The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Notice of Public Hearing

Date: August 5, 2020
Time: 4:30 PM
Place: Tippecanoe County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, IN

AGENDA

I. PLEASE NOTE:

Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at apc@tippecanoe.in.gov. Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook (you must have an account) or YouTube (you must be a subscriber to comment.) Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.

II. APPROVAL OF MINUTES

Documents:

EXEC 07.01.2020.PDF

III. NEW BUSINESS

A. **PRIMARY APPROVAL EXTENSION REQUESTS**

1. **DAUGHERTY COMMERCE CENTER, PART 2 (S-3540):**
The developer, DCI Development LLC, is requesting a sixth 2-year extension of the conditional primary approval originally granted on August 18, 2004. The site is located at the northwest corner of Veterans Memorial Parkway and Osborne Drive, in Lafayette, Wea 10 (NW) 22-4.

Documents:

S-3540 EXT6 DAUGHERTY COMMERCE CENTER.PDF

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-4922 BLACKER MINOR SUBDIVISION (MINOR-SKETCH):**
   Petitioners are seeking primary approval to replat four existing lots (from the original plat of Clarksville, now Clarks Hill) into two lots located on the southeast side of Main Street between Park Street and East Orange Street, Clarks Hill, Lauramie 23 (SW) 21-3. *Continued form the July 15th APC meeting because notices were not sent.*

   Documents:

   S-4922 BLACKER MINOR SUBDIVISION.PDF

2. **S-4927 AYALA MINOR SUBDIVISION (MINOR-SKETCH):**
   Petitioner is seeking primary approval for two lots on 4.726 acres located at the northwest corner of US 52 S and CR 900 S in Lauramie 3 (SE) 21-3.

   Documents:

   S-4927 AYALA MINOR SUB.PDF

3. **S-4928 FRANKS FIELD MINOR SUBDIVISION**
   Petitioners are seeking primary approval for a two-lot replat of two existing commercial lots (Korty Korner Subdivision Lots 8-A and 8-B) on 12.99 acres, located just east of S. Creasy Lane and just south of South Street, in Lafayette, Fairfield 26 (NE) 23-4.

   Documents:

   S-4928 FRANKS FIELD MINOR SUB.PDF

4. **S-4929 NORFLEET COMMERCIAL SUBDIVISION, PART 3, A REPLAT OF PARTS 1 & 2 (MINOR SKETCH):**
   Petitioner is seeking primary approval to replat 2 existing industrial lots into 3 lots (plus one outlot) on 11.677 acres, located on the north side of Brady Lane, between Concord Road and Sagamore Parkway, in Lafayette, Wea 3 (NE) 22-4.

   Documents:

   S-4929 NORFLEET COMMERCIAL SUB.PDF

5. **S-4930 ELSTON ACRES MINOR SUBDIVISION (MINOR-SKETCH):**
   Petitioner is seeking primary approval for two lots on 0.686 acres, located at the northwest corner of Old Romney Road and Elston Road, in Lafayette, Fairfield 31 (SE) 23-4.

Documents:

S-4930 ELSTON ACRES MINOR SUB.PDF

V. APPROVAL OF THE AUGUST APC PUBLIC HEARING AGENDA

Documents:

2020-8 APC AGENDA.PDF

VI. APPROVAL OF THE AUGUST ABZA PUBLIC HEARING AGENDA

Documents:

08-26-20 BZA AGENDA.PDF

VII. DETERMINATION OF VARIANCES - LAFAYETTE DIVISION OF THE ABZA

Documents:

2020-08 LDOV.PDF

VIII. REVIEW AND APPROVAL OF THE JULY BUDGET REPORT

Documents:

JULY 2020 BUDGET REPORT.PDF

IX. OTHER BUSINESS

X. ADJOURNMENT

AREA PLAN COMMISSION OF TIPPECANOE COUNTY
EXECUTIVE COMMITTEE
MINUTES OF A PUBLIC HEARING

DATE.....July 1, 2020
TIME.....4:30 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

Due to the public health emergency, the meeting was held virtually. Members of the public may watch the livestream of the meeting at https://www.facebook.com/TippecanoeCountyIndiana *or* https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured

MEMBERS PRESENT	**MEMBERS ABSENT**	**STAFF PRESENT**
Jackson Bogan	Tom Murtaugh	Sallie Fahey
Carl Griffin		Don Lamb
Jerry Reynolds		Kathy Lind
Larry Leverenz		Chyna Lynch
Gary Schroeder		Zach Williams, Atty.
Greg Jones		

President Jackson Bogan called the meeting to order.

Attorney, Zach Williams, called the roll to establish members present.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the June 3rd, 2020 meeting. Carl Griffin seconded and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

FINAL DETAILED PLANS RESOLUTION PD-20-05: IRON MEN PROPERTIES OF LAFAYETTE I, LLC (Anvil 38 PD) Z-2780:
Final Detailed Plans for the Anvil 38 Planned Development. The approved preliminary plans allow for the construction of two multi-family buildings containing a total of 307 units. The property is located off the south side of SR 38 E just north of its intersection with Haggerty Lane in Lafayette, Wea 2 (NW) 22-4.

Gary Schroeder moved to hear and approve **FINAL DETAILED PLANS RESOLUTION PD-20-05: IRON MEN PROPERTIES OF LAFAYETTE I, LLC (Anvil 38 PD) Z-2780**. Carl Griffin seconded.

Ryan O'Gara presented the final detailed plans. He said this project was recommended for approval by the APC in January 2020 and approved by the City of Lafayette Common Council in February 2020. This site is located near the Ivy Tech campus and the new YMCA facility. The approved preliminary plans allow for 307 units, related parking and landscaping areas. The Final Detailed Plans consisting of Construction Plans and Final Plat meet all conditions required. Bonding is being requested.

Jackson Bogan asked if the petitioner wanted to make a presentation or if there were any documents that needed to be shared through GoToMeeting.

Joseph Blake, PO Box 5965, Lafayette, IN 47903, petitioner, thanked staff for their help with this project. He said this is their first project in Lafayette and appreciated the help from everyone involved.

Jackson Bogan asked if any citizen comments had been received.

Ryan O'Gara said no comments have been received.

The committee paused for 30 seconds for citizen comments. No further comments were received.

Zach Williams conducted a vote by roll call. The motion was approved 6 yes to 0 no.

Yes-Votes	**No-Votes**
Jackson Bogan	
Carl Griffin	
Greg Jones	
Larry Leverenz	
Gary Schroeder	
Jerry Reynolds	

III. PUBLIC HEARING

None.

IV. APPROVAL OF JULY APC AGENDA

Gary Schroeder moved that the following Ordinance Amendment be placed on the July 15, 2020 Area Plan Commission public hearing agenda:

UZO AMENDMENT #97 BUSINESS PARK & GATEWAY DIRECTORY SIGNS.

Carl Griffin seconded and the motion carried by unanimous voice vote.

Gary Schroeder moved that the following subdivision petition be placed on the July 15, 2020 Area Plan Commission public hearing agenda at petitioner's request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

S-4922 BLACKER MINOR SUBDIVISION (minor-sketch.

Carl Griffin seconded and the motion carried by unanimous voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the July 15th, 2020 Area Plan Commission public hearing agenda:

Z-2796 STEVEN D. HABY (GB to R1B); and
Z-2797 RESONS, LLC (PDRS to R4W).

Carl Griffin seconded and the motion carried by unanimous voice vote.

V. APPROVAL OF JULY ABZA AGENDA

Gary Schroeder moved that the following petitions be placed on the July 22, 2020 Area Board of Zoning Appeals Public Hearing agenda:

BZA-1786 JANET & RICHARD W. HARLOW, JR. (previously known as Crider & Crider, Inc.);
BZA-2038 BILL J. PHILLIPS;
BZA-1920 PURDY O'NEALL FARM, LLC;
BZA-2039 PURDY O'NEALL FARM, LLC;

BZA-2040 PURDY O'NEALL FARM, LLC; and
BZA-2041 MURTAUGH LAW, LLC.

Carl Griffin seconded and the motion carried by unanimous voice vote.

VI. DETERMINATION OF VARIANCES – LAFAYETTE DIVISION

Gary Schroeder moved that the following requests for variance from the Unified Zoning Ordinance are not requests for use variance, prohibited from consideration by ordinance and statute:

CASE #2020-12 JERRY & RACHELLE BRAND;
CASE #2020-13 THE CINCINNATI GROUP, LLC by CHADD S. GIBSON; and
CASE #2020-14 EADO, LLC.

Carl Griffin seconded and the motion carried by unanimous voice vote.

Gary Schroeder moved that for the following case, the sign ordinance be strictly adhered to:

CASE #2020-14 EADO, LLC.

Carl Griffin seconded and the motion carried by unanimous voice vote.

VII. REVIEW AND APPROVAL OF THE JUNE BUDGET REPORT

Ryan O'Gara said Sallie will discuss this item at the July meeting.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

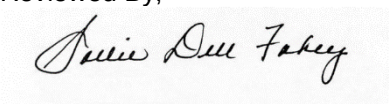
Gary Schroeder moved to adjourn.

Meeting adjourned at 4:43 p.m.

Respectfully Submitted,

Chyna R. Lynch
Recording Secretary

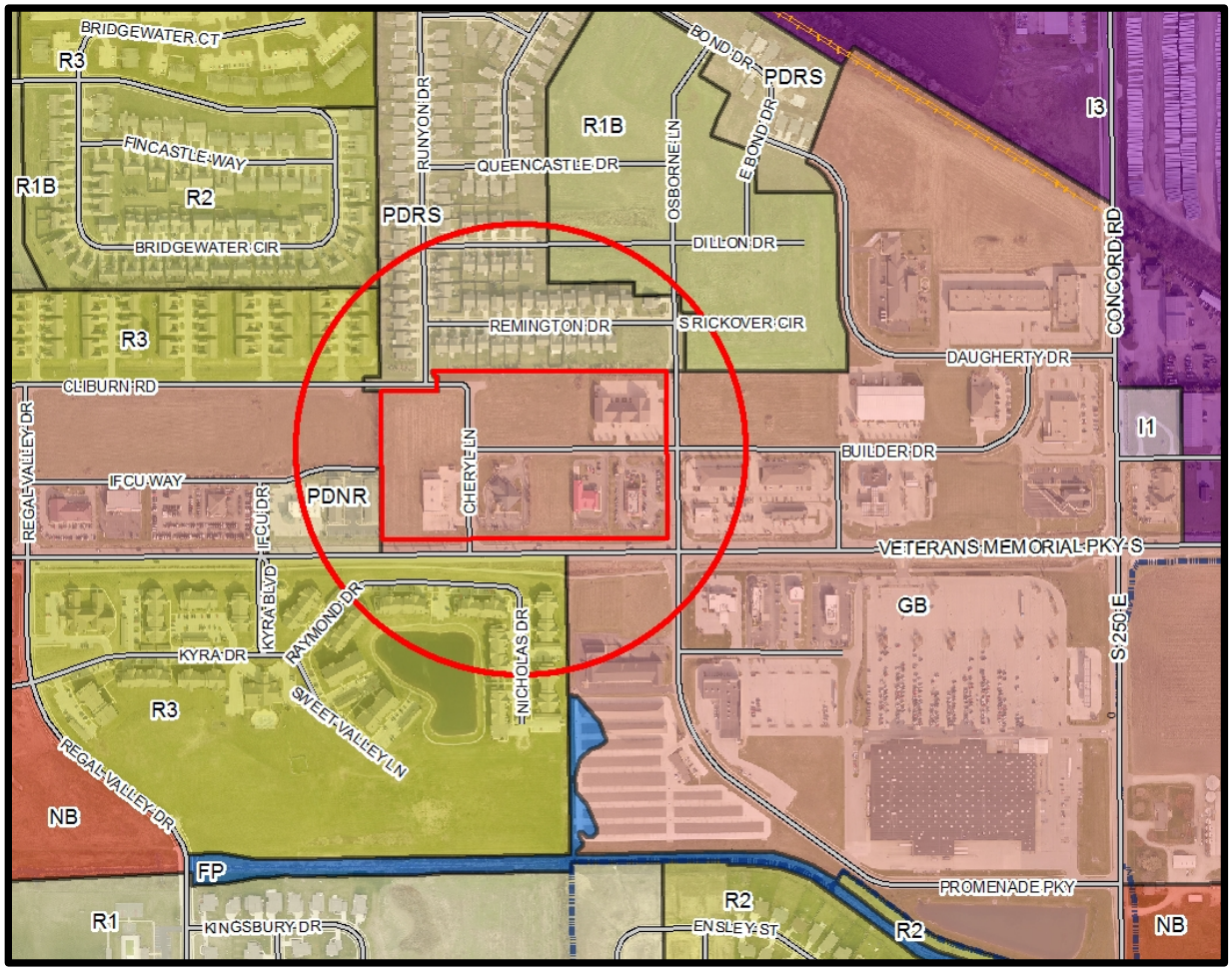
Reviewed By,



Sallie Fahey

DAUGHERTY COMMERCE CENTER PART 2
6th Primary Approval Extension Request
(S-3540)

