

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: August 19, 2020

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

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 at: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube at <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDZTdjurQ> (you must be a subscriber to comment.) Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.

II. BRIEFING SESSION

A. CONTINUED AND WITHDRAWN CASES

- Z-2798 West Lafayette Public Library PD (PDNR to PDNR): Petitioner has requested a continuance to the October 21st APC meeting. First continuance.
- Z-2799 Stenz / LNHS, LLC (PDMX to R3): Petitioner has withdrawn this request.

III. APPROVAL OF MINUTES

Documents:

[APC MINUTES 07.15.2020.PDF](#)

IV. NEW BUSINESS

A. FINAL DETAILED PLANS RESOLUTION

1. **RESOLUTION PD-20-07: PURDUE RESEARCH FOUNDATION (PROVENANCE PD) Z-2766:**

Re-approval of Final Detailed Plans, consisting of the final plat for phase 1 and the final plat for phase 2, part 1 of the Provenance PD. The approved preliminary plans allow for a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including both single-family and multi-family) and up to 90,000 square feet of commercial retail. The property is located on the southwest corner of the intersection of State Street and Airport Road, in West Lafayette, Wabash 24 (S1/2) 23-5.

Vote Results 17-Yes and 0-No

Documents:

[PD-20-07 PROVENANCE.PDF](#)

V. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

1. **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.*

Vote Results 17-Yes and 0-No

Documents:

[AMEND 97 BUSINESS PARK SIGNS REVISED.PDF](#)

B. SUBDIVISIONS

1. **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, Lafayette, Fairfield 31 (SE) 23-4. *Continued from the August Executive Committee meeting because legal ads were not published in time.*

**Vote Results:
Conditional Primary Approval 17-Yes and 0-No**

Documents:

[S-4930 ELSTON ACRES MINOR SUB.PDF](#)

2. **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 the east side of Paramount Drive, in Wabash 2 (NE) 23-5.

Vote Results:
Conditional Primary Approval 16-Yes and 0-No and 1-Abstain

Documents:

[S-4931 PARAMOUNT MINOR SUB.PDF](#)

3. **S-4932 CROSSER COMMONS MINOR SUBDIVISION (MINOR-SKETCH):**
Petitioners are seeking primary approval to replat two lots into two 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.

Vote Results:
Conditional Primary Approval 17-Yes and 0-No

Documents:

[S-4932 CROSSER COMMONS MINOR SUB.PDF](#)

C. REZONING ACTIVITIES

1. **Z-2798 WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION - ANASTASIA KRUTULIS (WEST LAFAYETTE PUBLIC LIBRARY PD)(PDNR TO PDNR):**
****Continued to the October 21st APC meeting at petitioner's request.****
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 (the existing 139-space parking garage on proposed Lot 2 would not change). The property is located at 208 W. Columbia Street, West Lafayette, Wabash 19 (NW) 23-4.
2. **Z-2799 STENZ / LNHS, LLC (PDMX TO R3):**
****WITHDRAWN BY PETITIONER, AUGUST 19, 2020****
Petitioners are 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-2801 WALLICK COMMUNITIES (NB TO R3):**
Petitioner is requesting rezoning of 5.22 acres on the west side of Paramount Drive, just south of Lark apartments (formerly known as Campus Suites), for a proposed 60-unit, three building multi-family development known as Wabash Commons in Wabash 2 (NE) 23-5.

Vote Results 17-Yes and 0-No

Documents:

[Z-2801 WALLICK COMMUNITIES.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE SEPTEMBER 2ND EXECUTIVE COMMITTEE AGENDA

Documents:

[09022020 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - ABZA

Documents:

[2020-08 CDOV .PDF](#)

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY
MINUTES OF A PUBLIC HEARING**

DATE.....July 15, 2020
 TIME.....6:00 P.M.
 PLACE..... County Office Bldg.
 20 N. 3rd Street
 Lafayette, IN 47901

MEMBERS PRESENT

Roland Winger
 Diana Luper
 Vicki Pearl
 Larry Leverenz
 Greg Jones
 Tracy Brown
 Tom Murtaugh
 Gary Schroeder
 Kathy Parker
 Lisa Dillum
 Perry Brown
 Carla Snodgrass
 Michelle Long
 Jake Gray
 Jerry Reynolds

MEMBERS ABSENT

Jackson Bogan
 Dr. Carl Griffin

STAFF PRESENT

Sallie Fahey
 Chyna Lynch
 Don Lamb
 Ryan O’Gara
 Zach Williams, Atty.

The Area Plan Commission of Tippecanoe County Public Hearing was held virtually on the 15th day of July 2020 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

Vice President Larry Leverenz called the meeting to order. He asked that everyone mute their microphones until they wished to speak or vote.

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

I. BRIEFING SESSION

Sallie Fahey said **S-4922 BLACKER MINOR SUBDIVISION (minor-sketch)** must be continued to the August 5th, 2020 Executive Committee meeting because of failure to post signs and send letters to interested persons.

II. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the June 17, 2020 meeting. Greg Jones seconded and the motion carried by unanimous voice vote.

III. NEW BUSINESS

Final Detailed Plans

RESOLUTION PD-20-06: PURDUE RESEARCH FOUNDATION (Provenance PD) Z-2766:

Final Detailed Plans, consisting of the Final Plat for phase 1 and the Final Plat for phase 2, part 1 for the Provenance Planned Development. The approved preliminary plans allow for a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including both single-family and multi-family) and up to 90,000 square feet of commercial retail. The property is located on the southwest corner of State Street and Airport Road in West Lafayette, Wabash 24 (S1/2) 23-5.

Gary Schroeder moved to hear and approve **RESOLUTION PD-20-06**. Greg Jones seconded.

Ryan O’Gara presented the final detail plans. He said this site is located on the west side of the county. A few months back, the construction plans for phase 1 and 2 were approved and recorded. The final plat consists of two phases. Phase 1 is in the southwest corner of the intersection of State Street and Airport Road and will consist of multi-family apartments and retail. Phase 2 is a small portion of the single-family detached environment and contains five single-family lots. There are street and alley dedications to provide access to these areas. This phase will allow the developer to get the lots platted and building permits. The single-family detached lots will be able to be sold. Bonding is being requested and plans meet all the requirements for this stage of development. Once this has been approved, recorded and bonding has been accepted, they will be cleared to begin formal construction on the buildings. Staff recommended approval.

Larry Leverenz asked if the petitioner or the representative wanted to make a presentation. Curtis Sattison from Old Town Companies did not. Larry asked Ryan O’Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was approved 15 yes to 0 no.

Yes-Votes

Larry Leverenz	Diana Luper
Roland Winger	Tracy Brown
Vicki Pearl	Jake Gray
Lisa Dullum	Perry Brown
Gary Schroeder	Greg Jones
Michelle Long	Carla Snodgrass
Kathy Parker	Tom Murtaugh
Jerry Reynolds	

No-Votes

IV. PUBLIC HEARING

Larry Leverenz read the meeting procedures.

Gary Schroeder moved that there be incorporated into the public hearing portion of each application to be heard this evening and to become part of the evidence at such hearing, the Unified Zoning Ordinance, the Unified Subdivision Ordinance, the Comprehensive Plan, the By-laws of the Area Plan Commission, the application and all documents filed therewith, the staff report and recommendation on the applications to be heard this evening and responses from the checkpoint agencies

Greg Jones seconded, and the motion carried by voice vote.

Gary Schroeder moved to continue **S-4922 BLACKER MINOR SUBDIVISION (minor-sketch)** to the August 5th, 2020 Executive Committee Meeting.

Greg Jones seconded and the motion carried by voice vote.

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.

Gary Schroeder moved to hear and approve **UZO AMENDMENT #97 BUSINESS PARK & GATEWAY DIRECTORY SIGNS**. Greg Jones seconded.

Sallie Fahey presented the ordinance amendment. She said the purpose of the amendment is to consolidate freestanding signs into a neat package like what is seen in an integrated center where the name of the center has a listing and signage for all the tenants. This amendment was written to try to get the

same kind of signage available for commercial subdivisions. After numerous discussions, staff came up with the definition of a business park which is a commercial subdivision that has internal public streets, more than two lots, a gateway directory sign that is located near the main entrance from the perimeter street that accesses the entire development. The second new definition is a gateway directory sign which has a minimum of 25% of the sign's supporting structure having to be brick, masonry, or stone. The name of the business park would have to be at least 20% of the total sign area. The size and height of the sign directory would follow the same requirements as section 4-8. It would be required that the gateway directory sign would have to be erected within a sign easement which would be part of the subdivision plat. There is some additional guidance on how signage is calculated for a gateway directory sign. The signage is calculated based on the zoning district, how many acres are within the entire development and the speed of the adjacent roadway. The height maximum and the setback are the same as any other freestanding sign which is the same as the sign's height. Originally there was a section that would have limited the number of freestanding signs at a standalone commercial lot. However, the Ordinance Committee voted to remove that section of the amendment at the meeting in July. It is staff's opinion that the playing field needs to be leveled in order to make this work. The only way to level the playing field and promote these business park gateway directory signs is if there is no additional advantage for a standalone lot to have multiple freestanding signs in excess of what a lot in a business park could have. Taking this section out takes away the level playing that was trying to be established. In the staff report is Attachment A which is the way the amendment came out of the Ordinance Committee and Attachment B which is the way the amendment was originally proposed and in staff's opinion keeps the playing field level. If the Commission wants to discuss Attachment B, staff will offer a compromise for Attachment B in section 3.

