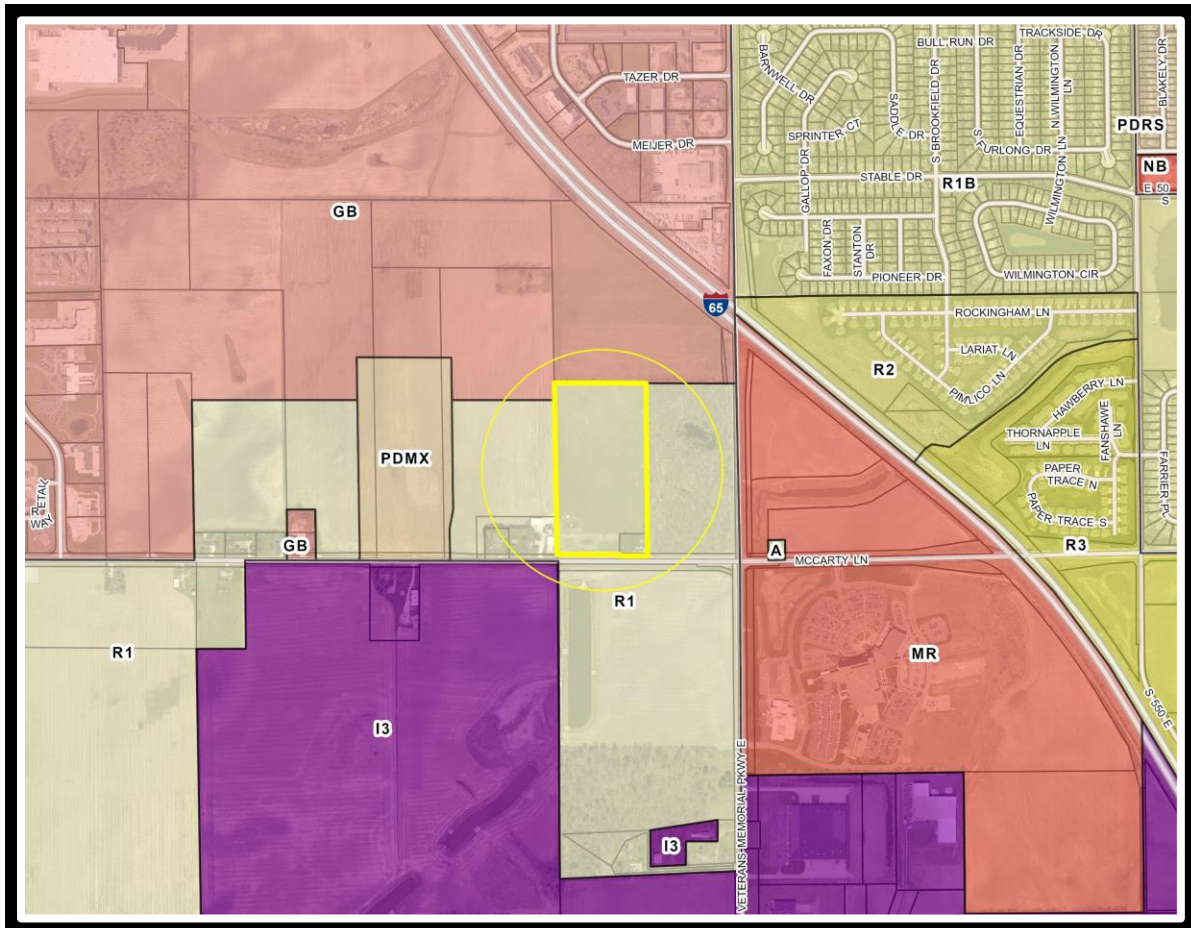

Z-2817
DOMO DEVELOPMENT COMPANY, LLC
(Precedent Flats Planned Development)
(R1 to PDRS)

