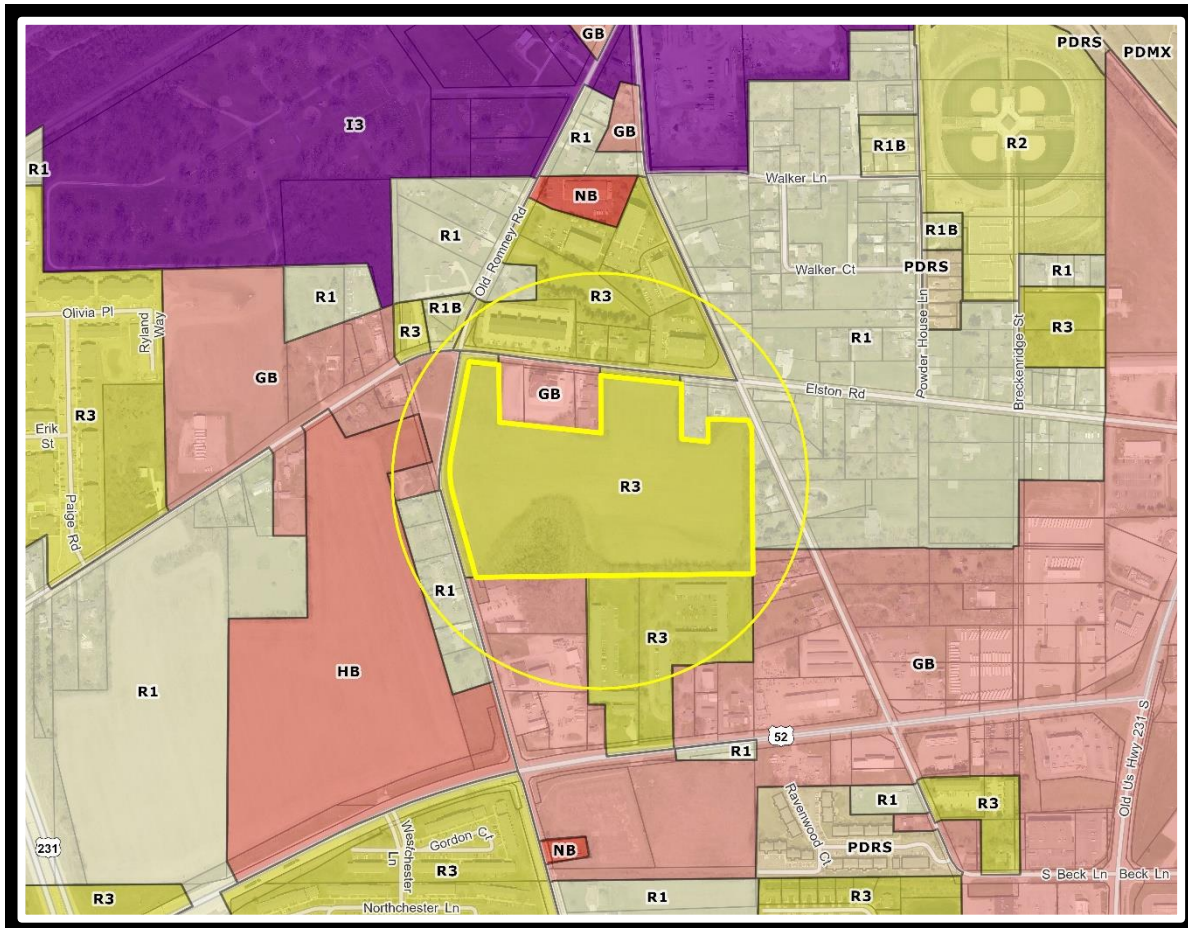