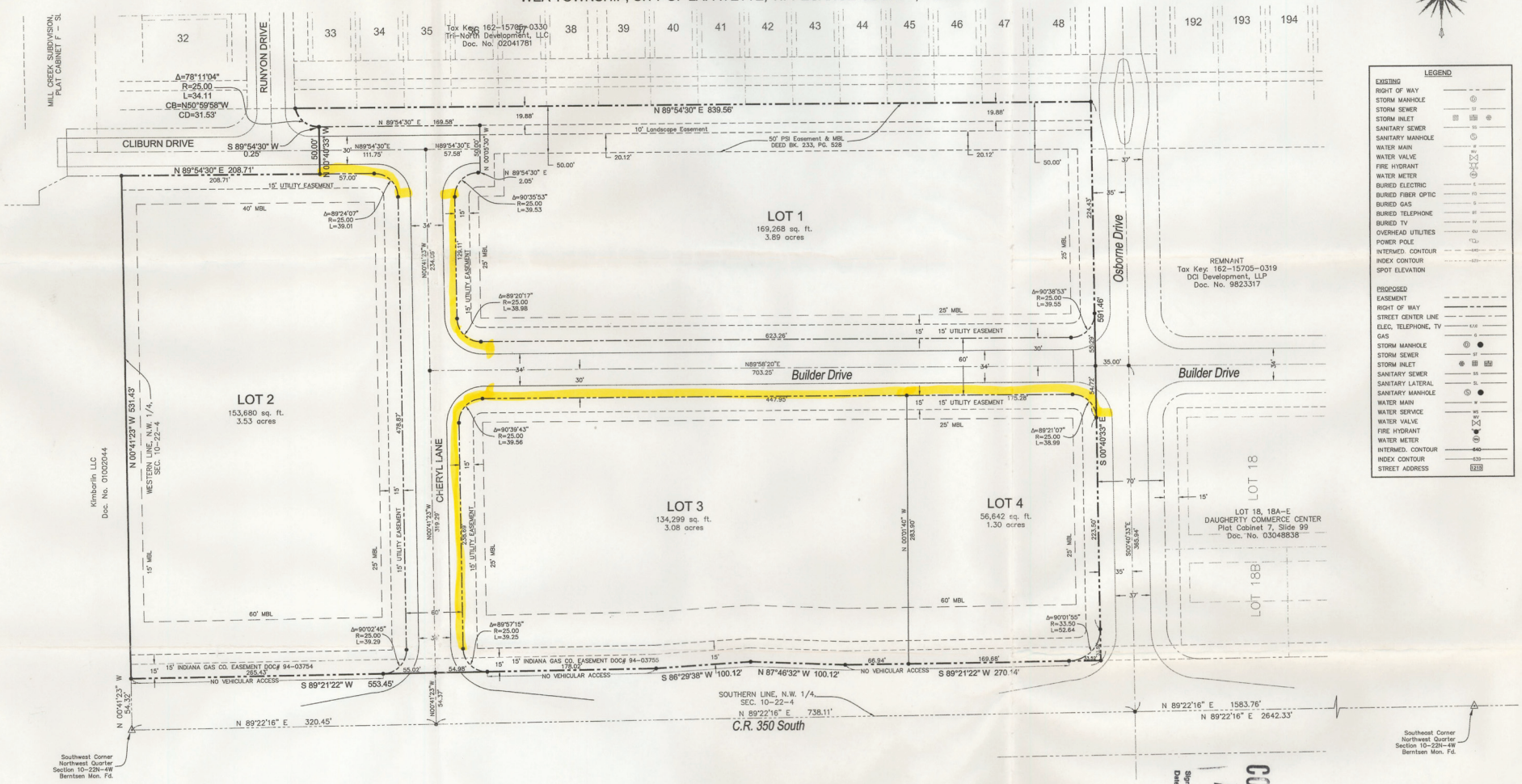
STAFF REPORT
July 30, 2020



Preliminary Plat

DAUGHERTY COMMERCE CENTER, PART 2

PART OF THE NW QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, CITY OF LAFAYETTE, TIPPECANOE COUNTY, INDIANA



LEGEND

EXISTING
- RIGHT OF WAY
- STORM MANHOLE
- STORM SEWER
- STORM INLET
- SANITARY SEWER
- SANITARY MANHOLE
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BURIED ELECTRIC
- BURIED FIBER OPTIC
- BURIED GAS
- BURIED TELEPHONE
- BURIED TV
- OVERHEAD UTILITIES
- POWER POLE
- INTERMED. CONTOUR
- INDEX CONTOUR
- SPOT ELEVATION

PROPOSED
- EASEMENT
- RIGHT OF WAY
- STREET CENTER LINE
- ELEC, TELEPHONE, TV
- GAS
- STORM MANHOLE
- STORM SEWER
- STORM INLET
- SANITARY SEWER
- SANITARY LATERAL
- SANITARY MANHOLE
- WATER MAIN
- WATER SERVICE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- INTERMED. CONTOUR
- INDEX CONTOUR
- STREET ADDRESS

Legal Description

A part of the Northwest Quarter of Section 10, Township 22 North, Range 4 West, Wea Township, City of Lafayette, Tippecanoe County, Indiana and more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 10; thence North 00°41'23" West, along the western line thereof, a distance of 54.32 feet to the northern right-of-way line of County Road 350 South and the POINT OF BEGINNING; thence continuing North 00°41'23" West along said line, a distance of 531.43 feet; thence North 89°54'30" East, a distance of 208.71 feet; thence North 00°40'33" West, a distance of 50.00 feet; thence South 89°54'30" West, a distance of 0.25 feet ; thence northwesterly along a tangent curve to the right having a central angle of 78°11'04", a radius of 25.00 feet, an arc length of 34.11 feet ; thence North 89°54'30" East, a distance of 839.56 feet; thence South 00°40'33" East, a distance of 591.46 feet to the northern right-of-way line of County Road 350 South; thence the following four courses along said northern right-of-way line of County Road 350 South: (1) South 89°21'22" West, a distance of 270.14 feet; (2) North 87°46'32" West, a distance of 100.12 feet; (3) South 86°29'38" West, a distance of 100.12 feet; (4) South 89°21'22" West, a distance of 553.45 feet to the POINT OF BEGINNING, containing 13.68 acres, more or less.

Subject to all easements, rights-of-way and restrictions of record.

Owners/Developers:

DF Properties LLP
Mary A. Daugherty
Gary Standiford
Constance Mary Standiford
3709 South 250 East
Lafayette, IN 47909
(765) 474-1456
Contact: Brad Coffin

Engineer/Surveyor:

TBIRD Design Services
4720 South 100 West
Lafayette, IN 47909
(765) 477-1900
Contact: John C. Nagy, PLS

Adjacent Owners:

162-15705-0143
162-15705-0132
162-17100-0090
162-17100-0112
Tippecanoe County
20 North Third Street
Lafayette, IN 47901

162-15705-0330
160-16405-0112
Tri-North Development LLC
PO Box 4578
Lafayette, IN 47903

162-15705-0319
DCI Development LLP
PO Box 4427
Lafayette, IN 47903

162-15709-0062
162-15705-0084
Roger Bauer
Kathleen M. Bauer
3527 Chancellor Way
West Lafayette, IN 47906

146-04800-0098
DF Properties LLP
3709 South 250 East
Lafayette, IN 47909

162-17100-0200
Foxfire at Valley Lakes LLC
3003 East 98th Street
SU-141
Indianapolis, IN 46280

160-16402-1435
Kimbarlin LLC
PO Box 811
Lafayette, IN 47902-0811

160-16405-0101
Thieme & Wagner Brewing Co., LLC
658 Main Street Suite 212
Lafayette, IN 47901

Last Instrument Conveying Title to Subject Property

162-15705-0099
Document #9911260
Grantor: Daugherty Farms, Inc.
Grantee: DF Properties, LLP
Date: April 29, 1999

162-15705-0088, Exception #1
Document: Book 314 Page 593
Grantor: Howard L. & Mary A. Daugherty
Grantee: Gary G. & Constance Marie Standiford
Date: February 13, 1969

162-15705-0011, Exception #2
Document: Book 309 Page 172
Grantor: Charles A. Vaughan, Trustee to Re-convey
Grantee: Howard L. & Mary A. Daugherty
Date: January 18, 1968

CONDITIONALLY APPROVED
TIPPECANOE COUNTY AREA PLAN COMMISSION
Signed: [signature]
Date: 7/19/04

JOHN C. NAGY
REGISTERED
No. 20100040
STATE OF INDIANA
LAND SURVEYOR
[signature] 7-19-04

RECEIVED
JUL 19 2004
TIPPECANOE COUNTY AREA PLAN COMMISSION

Preliminary Plat Submittal
Daugherty Commerce Center, Part 2
Preliminary Plat

REVISION No.	Date	Comments:

Scale: 0 25 50 — Horz. : 1" = 50 ft. Vert. : 1" = NA ft.
Project No.: 040402

TBIRD Design Services Corporation
Engineering and Surveying
4720 South 100 West
Lafayette, Indiana
Phone: (765) 477-1900 Fax (765) 477-1903

Date: July 2004
Sheet # 1

P:\Land Projects 3\040402 DCI Development\dwg\Preliminary Plat\Preliminary Plat.dwg [24x36] – Monday July 19, 2004, 2:20 pm
TBIRD Design Services Corp. (765) 477-1900

S-3540
DAUGHERTY COMMERCE CENTER PART 2
6th Primary Approval Extension Request

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:
The owner, DCI Development LLC (represented by Tim Balensiefer of TBIRD Design Services), is requesting a sixth 2-year extension of the conditional primary approval originally granted on August 18, 2004. The site is located at the northwest corner of Veterans Memorial Parkway and Osborne Drive, in Lafayette, Wea 10 (NW) 22-4.

STAFF COMMENTS:
Construction plans for Phases 1 and 2 (the entire Part 2) were approved in 2004 and 2005, respectively. All infrastructures have been installed and accepted for maintenance by the City of Lafayette. Seven lots in 7 plats, covering 9.55 acres, have been recorded and developed. A 2-year extension will permit the submission and approval of final plats for the remaining 4.13 acres.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations since 2004 that would warrant revisions to the original conditional primary approval. If this extension is approved, the new date of expiration will be **August 18, 2022**.

STAFF RECOMMENDATION:
Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-3540.)

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

1. The Lafayette City Engineer shall approve the construction plans.

2. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District.

3. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. 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.

4. The required bufferyard(s) shall be shown with the standard plant unit details. The bufferyard(s) 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:

5. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 350 S, right-of-way line.

6. 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.

