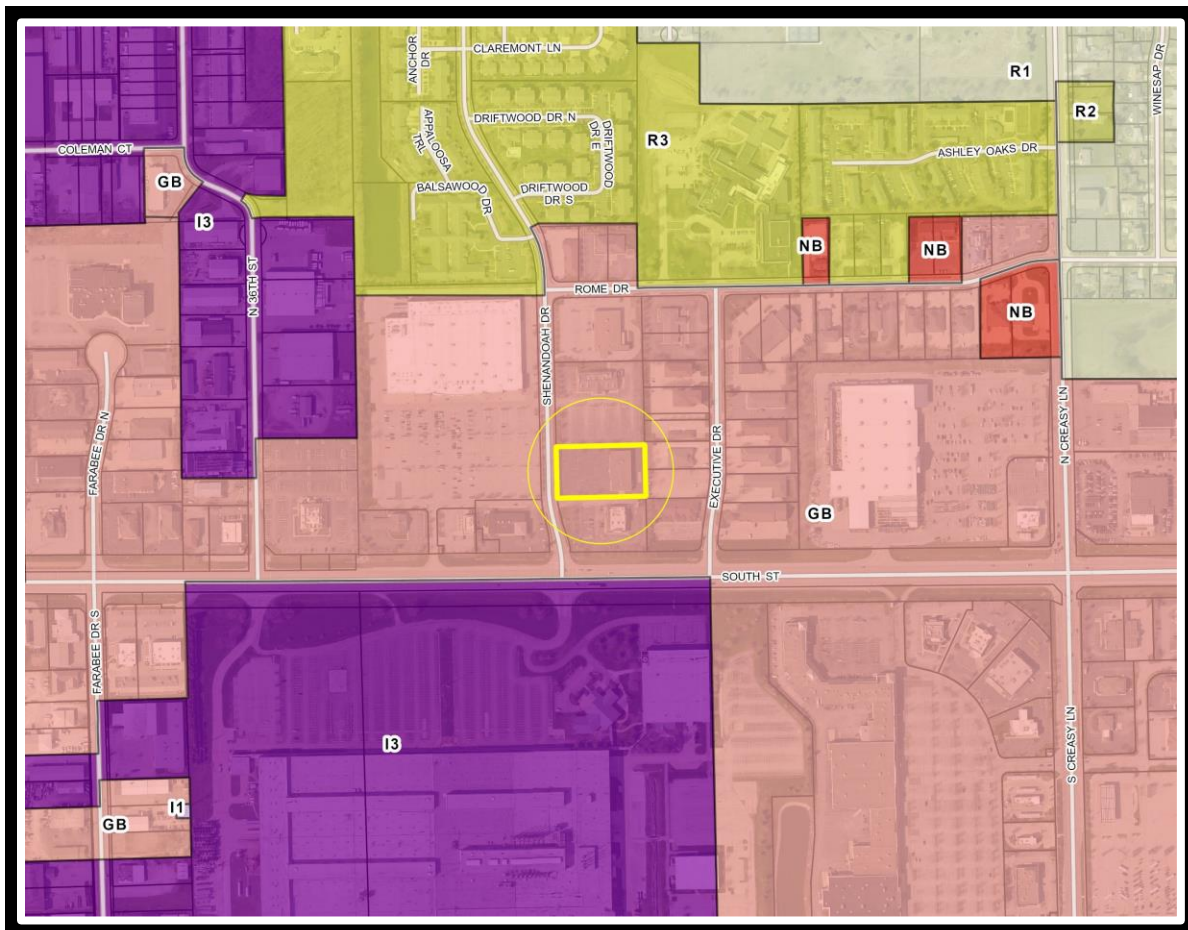

S-4994
LIFELONG FITNESS MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
April 29, 2021

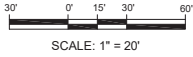


LIFELONG FITNESS MINOR SUBDIVISION (SKETCH PLAN)

A REPLAT OF LOT 2 IN COMMERCE PLACE SUBDIVISION PHASE I, & BEING PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 23-T23N-R4W, FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA

DESCRIPTION OF LIFELONG FITNESS MINOR SUBDIVISION:

Lot Numbered Two (2) in Commerce Place Subdivision, Phase I, as per the plat thereof dated January 10, 1995, recorded February 6, 1995 in Plat Cabinet E, Slide E-44 as Document Number 9501895. Located in Fairfield Township, Tippecanoe County, Indiana.