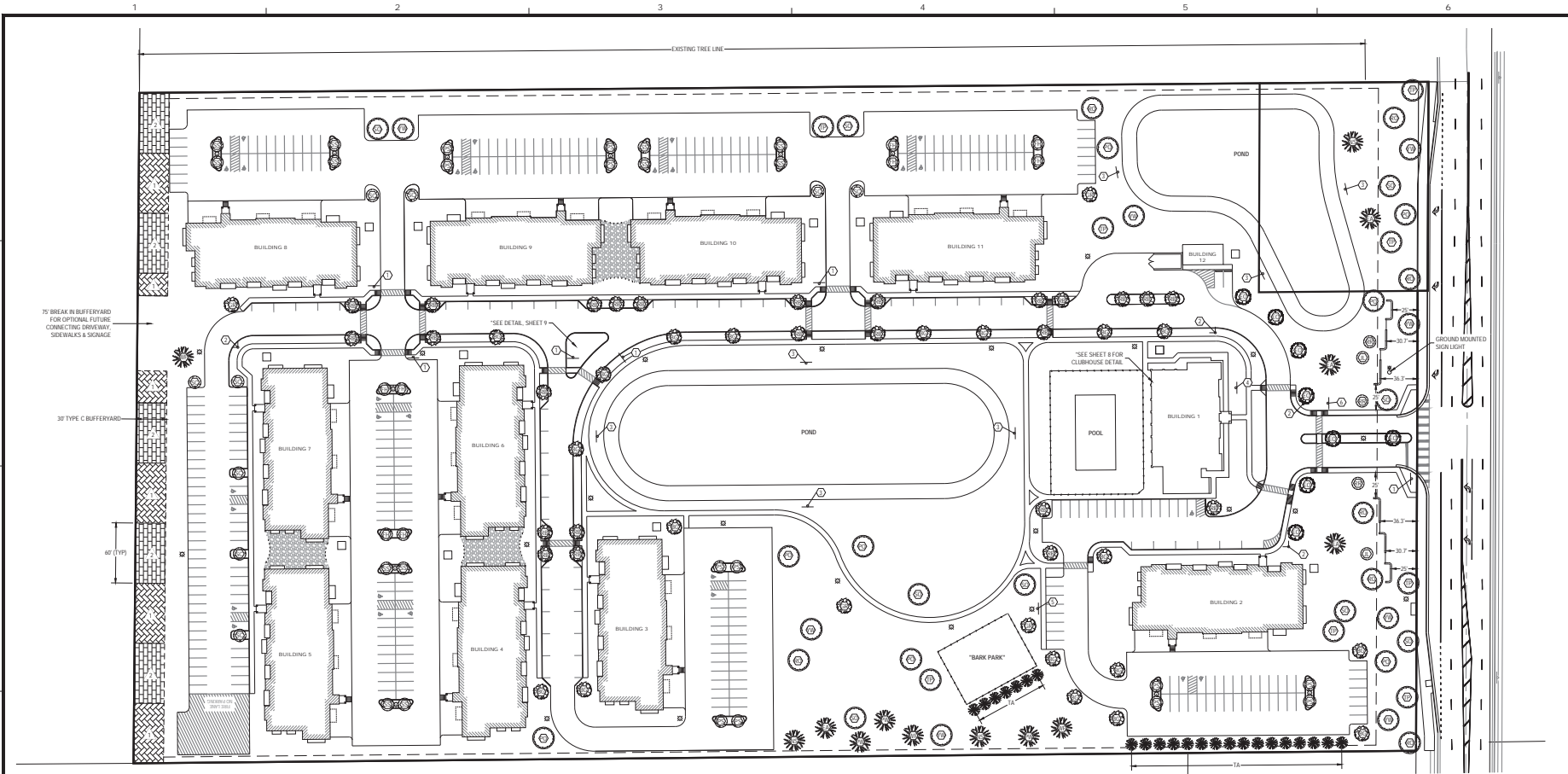
STAFF REPORT
April 15, 2021



MARK	DATE	DESCRIPTION

PROJECT NO: 20081
 FILE: 20081 LANDSCAPE & LIGHTING DWG
 DRAWN BY: BMB
 CHECKED BY: JWP
 LOCATION:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 23 NORTH, RANGE 4 WEST, FARMED TOWNSHIP, TIPS-CANOE COUNTY, INDIANA