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

8. All required building setbacks shall be platted.

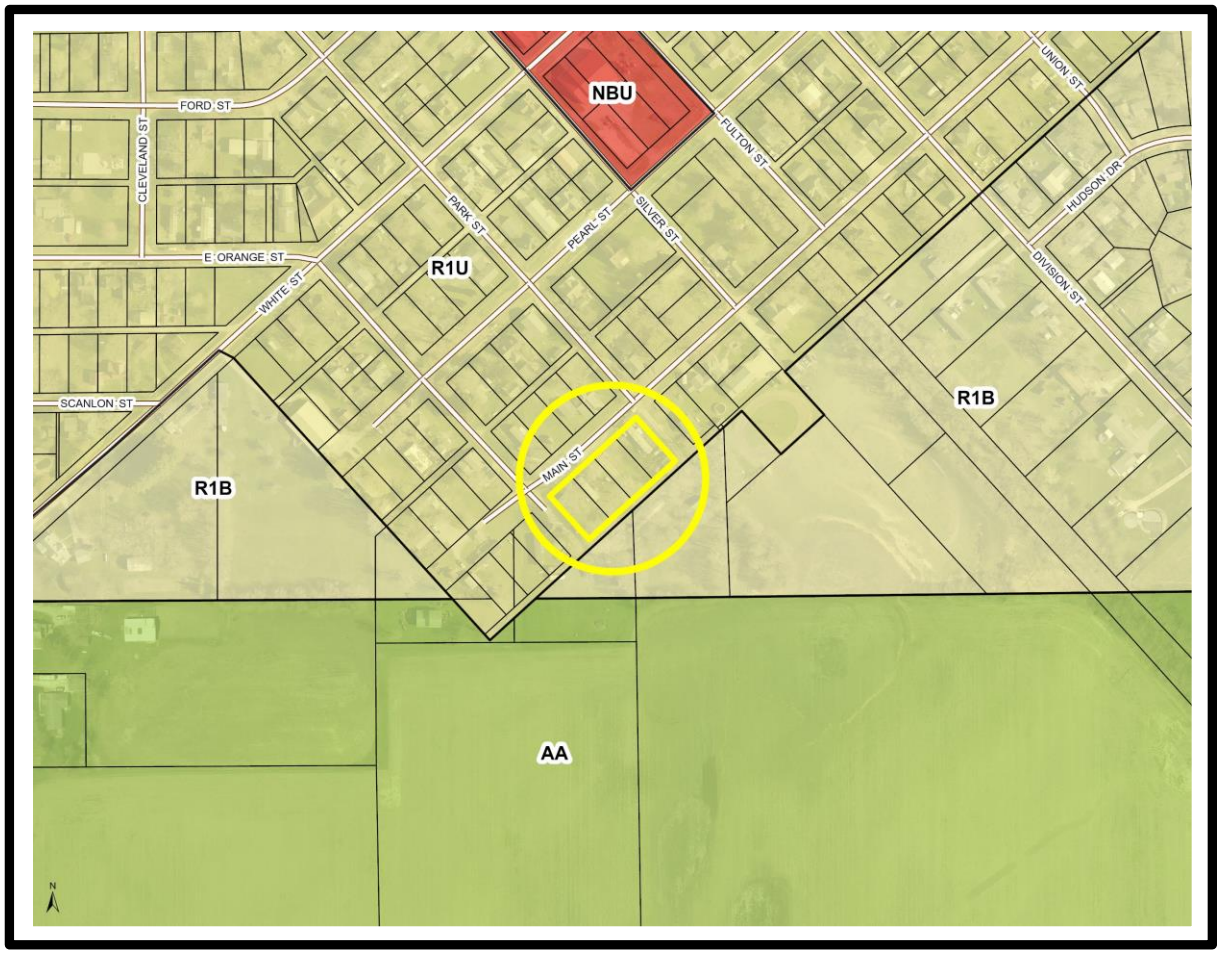
9. The street addresses and County Auditor's Key Number shall be shown.

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

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

S-4922
BLACKER MINOR SUBDIVISION
(minor-sketch)

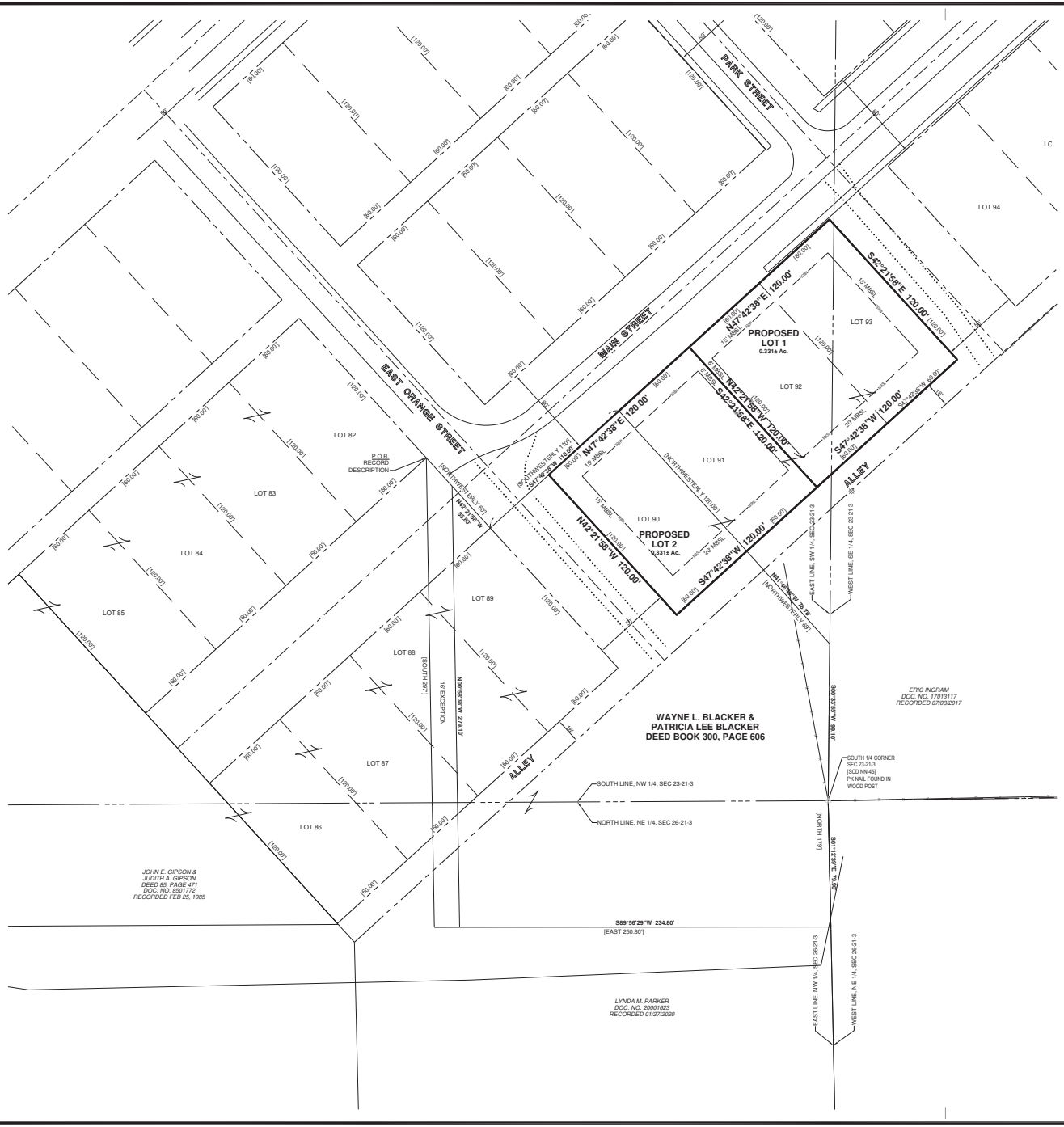
STAFF REPORT
July 9, 2020



SKETCH PLAN

BLACKER MINOR SUBDIVISION

A REPLAT OF LOTS 90, 91, 92, 93 & PARTS OF LOTS 87, 88 & 89 IN THE TOWN OF CLARKS HILL, AND PART OF THE SW 1/4 OF SEC. 23 AND PART OF THE NW 1/4 OF SEC. 26-T21N-R3W, TIPPECANOE COUNTY, INDIANA



LEGAL DESCRIPTION

LOTS NUMBER NINETY (90), NINETY-ONE (91), NINETY-TWO (92) AND NINETY-THREE (93) IN THE ORIGINAL PLAT OF THE TOWN OF CLARKSVILLE, NOW CALLED CLARKS HILL. LOCATED IN LAURAMIE TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:

DOCUMENT NO: DEED RECORD 300, PAGE 606
GRANTOR: INMAN KESLER
GRANTEE: WAYNE L. BLACKER AND PARTICIA LEE BLACKER
DATE: APRIL 23, 1966

LAND SURVEYOR'S CERTIFICATE

The undersigned, a Registered Professional Land Surveyor of the State of Indiana does hereby certify that the above sketch plan was prepared under his direct supervision.

ROGER A. FINE REGISTERED No. S0424 STATE OF INDIANA LAND SURVEYOR

ROGER A. FINE - S0424 — 05/28/2020 DATE

PREPARED FOR: WAYNE L. BLACKER AND PARTICIA LEE BLACKER

TITLE HOLDER: WAYNE L. BLACKER AND PATRICIA LEE BLACKER

STATE ID NUMBERS: 79-16-23-382-002.000-008, 79-16-23-382-003.000-008, 79-16-23-382-008.000-008, 79-16-23-382-009.000-008, 79-16-23-382-010.000-008, 79-16-23-382-011.000-008, 79-16-23-382-012.000-008

SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.1 (Major Sketch Plan), of the Unified Subdivision Ordinance of Tippecanoe County as amended November, 1988.

A boundary survey meeting the requirements of the Indiana Administrative Code, Title 865, Article 1, Rule 12 will be published and recorded at a later date.

LEGEND

△ = BERNTSEN A1NB OR RT-1 SECTION CORNER MONUMENTATION, FOUND AS NOTED

⊠ = EXISTING WOOD POST

—MBSL— = PROPOSED BUILDING SETBACK LINE

[SCD X-X] = REFER TO SECTION CORNER DOSSIER SHEET, ON FILE IN THE TIPPECANOE COUNTY SURVEYOR'S OFFICE

BLACKER MINOR SUBDIVISION

A REPLAT OF LOTS 90, 91, 92, 93 & PARTS OF LOTS 87, 88 & 89 IN THE TOWN OF CLARKS HILL, AND PART OF THE SW 1/4 OF SEC. 23 AND PART OF THE NW 1/4 OF SEC. 26-T21N-R3W, TIPPECANOE COUNTY, INDIANA

FISHER ENGINEERING
Affiliate of Chastain & Associates LLC
FISHER ENGINEERING
AFFILIATE of CHASTAIN ASSOCIATES LLC
5154A South 43rd Avenue
Lafayette, Indiana 47904-5602
Office (765) 448-1555 www.fisher-assoc.net

DWG. DATE	05/28/2020
DRAWN BY	TLP
CHECKED BY	RAF
REVISIONS	
(1) 07/08/2020: REVISED PER APC REVIEW	
(2)	
(3)	
(4)	
SHEET 1 OF 1	COMMISSION NO. 7558.00

A PART OF THE SW 1/4 OF SECTION 23, AND THE NW 1/4 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 3 WEST, LAURAMIE TOWNSHIP, TIPPECANOE COUNTY, INDIANA

S-4922
BLACKER MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
July 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who are also the owners, represented by Roger Fine of Fisher Engineering, are seeking primary approval to replat four existing lots (Lots 90, 91, 92 and 93 from the original plat of the town of Clarksville, now Clarks Hill) into 2 lots located on the southeast side of Main Street between Park Street and East Orange Street, in Clarks Hill, Lauramie 23 (SW) 21-3.

AREA ZONING PATTERNS:

The four lots in question are zoned R1U, Single-family Residential, Urban. All the surrounding land is also zoned R1U except to the southeast which is zoned R1B. Beyond that is a large expanse of AA zoned property.

AREA LAND USE PATTERNS:

Based on the aerial photo of the site, there was once a mobile home on each of these lots; now two of those mobile homes have been removed and there are plans to remove a third. The fourth mobile home will likely be replaced with a newer mobile home on the combined lots 90 and 91 (Lot 2) per Section 5-1-3(b)1 of the ordinance.

The site is on the edge of Clarks Hill, with the town proper to the north and farmland to the south. The four lots are surrounded by platted rights-of-way; however only Main Street is improved. Park Street, adjacent to the northeast and Orange Street, adjacent to the southwest and the alley to the rear of the lots have never been completed. There are currently no plans to either pave these streets or vacate them.

TRAFFIC AND TRANSPORTATION:

The required 60’ of right-of-way is already in place, no further dedication of right-of-way is needed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

All four of the existing lots have sewer and water; no public improvements are required in order to serve the two “new” lots.

CONFORMANCE WITH UZO REQUIREMENTS:

The setbacks shown are correct; lot widths and lot areas meet the R1U zone standards.

