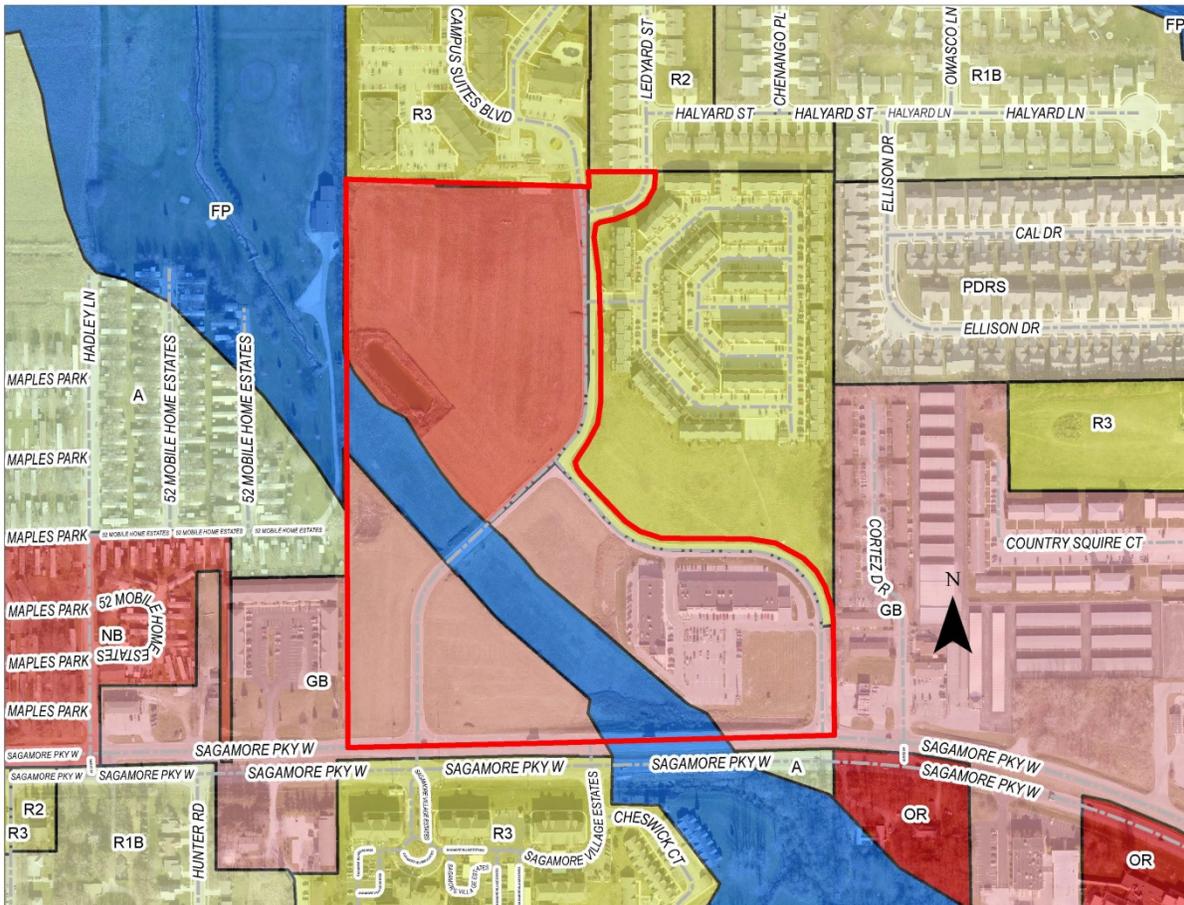