Chad Spitznagle, City of West Lafayette Building Commissioner, said he agreed with Sallie that the original intent was to level the playing field and not pollute the standalone lot with multiple freestanding signs. Several of the lots will have more than one frontage and will have plenty of sign area they can put on their building. Directional signage can also have a logo, so the back side of a building could have a business sign or logo. After the work on this, Attachment B is the best option.

Debbie Mann, 6925 E 96TH Street, Indianapolis, IN 46250, said Sallie and her staff have worked with Mann Properties on this amendment. What staff is trying to do makes sense. The original intention was for the Sagamore Commons development to have the integrated sign. She said they did not want to also put up a pylon sign, so they proposed to take some of the signage away from the individual lot owners. The lot owners would still have fascia signs and a possible monument sign instead of each lot having a large freestanding sign. As a developer, they never want to take signage away from retailers, but this seemed like a fair option. If it is not a business park and it is a standalone lot, they have more signage.

Jerry Reynolds said he thought sections 3 and 5 were eliminated at Ordinance Committee.

Sallie Fahey said that is correct. Attachment A shows the changes made at Ordinance Committee where sections 3 and 5 are eliminated and section 4 becomes the new section 3. Attachment B is the amendment as it was originally proposed and keeps sections 3 and 5.

Zach Williams said there is also the 'up to 2 frontages' language in section 2 that was removed twice.

Gary Schroeder asked if he made a motion for Attachment A.

Sallie Fahey said he made a motion for Attachment A. To do what staff is proposing would need to a motion substituting Attachment B for Attachment A.

Gary Schroeder asked if Attachment A represents what was approved at the Ordinance Committee meeting.

Sallie Fahey said that is correct.

Zach Williams said Attachment A is what Ordinance Committee passed forward and that is what is currently on the floor. If there are changes made after discussion, a motion will have to be made.

Larry Leverenz said Attachment A is currently on the floor as it stands. That is what is being discussed and voted on at this point. If anyone wants to change it, an amended motion would need to be made.

Tom Murtaugh asked why the changes were made at the Ordinance Committee meeting.

Gary Schroeder said there are some locations like at SR 26 and US 52 that have signs on both sides. The original example was the Speedway at SR 38 and Creasy Lane with the 2 perpendicular signs each facing the different traffic directions. This is something the Board of Zoning Appeals would approve so the Committee did not want to make an ordinance against something that is appropriate. This ordinance would make a lot of signs non-conforming. These signs typically happen when a business is on a corner. Some businesses put up an angled sign and some put one on each road. Regarding the Speedway, it is a busy intersection and their signage is appropriate.

Sallie Fahey said if there was some concern about corner lots or three-sided lots, staff has a change they are willing to make as a compromise between the two attachments. In section 3, where it says '1 per 2,000 total linear feet of all frontages' if the Commission is willing to go back to Attachment B, then staff would be willing to propose that this part say '1 per each road frontage up to a maximum of 2 signs.' If a lot had 2 or 3 road frontages, they could still have 2 signs. If it had 1 road frontage, it could have 1 sign. What staff does not want to happen is to have a lot with 3 sides and get 3 freestanding signs whereas a lot in a business park in that situation would be on the business park sign and get one freestanding sign. Staff is concerned this amendment would not encourage people into a business park if they could choose a lot not in a business park and get much more signage. The intent was to encourage consolidated signage through this business park amendment. This proposed compromise in section 3 of Attachment B allows a corner lot or a three-sided lot to still get at least 2 signs.

Larry Leverenz asked if section 5 would go back in if the compromise was agreed upon.

Sallie Fahey said that is correct because that really affects other things, not just the freestanding signs.

Gary Schroeder said Attachment A has been worked on and agreed to. There are a few people that are on the Ordinance Committee that are not here this evening. He proposed that motion on the floor be approved and Attachment B be sent back to the Ordinance Committee to be discussed.

Jerry Reynolds said he agreed. We are fixing one problem and then causing other people to no longer be compliant. He said he drove by the Speedway and other locations in Lafayette that would no longer be compliant.

Larry Leverenz asked if Attachment A is passed, if it will go to the jurisdictions to be passed. It does not make sense to pass Attachment A to the jurisdictions for approval and we come back with something else after Ordinance Committee. If there are enough questions, this should be taken back to Ordinance.

Tom Murtaugh said he thinks that is a better solution.

Roland Winger said he agreed.

Carla Snodgrass said she also agreed.

Perry Brown moved to table **UZO AMENDMENT #97** and send it back to Ordinance Committee. Gary Schroeder seconded.

Zach Williams conducted a vote by roll call. The motion was approved 15 yes to 0 no.

Yes-Votes

Larry Leverenz

Diana Luper

No-Votes

Roland Winger	Tracy Brown
Vicki Pearl	Jake Gray
Lisa Dullum	Perry Brown
Gary Schroeder	Greg Jones
Michelle Long	Carla Snodgrass
Kathy Parker	Tom Murtaugh
Jerry Reynolds	

B. Rezoning Activities

Z-2796 STEVEN D. HABY (GB to R1B):

Petitioner is requesting rezoning of the northwest corner of Elston Road and Old Romney Road, specifically, 2360 Old Romney Road and 410 Elston Road (there are two houses on one lot), Lafayette, Fairfield 31 (SE) 23-4.

Gary Schroeder moved to hear and approve Z-2796 STEVEN D. HABY (GB to R1B). Greg Jones seconded.

Ryan O’Gara presented the zoning map and aerial photos. He said this area in Lafayette is quite a patchwork of zoning districts. The site is located on the northwest corner of the intersection and is zoned GB. There are currently two houses on the site that are connected to sewer by one tap and share a well. The plan after the rezone is to submit a minor subdivision petition to formally divide the land so that there is one lot per house. The houses will then be individually connected to city utilities. Prior to the 1998 Ordinance, residential uses were permitted in the GB zone, so the uses are legally non-conforming. This petition is an effort to clean up the non-conformities. The first step will take care of the zoning aspect and the subdivision down the road will correct the lack of separate lots. Staff recommended approval.

Larry Leverenz asked if the petitioner or the representative wanted to make a presentation.

Steven Haby, 1129 Ocala Avenue, Lafayette, IN 47904, petitioner, thanked the commission and respectfully requested approval.

Don Lamb said the subdivision has been submitted. It is called Elston Acres Subdivision and will be heard at the August 5th, 2020 Executive Committee meeting.

Larry Leverenz asked Ryan O’Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was approved 15 yes to 0 no.

Yes-Votes

Larry Leverenz	Diana Luper
Roland Winger	Tracy Brown
Vicki Pearl	Jake Gray
Lisa Dullum	Perry Brown
Gary Schroeder	Greg Jones
Michelle Long	Carla Snodgrass
Kathy Parker	Tom Murtaugh
Jerry Reynolds	

No-Votes

Z-2797 RESONS, LLC (PDRS to R4W):

Petitioner is requesting rezoning of 1 lot located at the northeast corner of Chauncey Avenue and North Street, specifically, 302 N. Chauncey Avenue (formerly the Chauncey Townhomes PD) in West Lafayette, Wabash 19 (NE) 23-4.

Gary Schroeder moved to hear and approve Z-2797 RESONS, LLC (PDRS to R4W). Greg Jones seconded.

Ryan O’Gara presented the zoning map and aerial photos. He said this is an unusual rezone going from PDRS back to a residential zone. This planned development was approved back in 2004 with the intent to create a structure that conformed with the R3W zone. That PD had a strict clause not easily undone that prohibited units in the basement level. This rezone petition would allow the residential density to expand because R4W does not have a density cap. There will not be many changes structurally to the outside. If rezoned, they would have to abide by R4W standards if they made any changes. As far as conforming to the new West Lafayette Downtown Plan, this block is described as a transition zone for residential densities moving from the core area of the Village north to the New Chauncey Neighborhood. This proposal conforms with the idea of having a variety of densities. Staff recommended approval.

Larry Leverenz asked if the petitioner or the representative wanted to make a presentation.

Christopher Shelmon, 250 Main Street, Lafayette, IN 47901, representative for petitioner, said he agreed with the staff report. The petitioners plan on leaving everything as is and adding a bedroom with access in the basement. He thanked the Commission and respectfully requested approval.

Larry Leverenz asked Ryan O’Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was approved 15 yes to 0 no.

Yes-Votes

Larry Leverenz	Diana Luper
Roland Winger	Tracy Brown
Vicki Pearl	Jake Gray
Lisa Dullum	Perry Brown
Gary Schroeder	Greg Jones
Michelle Long	Carla Snodgrass
Kathy Parker	Tom Murtaugh
Jerry Reynolds	

No-Votes

V. ADMINISTRATIVE MATTERS

None.