STAFF RECOMMENDATION:
Conditional primary approval, contingent on the following:

A. Conditions

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

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

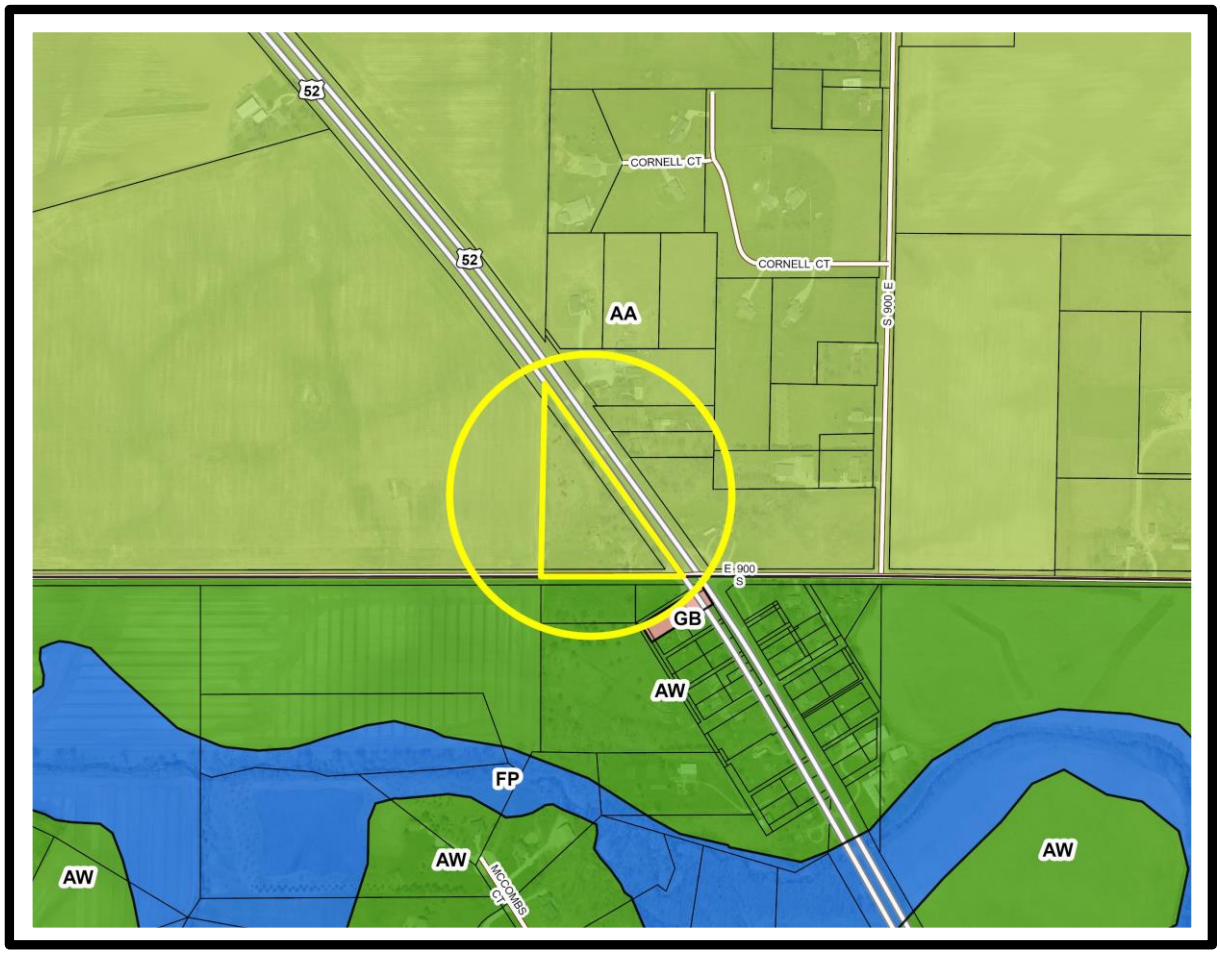
2. All required building setbacks shall be platted.

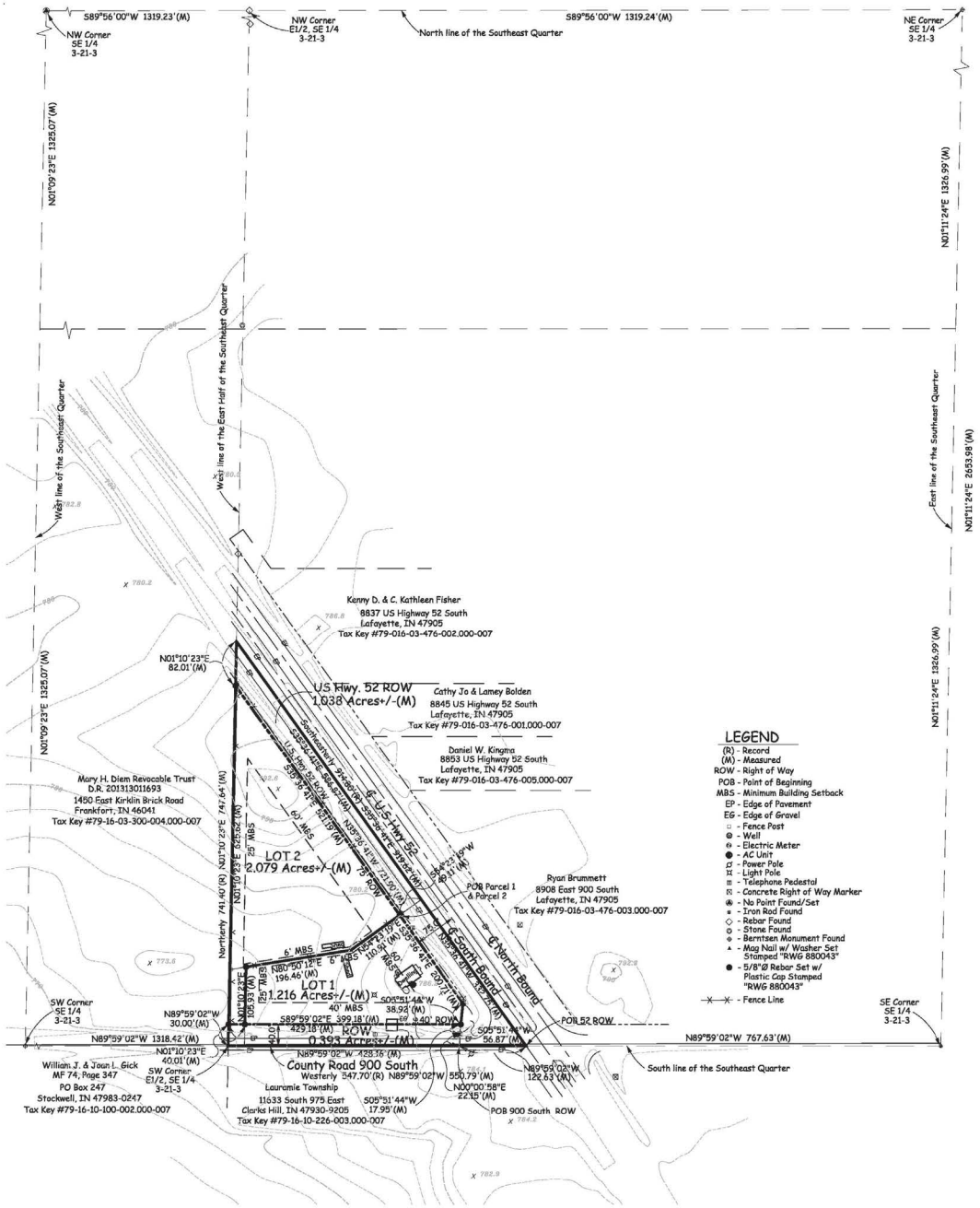
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.

4. The street addresses and County Auditor's Key Number shall be shown.

S-4927
AYALA MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
July 30, 2020





AYALA SUBDIVISION

A part of the Southeast Quarter of the Southeast Quarter of Section 3, Township 21 North, Range 3 West, Lauramie Township, Tippecanoe County, Indiana.

"SUBDIVISION" DESCRIPTION (4.726 Acres+/-)

The real estate conveyed to Ayala LLC in Instrument Number 201919021244 in the Office of the Tippecanoe County Recorder and being part of the Southeast Quarter of Section 3, Township 21 North, Range 3 West, Lauramie Township, Tippecanoe County, Indiana, being a 4.726 acre tract of land certified by Robert Wm. Gross, P.S. No. 880043 on June 29, 2020 as R.W. Gross & Associates, Inc., Project Number 20-013-D-MNS and more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 3 marked by a Iron Rod; Thence North 89°59'02" West, along the South line of the Southeast Quarter and approximate centerline of County Road 900 South, a distance of 767.63 feet to the approximate intersection of the centerline of County Road 900 South with the centerline of the Southbound lane of US Highway 52 marked by a Mag Nail with Washer stamped "RWG 880043" and the Point of Beginning of this description; Thence continuing North 89°59'02" West, along the South line of the Southeast Quarter and approximate centerline of County Road 900 South, a distance of 550.79 feet to the Southwest corner of the East Half of the Southeast Quarter marked by a mag nail with washer stamped "RWG 880043"; Thence North 01°10'23" East, along the West line of the East Half of the Southeast Quarter, a distance of 747.64 feet to the approximate centerline of the Southbound lane of US Highway 52 South marked by a mag nail with washer stamped "RWG 880043"; Thence South 35°36'41" East, along the approximate centerline of the Southbound lane of US Highway 52 South, a distance of 919.62 feet to the Point of Beginning, containing 4.726 Acres, more or less.

All bearings, distances and coordinate values shown are referenced to the Geo Spatial Coordinate System Tippecanoe County, Indiana. The combined scale factor for this project is 1.0000. Distances are ground distances in U.S. Survey feet.

Subject to all easements, rights of way and restrictions of record.

NOTES:

1. Construction and maintenance of private drives and access roads to lots shall be the responsibility of the owner(s) of the land and shall not be accepted by any participating jurisdiction.

2. Contours are from the Tippeanoe County GIS and are 2 feet intervals.

Last Deed of Transfer: D.R. 201919021244
Parcel Key Number(s): 79-16-03-476-004.000-007

Owner(s) of Record: Ayala LLC
Property Address: 8942 East 900 South
Lafayette, Indiana 47909

SURVEYOR'S CERTIFICATION

I, Robert Wm. Gross, do hereby certify that I am a Registered Professional Land Surveyor in the State of Indiana, and that this plat correctly represents a survey completed by me on August 11, 2011, and that all monuments shown herein actually exist, and their location, size, type, and material, are accurately shown, and that the computed error of closure of the boundary survey is not more than one (1) foot in ten thousand (10,000) feet, and that this plat complies with the Tippecanoe County Subdivision Ordinance.
Given under my hand and seal this 29th day of June, 2020.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS INSTRUMENT WAS PREPARED BY:

Robert Wm. Gross, R.L.S. No. 880043

ROBERT Wm. GROSS REGISTERED No. 880043 STATE OF INDIANA LAND SURVEYOR

R. W. GROSS & ASSOCIATES, INC.
420 COLUMBIA STREET, SUITE 100
LAFAYETTE, INDIANA 47901-1300
PHONE: (765) 742-0101
FAX: (765) 742-7223
111 SOUTH MAIN STREET
MONTICELLO, INDIANA 47960-2329
PHONE: (574) 583-0800
FAX: (574) 583-0804

SKETCH PLAN

THESE PLANS ARE VOID UNLESS SIGNED AND DATED. PLAN HOLDER IS RESPONSIBLE FOR VERIFYING THAT THIS SET OF PLANS CONFORMS WITH THE ORIGINAL APPROVED AND SIGNED PLANS FROM ALL REGULATORY AGENCIES.

DRAWING NAME	20-013-BND
DATE	June 29, 2020
DRAWN BY	T. Parker
CHECKED BY	RWG
SHEET No.	1 OF 1
JOB NUMBER	20-013-D-MNS

S-4927
AYALA MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner and owner Cipriano Ayala, represented by RW Gross & Associates, is seeking primary approval for two lots on 4.726 acres located at the northwest corner of US 52 S and CR 900 S in Lauramie 3 (SE) 21-3

AREA ZONING PATTERNS:
The site is zoned AA, Select Agricultural as is all surrounding properties except to the south across CR 900 S which is zoned AW. The Flood Plain associated with Lauramie Creek is farther to the south. This is a 4.83-acre parent tract and this subdivision request is the first division from it. Two division rights will remain (but only if there is enough land to achieve more lots which is doubtful) after the recordation of the final plat.

AREA LAND USE PATTERNS:
There is an existing dwelling on proposed Lot 1. One of the two sheds will be located on Lot 2. The platted lots of Monroe exist just south of the county road on either side of US 52. Land uses in the area include large-lot residences and agricultural production. The town of Stockwell is a little over a mile to the west.

