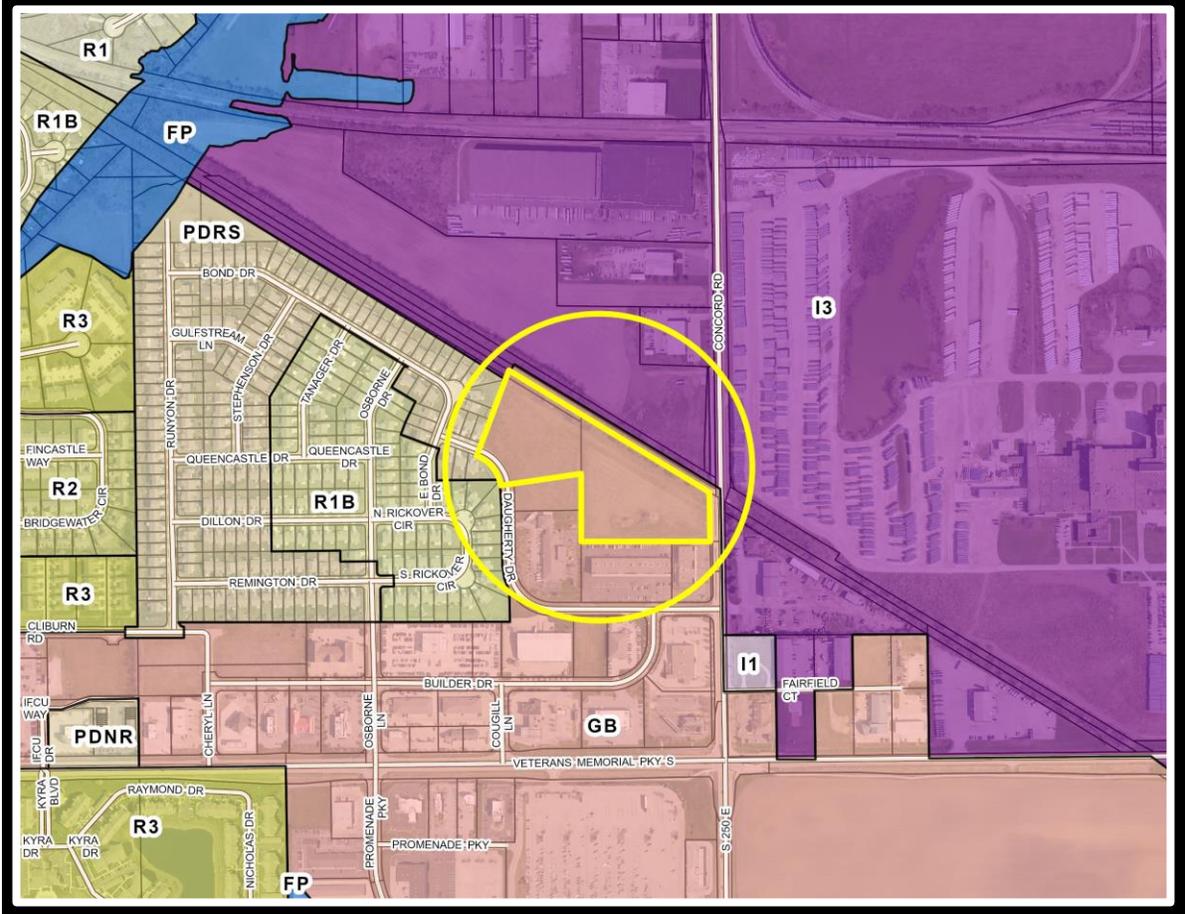

S-4935
DAUGHERTY COMMERCE CENTER MINOR SUBDIVISION, A
REPLAT OF LOT 14
(minor-sketch)

STAFF REPORT
September 10, 2020



S-4935

**DAUGHERTY COMMERCE CENTER MINOR SUBDIVISION
A REPLAT OF LOT 14
Minor-Sketch Plan**

**Staff Report
September 10, 2020**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is seeking primary approval to replat one lot and unplatted land into one lot plus one outlot all on 9.10 acres, located between Concord Road and Daugherty Drive, in Lafayette, Wea 10(NW)22-4.

AREA ZONING PATTERNS:

This site is zoned GB (General Business), as are properties to the south and southwest. Due west, are R1B and PDRS (Planned Development – Residential) zones. To the north and east is a large area of I3 (Industrial) zoning.

AREA LAND USE PATTERNS:

The site is currently under development for a self-storage warehouse business (as shown on the sketch plan). Bordering on the south (within the Daugherty Commerce subdivision) are three buildings with a variety of businesses including a pub, fitness center, physical therapy center, health clinic, doctor’s office and a daycare/pre-k learning center. To the east, across Concord Road, is a contractor’s business. To the northeast is the Wabash National south plant. To the north are auto tire and service businesses. Bordering along the west are single-family homes in the Brittany Chase Planned Development.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Concord Road as an urban secondary arterial. All necessary right-of-way for Concord Road was dedicated in the recording of Lot 14 this past January. Daugherty Drive is classified as an urban local road. The right-of-way for this street was shown in the original 1998 preliminary plat and will finally be complete when dedicated on the final plat for this replat.

Access from Concord Road will be from a shared driveway located along the south lot line shared with Lots 15 and 16. Except for the access easement for this driveway, a “No Vehicular Access” restriction was shown along the Concord Road right-of-way on the Lot 14 final plat and will be repeated on this replat. No access is proposed from Daugherty Drive.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This site is served by existing City sanitary sewer and water. Outlot A is a 90-ft wide strip

of land that spans the entire north boundary, which includes the 30-ft south half of a railroad right-of-way (as noted on the Lot 14 final plat) where the tracks have been long removed. Outlot A is intended for stormwater detention storage.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks are shown (a 40-ft front setback along Concord Road, 25-ft front along Daugherty Drive, and a 40-ft rear setback along the western PDRS zone boundary). A Type C bufferyard is required along the PDRS zone boundary. The sketch plan shows a 10-ft utility, drainage and landscape easement, which appears to mirror the same type of easement in the Brittany Chase PD plans. The bufferyard plan will be part of the improvement location permit issued by the Lafayette City Engineer.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Concord Road right-of-way line.
2. 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.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The street addresses and County Auditor's Key Number shall be shown.

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

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