VI. APPROVAL OF THE AUGUST EXECUTIVE COMMITTEE AGENDA

Gary Schroeder moved that the following requests for subdivision be placed on the August 5, 2020 Area Plan Commission Executive Committee agenda at petitioner’s request, placement thereon being without reference to compliance or noncompliance with the adopted subdivision ordinance:

S-4927 AYALA MINOR SUBDIVISION (minor-sketch);

S-4928 FRANKS FIELD MINOR SUBDIVISION (minor-sketch);

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

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

Greg Jones seconded and the motion carried by unanimous voice vote.

VII. DETERMINATION OF VARIANCES – ABZA

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:

BZA-2038 BILL J. PHILLIPS;

BZA-2040 PURDY O’NEALL FARM, LLC; and

BZA-2041 MURTAUGH LAW, LLC.

Greg Jones seconded and the motion carried by unanimous voice vote.

VIII. DIRECTOR'S REPORT

Sallie Fahey said unless there are questions, she had nothing to add to the report she sent out.

IX. CITIZEN'S COMMENTS AND GRIEVANCES

Larry Leverenz said there will be a one-minute pause for citizen comments and/or grievances. After the minute passed, he asked Ryan O'Gara if there had been any additional comments received. There were none.

X. ADJOURNMENT

Gary Schroeder moved to adjourn.

The meeting adjourned at 6:54 pm.

Respectfully Submitted,

Chyna R. Lynch
Recording Secretary

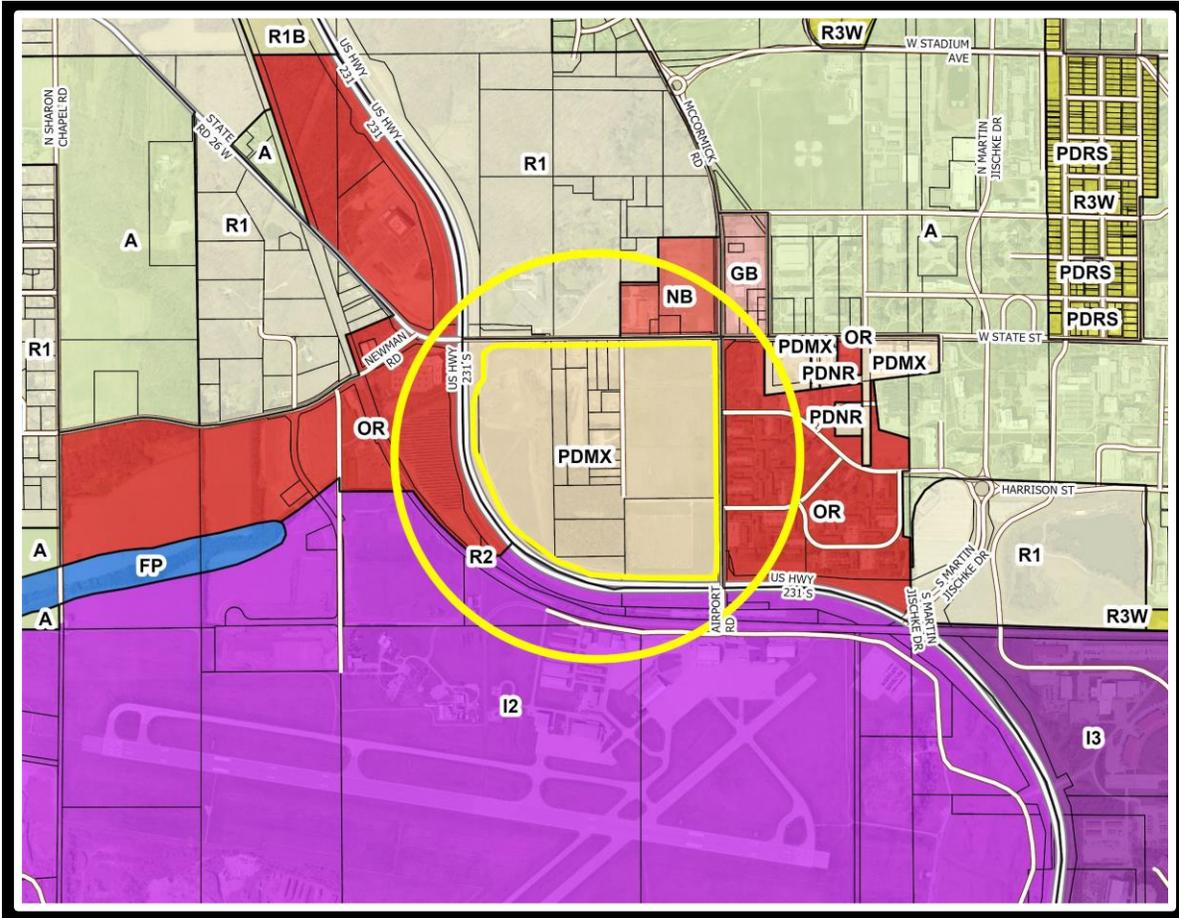
Reviewed By,



Sallie Fahey

**RESOLUTION PD-20-07:
PURDUE RESEARCH FOUNDATION
(Provenance PD – Phase 1 Final Plat and Phase 2
Part 1 Final Plat)
(Z-2766)**

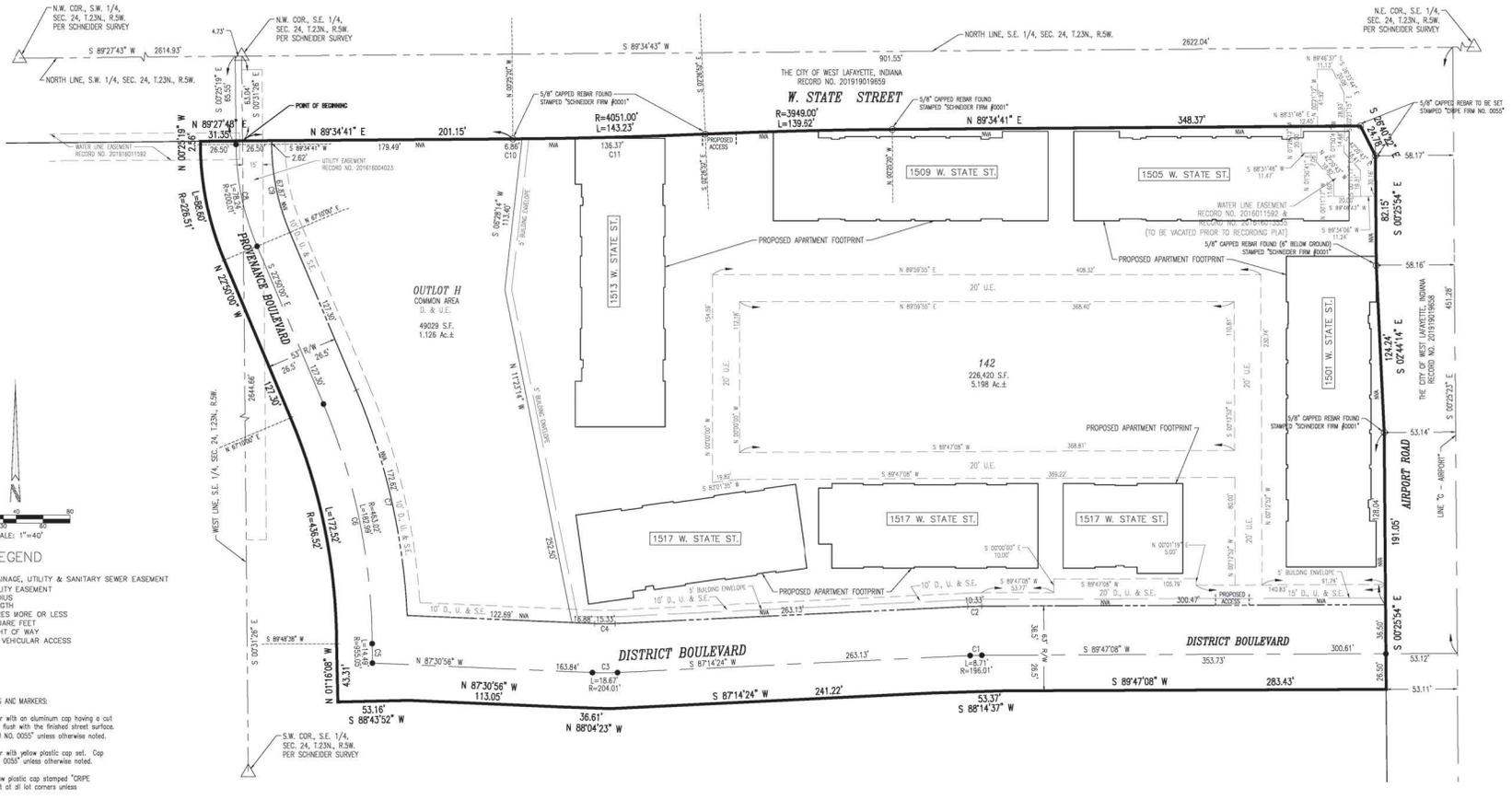
**STAFF REPORT
August 18, 2020**



FINAL PLAT

PROVENANCE PLANNED DEVELOPMENT (Z-2766) PHASE 1 FINAL PLAT

PART OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 5 WEST, TIPPECANOE COUNTY, INDIANA



