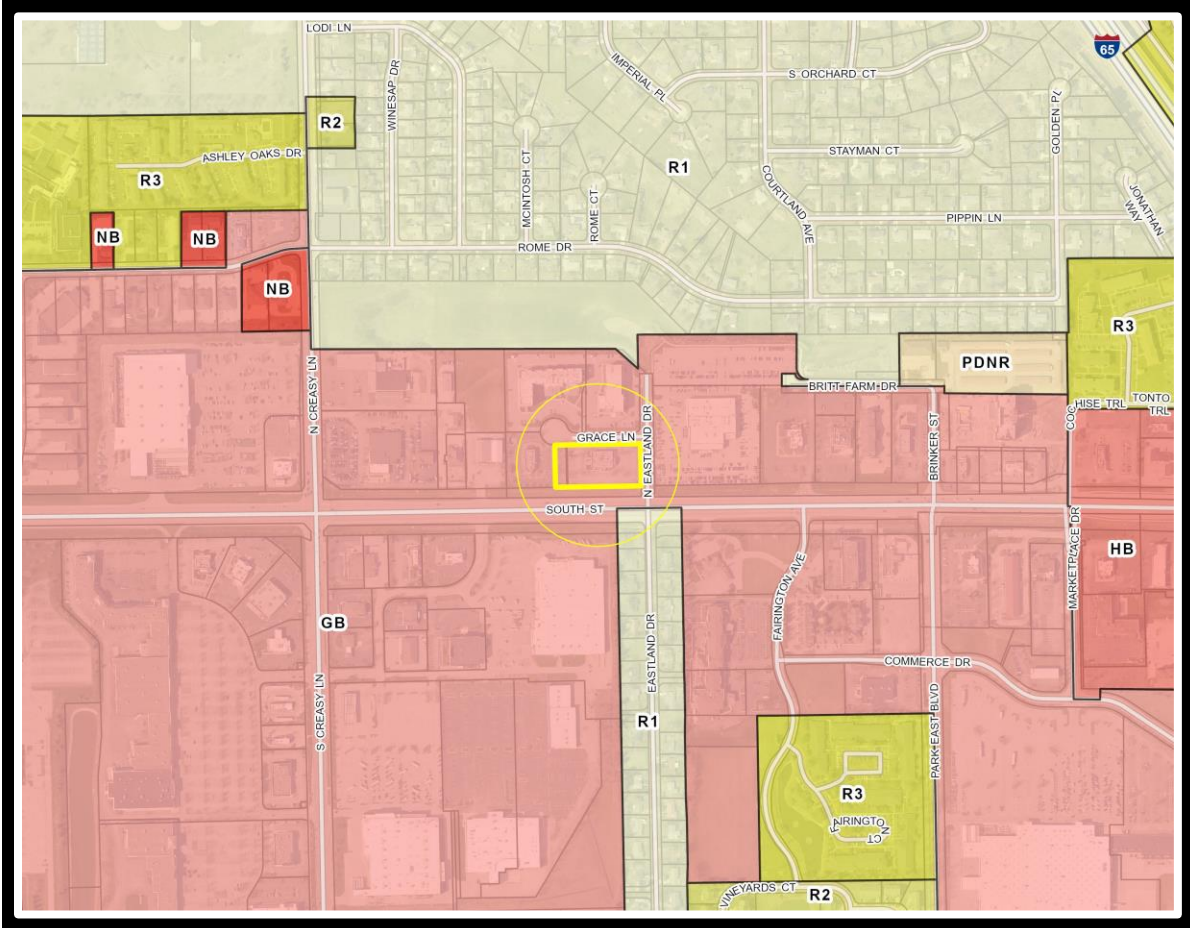
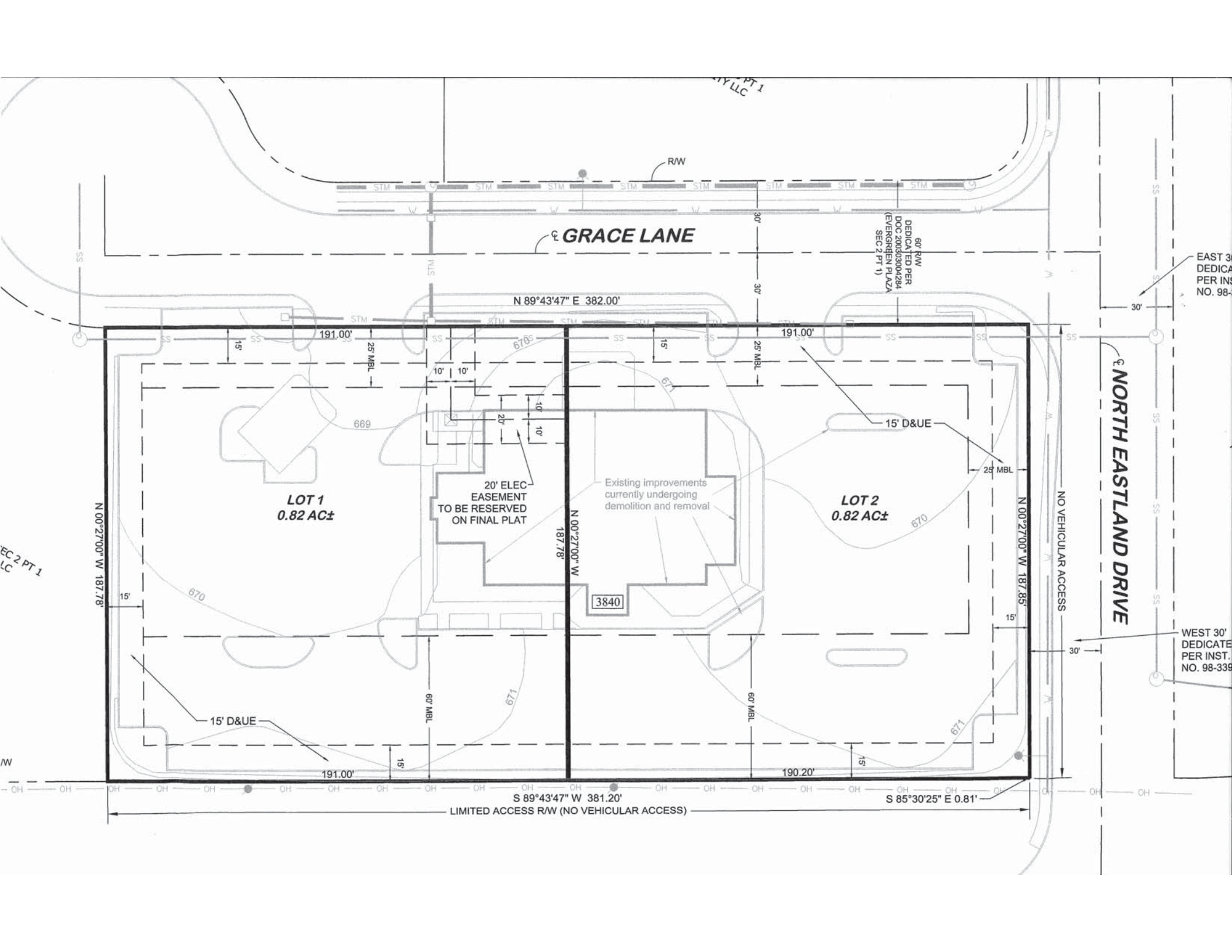