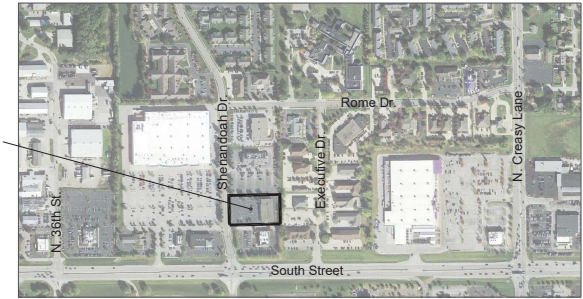
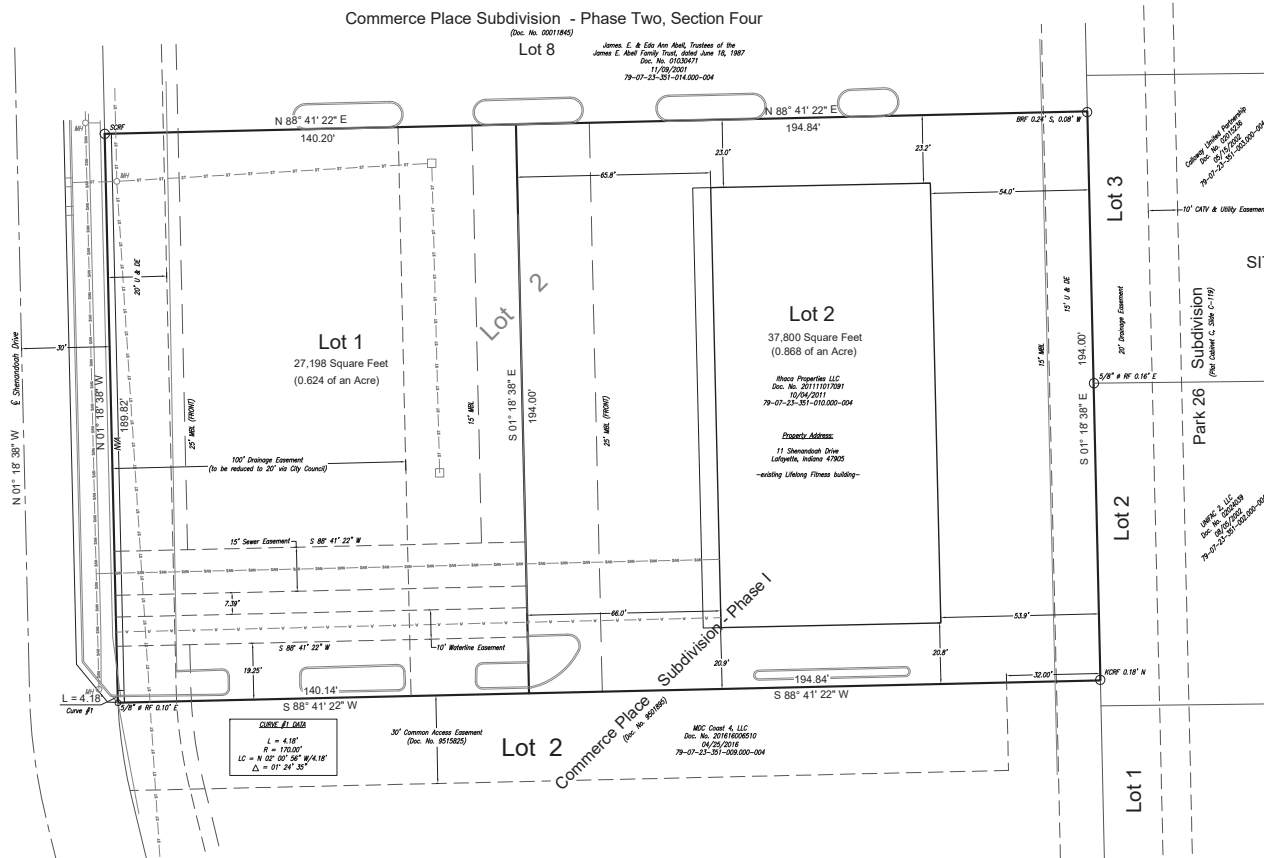


