
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.