TITLE: **LANDSCAPE, LIGHTING, & SIGNAGE PLAN**



LANDSCAPING NOTES

- ALL PLANTING BEDS TO BE MULCHED WITH 2" LAYER OF SHREDED WOODSHAWK MULCH
- ALL PLANTING AREAS TO BE TESTED PRIOR TO BACKFILLING WITH TOPSOIL. TEST HOLES WILL BE DIA. 12" INTO SUB GRADE. FILLED WITH WATER AND TEST DRAIN WITHIN 24 HOURS. IF WATER REMAINS IN THE HOLES TEST HOLE FOR MORE THAN 12 HOURS, LANDSCAPE CONTRACTOR TO WORK WITH GENERAL CONTRACTOR TO REMEDIATE DRAINAGE PROBLEMS
- TOPSOIL TO BE 18" DEEP IN ALL TREE PLANTING ISLANDS, 12" DEEP IN ALL RAISED PLANTERS.

LEGEND

TYPE C BUFFERYARD - PLANTING UNIT 1
 SEE DETAIL THIS PAGE

TYPE C BUFFERYARD - PLANTING UNIT 2
 SEE DETAIL THIS PAGE

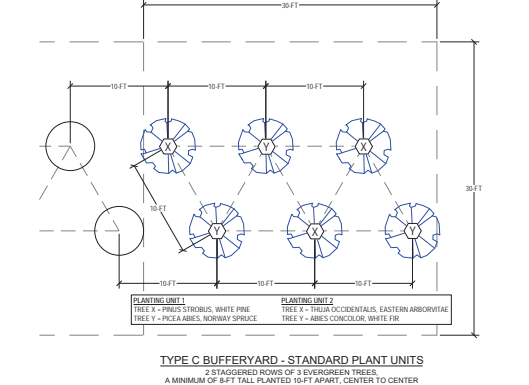
SITE SIGNAGE

- COMBINATOR STOP/SIGNLET NAME SIGN
- STREET NAME SIGN
- POND INFORMATION SIGN
- CLUBHOUSE INFORMATION SIGN
- BARK PARK INFORMATION SIGN
- YIELD SIGN: PEDESTRIAN CROSSWALK

LIGHTING SUMMARY

37 PROPOSED LIGHT POLES
 SEE SHEET 10 FOR SPECIFICATIONS

1 GROUND MOUNTED SIGN LIGHT



PLANTING SCHEDULE

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
LARGE TREES				
PD	7	25-IN CALIPER BAB	QUERCUS ELLIPSOIDEA	NORTHERN PIN OAK
RD	7	25-IN CALIPER BAB	QUERCUS RUBRA	RED OAK
SD	9	25-IN CALIPER BAB	QUERCUS COCCINEA	SCARLET OAK
YW	8	25-IN CALIPER BAB	CLADOSTIS KENTUCKIA	YELLOWWOOD
TP	8	25-IN CALIPER BAB	LIRIODENDRON TULIPIFERA	TULIP POPLAR
MEDIUM TREES				
BB	25	25-IN CALIPER BAB	BETULA NIGRA	RIVER BIRCH
GR	4	25-IN CALIPER BAB	NYCTAGINIA PANDICULATA	GOLDEN RAIN TREE
BG	19	25-IN CALIPER BAB	RYSSA SYLVATICA	BLACKGUM
COLUMNAR TREES				
EO	8	25-IN CALIPER BAB	QUERCUS ROBUR X BICOLOR 'REGAL PRINCE'	COLUMNAR ENGLISH OAK
SC	9	25-IN CALIPER BAB	PRUNUS SARGENTII 'COLUMARIIS'	COLUMNAR SARGENT CHERRY
SS	12	25-IN CALIPER BAB	LIQUIDAMBAR STYRACIFLUA	SLENDER SILHOUETTE SWEETGUM
FH	8	25-IN CALIPER BAB	CARRPINUS BETULUS	F-TRANS FONTAINE HORNBLEM
PS	12	25-IN CALIPER BAB	GRINCA BILOBA	PRINCESTON SENTRY GRINCO
SMALL TREES				
RR	3	1.5-IN CALIPER BAB	MALUS ROYAL RANDROPS'	ROYAL RANDROPS CRABAPPLE
JA	2	1.5-IN CALIPER BAB	SYRINGA RETICULATA	JAPANESE TREE LILAC
EVERGREEN TREES				
EA	34	8 FT BAB	THUJA OCCIDENTALIS	EASTERN ARBORVITAE
NS	33	8 FT BAB	PICEA ABIES	NORWAY SPRUCE
PN	33	8 FT BAB	PRUNUS SYRIACA	WHITE PRUNE
WF	23	8 FT BAB	ABIES CONCOLOR	WHITE FIR
TA	24	5 FT BAB	THUJA OCCIDENTALIS 'TERRY MISSOUR'	TERRY ARBORVITAE