Bearings are based on NCS84.

Commerce Place Subdivision - Phase Two, Section Four

Lot 8

James E. & Eva Ann Abel, Trustees of the James E. Abel Family Trust, dated June 16, 1987
Doc. No. 9105477
11/09/2011
79-07-23-351-010.000-004



Vicinity Map
Not to Scale

LEGEND

- CR = Capped Rebar Set in a 5/8" rebar with a yellow plastic cap marked "5666 F204 N1. 0305"
- BP = Wood Post Found
- IPF = Iron Pipe Found
- SCR = Schreiber Capped Rebar Found
- KCR = Kerite Capped Rebar Found
- BR = Bent Rebar Found
- ML = Minimum Building Line
- MA = No Vehicular Access
- U & DE = Utility & Drainage Easement
- # = diameter

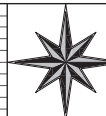


Todd Ashley Star

Title Holder: Ithaca Properties LLC Tax Key No: 79-07-23-351-010.000-004

LIFELONG FITNESS MINOR SUBDIVISION - SKETCH PLAN SHEET 1 OF 1

Drawn By: TJS	Proj. No. 20210058
Revised:	



STARR ASSOCIATES
LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET
LAFAYETTE, INDIANA 47903
17631 471-0881
17631 471-0265 FAX

This instrument was prepared by Todd Ashley Star
I affirm, under penalty for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law. Todd Ashley Star.

NOTE:

FOR DECLARATION OF COVENANTS AND EASEMENTS, SEE DOC. NO. 9501896, DOC. NO. 9515825, DOC. NO. 9515826 & DOC. NO. 9723888.

S-4994
LIFELONG FITNESS MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
April 29, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, Ithaca Properties, LLC by member Jason Rider, represented by Todd Starr of Starr Associates, is seeking primary approval to replat one commercial lot (Lot 2 in Commerce Place Subdivision) into two lots, on 1.492 acres, located on the east side of Shenandoah Drive, north of South Street, Lafayette, Fairfield 23 (SW) 23-4.

AREA ZONING PATTERNS:

The site in question is zoned GB, General Business as is all surrounding land. I3 zoning associated with Caterpillar is across South Street to the south; while R3 zoning exists farther to the north of Rome Drive. This request is a replat of an existing lot in Commerce Place Subdivision and will result in two commercial lots.

AREA LAND USE PATTERNS:

The property has a business known as Lifelong Fitness and a large parking lot. A 100' wide drainage easement was originally platted on this lot along the entire Shenandoah frontage. Petitioner plans to request that the Lafayette City Council vacate 80' of this unnecessarily large easement to make it a 20' drainage easement.

TRAFFIC AND TRANSPORTATION:

Shenandoah Drive is classified as an urban local road by the adopted *Thoroughfare Plan*. The required right-of-way has already been platted. The city is requiring the platting of a "no vehicular access" statement along Shenandoah. A 30' wide access easement is already in place adjacent to the south of the property shared with Outback Steakhouse.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water serve the existing building on site and can serve the new front lot. Drainage review will happen during the city's permit review process.

CONFORMANCE WITH UZO REQUIREMENTS:

The site is zoned GB; setbacks shown meet the ordinance standards.

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. A "No Vehicular Access" statement shall be platted along the Shenandoah 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). Information regarding the vacation of the 100' drainage easement shall be shown on the final plat.
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.