TRAFFIC AND TRANSPORTATION:
The dedication of right-of-way required along US 52 (150' wide, 75' half-width) has been shown as well as the 40' half-width right-of-way required for CR 900 S. A "no vehicular access" statement along the US 52 frontage will be a condition of approval. Lot 1 has an existing driveway on the county road approximately 175' west of US 52. The access for Lot 2 will be from a 30' wide "flagpole" from the county road along the western side of the subdivision; County Highway has "no problem with that location" and is not requiring a "no vehicular access" statement along the CR 900 S frontage. A mortgage affidavit has already been filed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
A letter from the County Health Department states that, "based on a soil report…lot 2 can be considered for a shallow trench subsurface absorption system. The Health Department has on file a sewage disposal system inspection meeting requirements…for the existing home located on lot one."

CONFORMANCE WITH UZO REQUIREMENTS:
Setbacks shown are correct; lot widths and areas exceed the minimum AA zone standards.

STAFF RECOMMENDATION:
Conditional primary approval, contingent on the following:

A. Conditions

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

1. A "No Vehicular Access" statement shall be platted along the US 52 right-of-way line.

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

3. All required building setbacks shall be platted.

4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.

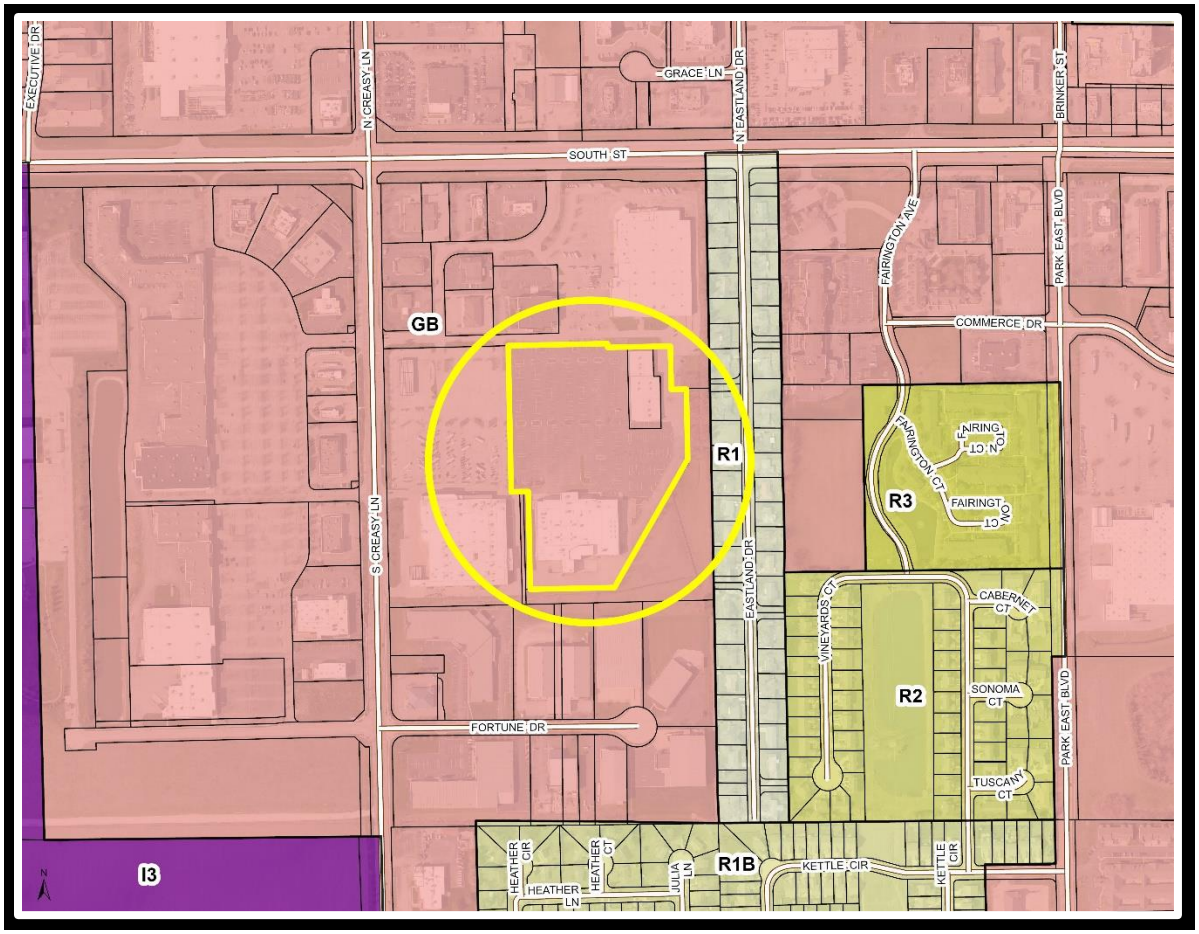
5. The street addresses and County Auditor's Key Number shall be shown.

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.

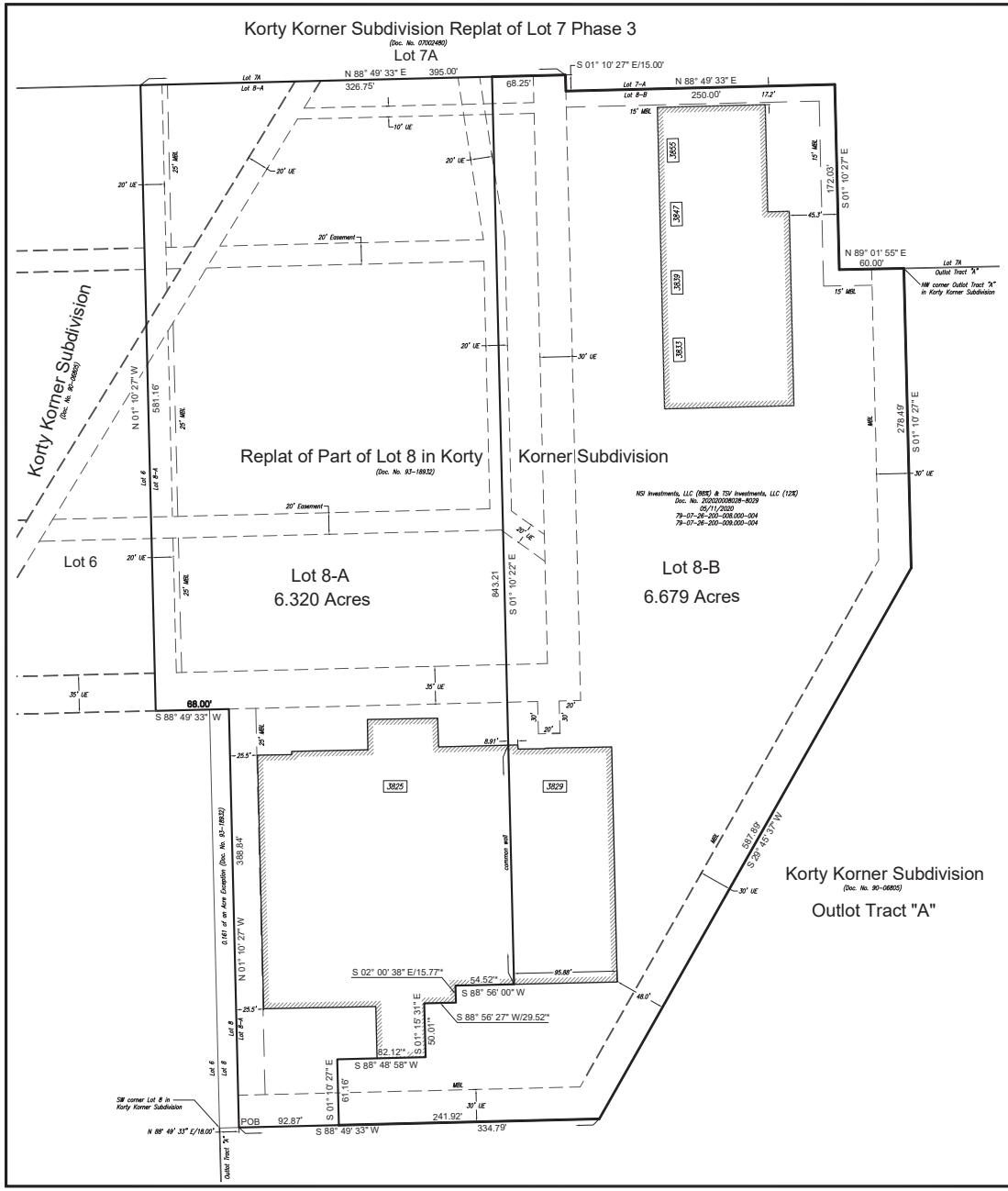
S-4928
FRANKS FIELD MINOR SUBDIVISION, A REPLAT OF A REPLAT OF KORTY KORNER LOT 8
(minor-sketch)

STAFF REPORT
July 30, 2020



Frank's Field Minor Subdivision (Sketch Plan)

A REPLAT OF LOTS 8-A & 8-B IN THE REPLAT OF PART OF
LOT 8 IN KORTY KORNER SUBDIVISION, FAIRFIELD
TOWNSHIP, TIPPECANOE COUNTY, INDIANA

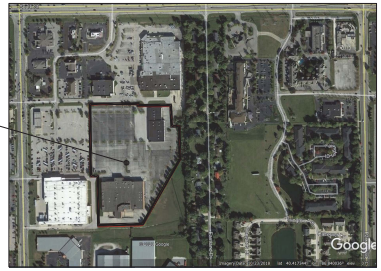


Bearings are based on Korty Korner Subdivision.

50' 0' 25' 50' 100'

SCALE: 1" = 50'

SITE



Vicinity Map
Not to Scale

LEGEND

CRS = Capped Rebar Set is a 5/8" rebar with a yellow plastic cap marked "STARR FIRM NO. 0093"

MNF = Mag Nail Found

CRF = Capped Rebar Found

ARE CRF = Capped Rebar Found Stamped "ARE"

Cole CRF = Cole Capped Rebar Found

Cripe CRF = Cripe Capped Rebar Found

BRF = Bent Rebar Found

POB = Point of Beginning

MBL = Minimum Building Line

UE = Utility Easement

* = Lot line falls along part, or all, of the exterior face of the existing building

3825 = South Street Address

DESCRIPTION OF FRANK'S FIELD MINOR SUBDIVISION:

A part of Lot 8 in Korty Korner Subdivision, as recorded in Document Number 90-06805 in the Office of the Recorder of Tippecanoe County, Indiana (ORTC1), being a Replat of Lots 8-A & 8-B, described as follows (this description written by Todd Ashley Starr, LS20300028, Job Number 20206500, 06/03/2020): Commencing at the Southwest corner of said Lot 8; thence North 88° 49' 33" East (Bearings are based on Korty Korner Subdivision) 18.00 feet along the South line of said Lot 8, to the Point of Beginning; thence North 01° 10' 27" West 388.84 feet; thence along Lot 6, and its extension, in said Korty Korner Subdivision the following Two (2) courses: thence (1) South 88° 49' 33" West 68.00 feet; thence (2) North 01° 10' 27" West 581.16 feet to the South line of Lot 7A in Korty Korner Subdivision, Replat of Lot 7, Phase Three, as recorded in Document Number 07002480 (ORTC1); thence along said Lot 7A the following Five (5) courses: thence (1) North 88° 49' 33" East 395.00 feet; thence (2) South 01° 10' 27" East 15.00 feet; thence (3) North 88° 49' 33" East 250.00 feet; thence (4) South 01° 10' 27" East 172.03 feet; thence (5) North 89° 01' 55" East 60.00 feet to the Northwest corner of Outlot Tract "A" in said Korty Korner Subdivision; thence along said Outlot Tract "A" the following Three (3) courses: thence (1) South 01° 10' 27" East 278.49 feet; thence (2) South 29° 45' 37" West 587.89 feet; thence (3) South 88° 49' 33" West 334.79 feet to the Point of Beginning and containing 12.999 Acres.

TODD ASHLEY STARR
REGISTERED
No. LS20300028
STATE OF INDIANA
LAND SURVEYOR

Title Holder: NSI Investments, LLC (88%) & TSV Investments, LLC (12%)

Tax Key No: 79-07-26-200-008.000-004 & 79-07-26-200-009.000-004

This instrument was prepared by Todd Ashley Starr

"I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Todd Ashley Starr.

FRANK'S FIELD MINOR SUBDIVISION - SKETCH PLAN	SHEET 1 OF 1
Drawn By: MAJ Proj. No. 20206500 Revised: MCH	STARR ASSOCIATES LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET
LAFAYETTE, INDIANA 47901
(765) 471-8813
WWW.STARRSURVEYING.COM

S-4928
FRANKS FIELD MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
JULY 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and owners, NSI Investments LLC & TSV Investments LLC, by Robi Overhue, member of both LLCs, and represented by Todd Starr from Starr Associates, are seeking primary approval for a two lot replat of two existing commercial lots (which was itself a replat of a part of Korty Korner Subdivision Lot 8) on 12.99 acres, located just east of S. Creasy Lane and just south of South Street, in Lafayette, Fairfield 26 (NE) 23-4.