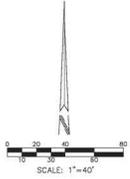
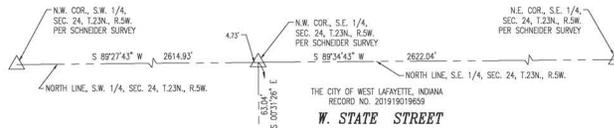
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	196.01	8.71	8.71	N 88°30'46" E	02°32'44"
C2	232.51	10.33	10.33	N 88°30'46" E	02°32'44"
C3	204.01	18.67	18.67	N 89°51'44" E	05°14'40"
C4	1167.51	15.33	15.33	N 89°51'44" E	05°14'40"
C5	955.05	14.49	14.49	S 00°37'27" E	00°52'10"
C6	463.02	182.99	181.81	S 11°30'41" E	22°38'39"
C7	489.52	172.82	171.73	N 12°43'52" W	20°12'16"
C8	200.01	78.24	77.74	S 11°37'40" E	22°24'41"
C9	173.51	67.87	67.44	S 11°37'40" E	22°24'41"
C10	4051.00	6.86	6.86	N 89°31'46" E	00°05'49"
C11	4051.00	136.36	136.35	S 88°30'59" W	01°55'43"

FINAL PLAT

PROVENANCE PLANNED DEVELOPMENT (Z-2766) PHASE 2, PART 1 FINAL PLAT

PART OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 5 WEST, TIPPECANOE COUNTY, INDIANA



LEGEND

- D., U & S.E. = DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- R = RADIUS
- L = LENGTH
- Ac.± = ACRES MORE OR LESS
- S.F. = SQUARE FEET
- R/W = RIGHT OF WAY
- NVA = NO VEHICULAR ACCESS
- B.E. = BUILDING ENVELOPE
- [1573] = TYPICAL ADDRESS

NOTES ON MONUMENTS AND MARKERS:

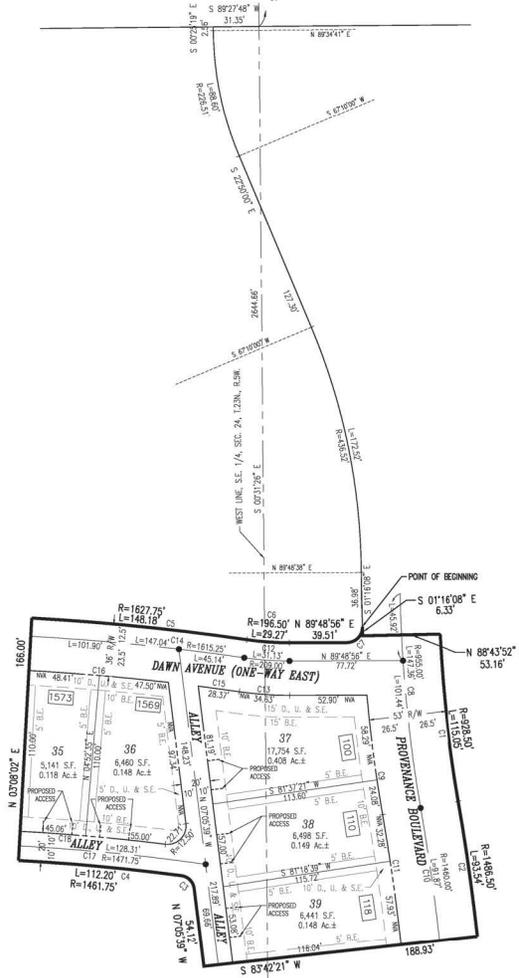
- Denotes a 5/8" Dia. rebar with an aluminum cap having a cut "X" in the top, to be set flush with the finished street surface. Cap stamped "CRPE FIRM NO. 0055" unless otherwise noted.
- Denotes a 5/8" Dia. rebar with yellow plastic cap set. Cap stamped "CRPE FIRM NO. 0055" unless otherwise noted.
- ▲ 5/8" Dia. rebar w/yellow plastic cap stamped "CRPE FIRM NO. 0055" to be set at all lot corners unless otherwise noted.

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	IN-RADIAL BEARING	OUT-RADIAL BEARING
C1	928.50'	115.05'	N 87°11'59" E	S 87°08'01" W		
C2	1486.50'	93.54'	S 80°05'01" W	N 83°42'21" E		
C3	10.00'	13.16'	S 82°54'21" W	N 07°31'54" E		
C4	1481.75'	112.20'	S 07°31'54" W	N 03°08'02" E		
C5	1627.75'	148.18'	S 03°08'02" W	N 08°20'58" E		
C6	196.50'	29.27'	N 08°20'58" E	S 00°11'04" W		
C7	10.50'	15.89'	N 00°11'04" W	N 87°59'06" E		

STREET CENTERLINE AND RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	955.00'	147.36'	147.21'	N 02°28'45" E	89°50'27"
C9	981.50'	82.37'	82.34'	S 07°29'44" E	4°48'30"
C10	1480.00'	91.87'	91.86'	S 08°05'49" E	3°36'20"
C11	1433.50'	90.71'	90.19'	N 08°05'49" W	3°36'20"
C12	209.00'	31.13'	31.10'	S 85°55'03" E	8°32'02"
C13	232.50'	34.63'	34.60'	S 85°55'03" E	8°32'02"
C14	1615.25'	147.04'	146.99'	S 84°15'30" E	5°12'57"
C15	1591.75'	28.37'	28.37'	S 82°09'40" E	1°01'17"
C16	1591.75'	95.91'	95.89'	S 85°08'24" E	3°27'08"
C17	1471.75'	128.31'	128.27'	S 84°22'07" E	4°59'43"
C18	1481.75'	100.06'	100.05'	S 84°55'53" E	3°52'09"



SOURCE OF TITLE FOR THE PURDUE RESEARCH FOUNDATION

RECORD #201819021808
 RECORD #280, PAGE 74
 RECORD #78, PAGE 5178
 RECORD #201809000170
 RECORD #88, PAGE 188

THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S., #29700012

S.W. COR. S.E. 1/4,
 SEC. 24, T.23N., R.5W.
 PER SCHNEIDER SURVEY

Z-2766

**PURDUE RESEARCH FOUNDATION
PROVENANCE PD - PHASE 1 FINAL PLAT AND PHASE 2, PART 1
FINAL PLAT - REAPPROVAL
FINAL DETAILED PLANS
RESOLUTION PD-20-07**

**Staff Report
August 19, 2020**

BACKGROUND:

On July 17, 2019, APC, by unanimous vote, recommended approval of a reclassification from R3W to PDMX on approximately 90-acres in the City of West Lafayette for the Provenance Planned Development. The City of West Lafayette Common Council approved the rezone, by unanimous vote, on August 8, 2019. The approved preliminary plans allow for the construction of a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including both single-family and multi-family) and up to 90,000 square feet of non-residential space, including a child care center.

The phases for the project include:

- Phase 1 = A mixed-use environment containing retail, office, daycare center, multi-family apartments, townhouses, with an option for condominium ownership.
- Phase 2 = Single-family detached homes.
- Phase 3 = Townhouses with an option for flexible ground-floor office uses.
- Phase 4 = Single-family detached homes and townhouses.
- Phase 5 = Community Center building.
- Phase 6 = Single-family detached homes and townhouses.
- Phase 7 = Senior housing, independent living and skilled-nursing facility.
- Phase 8 = Mixed-residential or civic uses such as an educational facility.

Petitioner's Final Detailed Plans consist of the Final Plat for Phase 1 and the Final Plat for Phase 2, Part 1. They meet all required conditions at this stage of development. The Construction Plans for these two phases have already been approved and recorded. Bonding is being requested.

STAFF RECOMMENDATION:

Approval of Resolution PD-20-07

RESOLUTION PD-20-07

WHEREAS Preliminary Plans for ***PROVENANCE PD - PHASE 1 FINAL PLAT AND PHASE 2, PART 1 FINAL PLAT - REAPPROVAL***, are approved as part of Z-2766, with conditions attached; and

WHEREAS all conditions of approval necessary for FINAL DETAILED PLANS - PHASE 1 FINAL PLAT AND PHASE 2, PART 1 FINAL PLAT have been met; and

WHEREAS UZO 2-28-12-a-2 states that minor modifications approvable by the Administrative Officer “any increase in residential density; any decrease in residential density of 10% or more; any increase in building dimension or change in building location other than within the defined building envelope; any change in landscaping other than increases, as determined appropriate by the administrative officer, in the amounts of approved landscaping, substitution of species or redesign with the same materials; any increase in the size of the signage approved with the Preliminary Plan; any change in type of land use; any change in the alignment or intersection of streets; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Planned Development as adopted and passed by the City of West Lafayette Common Council on August 8, 2019;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for ***PROVENANCE PD - PHASE 1 FINAL PLAT AND PHASE 2, PART 1 FINAL PLAT - REAPPROVAL***, does hereby find them to conform to the Approved Planned Development Z-2766 as adopted and passed by the City of West Lafayette Common Council.

