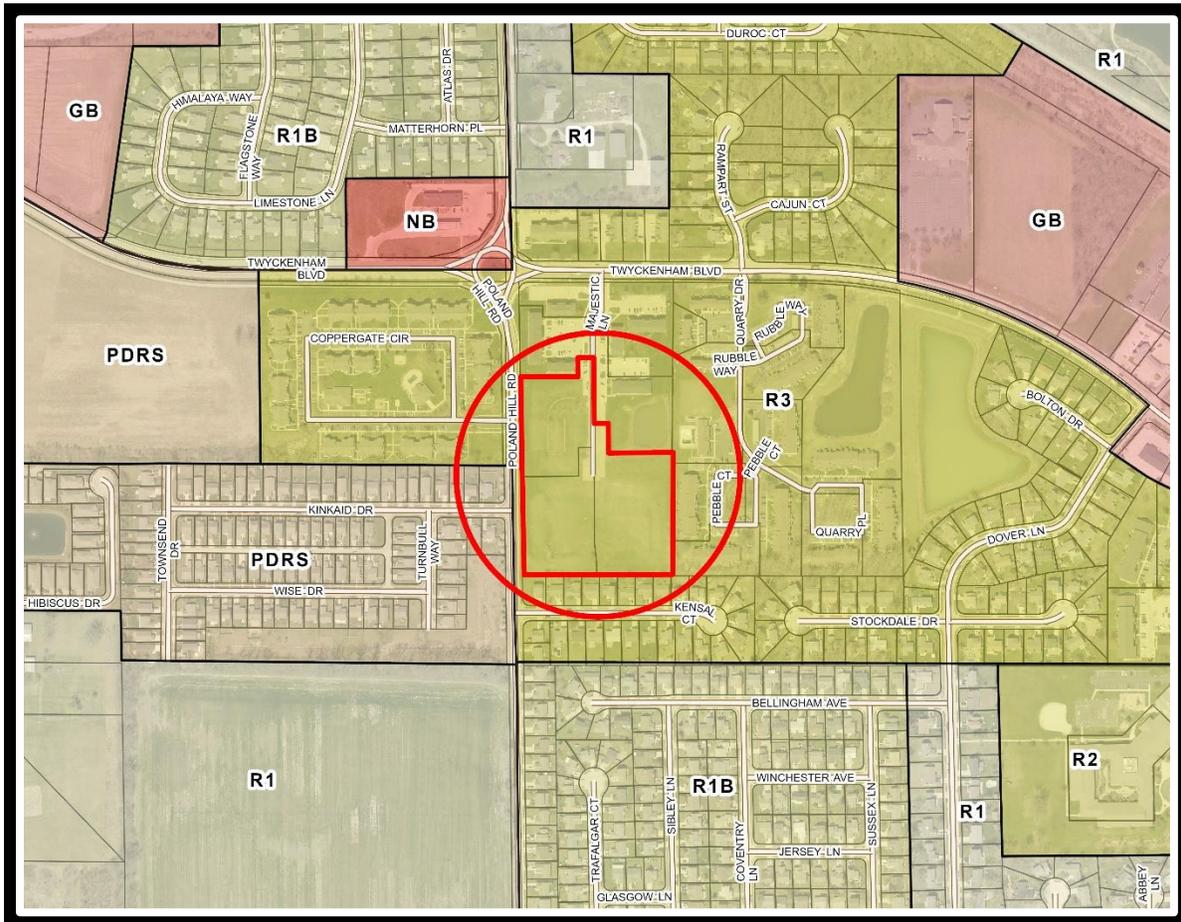

S-4943
J-S-D ESTATES, PHASE 2
(major-preliminary)

STAFF REPORT
October 15, 2020



S-4943
J-S-D ESTATES, PHASE 2
Major-Preliminary Plat

Staff Report
October 15, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is seeking primary approval for a replat of two existing lots and unplatted land into one multi-family subdivision lot with 146 units in 10 buildings on 6.36 acres. The site is located on the east side of Poland Hill Road and just south of Twyckenham Boulevard, in Lafayette, Wea 5(E½)22-4.

AREA ZONING PATTERNS:

This site is zoned R3, as are most the surrounding properties. To the west, across Poland Hill Road is PDRS (Planned Development – Residential).

AREA LAND USE PATTERNS:

To the north is the first phase of J-S-D Estates, developed in 1995, which includes six apartment buildings (now known as Madison Flatts). The Twyckenham Apartments complex adjoins on the east. To the south is the Twyckenham Estates single-family subdivision. The Copper Gate apartment complex and Bristol Park single-family planned development are located to the west, across Poland Hill Road.

TRAFFIC AND TRANSPORTATION:

Poland Hill Road is classified as an urban residential collector (Area Plan Commission Resolution #90-2). The existing right-of-way and pavement width meet this classification's requirements (60-ft wide right-of-way and 37-ft pavement width). A new private drive entrance is proposed opposite the Kinkaid Drive (in Bristol Park) and Poland Hill Road intersection. The new buildings in this project will also have access from the extension of Majestic Drive, the existing private street serving the first phase of J-S-D Estates. This private street will be covered by an ingress/egress easement. Except for the new entrance, "No Vehicular Access" will be required along Poland Hill Road.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Existing private sanitary sewer and water mains will be extended into this phase and will also be privately owned and maintained. The overall site drainage was master planned when the first phase was designed and built. There is an existing detention pond on the adjoining Lot 5 (at the northeast corner) that will handle the Phase 2 stormwater. This subdivision includes two platted lots with existing drainage and utility easements (Lots 3 and 4). Many of these easements are not in the correct location for this redesign and will be vacated. New easements will be included on the final plat for utilities and drainage.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks appear to be shown correctly. There are a total of 146 proposed units consisting of 80 one-bedroom units and 66 two-bedroom units. In Lafayette, the parking standard for one-bedroom units is 1.5 spaces, and for two-bedroom units it is 1.75 spaces (80 x 1.5 = 120, 66 x 1.75 = 116 for a total of 236). As required, there are 236 parking spaces shown on the preliminary plat.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

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

1. The sanitary sewer, water and drainage plans shall be approved by the Lafayette City Engineer.
2. The fire hydrants shall be approved by the Lafayette Fire Department.
3. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each building shall be included.

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

4. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Poland Hill Road right-of-way line.
5. All existing easements (not being vacated), covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
6. All required building setbacks shall be platted.
7. The street addresses and County Auditor's Key Number shall be shown.

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

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