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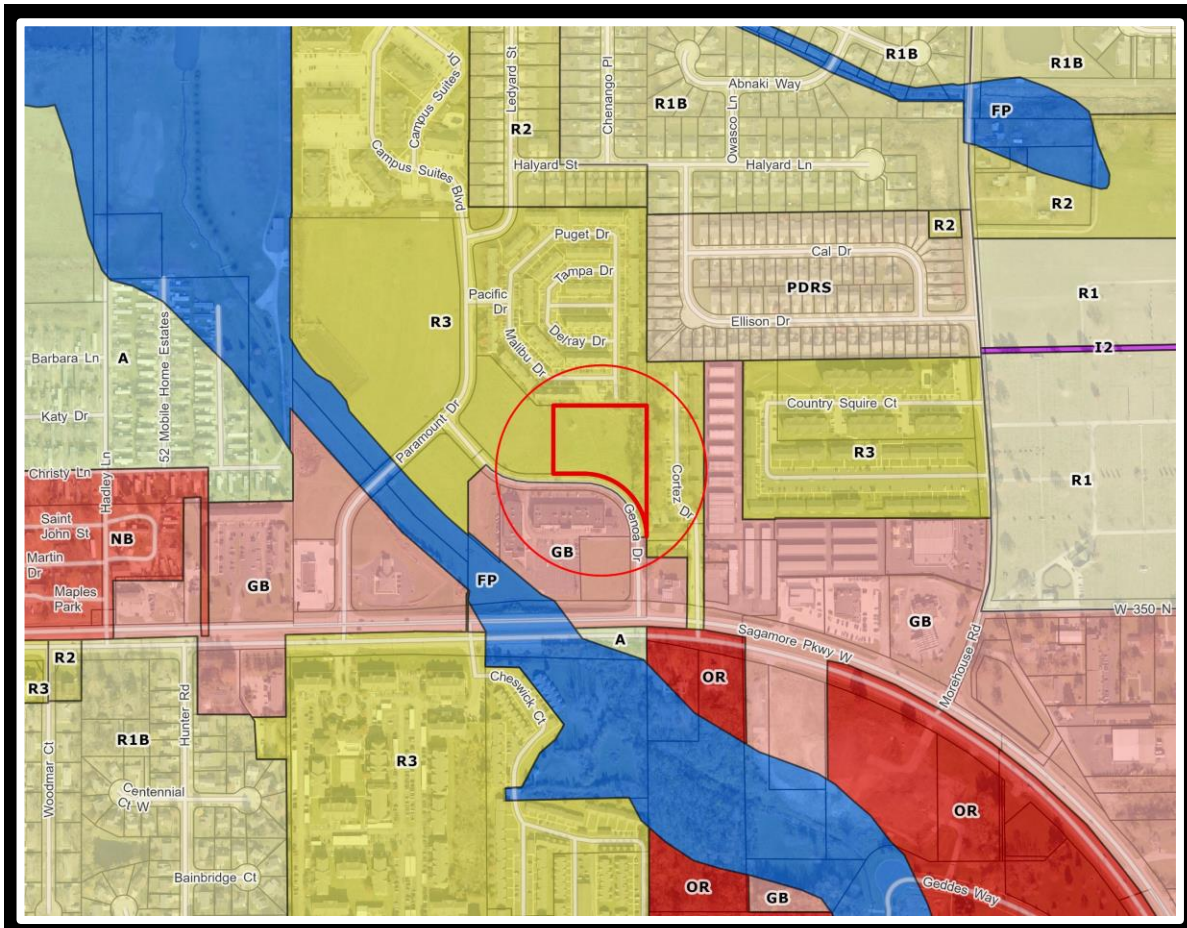
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**S-5060**  
**THE OASIS**  
**(major-preliminary)**

**STAFF REPORT**  
**March 10, 2022**

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**S-5060**  
**THE OASIS**  
**Major-Preliminary Plat**

**Staff Report**  
**March 10, 2022**

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

Petitioner and owner, CJ Investment Group, LLC, (by Jonathan Jura and represented by Nick DiGiacomo of TBIRD Design Services) is seeking preliminary approval of a multi-family subdivision on 2.2 acres, (a replat of Lot 2 in Paramount Minor Subdivision) consisting of one building with 84 units located on the north side of Genoa Drive, east of Paramount Drive, Wabash 02 (NE) 23-5.

**AREA ZONING PATTERNS:**

This site is zoned R3, as are properties adjoining on the north and east. Farther north are R1B and R2 zones with more R3 to the northwest. To the south is GB zoning plus certified FP boundaries for the Cuppy-McClure regulated drain. Farther to the east are more GB and R3 zoned properties.

**AREA LAND USE PATTERNS:**

The site in question is currently unimproved. To the south, across Genoa Drive, is a shopping center. To the southwest, on the other side of the regulated drain is a bank. To the west, across Paramount Drive, is an additional multi-family property that received a parking variance earlier in the year. To the north is a townhouse-style apartment complex. Farther north is another platted multi-family apartment complex and Lakeshore Subdivision, Phase 1 (two-family and single-family residential).

**TRAFFIC AND TRANSPORTATION:**

Genoa Drive is classified by the adopted *Thoroughfare Plan* as an urban local road. All necessary right-of-way was dedicated in the previously recorded final plat. The preliminary plat shows the required sidewalk along Genoa Drive.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

This area is served by American Suburban Utilities sanitary sewer and Indiana-American Water. Service laterals will be able to tap into the existing mains located along the north side of Genoa Drive and both sides of Paramount Drive. Onsite stormwater will be piped to the existing storm sewer in Genoa Drive.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All required building setbacks are shown. The Tippecanoe County parking standard is two spaces per dwelling unit; therefore the 84 proposed units require 168 parking spaces. The preliminary plat has 175 spaces. For an 84 unit apartment building, the UZO requires a minimum lot size of 87,000 square feet; this property has 96,703 square feet. The total

building coverage is 29%, which falls within the R3 maximum standard of 40%. The vegetative coverage is noted on the preliminary plat as 34%, exceeding the required minimum coverage of 30%. Maximum height in the R3 zone is 35' but UZO Section 4-5-1(c) allows 2' of additional height for each 1' of additional setback over the minimum requirement on all sides.

**IMPROVEMENTS AND PERFORMANCE BOND:**

Petitioner has not requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

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

1. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana-American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana American Water Company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each building 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.

**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 Genoa Street right-of-way line.

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

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

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