JACKSON BOGAN, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE

UZO Amendment #97
BUSINESS PARK/GATEWAY DIRECTORY SIGNS

Revised Staff Report
August 13, 2020

This amendment would create a definition for a new type of development called a “business park” with limits placed on the amount and type of signage the businesses within the development could have. The amendment also creates a new type of sign called a “gateway directory sign” which is similar to an integrated center sign. Erecting a gateway directory sign near the entrance to a commercial development means the development is a business park and the signage requirements found in the definition of a business park would dictate the type and size of signs permitted for each business. The amendment also made changes to the UZO’s existing signage regulations.

At last month’s APC meeting, staff presented two different proposals regarding existing signage regulations: one recommended by staff and the Administrative Officers, that reduced the total amount of signage a business could have (as well as limiting a business’s number of freestanding signs), and a second proposal recommended by the Ordinance Committee that did not change the current sign regulations. (Both proposals created a new type of sign called a “gateway directory sign” and created sign restrictions in a development defined as a “business park.”) Instead of choosing a proposal, the Area Plan Commission voted to send the amendment back to Ordinance Committee for further discussion.

At the Ordinance Committee meeting in July a compromise amendment was discussed and approved. No changes were made to the originally proposed “gateway directory sign” or the “business park” definitions. The changes made were only to the existing signage regulations that apply to stand-alone businesses. Currently the UZO allows one freestanding sign per road frontage. A corner lot gets two freestanding signs; a business with three road frontages gets 3 freestanding signs and so on. Luckily, most business owners have not been taking advantage of this law. Instead of limiting freestanding signs to one per 2000’ of road frontage (staff’s original proposal); the proposal is now to allow up to two freestanding signs as long as the business has two street frontages and the signs are separated by a minimum of 500 linear feet of road frontage.

The other change would slightly lessen the amount of signage a business would be permitted. Currently, the UZO gives a bonus for businesses that have multiple street frontages. Every street the business touches gives the business additional signage. Staff attempted to change that so that only two street frontages could be counted when determining the allotment of signage allowed. The compromise position reached by Ordinance Committee and staff was to limit this to counting no more than 3 street frontages in the sign allotment calculations.

The unfortunate result of a compromise is...instead of one group being unhappy and another group being happy, no one is exactly happy and getting everything they desired. However, this proposal is fairer and is a small step towards limiting a too liberal UZO freestanding sign section. This compromise amendment has the approvals of both Lafayette and West Lafayette City Engineer's Offices as well as Ordinance Committee and APC staff.

RECOMMENDATION:

approval

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. _____ BEING THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY.

Be it ordained by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No. _____, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1. Add two new definitions to **UZO Section 1-10-2 WORDS AND TERMS DEFINED** as follows:

BUSINESS PARK. A commercial subdivision with internal public streets, containing more than two lots, the limits of which are created by the approved preliminary plat, with a **gateway directory sign** located near the main entrance from the perimeter arterial street, that advertises the businesses located on the lots within the subdivision. In addition to advertising on the **gateway directory sign**, businesses within a business park may have no more than one **monument sign** equal to up to 50% of the business's total allotment of signage located on its **sign-lot**. All other signage for businesses within the business park shall be fascia signage. A business park is not an **integrated center**.

GATEWAY DIRECTORY SIGN. A sign located at the main entrance of a **business park** that advertises the businesses located within a commercial subdivision. A minimum of 25% of the sign's supporting structure shall be composed of brick, masonry, or stone. The name of the **business park** shall comprise at least 20% of the total sign area of the gateway directory sign. The size and height of a gateway directory sign is as described in Section 4-8 below. A gateway directory sign may only be erected within a sign easement.

Section 2. Change **UZO 4-8-5 Maximum Sign Area Per Sign-lot, By Zone** to read as follows:

The maximum total **sign** area for a **sign-lot** (except for **building marker signs, gateway signs, gateway directory signs, incidental signs, flags** and **event oriented signs** which are exempt from this section), is calculated using the following table. It is determined for **up to three street frontages** along a private or public **road** by multiplying the appropriate **zonal base rate** by the **road** speed limit factor, the **building setback** factor, and the percent of permitted **freestanding sign** area used. A **sign-lot's** maximum total **sign** area is then the calculated sum of the **sign** areas for ~~all~~ **up to three street frontages**, unless that sum falls below the **sign area assurance** or above the **sign area cap** noted on the following page. Except as indicated in 4-8-6 below regarding

freestanding signs, the total **sign** area may be applied at any location on a **sign-lot**. See 4-8-7 below for maximum **sign** area for **primary uses** within **integrated centers** and for **integrated center signs**. Notes follow on the next page. A worksheet can be found in Appendix D.

Section 3. Change **UZO 4-8-6 Number of Freestanding Signs per Sign-Lot** as follows:

	Institutional Use: Res/Rural zone	MRU NBU NB OR MR GB HB CB	11, 12, 13
MAX. NUMBER OF FREESTANDING SIGNS	1 per each road frontage street frontage, up to a maximum of 2 signs which shall be separated by at least 500' of total street frontage		

Section 4. Add two new charts as **UZO 4-8-8 (b) and (c)** to calculate the area and height of gateway directory signs as follows:

Gateway Directory Sign Area equals:

Zonal Base Rate	x	Property area factor	x	Road speed limit factor
40 sq.ft.		10 acres or smaller = 1.5		40mph or less = 1.5
		Over 10 acres = 2.5		45mph or more = 2.5

Gateway Directory Sign height maximum:

Sign Area	Sign Height
100 square feet or less	20'
101 to 200 square feet	25'
Over 200 square feet	30'

Minimum sign setback is no less than the sign height.

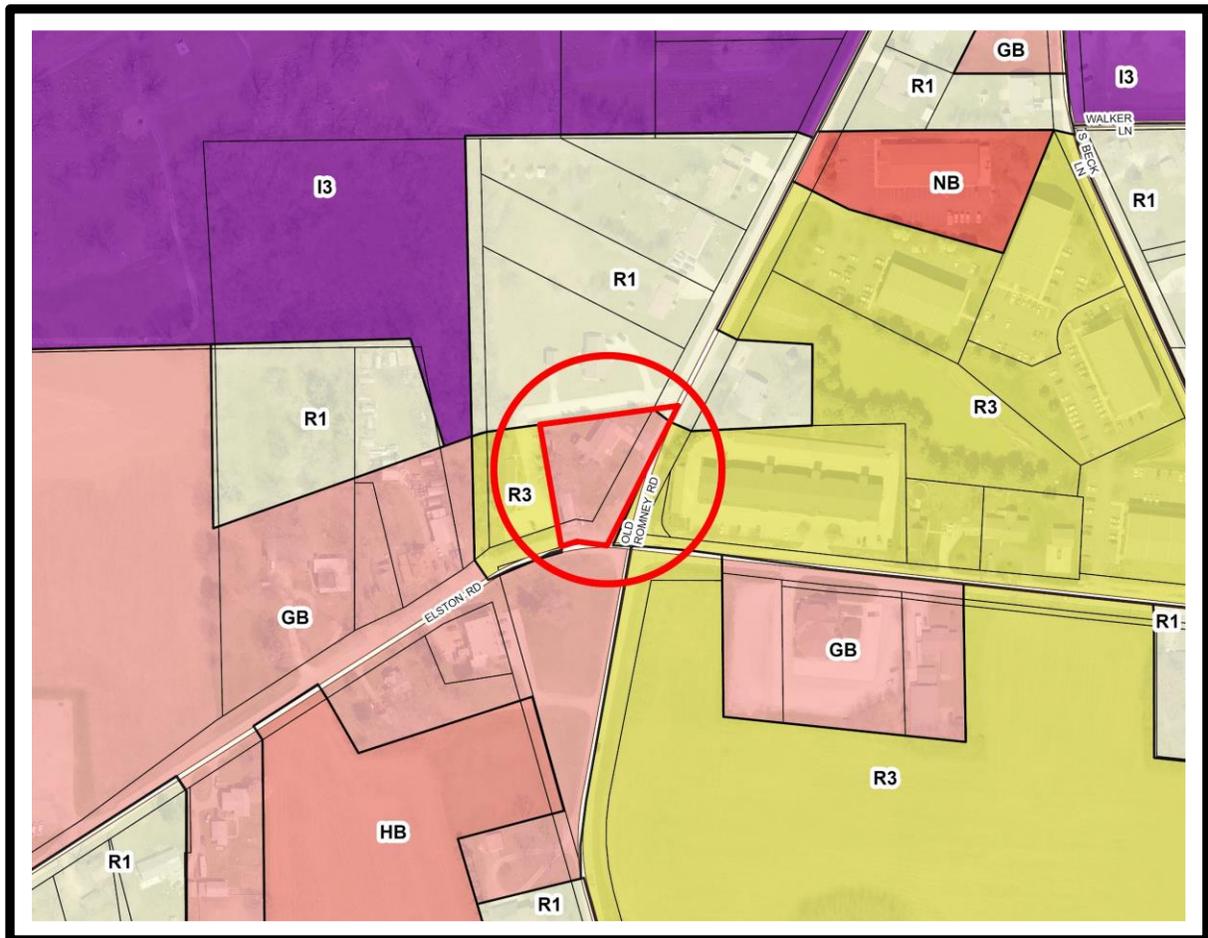
Section 5. Change the sign worksheet in **UZO Appendix D-2** as follows:

Step 1: Calculate A x B x C x D (for every frontage **not to exceed three**) = E

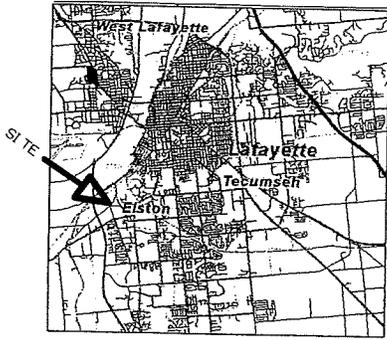
This ordinance shall be in full force and effect from and after its passage.