AREA ZONING PATTERNS:

The site is zoned GB as is all of the property at the intersection of Creasy and South Street. A strip of R1 zoning exists just to the east of this subdivision along Eastland Drive. Korty Korner Major Subdivision was originally platted in 1990. Over the years it has been replatted several times. In 1993, the original Lot 8 was replatted into two lots: 8-A and 8-B. This current request would not add any additional lots to the commercial development, it would only move the existing property lines of Lots 8-A and 8-B into a different configuration.

AREA LAND USE PATTERNS:

Currently Lot 8-B includes just the building that houses “Affordable Family Storage” while Lot 8-A contains the entire former Marsh building which now has VASA Fitness and another “Affordable Family Storage” business and a large portion of the parking lot; this lot surrounds Lot 8-B on three sides. The new layout of these two lots would make the two lots more equal in size (6.32 and 6.679 acres). It also has the new lot line splitting the old Marsh building with VASA Fitness on Lot 8-A and all of the self-storage business buildings together on Lot 8-B.

TRAFFIC AND TRANSPORTATION:

South Street and Creasy Lane are both urban primary arterials; this replat does not abut these streets nor would it affect them.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the Lafayette Engineer’s Office, “It appears that the necessary easements are already in place for both sanitary sewer and water services to both proposed lots. These also appear to be sufficient if services are added to serve both “sides” of the prior Marsh Building. Both lots are already completely developed, so we do not have any drainage concerns. Access is from a private ingress/egress easement so there is no concern with the existing right-of-way.”

CONFORMANCE WITH UZO REQUIREMENTS:
The GB zone has no lot area or lot width requirements. Sufficient parking spaces exist on both proposed lots to meet ordinance standards for their current uses. (Self-storage businesses do not require nearly as much parking as retail establishments so much of the parking lot will be unused.)

The Lafayette Fire Department had concerns regarding the necessity of both a fire wall and separating the existing sprinkler system and utilities when splitting the old Marsh store into two uses with two different owners. Based on a recent email, these concerns have been addressed.

STAFF RECOMMENDATION:
Conditional primary approval, contingent on the following:

A. Conditions

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

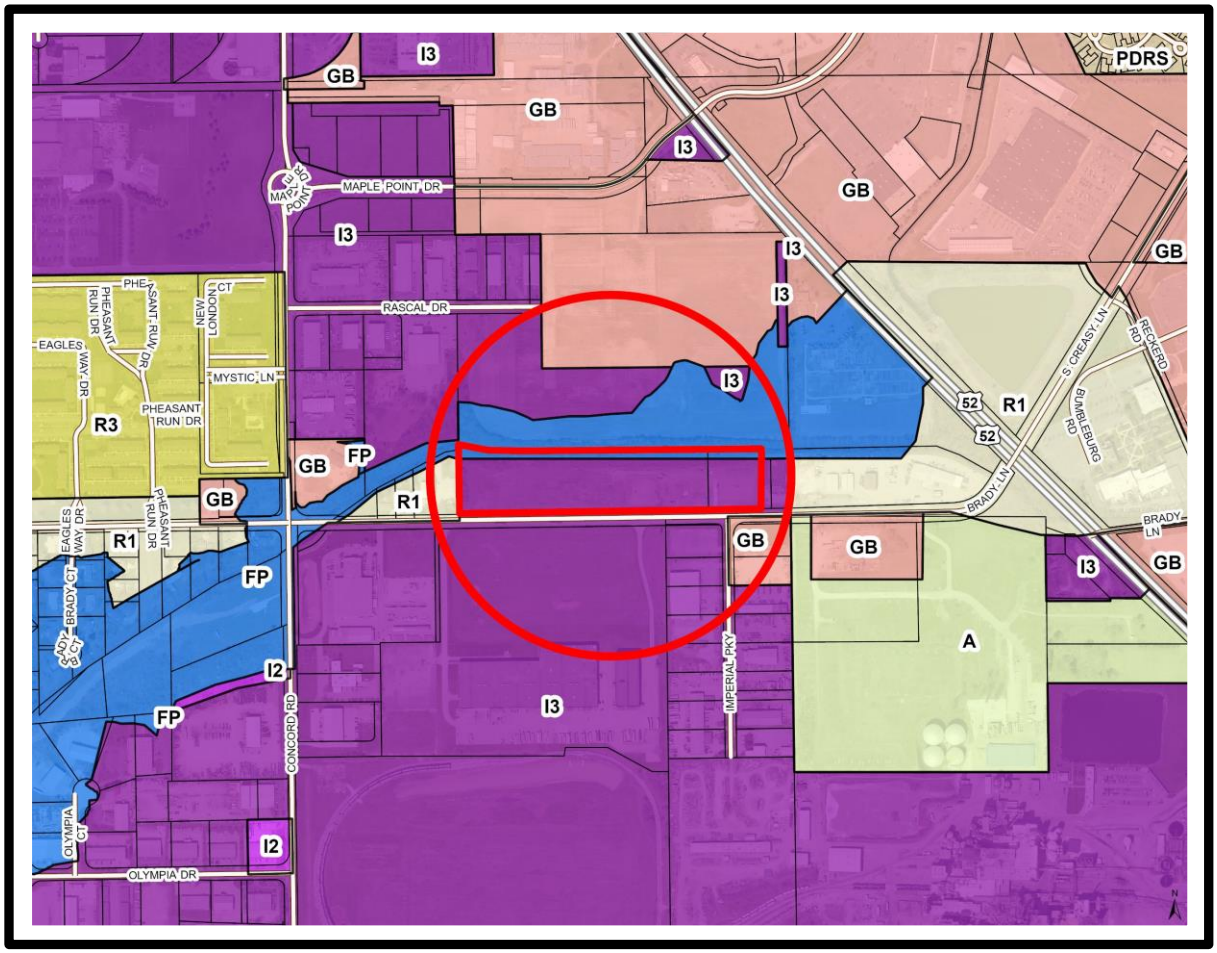
1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).

2. All required building setbacks shall be platted.

3. The street addresses and County Auditor's Key Number shall be shown.

S-4929
NORFLEET COMMERCIAL SUBDIVISION, PART 3, A REPLAT OF PARTS 1 & 2
(minor-sketch)

STAFF REPORT
July 30, 2020



NORFLEET COMMERCIAL SUBDIVISION, PART THREE (Sketch Plan)

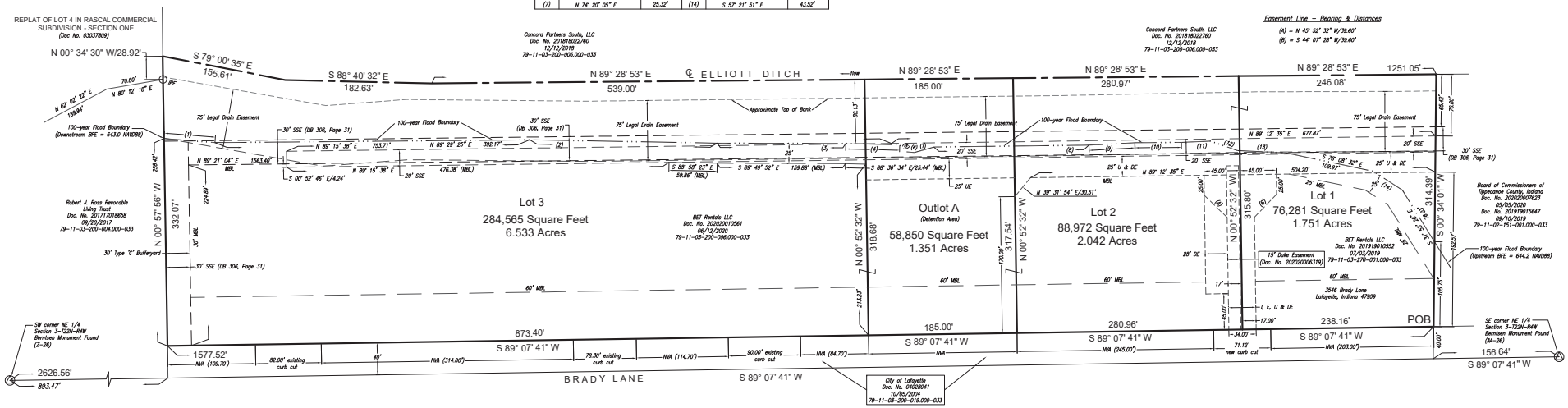
A REPLAT OF LOT 1 IN NORFLEET COMMERCIAL SUBDIVISION, PART ONE & A
REPLAT OF LOT 2 IN NORFLEET COMMERCIAL SUBDIVISION, PART TWO

Bearings are based on WGS84.

60' 0' 30' 60' 120'

SCALE: 1" = 60'

LINE BEARING AND DISTANCES TABLE – 100-YEAR FLOOD BOUNDARY					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
(1)	S 85° 23' 42" E	63.61'	(8)	N 89° 18' 41" E	193.08'
(2)	S 88° 58' 23" E	233.82'	(9)	N 86° 53' 29" E	57.31'
(3)	S 89° 49' 52" E	159.96'	(10)	N 89° 35' 28" E	58.06'
(4)	S 88° 36' 34" E	67.20'	(11)	N 87° 21' 16" E	35.91'
(5)	S 43° 24' 57" E	11.90'	(12)	S 70° 47' 43" E	36.05'
(6)	S 84° 38' 54" E	10.11'	(13)	S 87° 11' 25" E	61.01'
(7)	N 74° 20' 05" E	25.32'	(14)	S 57° 21' 51" E	43.52'



VICINITY MAP

Not to Scale

LEGEND

I, E, U & DE = Ingress, Egress, Utility & Drainage Easement
U & DE = Utility & Drainage Easement
MBL = Minimum Building Line
NVA = No Vehicular Access
SSE = Sanitary Sewer Easement
IPF = Iron Pipe Found
BFE = Base Flood Elevation
DE = Drainage Easement
UE = Utility Easement

FLOOD PLAIN CERTIFICATION

DESCRIPTION OF AREA ABOVE THE 100-YEAR FLOOD BOUNDARY (8.541 ACRES):

A part of the Northeast Quarter of Section 3, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, described as follows: Commencing at a Berntsen Monument marking the Southeast corner of the Northeast Quarter of said Section 3; thence South 89° 07' 41" West (Bearings are based on WGS84) 156.64 feet along the South line of said Northeast Quarter and the approximate center line of Brady Lane; thence North 00° 58' 31" West 40.00 feet to the Point of Beginning; thence South 89° 07' 41" West 1,577.52 feet; thence North 00° 57' 56" West 258.42 feet; thence South 85° 23' 42" East 63.61 feet; thence North 89° 29' 25" East 392.17 feet; thence South 88° 58' 23" East 233.82 feet; thence South 89° 49' 52" East 159.96 feet; thence South 88° 36' 34" East 67.20 feet; thence South 43° 24' 57" East 11.90 feet; thence South 84° 38' 54" East 10.11 feet; thence North 74° 20' 05" East 25.32 feet; thence North 89° 18' 41" East 193.08 feet; thence North 86° 53' 29" East 57.31 feet; thence North 89° 35' 28" East 58.06 feet; thence North 87° 21' 16" East 35.91 feet; thence South 70° 47' 43" East 36.05 feet; thence South 87° 11' 25" East 61.01 feet; thence South 78° 08' 32" East 109.97 feet; thence South 57° 21' 51" East 43.52 feet; thence South 31° 53' 26" East 76.03 feet; thence South 00° 34' 01" West 105.75 feet to the Point of Beginning and containing 8.541 Acres.

SURVEYOR'S CERTIFICATION

I, Todd Ashley Starr, a Professional Surveyor in the State of Indiana, do hereby certify that the above described real estate does lie at or above the regulatory flood elevation (100-year frequency) of 644.2 Feet (NAVD88) at the upstream limit, to 643.0 Feet at the downstream limit of the tract, as shown on the FIS Profile for Elliott Ditch, FEMA Firm Map 18157C0163E (Effective Date: August 15, 2017), Cross-Sections X, Y & Z for Elliott Ditch.

