S-4729
OVERLOOK POINTE APARTMENTS
(major-preliminary)

STAFF REPORT
December 14, 2017
REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner and owner, CB Elston LLC (represented by Kimberly Hansen of Herman & Kittle Properties and Rusty Skoog of Weihe Engineers Inc.) is seeking primary approval for a one lot multi-family subdivision on 18.11 acres with 248 units in 17 buildings, located on the north side of Elston Road, just east of the US 231 overpass, in Lafayette, Fairfield 31(SW)23-4.

AREA ZONING PATTERNS:
The site is zoned R3 (Single-, two- and multi-family residential), as is a neighboring lot adjoining at the southeast corner. To the east is GB zoning (General Business). A large area of R1 (Single-family residential) borders on the south, west and north. To the northeast and farther north is I3 (Industrial) zoning.

AREA LAND USE PATTERNS:
This site is undeveloped, relatively flat and partly wooded. To the west is US 231 in a valley 30-ft lower. The site borders a short length of railroad right-of-way at the northwest corner with the tracks about 50-ft beyond. Part of St. Mary’s Cemetery adjoins the proposed apartment complex along the north and east boundaries. This is an older section of the cemetery with a grave lane following the perimeter of the grounds. The airport shuttle service Express Air Coach is located due east. Single-family homes dot both sides of this stretch of Elston Road.

TRAFFIC AND TRANSPORTATION:
The Thoroughfare Plan classifies Elston Road as an urban secondary arterial, which requires a 35-ft half-width right-of-way dedication as shown. US 231 is classified as an urban divided primary arterial, and the existing right-of-way far exceeds the minimum 100-ft ordinance requirement.

The Unified Subdivision Ordinance (USO) Section 5.12-3 requires the existing Elston Road frontage be widened to meet the urban residential collector half-width pavement standards, being 18.5-ft (measured from centerline to the back of curb). It appears that part of the proposed entrance would exceed this required widening. A 5-ft wide sidewalk is also required along the site’s Elston Road frontage. This sidewalk should connect to the internal sidewalks.

Five internal private drives will provide access to the parking lots and buildings. Four of the eight approved street names have been used on the preliminary plat. A short drive
located in the northeast part of the site is labeled “Street E” and will need to be renamed choosing from the approved list.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
Overlook Pointe Apartments will connect to Lafayette City sanitary sewer and water, although the on-site utilities are to remain private. The nearest existing mains are located approximately ¼ mile to the northeast along Elston Road near the Old Romney Road intersection. The proposed on-site sanitary sewer will flow to a lift-station located at the northwest corner of the site. A sanitary force main will then run south and east back through the site to the easternmost boundary. The developer has acquired a 15-ft wide easement from the adjoining property owner (Gillis, DJ & JM) to guarantee the extension of the force main to Elston Road and along the north side of the road to a point approximately 600-ft from the existing City sanitary manhole. At this point the sanitary sewer seemingly converts to a gravity line to cover the remaining distance in the Elston Road right-of-way. The off-site water main is shown to run along the south side of Elston Road in the apparent right-of-way alongside other utilities (gas and telephone).

The drainage plan on the preliminary plat shows three dry detention ponds throughout the site. These ponds, the surface drainage, and runoff from the parking lots will be interconnected by storm sewers that ultimately outlet to a drainage ditch located in the US 231 right-of-way. This outlet will need to be approved by the Indiana Department of Transportation (INDOT).

Because this site borders St. Mary’s Cemetery, Indiana Code 14-21-1-26.5 will likely apply. Essentially any disturbance of the ground within 100-ft of a burial ground requires a development plan be approved by the Indiana Department of Natural Resources – Division of Historic Preservation and Archaeology.

CONFORMANCE WITH UZO REQUIREMENTS:
All building setbacks appear to be shown correctly. Type C bufferyards (20-ft wide) are shown along the north and east boundaries where the subdivision abuts I3 and GB zoning. The required parking, maximum building coverage and minimum vegetative coverage all meet and exceed the zoning ordinance standards for R3.

IMPROVEMENTS AND PERFORMANCE BOND:
Petitioner has 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. Elston Road frontage street and sidewalk improvements shall meet the requirements of USO 5.12-3. The public sidewalk shall be connected to the internal sidewalks.

2. “Street E” shall be renamed using a name from the approved list.

3. Per Indiana Code 14-21-1-26.5, a development plan shall be approved by the Indiana Department of Natural Resources – Division of Historic Preservation and Archaeology for the part of the site that borders St. Mary’s Cemetery.

4. The site drainage into the US 231 right-of-way shall be approved by the Indiana Department of Transportation.

5. The sanitary sewer, water and drainage plans shall be approved by the Lafayette City Engineer.

6. The fire hydrants shall be approved by the Lafayette Fire Department.

7. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses 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.

8. The required bufferyards shall be shown with the standard plant unit details. The bufferyards shall be installed as part of required public improvements.

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

9. 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 Elston Road right-of-way.

10. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).

11. All required building setbacks shall be platted.

12. The street addresses and County Auditor’s Key Number shall be shown.