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

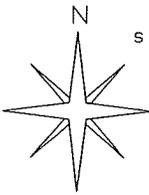
STAFF REPORT
July 9, 2020



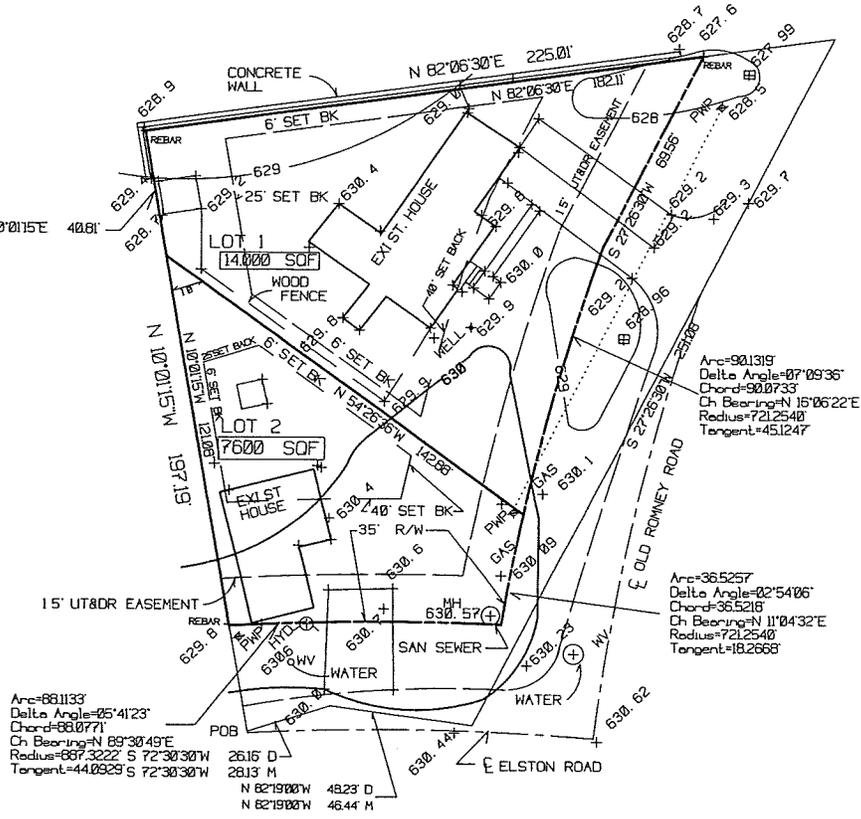
ELSTON ACRES MI NOR SUBDI VI SI ON



LOCATI ON MAP



SCALE: 1" = 40'
(11"X17")



LEGAL DESCR PTI ON

(This legal description prepared by Robert R Grove, PLS 80910020, June 29, 2020)

A part of the Southeast Quarter of Section 31, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of said Section 31 thence South 00° 10' 30" West along the West line of the Southeast Quarter of said Section 31, a distance of 695.20 feet to the approximate centerline of Elston Road; thence North 57° 49' 30" East along the approximate centerline of Elston Road, a distance of 21.45 feet; thence North 72° 30' 30" East along the approximate centerline of Elston Road, a distance of 106.94 feet to the Point of Beginning; thence North 10° 01' 15" West, a distance of 197.19 feet to a rebar; thence North 82° 06' 30" East, a distance of 225.01 feet to the approximate centerline of Old Romney Road; thence South 27° 26' 30" West along the approximate centerline of Old Romney Road, a distance of 251.08 feet to the approximate centerline of Elston Road; thence North 82° 19' 00" West along the approximate centerline of Elston Road, a distance of 48.23 feet (deed), 46.44 feet (measured); thence continuing along the approximate centerline of Elston Road South 72° 30' 30" West, a distance of 26.16 feet (deed) 28.13 feet (measured) to the Point of Beginning containing 0.686 acres more or less.

elstonCK	
ELSTON ACRES MI NOR SUBDI VI SI ON SKETCH PLAN	
PREPARED BY:	R. R. GROVE, P. E., L. S.
DATE: 7-01-2020	
SHT. 1 of 1	3421 Ingram Ct.
REV.	LAFAYETTE, IN 47909
	Phone: (765) 250-5073

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:

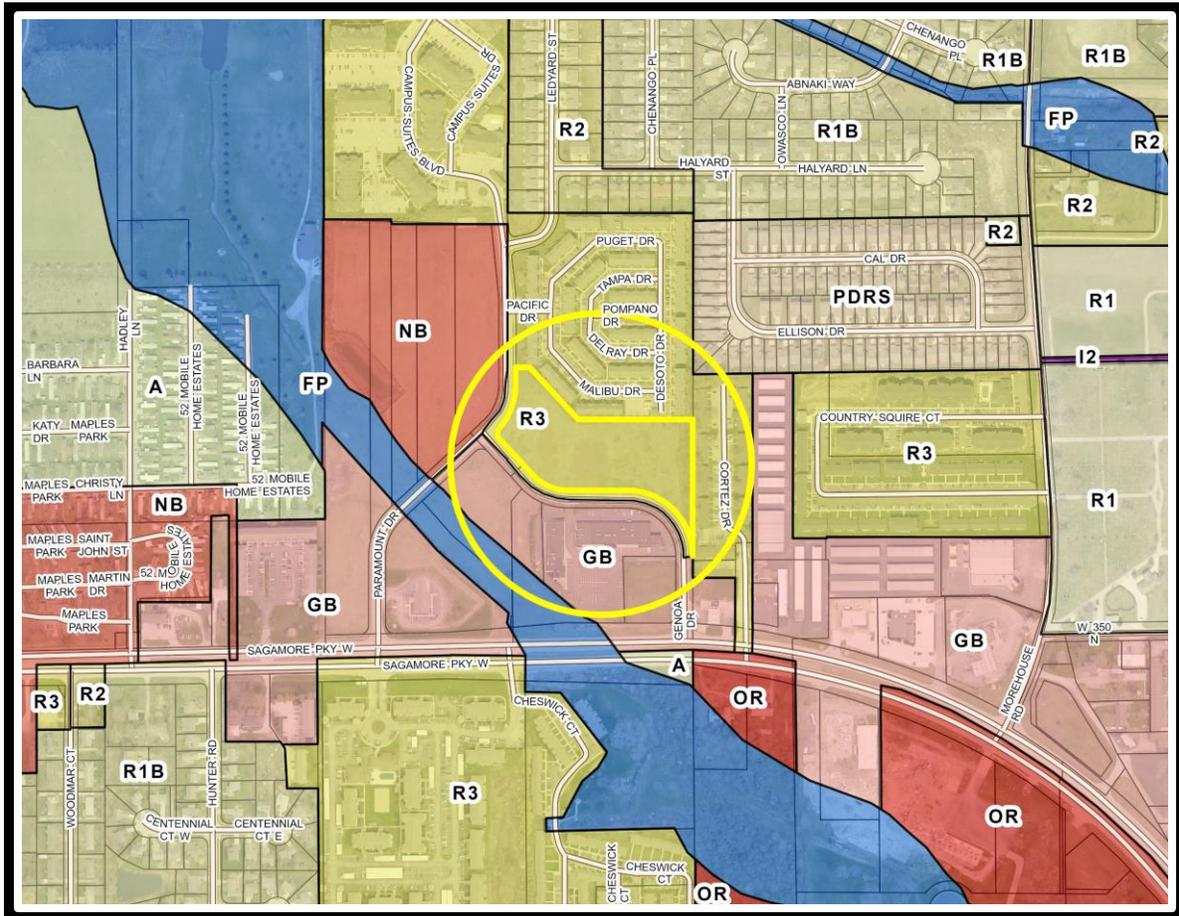
A. Conditions

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.

S-4931
PARAMOUNT MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
August 13, 2020



S-4931
PARAMOUNT MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
August 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Jordan Custom Homes LLC (by Jacob Jordan and represented by Justin Frazier of TBIRD Design Services Corp) with consent of the owner (RBT Development LLC) 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.

The purpose of this simple two lot plat is to create a separate sellable lot for a future apartment complex on the east lot (Lot 2). A multi-family major sketch plan was filed and reviewed in January for this purpose. However, the owner wants to close the sale of Lot 2 before the multi-family subdivision plans are complete.

AREA ZONING PATTERNS:

This site is zoned R3, as are properties adjoining on the north and east. Farther north are R1B and R2 zones plus more R3 to the northwest. To the south is GB zoning plus certified FP boundaries for the Cuppy McClure regulated drain. Land located across Paramount Drive to the west is zoned NB. Farther to the east are more GB and R3 zoned properties. Also on this meeting's agenda is a petition to rezone the north half of the adjacent NB to R3 (Z-2801 Wallick Communities).