TODD ASHLEY STARR REGISTERED No. LS20300028 STATE OF INDIANA LAND SURVEYOR

CERTIFIED BY: Todd Ashley Starr — Professional Surveyor LS20300028

This instrument was prepared by Todd Ashley Starr

"I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Todd Ashley Starr.

DESCRIPTION OF NORFLEET COMMERCIAL SUBDIVISION, PART THREE (11.677 ACRES):

A part of the Northeast Quarter of Section 3, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, described as follows: Commencing at a Berntsen Monument marking the Southeast corner of the Northeast Quarter of said Section 3; thence South 89° 07' 41" West (Bearings are based on WGS84) 156.64 feet along the South line of said Northeast Quarter and the approximate center line of Brady Lane; thence North 00° 34' 01" East 40.00 feet the Point of Beginning; thence South 89° 07' 41" West 1,577.52 feet along the North line of a tract of land owned by the City of Lafayette, as described in Document Number 04028041 in the Office of the Recorder of Tippecanoe County, Indiana (ORTCI); thence North 00° 57' 56" West 332.07 feet along the East line of a tract of land owned by the Robert J. Ross Revocable Living Trust, as described in Document Number 201717018658 (ORTCI) to an Iron Pipe marking the Southeast corner of the Replat of Lot 4 in Rascal Commercial Subdivision, as recorded in Document Number 03037809 (ORTCI); thence North 00° 34' 30" West 28.92 feet along the East line of said Replat of Lot 4, to the approximate center line of Elliott Ditch; thence along the center line of Elliott Ditch the following Three (3) courses: thence (1) South 79° 00' 35" East 155.61 feet; thence (2) South 88° 40' 32" East 182.63 feet; thence (3) North 89° 28' 53" East 1,251.05 feet; thence South 00° 34' 01" West 314.39 feet along the West line of a tract of land owned by the Board of Commissioners of Tippecanoe County, Indiana, as described in Document Number 202020007623 (ORTCI), to the Point of Beginning and containing 11.677 Acres.

Title Holder: BET Rentals LLC

Tax Key No: 79-11-03-200-006.000-033 & 79-11-03-276-001.000-033

NORFLEET COMMERCIAL SUBDIVISION PART THREE - SKETCH PLAN	SHEET 1 OF 1
Drawn By: TAS/MCH	
Proj. No. 20196302	

STARR ASSOCIATES
LAND SURVEYORS & ENGINEERS
215 ALABAMA STREET
LAFAYETTE, INDIANA 47901
(765) 471-8813
WWW.STARRSURVEYING.COM

S-4929
NORFLEET COMMERCIAL PART 3, A REPLAT OF PARTS 1 & 2
Minor-Sketch Plan

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner and owner, BET Rentals LLC, by Todd Boyd, Managing Member, represented by Todd Starr of Starr Associates, is seeking primary approval to replat 2 existing industrial lots into 3 lots (plus one outlot) on 11.677 acres, located on the north side of Brady Lane, between Concord Road and Sagamore Parkway, in Lafayette, Wea 3 (NE) 22-4.

AREA ZONING PATTERNS:
The property in question is zoned I3, Industrial with a strip of Flood Plain zoning along the northern subdivision boundary line associated with the Elliott ditch. Land adjacent to the east is also I3, with R1 zoning beyond that. South is GB and I3; to the west land is zoned R1. To the north is more Flood Plain, I3 zoning and GB zoning.

AREA LAND USE PATTERNS:
The majority of the land in this request is currently unimproved; however, a building is being constructed on Lot 1. The county highway garage is located to the east; a couple of single-family houses are to the west. To the north and south are several warehousing or light industrial type business uses.

TRAFFIC AND TRANSPORTATION:
Brady Lane is classified as an urban primary arterial. The required 40' half-width right-of-way has already been dedicated to the public. No additional dedication is necessary. According to the City Engineer's office, "the driveway accesses have been thoroughly discussed over the course of the prior platting effort. [The city] has no objection to the 'no vehicular access' limits and access points presented."

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
According to the City Engineer's Office, "there are no concerns from our office. Sanitary sewer exists across the north in an easement that continues to be shown. Water is available in Brady Lane. Drainage is to a legal drain so we collaborate with the Surveyor's office and will assess any new development per the current code."

The required Flood Plain certification and boundary description has been completed and is shown on the sketch plan. This boundary will also need to be shown on the final plat.

CONFORMANCE WITH UZO REQUIREMENTS:
The site is zoned I3 with some Flood Plain from the Elliott ditch. Setbacks shown meet ordinance standards. Lot widths and areas are sufficient.

STAFF RECOMMENDATION:
Conditional primary approval, contingent on the following:

A. Conditions

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

1. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the Brady Lane right-of-way line.

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

3. All required building setbacks shall be platted.

4. The Regulatory Flood Elevation and Boundary for the Elliott Ditch Flood Plain shall be shown.

5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.

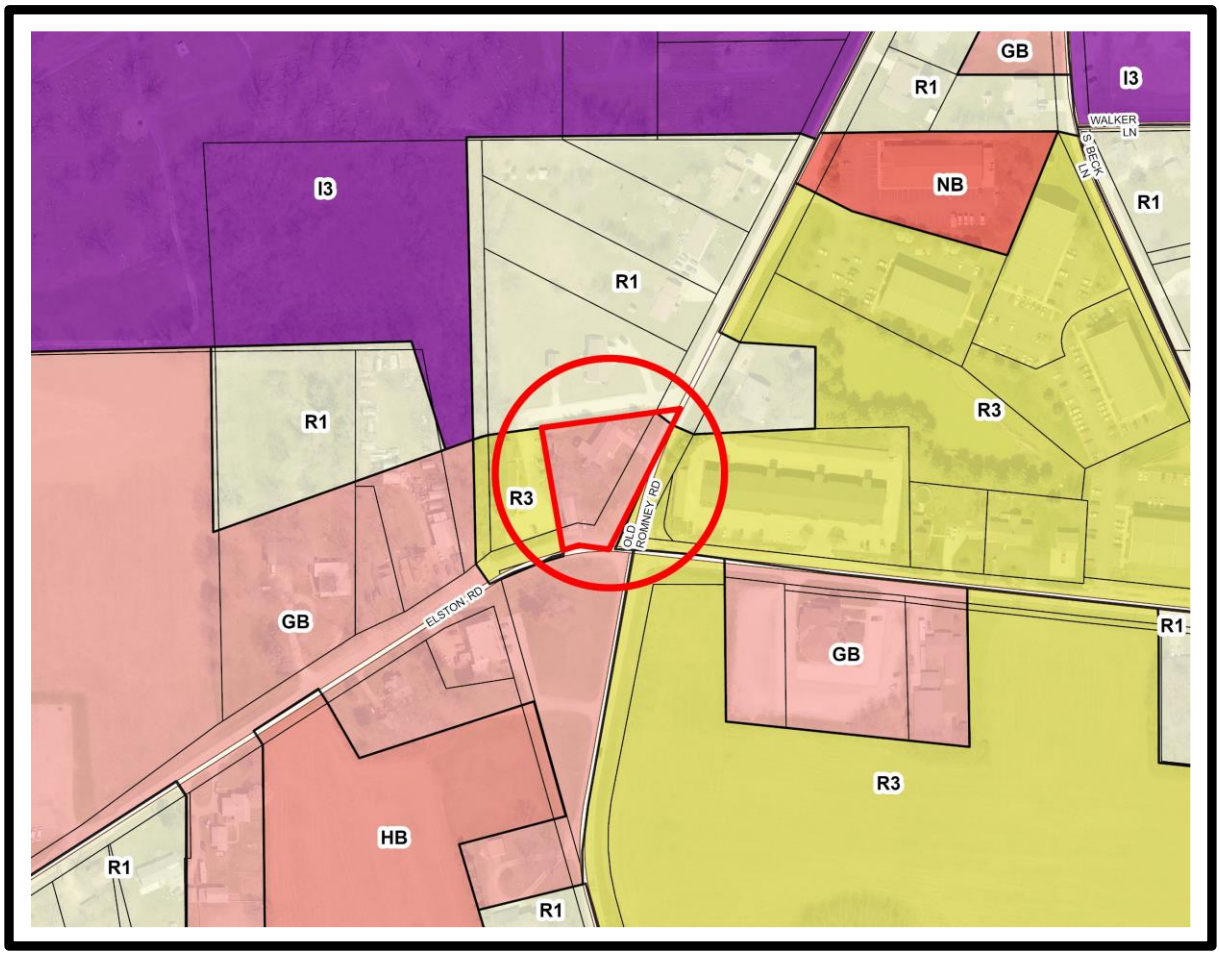
6. The street addresses and County Auditor's Key Number shall be shown.

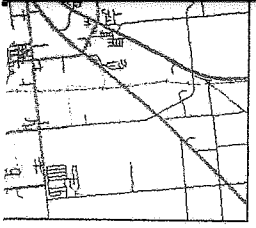
SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

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

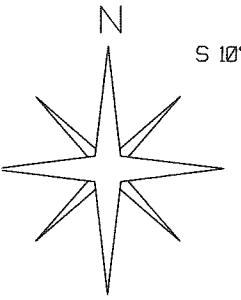
S-4930
ELSTON ACRES MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
July 9, 2020

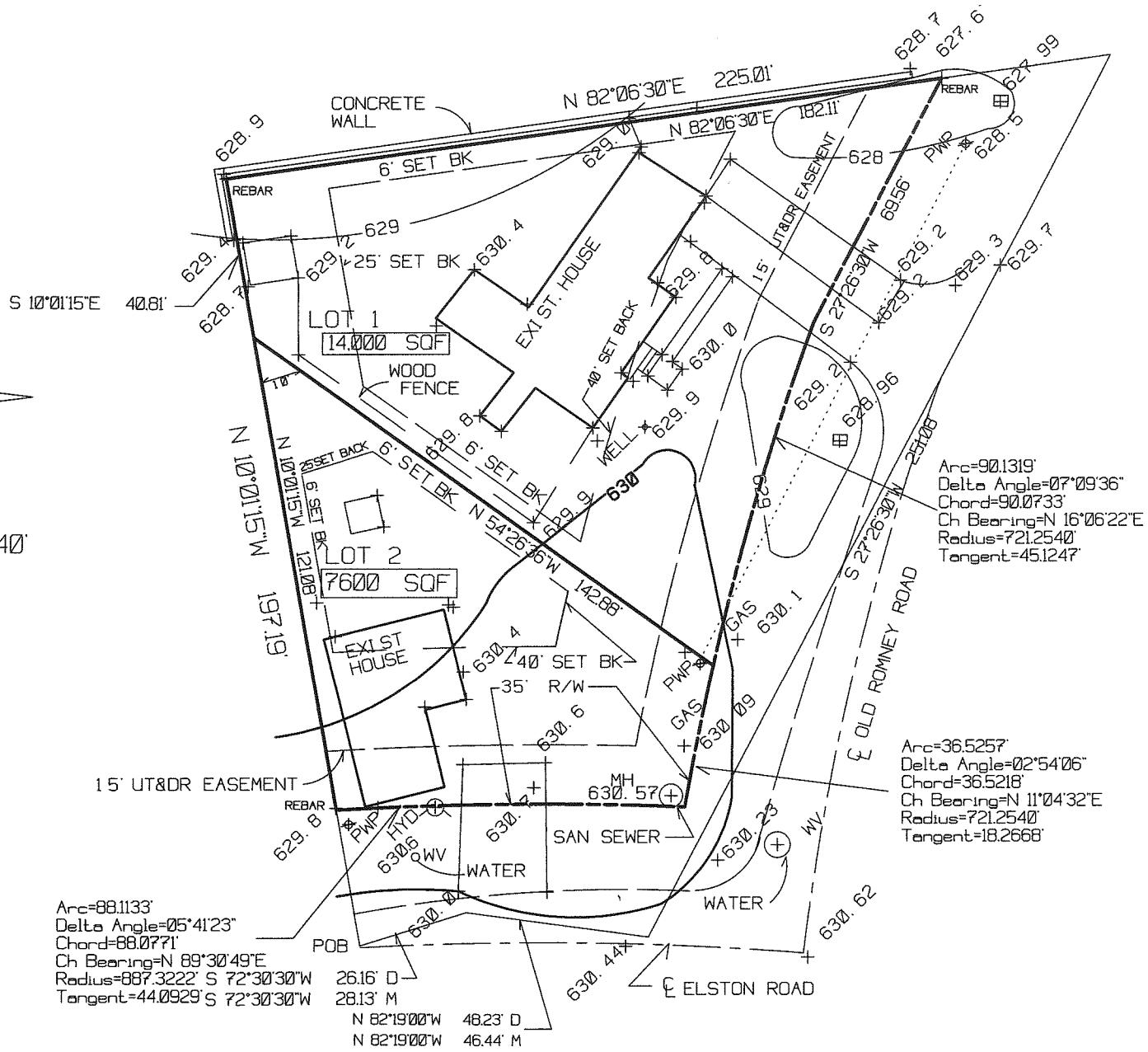




N MAP



ALE: 1 " = 40'
(@ 11"X17")



LEGAL DESCRIPTION

by Robert R Grove, PLS 80910020, June 29, 2020)

of Section 31, Township 23 North, Range 4 West, Fairfield
ndiana more particularly described as follows:

:orner of the Southeast Quarter of said Section 31 thence South
: line of the Southeast Quarter of said Section 31, a distance of
centerline of Elston Road; thence North 57° 49' 30" East along
ston Road, a distance of 21.45 feet; thence North 72° 30' 30"
erline of Elston Road, a distance of 106.94 feet to the Point of
15" West, a distance of 197.19 feet to a rebar; thence North

S-4930
ELSTON ACRES MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner and property owner Steve D. Haby, represented by Robert Grove, surveyor, is seeking primary approval to create two lots on 0.686 acres of unplatted land, located at the northwest corner of Old Romney Road and Elston Road, specifically, 2360 Old Romney Road, Lafayette, Fairfield 31 (SE) 23-4.

