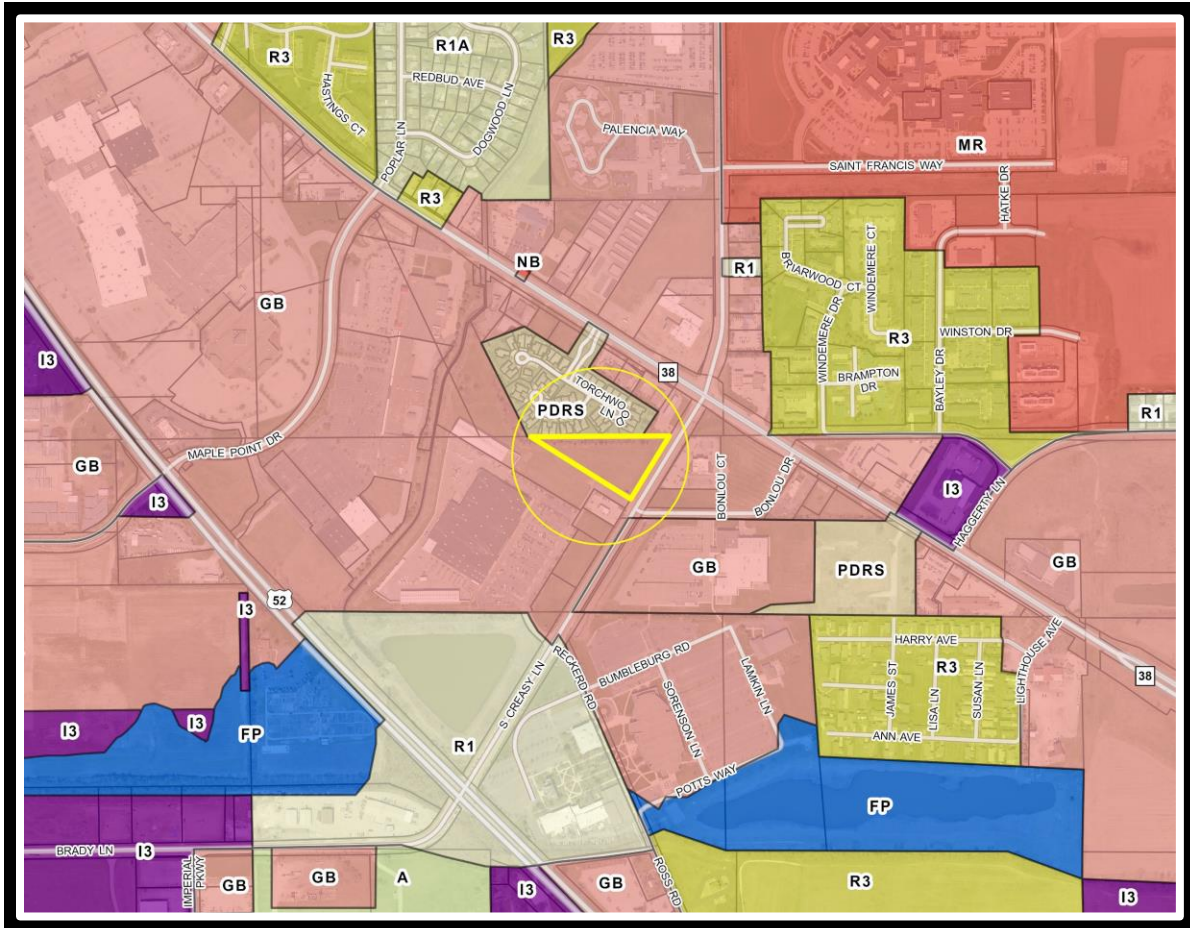

S-4988
MENARDS MINOR SUBDIVISION, A REPLAT OF LOT 6 IN
MAPLE POINT SUBDIVISION
(minor-sketch)

STAFF REPORT
April 15, 2021



S-4988

**MENARDS MINOR SUBDIVISION, A REPLAT OF LOT 6, MAPLE POINT
SUBDIVISION
Minor-Sketch Plan**

**Staff Report
April 15, 2021**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner, Menard, Inc., represented by Nick DiGiacomo of TBIRD Design Services, is seeking primary approval to replat a 3.19-acre commercial lot (Maple Point Subdivision, Lot 6) into two lots (plus one outlot), located on the northwest side of Creasy Lane, just south of Main Street (SR 38), in Lafayette, Wea 2 (NW) 22-4. One of the two lots is for a proposed Freddy's Frozen Custard and Steakhburgers.

AREA ZONING PATTERNS:

The site is zoned GB, General Business as is all surrounding property except the adjacent land to the north which is zoned PDRS.

AREA LAND USE PATTERNS:

The existing Lot 6 is unimproved and covered in grass. The existing integrated center sign for Menards is located on proposed Outlot B; this tiny outlot's sole purpose is to contain this sign. A Jimmy John's sandwich shop is across the private drive to the south; Menards is located to the southwest. A Buffalo Wild Wings is across Creasy to the east and Torchwood Condominiums is adjacent to the north with a corner Speedway gas station adjacent to the northeast.

TRAFFIC AND TRANSPORTATION:

Creasy Lane is classified as an urban primary arterial by the adopted *Thoroughfare Plan*. The existing 100' wide right-of-way surpasses the primary arterial requirement for an 80' wide right-of-way. Currently there is a private access easement from Creasy Lane (opposite Bonlou Drive) that separates the Jimmy John's lot from this Lot 6 replat. (The city has plans to signalize this intersection.) This private driveway then turns 90 degrees to the southwest and serves Menard's parking lot. The sketch plan shows this private drive leading to Menards parking area would be extended to the northeast, dividing the two new lots and would serve as access to both proposed Lots 6A and 6B. A "no vehicular access" statement along both the Creasy Lane frontage and the private drive opposite Bonlou Drive, required by the city, would limit the two lot's access points to the proposed 30' ingress/egress easement paralleling Creasy Lane.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water are already in place on the proposed lots. The city will review drainage compliance on both lots at the time of building permit issuance.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown meet the GB zone ordinance standards. A 30' wide Type C bufferyard is required along a portion of the north property line between PDRS and GB zoning. It appears a 20' wide bufferyard is already in place here, installed before the bufferyard section of the UZO was amended. The city will decide if this situation is conforming as is or if an additional 10' of bufferyard (or a variance) will be necessary.

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 approved entrance(s), a "No Vehicular Access" statement shall be platted along the Creasy Lane right-of-way line and the private drive opposite Bonlou Drive.
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.
5. The purpose and ownership of Outlot B shall be specified in the covenants on the final plat.

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

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