SUBSTITUTION LIST

SUBSTITUTIONS FROM THE PLANTING LIST MAY BE MADE FROM THE TABLE BELOW PROVIDED THAT THE SUBSTITUTE IS FROM THE SAME GROUP (I.E. SUBSTITUTING A LARGE TREE FROM THE LARGE TREE SUBSTITUTIONS) AND A SIMILAR TREE DIVERSITY IS MAINTAINED AS THAT SPECIFIED ON THE PLANTING PLAN (I.E. CANNOT USE A SINGLE LARGE TREE SPECIES FOR ALL THE LARGE TREES ON THE PROJECT)

GROUP	REPLACEMENT SPECIES
LARGE TREES	AESCULUS GLABRA - OHIO BUCKEYE CARNYA CORDOFORMIS - BITTERNUT HICKORY CORNYA TOMENTOSA - NICKERBOUR HICKORY GRINCO BILOBA - GRINCO MALE ONLY CULTIVARS GYMNOCLADUS DIOICUS - KENTUCKY COFFEE TREE - ESPRESSO (MALE ONLY) QUERCUS ALBA - WHITE OAK QUERCUS MACROCARPA - BURR OAK QUERCUS MONTANA - CHESTNUT OAK STYPHNOCLADUM JAPONICUM - JAPANESE PAGODA TREE LILAS SPECIES - ELIUS HYBRIDS (DIED RESISTANT) (BOSQUE, FRONTIER, PATRIOT, ACCOLADE, ETC.)
MEDIUM TREES	PRUNUS VIRGINIANA - CANADA RED CHERRYCHERRY ROBINIA X AMBIGUA - PURPLE ROBE LILAS SPECIES - ELM HYBRIDS (DIED RESISTANT) (BOSQUE, FRONTIER, PATRIOT, ACCOLADE, ETC.)
COLUMNAR TREES	PRUNUS SARGENTII - PINK FLAIR CHERRY CARPINUS CAROLINIANA - PALMSIDE HORNBLEM

SUBSTITUTION LIST

SUBSTITUTIONS FROM THE PLANTING LIST MAY BE MADE FROM THE TABLE BELOW PROVIDED THAT THE SUBSTITUTE IS FROM THE SAME GROUP (I.E. SUBSTITUTING A LARGE TREE FROM THE LARGE TREE SUBSTITUTIONS) AND A SIMILAR TREE DIVERSITY IS MAINTAINED AS THAT SPECIFIED ON THE PLANTING PLAN (I.E. CANNOT USE A SINGLE LARGE TREE SPECIES FOR ALL THE LARGE TREES ON THE PROJECT)

GROUP	REPLACEMENT SPECIES
SMALL TREES	AMELANCHIER SPP. - SERVICEBERRY (SINGLE TRUNK) CRATAEGUS CRUS-GALLI VAR. INERMIS - THORNLESS HAWTHORN CRATAEGUS PHAEOPHYLLA - RED-BROWED HAWTHORN MALUS ADOVONIAE - ADONISBACK CRABAPPLE SYRINGA PERENANSIS - CHINESE TREE LILAC PRUNUS SARGENTII - PINK FLAIR CHERRY
EVERGREEN TREES	PICEA OMORPA - SERBAN SPRUCE THUJA STANDISHII PULICATA - GREEN GIANT ARBORVITAE



0 50 100'
 HORIZONTAL SCALE: 1" = 50'

