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**S-5054**  
**CONCORD CROSSING SOUTH SUBDIVISION**  
**Major-Preliminary Plat**

**Staff Report**  
**February 10, 2022**

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

Petitioner and owner Concord Crossing, LLC by member Barney Scheumann, represented by Clem Kuns of TBIRD Design Services, is seeking preliminary plat approval of a duplex development of 152 units on 32.01 acres, located on the east side of Concord Road, south of Veterans Memorial Parkway, in Wea 10 (SE) 22-4.

**AREA ZONING PATTERNS:**

This land was rezoned from R1B to R2 in the spring of 2021 (Z-2822). Surrounding zoning is residential with R2 and R1B west across Concord, PDRS zoning adjacent to the south and R3 zoned land north across the Kirkpatrick Ditch. The R3 property was rezoned in 2019 (Z-2773).

**AREA LAND USE PATTERNS:**

The land in this request is currently in row crop production. Single-family developments surround this site to the west and south. Unimproved farmland is located north of the site across the Kirkpatrick Ditch. Commercial and industrial uses are located farther north along Veteran's Memorial Parkway.

**TRAFFIC AND TRANSPORTATION:**

Concord Road is classified as a rural secondary arterial by the adopted *Thoroughfare Plan*. Traffic counts taken in 2019 on Concord between Promenade Parkway (behind Walmart) and Marcasite Boulevard (Stones Crossing SD) indicate that 11,871 vehicles pass this site daily.

The County Commissioners approved a subdivision variance not to complete the road improvements along Concord Road. This approval was because the city and county are currently redesigning Concord Road from Marcasite Boulevard north to Veterans Memorial Parkway. This proposed subdivision will gain access from a new round-about that will be constructed as part of this County/City collaboration. Petitioner has worked with the highway department to dedicate the necessary right-of-way for this project.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Lafayette City utilities are available to serve this development.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All building setbacks shown meet or exceed the zoning standards. This one lot layout

easily conforms to the R2 maximum building coverage of 30% and the minimum vegetative coverage requirement of 30%.

**IMPROVEMENTS AND PERFORMANCE BOND:**

Petitioner has requested permission to bond, in lieu of completing all 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 eliminate the required road improvements to Concord Road per USO Section 5.12(3)(a); this was approved at the February 7, 2022 County Commissioner’s meeting.

B. Conditions

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

1. The sanitary sewer, water and drainage plans shall be approved by the Lafayette City Engineer.
2. The fire hydrants shall be approved by the Wea 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 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.
6. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

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

7. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Concord Road 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.
11. All required building setbacks shall be platted.
12. The Lafayette corporation line shall be labeled.
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.