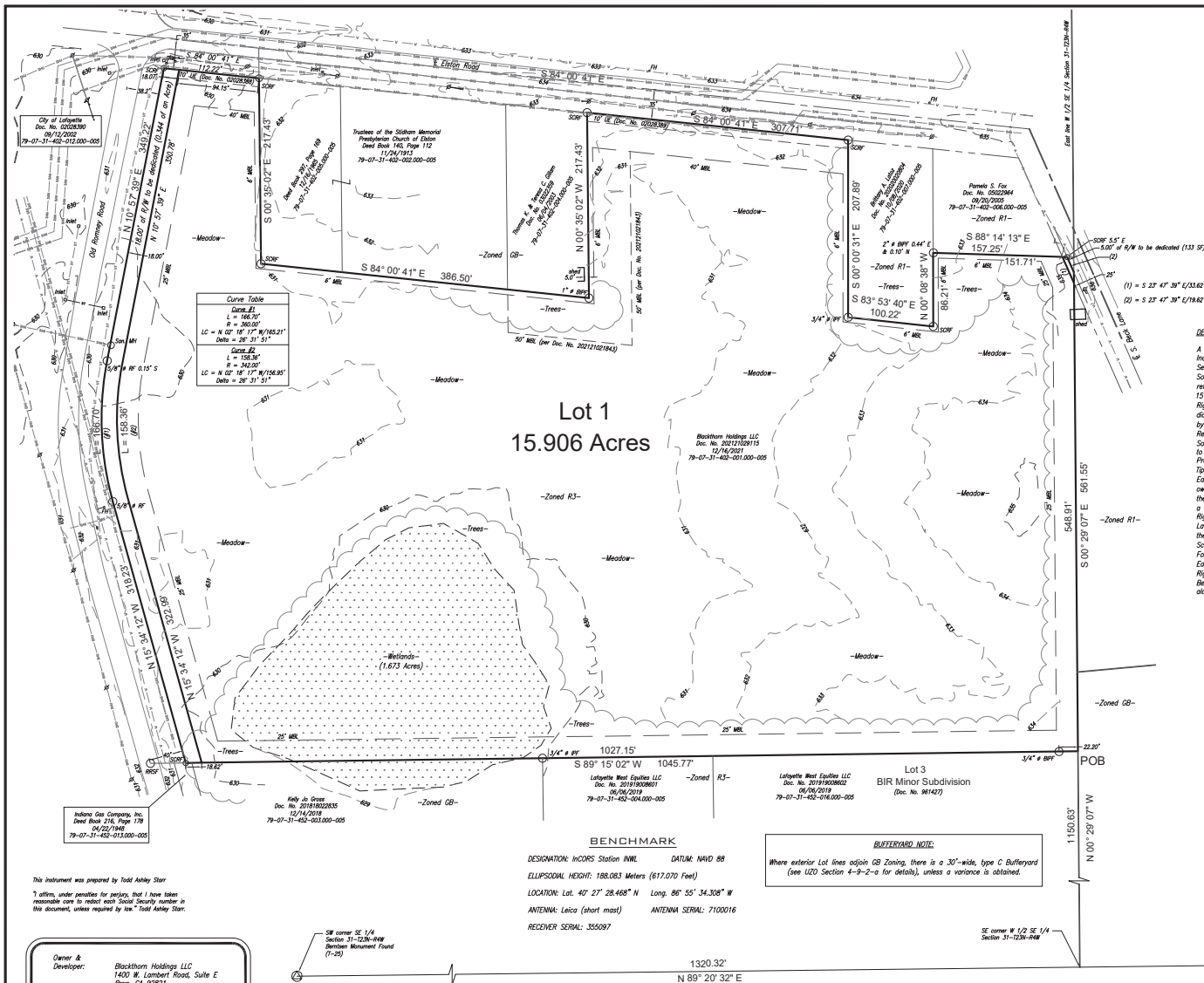