**S-4983
SINGH MINOR SUBDIVISION
(minor-sketch)**

**STAFF REPORT
April 1, 2021**





GRACE LANE

NORTH EASTLAND DRIVE

LOT 1
0.82 AC±

LOT 2
0.82 AC±

Existing improvements
currently undergoing
demolition and removal

20' ELEC
EASEMENT
TO BE RESERVED
ON FINAL PLAT

3840

60' RW
DEDICATED PER
DOC 200303004294
(EVERGREEN PLAZA
SEC 2 PT 1)

EAST 30'
DEDICA
PER INS
NO. 98-

WEST 30'
DEDICATE
PER INST.
NO. 98-339

LIMITED ACCESS R/W (NO VEHICULAR ACCESS)

NO VEHICULAR ACCESS

EC 2 PT 1
LC

W

S-4983
SINGH MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
April 1, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is seeking primary approval to replat one commercial lot (the former Logan's Roadhouse on Lot 1 in Evergreen Plaza Section 1) and one outlot (Evergreen Plaza Section 2, Part 1 Outlot A) into two lots, on 1.647 acres, located between Grace Lane and South Street, on the west side of N. Eastland Drive, in Lafayette, Fairfield 23 (SE) 23-4. A City Barbeque is proposed for the eastern lot; the western lot's future user is unknown at this time.

AREA ZONING PATTERNS:

The site is zoned GB, General Business, as is all surrounding land. The single-family homes along Eastland Drive to the south are zoned R1 as are the houses to the north in Orchard Heights subdivision.

AREA LAND USE PATTERNS:

This stretch of South Street (formerly SR 26) has a mix of small to large commercial businesses. A car lot is adjacent to the east, two fairly new hotels are to the north, a recently relocated fast food restaurant sits vacant next door to the west and a U-Haul truck rental and storage business is across the street to the south.

TRAFFIC AND TRANSPORTATION:

South Street is classified as an urban primary arterial by the adopted *Thoroughfare Plan*; both N. Eastland Drive and Grace Lane are public city streets classified as locals. All of the required right-of-way for all three streets is already in place, so no new dedication of right-of-way is necessary. A "no vehicular access" statement was platted with the original Evergreen Plaza subdivision and is also shown on the sketch plan along South and Eastland. Two existing drives from Grace Lane will likely be utilized in the future; however, the city will work with the future businesses regarding any new placement for these drives which must remain on Grace Lane.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water already serve the site. Sewer mains already exist on both proposed lots; water mains exist on the west side of Eastland Drive and the north side of Grace Lane. The city will review drainage on site during its Improvement Location Permit review.

CONFORMANCE WITH UZO REQUIREMENTS:

The site is zoned GB; setbacks shown meet the ordinance standards. No bufferyard is required.

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 frontage along Grace Lane, a "No Vehicular Access" statement shall be platted along both the South Street and N. Eastland Drive 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 street addresses and County Auditor's Key Number shall be shown.

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

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