecanoe County, Indiana, and being a part of the East Half of the Southeast Quarter of Section 31, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, containing 0.428 of an Acre.

CROSSER COMMONS MINOR SUBDIVISION (SKETCH PLAN)

A REPLAT OF LOTS 7 & 8 IN CROSSER COMMONS PLANNED DEVELOPMENT



Vicinity Map
Not to Scale

LEGEND

- CRS = Capped Rebar Set in a 5/8" rebar with a yellow plastic cap marked 3000 (RMA NO. 0007)
- CRF = Capped Rebar Found
- MEL = Minimum Building Line
- U & DE = Utility & Drainage Easement

Todd Ashley Star



Title Holder: Lafayette Parks Foundation, Inc. Tax Key No: 79-07-31-429-029.000-005
 Title Holder: City of Lafayette Board of Parks and Recreation Tax Key No: 79-07-31-429-030.000-005

CROSSER COMMONS MINOR SUBDIVISION - SKETCH PLAN SHEET 1 OF 1

Drawn By: TJS
Proj. No. 20206580
Revised:

STARR ASSOCIATES
LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET
LAFAYETTE, INDIANA 47901
17651 471-8813
17651 471-9365 FAX

This instrument was prepared by Todd Ashley Star
 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 Star.

S-4932
CROSSER COMMONS MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
August 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and owners, Lafayette Board of Parks and Recreation & Lafayette Parks Foundation. Inc. (represented by surveyor Todd Starr) are seeking primary approval to replat two lots into 2 lots plus one outlot on 0.426 acres, located on the east side of Powder House Lane, just north of the Walker Court intersection, in Lafayette, Fairfield 31(SE)23-4.

AREA ZONING PATTERNS:

The site was recently rezoned from PDRS to R1B. Adjoining to the south is a small area of PDRS. To the west, northwest and farther south is a large area of R1 zoning. At the northwest corner of Powder House Lane and Walker Lane is more R1B zoning. Adjoining to the north and east is a large area of R2. Farther east are properties zoned R1 and R3. Farther to the northwest, I3 (Industrial) zoning has existed since the inception of zoning in the county.

AREA LAND USE PATTERNS:

These two lots (Lots 7 and 8) were recorded in 2004 as part of an eight lot plat in Crosser Commons Planned Development, Phase 1. This development originally covered 22 acres and was planned for 82 single-family lots. However, the rest of the Crosser Commons land to the east and north was rezoned from PDRS to R2 in 2014 after the unplatted 14.4 acres of the planned development fell into abandonment. The existing larger Lot 7 is occupied by a single-family home. The north lot (Lot 8) is vacant. Directly east is the parking lot for the new Lafayette City park - Crosser Sports Complex. To the northeast are four softball fields. To the south, west and northwest are mostly single-family homes. Farther northwest is an asphalt - concrete paving business and a temporary batch plant.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Powder House Lane as an urban local road, which is paved with curb and gutter and is in good condition.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water serves this property. A 25-ft wide utility and drainage easement is shown along the east boundary, matching the 25-ft rear setback.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks are shown and the two lots meet the minimum area and width standards for R1B zoning. The remaining outlot at the north end is approximately 40-ft wide.

STAFF COMMENTS:

The purpose of this replat is to create two standard sized 50-ft wide lots and add the new outlot on the north side to the adjoining city park. The two new lots are intended for new Habitat for Humanity homes.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions
 - 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.