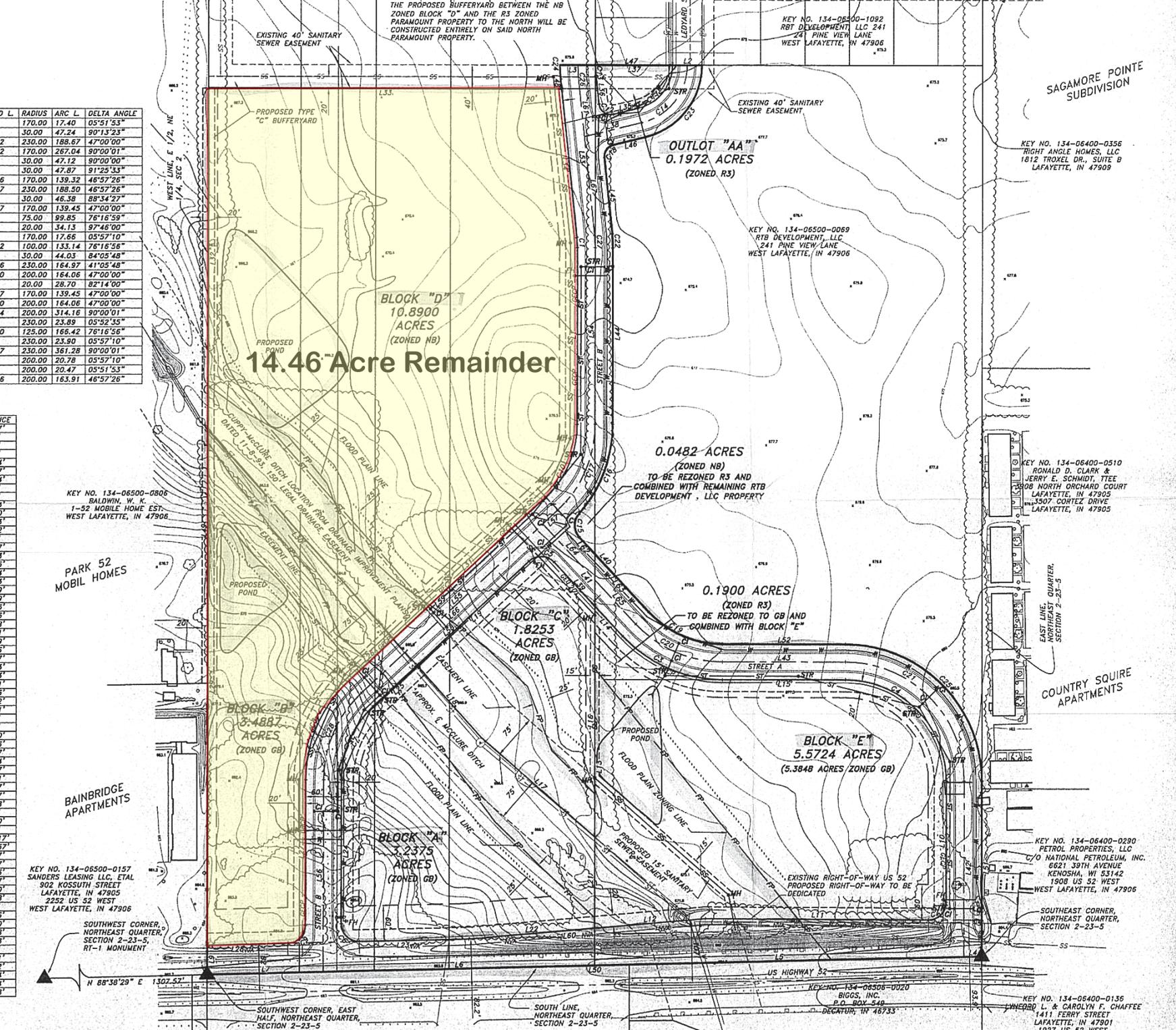