AREA LAND USE PATTERNS:

These 4+ acres are vacant. To the south, across Genoa Drive, is a shopping center. To the southwest, on the other side of the flood plain is a bank. To the west are open available commercial tracts. Adjoining on the east is an older apartment complex. To the north is the Baywater Townhomes apartments. Farther north are the Campus Suites apartment complex and Lakeshore Subdivision, Phase 1 (two-family and single-family residential).

TRAFFIC AND TRANSPORTATION:

The adjoining public streets, Paramount Drive and Genoa Drive, are classified by the *Thoroughfare Plan* as urban local roads and provide access from Sagamore Parkway West for all of the prior mentioned developments. All necessary rights-of-way have been dedicated in previously recorded final plats.

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.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks are shown and the two lots exceed the minimum area and width standards for R3 zoning.

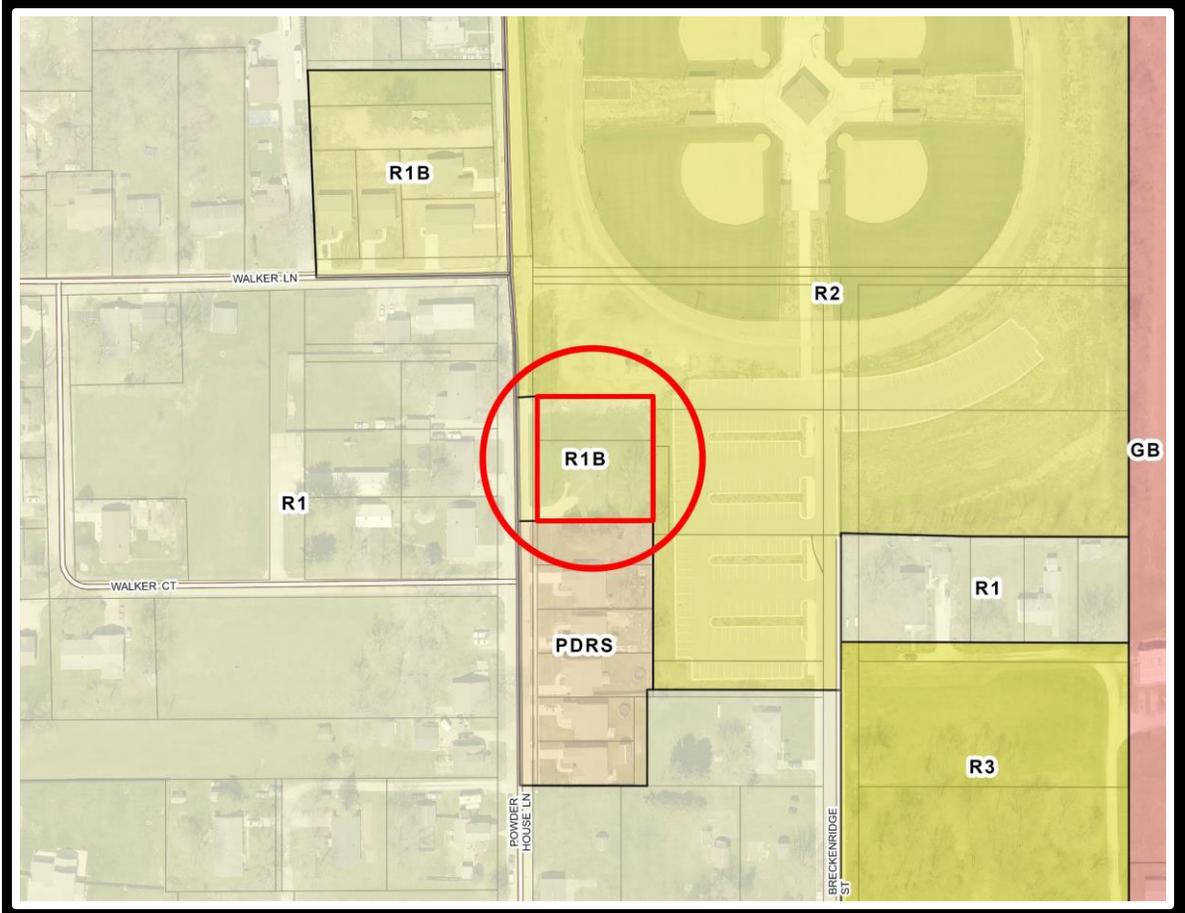
STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions
 - 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-4932
CROSSER COMMONS MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
August 13, 2020



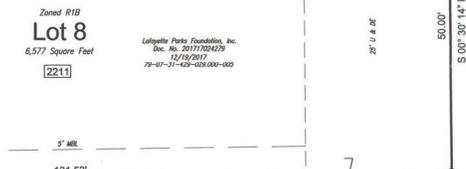
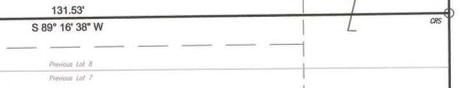
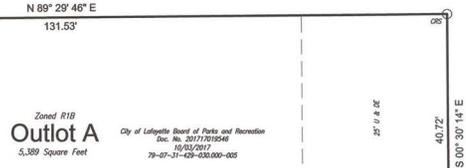
DESCRIPTION OF CROSSER COMMONS MINOR SUBDIVISION:

Lot Numbers 7 and 8 in Crosser Commons Planned Development, Phase One, as recorded in Document Number 201010016657 in the Office of the Recorder of Tippecanoe County, Indiana, and being a part of the East Half of the Southeast Quarter of Section 31, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, containing 0.428 of an Acre.

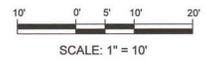
CROSSER COMMONS MINOR SUBDIVISION (SKETCH PLAN)

A REPLAT OF LOTS 7 & 8 IN CROSSER COMMONS PLANNED DEVELOPMENT

City of Lafayette Board of Parks and Recreation
Doc. No. 20171020501
10/18/2017
79-07-31-429-029.000-005
79-07-31-429-030.000-005
Zoned R2



Crosser Commons Planned Development, Phase One
(Doc. No. 201010016657)



Bearings are based on Crosser Commons Planned Development.



Vicinity Map
Not to Scale

Zoned R2
City of Lafayette Board of Parks and Recreation
Doc. No. 20171020501
10/18/2017
79-07-31-429-029.000-005
79-07-31-429-030.000-005

LEGEND

- CRS = Capnet Rubber Set is a 5/8" rubber with a yellow plastic cap marked 3000 (RMA NO. 0007)
- CRF = Capnet Rubber Found
- MEL = Minimum Building Line
- U & DE = Utility & Drainage Easement

Todd Ashley Star



Title Holder: Lafayette Parks Foundation, Inc. Tax Key No: 79-07-31-429-029.000-005
Title Holder: City of Lafayette Board of Parks and Recreation Tax Key No: 79-07-31-429-030.000-005

CROSSER COMMONS MINOR SUBDIVISION - SKETCH PLAN SHEET 1 OF 1

Drawn By: TJS
Proj. No. 20206580
Revised:

STARR ASSOCIATES
LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET
LAFAYETTE, INDIANA 47901
17651 471-8813
17651 471-9365 FAX

This instrument was prepared by Todd Ashley Star
I affirm, under penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law. Todd Ashley Star.

S-4932
CROSSER COMMONS MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
August 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and owners, Lafayette Board of Parks and Recreation & Lafayette Parks Foundation. Inc. (represented by surveyor Todd Starr) are seeking primary approval to replat two lots into 2 lots plus one outlot on 0.426 acres, located on the east side of Powder House Lane, just north of the Walker Court intersection, in Lafayette, Fairfield 31(SE)23-4.

AREA ZONING PATTERNS:

The site was recently rezoned from PDRS to R1B. Adjoining to the south is a small area of PDRS. To the west, northwest and farther south is a large area of R1 zoning. At the northwest corner of Powder House Lane and Walker Lane is more R1B zoning. Adjoining to the north and east is a large area of R2. Farther east are properties zoned R1 and R3. Farther to the northwest, I3 (Industrial) zoning has existed since the inception of zoning in the county.

AREA LAND USE PATTERNS:

These two lots (Lots 7 and 8) were recorded in 2004 as part of an eight lot plat in Crosser Commons Planned Development, Phase 1. This development originally covered 22 acres and was planned for 82 single-family lots. However, the rest of the Crosser Commons land to the east and north was rezoned from PDRS to R2 in 2014 after the unplatted 14.4 acres of the planned development fell into abandonment. The existing larger Lot 7 is occupied by a single-family home. The north lot (Lot 8) is vacant. Directly east is the parking lot for the new Lafayette City park - Crosser Sports Complex. To the northeast are four softball fields. To the south, west and northwest are mostly single-family homes. Farther northwest is an asphalt - concrete paving business and a temporary batch plant.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Powder House Lane as an urban local road, which is paved with curb and gutter and is in good condition.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water serves this property. A 25-ft wide utility and drainage easement is shown along the east boundary, matching the 25-ft rear setback.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks are shown and the two lots meet the minimum area and width standards for R1B zoning. The remaining outlot at the north end is approximately 40-ft wide.