AREA ZONING PATTERNS:
Currently the property is zoned GB; however, a rezone request for R1B zoning received a recommendation of approval from the Area Plan Commission and will be heard by Lafayette City Council at its meeting on August 3rd just two days before the Executive Committee meeting. Other adjacent zoning districts in this part of the city include R3, R1 and GB.

AREA LAND USE PATTERNS:
The proposed subdivision currently has two single-family houses. Both the residential rezone and this two-lot subdivision will correct many of the nonconformities on site and would allow the houses to be sold separately. Most properties in the area have single-family homes or multi-family apartment buildings.

TRAFFIC AND TRANSPORTATION:
Both Elston and Old Romney Road at this property are classified as urban secondary arterials which requires a 35' half-width right-of-way. This required dedication has been shown on the sketch plan. According to the Lafayette Engineer's Office, they "have no issue with maintaining the existing access points." A "no vehicular access" statement is not required. A mortgage affidavit has already been filed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
According to the engineer's office regarding utilities, "no concerns from our office on this. Sewer and water are available directly to both lots. We do not anticipate any drainage impacts."

CONFORMANCE WITH UZO REQUIREMENTS:
Setbacks shown meet the ordinance standards for R1B zoned property. Likewise, the widths and lot areas of both lots meet ordinance requirements for the R1B zone.

STAFF RECOMMENDATION:
Conditional primary approval, contingent on the following:

A. Conditions

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

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

2. All required building setbacks shall be platted.

3. The street addresses and County Auditor's Key Number shall be shown.

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE.....AUGUST 19, 2020
TIME..... 6:00 P.M.
PLACE ..... COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

(TENTATIVE)
A G E N D A

*Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at apc@tippecanoe.in.gov. Comments must include **name** and **address** to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook https://www.facebook.com/TippecanoeCountyIndiana (you must have an account) or YouTube https://www.youtube.com/channel/UCJIeeA9ZQo9EllGdZTdjurQ (you must be a subscriber to comment). Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.*

I. BRIEFING SESSION

II. APPROVAL OF MINUTES

III. NEW BUSINESS

IV. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

UZO AMENDMENT #97 BUSINESS PARK & GATEWAY DIRECTORY SIGNS:
This amendment would amend the sign section of the UZO and would add a new category of signage: business park signs and gateway directory signs. *CONTINUED FROM THE JULY APC MEETING AFTER IT WAS TABLED TO THE AUGUST 5th ORDINANCE COMMITTEE MEETING.*

B. SUBDIVISIONS

1. **S-4931 PARAMOUNT MINOR SUBDIVISION (minor-sketch):**
Petitioner is seeking primary approval for two lots on 4.39 acres, located on the north side of Genoa Drive and east side of Paramount Drive, in Wabash 2 (NE) 23-5.

2. **S-4932 CROSSER COMMONS MINOR SUBDIVISION (minor-sketch):**
Petitioners are seeking primary approval to replat two lots into 2 lots (plus one outlot) on 0.426 acres, located on the east side of Powderhouse Lane, just north of the Walker Court intersection, in Lafayette, Fairfield 31 (SE) 23-4.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit www.tippecanoe.in.gov/ada

C. REZONING ACTIVITIES

1. **Z-2798 WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION – Anastasia Krutulis (West Lafayette Public Library PD)(PDNR to PDNR):**
Petitioner is requesting rezoning for an expansion of the existing West Lafayette Public Library. The proposed two-lot planned development will contain a 13,000-square foot, 3-story expansion of the current library building on Lot 1 and an existing 139-space parking garage on proposed Lot 2. The property is located at 208 W. Columbia Street in West Lafayette, Wabash 19 (NW) 23-4.

2. **Z-2799 STENZ / LNHS, LLC (PDMX to R3):**
Petitioner is requesting rezoning of 8 lots located at the northeast corner of North 9th Street and Brown Street (currently part of the parking lot for the Old Jeff Centre PD, 619 N. 9th Street) in Lafayette, Fairfield 21 (SW) 23-4.

3. **Z-2800 JOSHUA SHIVES (A to GB):**
Petitioner is requesting rezoning of Lot 2 of Oliver Subdivision, located at the northwest corner of SR 25 W and CR 500 W, specifically 5000 SR 25 W, in Wayne 22 (SE) 22-5.

4. **Z-2801 WALLICK COMMUNITIES (NB to R3):**
Petitioner is requesting rezoning of 5.22 acres on the west side of Paramount Drive, just south of Campus Suites apartments, for a proposed 60-unit, 3 building multi-family development known as Wabash Commons in Wabash 2 (NE) 23-5.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE SEPTEMBER 2nd EXECUTIVE COMMITTEE AGENDA

VII. DETERMINATION OF VARIANCES – ABZA

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT

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THE
A R E A B O A R D O F Z O N I N G A P P E A L S
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: ..... AUGUST 26, 2020
TIME: ..... 6:00 P.M.
PLACE: ..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

*Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting at apc@tippecanoe.in.gov. Comments must include **name** and **address** to be heard. Members of the public may watch the livestream of the meeting at https://www.facebook.com/TippecanoeCountyIndiana or https://www.youtube.com/channel/UCJIeeA9ZQo9EllGdZTdjurQ*

(TENTATIVE)
A G E N D A

I. APPROVAL OF MINUTES

II. NEW BUSINESS

III. PUBLIC HEARING

1. **BZA-2038 BILL J. PHILLIPS:**
Petitioner is requesting a variance to allow a setback of 15' instead of the required 25' from the (southern) Samola Drive to build a house on 0.82 acres zoned R1, located at the northwest corner of US 231 and Samola Drive, specifically, 36 Samola Drive in the Sam Wilson Subdivision, Wea 29 (SW) 22-4. (UZO 2-1-7) *CONTINUED FROM THE JULY ABZA MEETING BY INCONCLUSIVE VOTE.*

2. **BZA-2041 MURTAUGH LAW, LLC:**
Petitioner is requesting the following variance for a proposed RV self-storage warehouse business on a half-acre tract of GB-zoned property:

   1. To allow a 1' setback from Old SR 25 N instead of the required 60'; (UZO 2-17-7) ~~and~~
   2. ~~To eliminate the requirement for each required off-street auto space to open directly on an unobstructed maneuvering aisle; (UZO 4-6-15 b)~~
   (The second request was withdrawn by petitioner July 30, 2020.)

on property located at 10 Aretz Lane, Fairfield 11 (SW) 23-4. *CONTINUED FROM THE JULY ABZA MEETING BECAUSE NOTICES WERE NOT SENT OUT IN TIME.*

3. **BZA-2042 ZERN VESS:**
   Petitioner is requesting a variance to allow a fascia sign of 63.20 sq. ft. in an integrated center instead of the maximum allowed 40 sq. ft. for a Domino's Pizza on a GB zoned lot. The property is located in Paramount-Lakeshore Subdivision, more specifically at 3504 Paramount Drive, Wabash 2 (NE) 23-5. (UZO 4-8-7)

4. **BZA-2043 RESONS, LLC:**
   Petitioner is requesting the following variances to renovate the basement to add a bedroom to the existing nonconforming apartment structure in an R4W zone:

   1. To allow a lot width of 50.68 feet from the minimum required 70 feet for a multi-family dwelling; (UZO 2-11-6)
   2. To reduce the setback from North Street to 21 feet from the minimum requirement of 25 feet; (UZO 2-11-8)
   3. To reduce the setback from N. Chauncey Avenue to 10 feet from the minimum requirement of 25 feet; (UZO 2-11-8) and
   4. To reduce the onsite parking to 6 from the minimum requirement of 9 spaces; (UZO 4-6-4)

   on property located at 302 N. Chauncey Avenue (commonly known as Chauncey Townhouses Planned Development) in West Lafayette, Wabash 19 (NE) 23-4.

II. ADMINISTRATIVE MATTERS

III. ADJOURNMENT

Determination of Variance
Lafayette Board of Zoning Appeals
Meeting Date: August 17, 2020

July 30, 2020

1. **CASE #2020-15 720 CAPITAL, LLC:**
   Petitioner is requesting a variance to allow two parking spaces instead of the required seven spaces which will allow the conversion of two floors in an existing downtown building into four 2-bedroom apartments, at 707 Main Street, Lafayette, Fairfield 20 (SE) 23-4. (UZO 4-6-3)

RECOMMENDATION:
Staff advises that the above request does not constitute a use variance.

MONTHLY BUDGET REPORT

June 25, 2020 - July 29, 2020

ACCOUNT NUMBER AND NAME		TOTAL APPROPRIATION	ENCUMBRANCE FROM LY	MID YR/ END YR TRANSERS	TOTAL	EXPENDITURES THIS MONTH	EXPENDITURES TO DATE	APPROPRIATION BALANCE
1000-2510-11-10	Full Time Personnel	$854,769.00			$854,769.00	$60,424.17	$448,231.50	$406,537.50
1000-2510-11-30	Part Time Personnel	$5,000.00			$5,000.00			$5,000.00
TOTAL PERSONAL SERVICES		**$859,769.00**			**$859,769.00**	**$60,424.17**	**$448,231.50**	**$411,537.50**
1000-2510-21-10	Office Supplies -Gen.	$4,000.00			$4,000.00	$40.80	$185.92	$3,814.08
1000-2510-21-30	Printing & Signs for Purch	$2,000.00			$2,000.00			$2,000.00
1000-2510-21-40	Minor Equipment	$1,000.00			$1,000.00		$172.70	$827.30
TOTAL SUPPLIES		**$7,000.00**			**$7,000.00**	**$40.80**	**$358.62**	**$6,641.38**
1000-2510-31-10	Legal Services	$27,600.00	$3,520.00		$31,120.00	$2,850.00	$17,124.50	$13,995.50
1000-2510-31-90	Other Professional Services	$500.00			$500.00			$500.00
1000-2510-32-10	Travel Costs & Mileage	$8,000.00	$10.00		$8,010.00	$14.04	$327.66	$7,682.34
1000-2510-33-10	Published Legals	$750.00	$40.00		$790.00	$45.98	$109.66	$680.34
1000-2510-36-20	Repair Veh&Equip	$1,500.00	$546.00		$2,046.00		$678.28	$1,367.72
TOTAL OTHER SERVICES & CHARGE!		**$38,350.00**	**$4,116.00**		**$42,466.00**	**$2,910.02**	**$18,240.10**	**$24,225.90**
1000-2510-39-10	Dues & Subscriptions	$5,300.00			$5,300.00	$19.00	$2,407.00	$2,893.00
TOTAL		**$5,300.00**			**$5,300.00**	**$19.00**	**$2,407.00**	**$2,893.00**
TOTAL OPERATING EXPENSES		**$45,350.00**	**$4,116.00**		**$49,466.00**	**$2,950.82**	**$18,598.72**	**$30,867.28**
TOTAL BUDGET		**$910,419.00**	**$4,116.00**		**$914,535.00**	**$63,393.99**	**$469,237.22**	**$445,297.78**

Social Security	$65,773.00
PERF Retirement	$95,735.00
Furnished by County	
TOTAL BUDGET	$1,071,927.00