S-3152
PARAMOUNT-LAKESHORE SUBDIVISION
Request to Authorize Filing a 5th Primary Approval Extension

STAFF REPORT
March 12, 2020



NUMBER	CHORD BRG.	CHORD L.	RADIUS	ARC L.	DELTA ANGLE
C1	N 02°57'56" W	17.39	170.00	17.40	05°51'53"
C2	N 45°09'55" E	42.51	30.00	47.24	90°13'23"
C3	S 66°26'48" E	183.42	230.00	188.67	47°00'00"
C4	N 44°58'47" W	240.42	170.00	267.04	90°00'01"
C5	N 87°58'48" W	42.43	30.00	47.12	90°00'00"
C6	S 43°37'01" E	42.95	30.00	47.87	91°25'33"
C7	S 23°34'29" W	135.46	170.00	139.32	46°57'26"
C8	S 23°34'29" W	183.27	230.00	188.50	46°57'26"
C9	N 44°22'59" E	41.90	30.00	46.38	88°34'27"
C10	N 23°33'12" E	135.57	170.00	139.45	47°00'00"
C11	N 38°11'39" E	92.64	75.00	99.85	76°16'59"
C12	S 34°46'52" E	30.13	20.00	34.15	97°48'00"
C13	S 02°53'18" E	17.65	170.00	17.66	05°57'10"
C14	N 38°11'40" E	123.52	100.00	133.14	76°16'56"
C15	S 00°53'54" E	40.19	30.00	44.03	84°05'48"
C16	S 20°36'06" W	161.46	230.00	164.97	41°05'48"
C17	N 23°33'12" E	159.50	200.00	164.06	47°00'00"
C18	S 35°13'09" W	26.30	20.00	28.70	82°14'00"
C19	S 66°26'48" E	135.57	170.00	139.45	47°00'00"
C20	S 66°26'48" E	159.50	200.00	164.06	47°00'00"
C21	N 44°58'47" W	282.84	200.00	314.16	90°00'01"
C22	S 02°53'20" E	17.65	230.00	23.89	05°52'55"
C23	S 38°11'40" W	154.40	125.00	166.42	76°16'56"
C24	N 02°55'18" W	23.88	230.00	23.90	05°57'10"
C25	S 44°56'47" E	325.27	230.00	361.28	90°00'01"
C26	S 02°55'18" E	20.77	200.00	20.78	05°57'10"
C27	N 02°57'56" W	20.46	200.00	20.47	05°51'53"
C28	S 23°34'29" W	159.36	200.00	163.91	46°57'26"

NUMBER	BEARING	DISTANCE
L1	N 00°03'12" E	297.57
L2	S 89°56'43" E	50.00
L3	S 89°56'43" E	60.00
L4	N 88°38'29" E	30.02
L5	N 88°38'29" E	623.54
L6	N 88°38'29" E	457.57
L7	N 88°38'29" E	196.44
L8	S 00°03'12" W	62.66
L9	S 00°03'46" W	49.70
L10	N 00°03'12" E	234.05
L11	S 89°43'24" E	376.20
L12	N 85°05'58" E	187.73
L13	S 00°03'12" W	542.32
L14	N 42°56'48" W	68.87
L15	N 89°56'48" W	208.17
L16	N 00°03'12" E	398.73
L17	S 48°50'25" E	255.35
L18	S 41°37'55" E	161.44
L19	S 47°03'12" W	257.63
L20	N 42°56'48" W	101.09
L21	N 00°03'12" E	153.59
L22	N 85°05'58" E	213.05
L23	N 88°40'13" E	184.45
L24	S 00°03'46" W	242.28
L25	S 47°03'12" W	100.31
L26	N 47°03'12" E	101.69
L27	N 00°05'46" E	245.26
L28	N 88°40'13" E	137.17
L29	S 00°03'46" W	867.83
L30	N 41°37'55" W	271.33
L31	N 47°03'12" E	349.51
L32	S 00°05'46" W	576.55
L33	N 89°56'48" W	395.62
L34	N 00°03'12" E	252.31
L35	N 76°20'08" W	133.45
L36	S 05°53'52" E	48.44
L37	N 89°56'43" W	130.00
L38	N 76°20'08" E	100.03
L39	S 42°56'48" E	339.97
L40	S 42°56'48" E	171.54
L41	S 42°56'48" E	229.97
L42	S 00°03'13" W	296.11
L43	S 89°56'48" E	208.17
L44	S 00°03'12" W	232.27
L45	S 05°53'52" E	129.28
L46	S 76°20'08" W	55.73
L47	S 89°56'43" E	240.00
L48	N 05°53'52" W	16.24
L49	N 00°03'46" E	1294.17
L50	S 88°38'29" W	1307.57
L51	S 00°03'12" W	295.37
L52	S 89°56'48" E	208.17
L53	N 05°53'52" W	268.35
L54	N 00°03'12" E	232.27
L55	N 47°03'12" E	451.20
L56	N 00°05'46" E	323.38
L57	N 47°03'12" E	33.26
L58	N 47°03'12" E	357.95
L59	N 47°03'12" E	113.20
L60	N 85°05'58" E	400.78
L61	S 05°53'52" E	100.68
L62	S 42°56'48" E	38.13
L63	S 42°56'48" E	133.21
L64	S 42°56'48" E	128.92
L65	S 42°56'48" E	101.04
L66	N 47°03'12" E	417.94
L67	S 05°53'52" E	167.88



KEY NO. 134-06500-0011
J.R. PROPERTIES ATTN: JIM ANDREW
3200 REAGAN DR.
LAFAYETTE, IN 47909-5173
2201 US 52 WEST
WEST LAFAYETTE, IN 47906