STAFF COMMENTS:

The purpose of this replat is to create two standard sized 50-ft wide lots and add the new outlot on the north side to the adjoining city park. The two new lots are intended for new Habitat for Humanity homes.

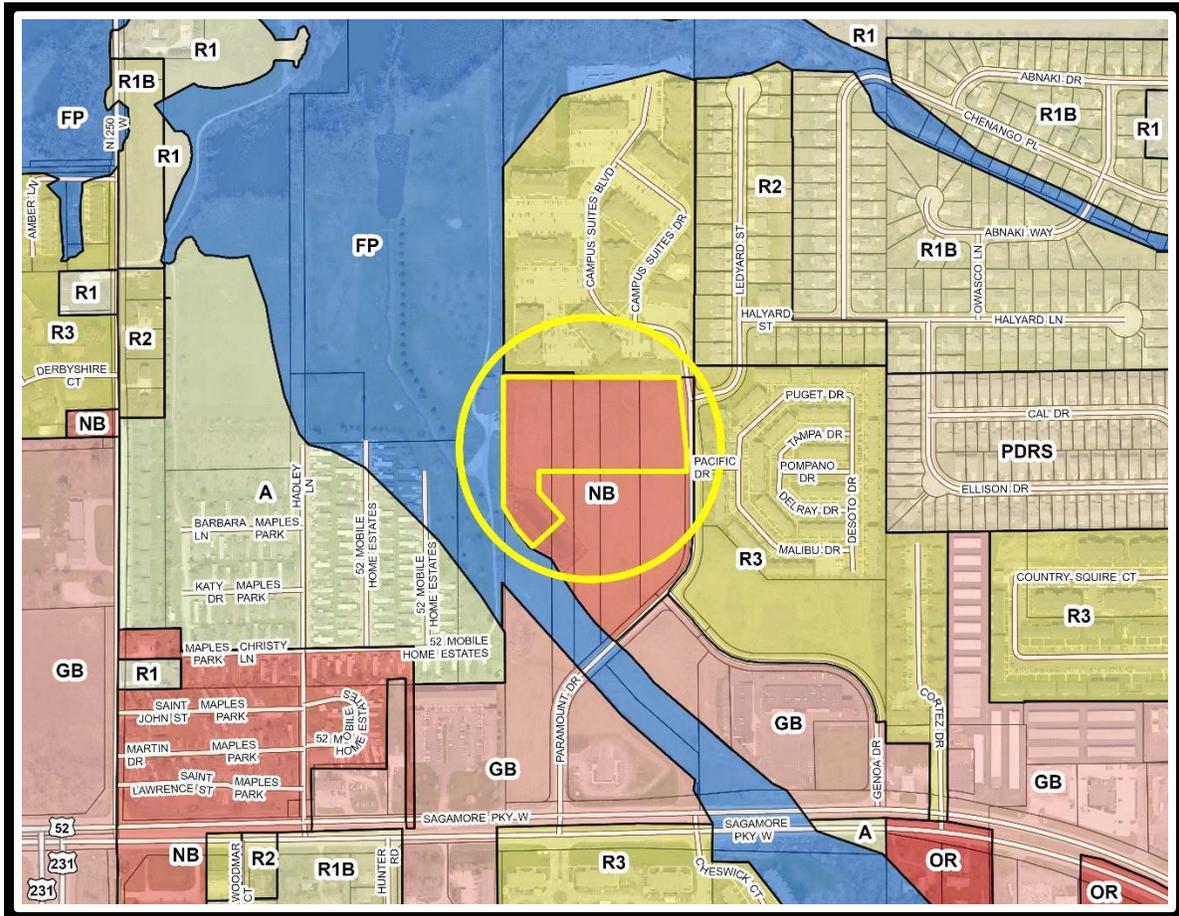
STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions
 - 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.

Z-2801
WALLICK COMMUNITIES
(NB to R3)

STAFF REPORT
August 13, 2020



Z-2801
WALLICK COMMUNITIES
NB to R3

Staff Report
August 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent from property owner Paramount Development Group, LLC by its president, Patrick Cunningham, is requesting rezoning of 5.22 acres on the west side of Paramount Drive, just south of Lark apartments (formerly known as Campus Suites), for a proposed 60-unit, three building multi-family development known as Wabash Commons in Wabash 2 (NE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The zoning history on this part of the county is quite lengthy. The site is currently zoned NB, Neighborhood Business as is land adjacent to the south; the property to the north is zoned R3, Single, Two-family and Multi-family Residential. Originally all of these properties, located between the Cuppy-McClure regulated drain to the south and Hadley Lake to the north were zoned Flood Plain with a small elevated area zoned R1. In 1998, this small R1-zoned area was rezoned to NB (Z-1790). Sometime after that change, a Flood Plain certification was completed which drastically changed the FP boundary taking a majority of this land out of the FP and at the same time expanded the NB zone. In 2001, the 16 acres adjacent to the north were rezoned from NB to its current R3 designation.

Four acres to the southeast of the site in question has been rezoned three times (Z-1918, R1 & NB to R3; Z-2090, R3 to NB; and Z-2516, NB to R3) and is currently on this agenda as the site of Paramount Minor Subdivision (a two-lot split which will result in apartments on one of the two lots). A commercial building under construction to the south at the northwest corner of Sagamore Parkway and Paramount is the location of a signage variance on the August ABZA agenda.

While there is a plethora of zones within a mile radius of the site, only three are adjacent to the property: R3 to the north and east, NB to the south and FP to the west.

AREA LAND USE PATTERNS:

The site is currently unimproved. Half of an existing stormwater basin is located in the southwest corner of the rezone site. Although the property is composed of pieces of five separate small tracts, a multi-family subdivision is required in order to build the proposed development; this required plat will eliminate these old property lines. The nonbinding site plan (attached) shows a clubhouse and three buildings with a total of 60 low-income units (6 one-bedroom; 27 two-bedroom; and 27 three-bedroom units).

Surrounding the site in question are: Lark apartments; Lakeshore subdivision (duplexes); Lark townhomes (formerly Baywater Townhomes); and opposite the Cuppy-McClure county regulated drain, the US 52 mobile home estates.

TRAFFIC AND TRANSPORTATION:

The required 120 paved parking spaces have been shown on the submitted site plan. The site is located on Paramount Drive, classified by the adopted *Thoroughfare Plan* as a rural local road. An old proposed alignment for a connector between US 52 and I-65 was shown running through this property, but that plan has been replaced in favor of an alignment farther to the north of the site in question. CityBus has a route (21 A) that stops at the corner of Paramount and Pacific Drive which would be the driveway entrance to the proposed apartments.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

American Suburban Utilities and Indiana-American Water serve the rezone site. Drainage approval from either Drainage Board or the County Surveyor will be necessary to complete the subdivision process.

STAFF COMMENTS:

The many R3 rezone staff reports written over the decades for this area included both recommendations of approval and denial. The negative recommendations at times were due to issues with sanitary sewer and drainage, other times staff argued for single-family developments to the north with higher densities extending to the south with commercial closest to Sagamore Parkway. These arguments are no longer valid since sewer and water are both available and land to the north already is developed with apartments.

Staff has more recently argued to limit the locations for new apartments, particularly apartments for Purdue students, to the downtown area of West Lafayette. Anecdotal evidence as well as the latest Rental Study would indicate a higher percentage of vacancies for student apartments farther away from campus. Currently, (or at least pre-Covid), it appears students prefer to live closer to both classes and city amenities than previous generations that relied heavily on their cars. The jury is still out on if the virus will change people’s perceptions about living in a more densely populated environment.

Petitioner’s website, however, indicates that it builds apartments for “low-income families and seniors,” a demographic that could use additional choices in places to live. It is important to note that this site is located on a CityBus route. With existing multi-family developments adjacent to the north, northeast, east and a new apartment development likely to the southeast, it seems pointless to argue against an R3 rezone in this location.

STAFF RECOMMENDATION:

Approval

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

EXECUTIVE COMMITTEE
NOTICE OF PUBLIC HEARING

DATE..... SEPTEMBER 2, 2020
TIME..... 4:30 P.M.
PLACE COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

*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/UCJleeA9ZQo9EIIgDzTdjurQ> (you must be a subscriber to comment). Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.*

(TENTATIVE)
A G E N D A

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING
- IV. APPROVAL OF THE SEPTEMBER APC PUBLIC HEARING AGENDA
- V. APPROVAL OF THE SEPTEMBER ABZA PUBLIC HEARING AGENDA
- VI. DETERMINATION OF VARIANCES
 - A. Lafayette Division of the Area Board of Zoning Appeals
- VII. REVIEW AND APPROVAL OF THE AUGUST BUDGET REPORT
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

August 13, 2020

1. 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 in Paramount-Lakeshore Subdivision, more specifically at 3504 Paramount Drive, Wabash 2 (NE) 23-5. (UZO 4-8-7)

RECOMMENDATION:

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

Note: *Petitioner has requested to continue **BZA-2043 RESONS, LLC** to the September ABZA meeting to add additional variances.*