Precedent Flats Apartments Lafayette, IN



Clubhouse



**Precedent Flats
Lafayette, IN**
Domo Development Company



**Precedent Flats
Lafayette, IN**
Domo Development Company



**Precedent Flats
Lafayette, IN**
Domo Development Company



CERTIFIED BY

PRECEDENT FLATS
PLANNED DEVELOPMENT
DOMO DEVELOPMENT COMPANY
15481 UNION CHAPEL ROAD, SUITE 110
NOBLESVILLE, IN 46060

MARK	DATE	DESCRIPTION

PROJECT NO: 20081
FILE: 20081-GENERAL.DWG
DRAWN BY: BMB
CHECKED BY: JWP
LOCATION:
A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 23 NORTH, RANGE 4 WEST, FARMFIELD TOWNSHIP, TIPSICANOE COUNTY, INDIANA

TITLE:
PROJECT RENDERINGS

A301

FILE C:\PROJECTS\INDIANAPOLIS\INDIANAPOLIS\INDIANAPOLIS\GENERAL.DWG USER: BMB DATE: Tuesday, March 15, 2011 10:51 AM

Z-2817
DOMO DEVELOPMENT COMPANY, LLC
PRECEDENT FLATS PLANNED DEVELOPMENT
R1 to PDRS

Staff Report
April 15, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Dan Teder, is requesting rezoning on approximately 20-acres for a multi-family apartment complex consisting of a maximum of 240-units. The property is located off McCarty Lane near the northwest corner of the intersection of McCarty Lane and Veterans Memorial Parkway East in Lafayette, Fairfield 25 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is currently zoned R1 as is adjacent property to the south, east, and west. To the north is GB zoning. A mix of industrial, commercial, residential, and medical-related zoning surrounds the subject property. This mix of non-agricultural zones was originally initiated by a large area-wide rezone in the late 1980's connected with the coming SIA plant and the extension of water/sewer infrastructure.

AREA LAND USE PATTERNS:

With the exception of a single-family home in its southeast corner, the subject property is currently unimproved and used for agricultural purposes. A few single-family homes are found to the west along McCarty Lane. Land to the north is unimproved. Land to the south and west is in agricultural production. Land to the east is wooded, owned by the city, and will be the site of a future public park.

TRAFFIC AND TRANSPORTATION:

McCarty Lane is classified as a rural primary arterial according to the adopted *Thoroughfare Plan*. No additional right-of-way is needed for the road, though lane striping will be reworked for this project in order to accommodate turning movements into and out of the site. A new 10-foot asphalt trail with bus-shelter pad will be installed along the project's street frontage. Bicycle parking for residents will be both in designated common areas and individual garage spaces. Internal pedestrian trails and sidewalks have been included in this planned development to afford residents both recreational opportunities and connectivity to the new trail and transit access improvements planned for McCarty Lane.

As the road/infrastructure plan for this part of the city starts to take shape, and in order to allow this project greater connectivity in the future, an optional area has been reserved on the northern portion of the subject property to create a driveway connection to any new public street that may be constructed in this vicinity.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

Since the extension of public infrastructure into this area of the city, development interest has naturally increased. While non-residential developments have largely dominated most of these efforts, staff has looked for opportunities to create a more diverse mix of uses, including varying densities of residential uses. The Precedent Flats Planned Development can be considered a first step in this diversification of uses.

The proposed 240-unit complex, divided into ten, 3-story buildings, contains a balanced mix of unit types (one, two, and three-bedroom units) that will appeal to a wide range of tenants. The project's proximity to several of the area's major employers (IU Arnett Hospital, CAT, SIA, Franciscan Health Lafayette East Hospital, etc.) will certainly be attractive to many employees looking for multi-family apartments close to their place of employment. The future city park to the east of the project will provide an attractive amenity for the residents as well as the project's own private amenities, which include a clubhouse, pool, walking trails, and a dog park.

Parking for the project will be a combination of both private garages and open surface-lot spaces. An accommodation for a future transit stop is being constructed along McCarty Lane as is the first segment (along this stretch of McCarty) of a 10-foot city trail. These improvements, along with the project's contemporary design elements and generous amenity package all make the Precedent Flats Planned Development a welcome addition to this developing part of the city.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. Final landscape plan and plant schedule, in general conformity with the approved Preliminary Plans, shall be approved by the city's urban forester with the submission of the Final Detailed Plans;
6. Street addressing and private street name applications shall be made with APC prior to the submission of the Final Detailed Plans.