KEY NO. 134-06500-0015
SANDERS LEASING LLC, ETAL
902 KOSSUTH STREET
LAFAYETTE, IN 47903
2292 US 52 WEST
WEST LAFAYETTE, IN 47906

KEY NO. 134-06500-0017
SOUTHWEST CORNER
NORTHEAST QUARTER,
SECTION 2-23-5,
RT-1 MONUMENT

KEY NO. 134-06500-0019
BIGGS, INC. TRUSTEE, JOHN, Y. D.
P.O. BOX 549
DECATUR, IN 46733

KEY NO. 134-06500-0020
BIGGS, INC.
P.O. BOX 549
DECATUR, IN 46733

KEY NO. 134-06500-0021
L.W. LINDROD L. & CAROLYN F. CHAFFEE
1411 FERRY STREET
LAFAYETTE, IN 47901
1927 US 52 WEST
WEST LAFAYETTE, IN 47906

KEY NO. 134-06500-0022
RONALD D. CLARK &
JERRY E. SCHMIDT, TTEE
3008 NORTH ORCHARD COURT
LAFAYETTE, IN 47905
3507 CORTEZ DRIVE
LAFAYETTE, IN 47905

KEY NO. 134-06400-0356
RIGHT ANGLE HOMES, LLC
1812 TROEL DR., SUITE B
LAFAYETTE, IN 47909

KEY NO. 134-06400-1092
RBT DEVELOPMENT, LLC 241
241 PINE VIEW LANE
WEST LAFAYETTE, IN 47906

KEY NO. 134-06500-0089
RBT DEVELOPMENT, LLC
241 PINE VIEW LANE
WEST LAFAYETTE, IN 47906

KEY NO. 134-06400-0510
RONALD D. CLARK &
JERRY E. SCHMIDT, TTEE
3008 NORTH ORCHARD COURT
LAFAYETTE, IN 47905
3507 CORTEZ DRIVE
LAFAYETTE, IN 47905

KEY NO. 134-06400-0280
PETROL PROPERTIES, LLC
C/O NATIONAL PETROLEUM, INC.
6621 39TH AVENUE
KENOSHA, WI 53142
1508 US 52 WEST
WEST LAFAYETTE, IN 47906

KEY NO. 134-06500-0019
BIGGS, INC. TRUSTEE, JOHN, Y. D.
P.O. BOX 549
DECATUR, IN 46733

KEY NO. 134-06500-0011
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LAFAYETTE, IN 47909-5173
2201 US 52 WEST
WEST LAFAYETTE, IN 47906

KEY NO. 134-06500-0685
JEFFERSON COMMONS-WABASH LP
C/O JIM SCHWALLS & ASSOCIATES, INC.
P.O. BOX 830609
RICHARDSON, TX 75083-0509
2243 US 52 WEST

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KEY NO. 134-

S-3152

PARAMOUNT-LAKESHORE SUBDIVISION
Request to Authorize Filing a 5th Primary Approval Extension

Staff Report
March 12, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

The owner and developer, Paramount Development Group, LLC (represented by Patrick Cunningham), is requesting authorization to file a fifth 2-year primary approval extension. The original primary approval was granted March 20, 2002. The Commission approved the last primary approval extension in March 2016, which is now expired (March 20, 2018). The 18 year old preliminary plat covers a 6-lot (5 blocks and 1 outlot) commercial subdivision on 31 acres, located on the north side of US 52, approximately 1/4 mile west of Morehouse Rd., Wabash 2 (NE) 23-5.

STAFF COMMENTS

Construction plans for the entire subdivision were approved in January 2003. The roads and other infrastructure were installed several years ago. In June 2003, a final plat was recorded to cover just the street rights-of-way. These roads provide primary access for three existing subdivisions to the north (Lakeshore, Baywater Townhomes apartments, and Campus Suites apartments) and four lots recorded in two Paramount-Lakeshore final plats (September 2007 & October 2012). As is typical with commercial subdivisions, Paramount-Lakeshore lots have been platted just before they are sold. There are 14.46 acres remaining in this preliminary plat. A draft final plat for a one acre lot at the northwest corner of Paramount Drive and US 52 was filed last week, which is what prompted this request.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval to authorize the filing of the belated primary approval extension request.

If authorized by the Area Plan Commission, the belated primary approval extension request can be filed and placed on the April 1, 2020 Executive Committee meeting agenda.