S-5051
CHURCHWOODS MAJOR SUBDIVISION
(major-subdivision)

STAFF REPORT
January 13, 2022



PRELIMINARY PLAT CHURCHWOODS SUBDIVISION

A PART OF THE W 1/2 OF THE SE 1/4 OF
SECTION 31-T23N-R4W, FAIRFIELD TOWNSHIP,
TIPECAONE COUNTY, INDIANA



DESCRIPTION OF CHURCHWOODS SUBDIVISION:

A part of the West Half of the Southeast Quarter of Section 31, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at a Benchmark marking the Southeast corner of the Southeast Quarter of said Section 31; thence North 89° 20' 32" East (Bearings are based on WGS84) 1,320.52 feet along the South line of said West Half, to the Southeast corner of said West Half, thence North 00° 29' 07" West 1,150.63 feet along the East line of said West Half, to a point referenced by a Bent 3/4" diameter Iron Pipe falling South 89° 15' 02" West 22.20 feet, and the Point of Beginning; thence South 89° 15' 02" West 1,043.37 feet to a Schneider Capped Rebar on the East Right-of-Way line of Old Romney Road; thence along the East Right-of-Way line of Old Romney Road, the following Three (3) courses: thence (1) North 15° 34' 12" West 318.23 feet to a 5/8" diameter Rebar; thence (2) Northeastly 166.70 feet, along a tangent curve to the right, with a radius of 360.00 feet and subtended by a long chord having a bearing of North 02° 16' 17" West and a length of 165.21 feet, to a point referenced by a Schneider Capped Rebar falling South 09° 11' 43" E 0.15 feet; thence (3) North 10° 57' 39" East 349.22 feet to a Schneider Capped Rebar on the South Right-of-Way line of Elston Road; thence South 84° 00' 41" East 112.22 feet along the South Right-of-Way line of Elston Road, to a Schneider Capped Rebar marking the Northwest corner of a tract of land owned by the Trustees of the Shiloh Memorial Presbyterian Church of Elston, as described in Deed Book 297, Page 169 & Deed Book 140, Page 112 of the Office of the Recorder of Tippecanoe County, Indiana (RTCD); thence along said Shiloh property, the following two (2) courses: thence (1) South 00° 35' 02" East 217.43 feet to a Schneider Capped Rebar; thence (2) South 84° 00' 41" East 586.50 feet along the South line of a tract of land owned by Thomas K. & Teresa C. Gilman, as described in Document Number 03022359 (RTCD), to a Bent 1" diameter Iron Pipe marking the Southeast corner of the Gilman property; thence North 00° 35' 02" West 217.43 feet along the East line of the Gilman property, to a Schneider Capped Rebar on the South Right-of-Way line of Elston Road; thence South 84° 00' 41" East 307.71 feet along the South Right-of-Way line of Elston Road, to a Schneider Capped Rebar marking the Northwest corner of a tract of land owned by Britany A. Latos, as described in Document Number 2022002084 (RTCD); thence along the Latos property, the following Three (3) courses: thence (1) South 00° 00' 31" East 207.89 feet to a 3/4" diameter Iron Pipe; thence (2) South 83° 53' 40" East 100.22 feet to a Schneider Capped Rebar; thence (3) North 00° 08' 38" West 86.21 feet to the Southwest corner of a tract of land owned by Pamela S. Fox, as described in Document Number 05022984 (RTCD), said point referenced by a 2" diameter Iron Pipe falling North 76° 44' 02" East 0.44 feet; thence South 88° 14' 13" East 157.25 feet along the South line of the Fox property, to the Southwesterly Right-of-Way line of South Beck Lane; thence South 23° 47' 39" East 19.82 feet along the Southwesterly Right-of-Way line of South Beck Lane, to the East line of the West Half of the Southeast Quarter of said Section 31; thence North 00° 29' 07" East 561.55 feet along the East line of said West Half, to the Point of Beginning and containing 16.253 Acres.

City of Lafayette
Doc. No. 0202809
09/12/2022
79-07-31-402-012-000-005

Trustees of the Shiloh Memorial
Presbyterian Church of Elston
Deed Book 140, Page 112
(1/24/1911)
79-07-31-402-002-000-005

Blackthorn Holdings LLC
Doc. No. 20221029115
12/14/2024
79-07-31-402-001-000-005

Lafayette West Equities LLC
Doc. No. 20191608002
06/06/2019
79-07-31-402-016-000-005

Lot 3
BIR Minor Subdivision
(Doc. No. 861427)

Curve Table

Curve #1
L = 166.70'
R = 360.00'
LC = N 02° 16' 17" W/165.21'
Delta = 28° 31' 51"

Curve #2
L = 158.36'
R = 362.00'
LC = N 02° 18' 17" W/158.95'
Delta = 28° 31' 51"

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

Owner & Developer: Blackthorn Holdings LLC
1400 W. Lombert Road, Suite E
Brea, CA 92821
Contact: Jackson M. Bogan
Phone: (765) 742-1135

Tax Key No.: 79-07-31-402-001.000-005

Title Holder: Blackthorn Holdings LLC

Deed: Doc. No. 20221029115

Land Area: 16.253 Acres

DATE: January 12, 2022

SURVEYOR'S CERTIFICATION:

I, Todd Ashley Star, a Professional Surveyor of the State of Indiana, do hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief this plat is an accurate representation of that survey.

Todd Ashley Star
Todd Ashley Star Professional Surveyor LS2030028



FLOOD STATEMENT: The subject property does NOT fall within the 100-year flood boundary as shown on the Flood Boundary Maps for Tippecanoe County, Indiana (F.I.A. Flood Map Community-Panel No. 1815700045 D dated September 25, 2009).

NOTE #1: No landfills, cemeteries, buildings, lakes, or active water courses were identified within the bounds of the subject property.

NOTE #2: 1.673 Acres of the subject property were identified as Wetland by an Environmental Expert from H. & W. Consulting Services, as shown on the Plat.

CHURCHWOODS SUBDIVISION - PRELIMINARY PLAT SHEET 1 OF 2

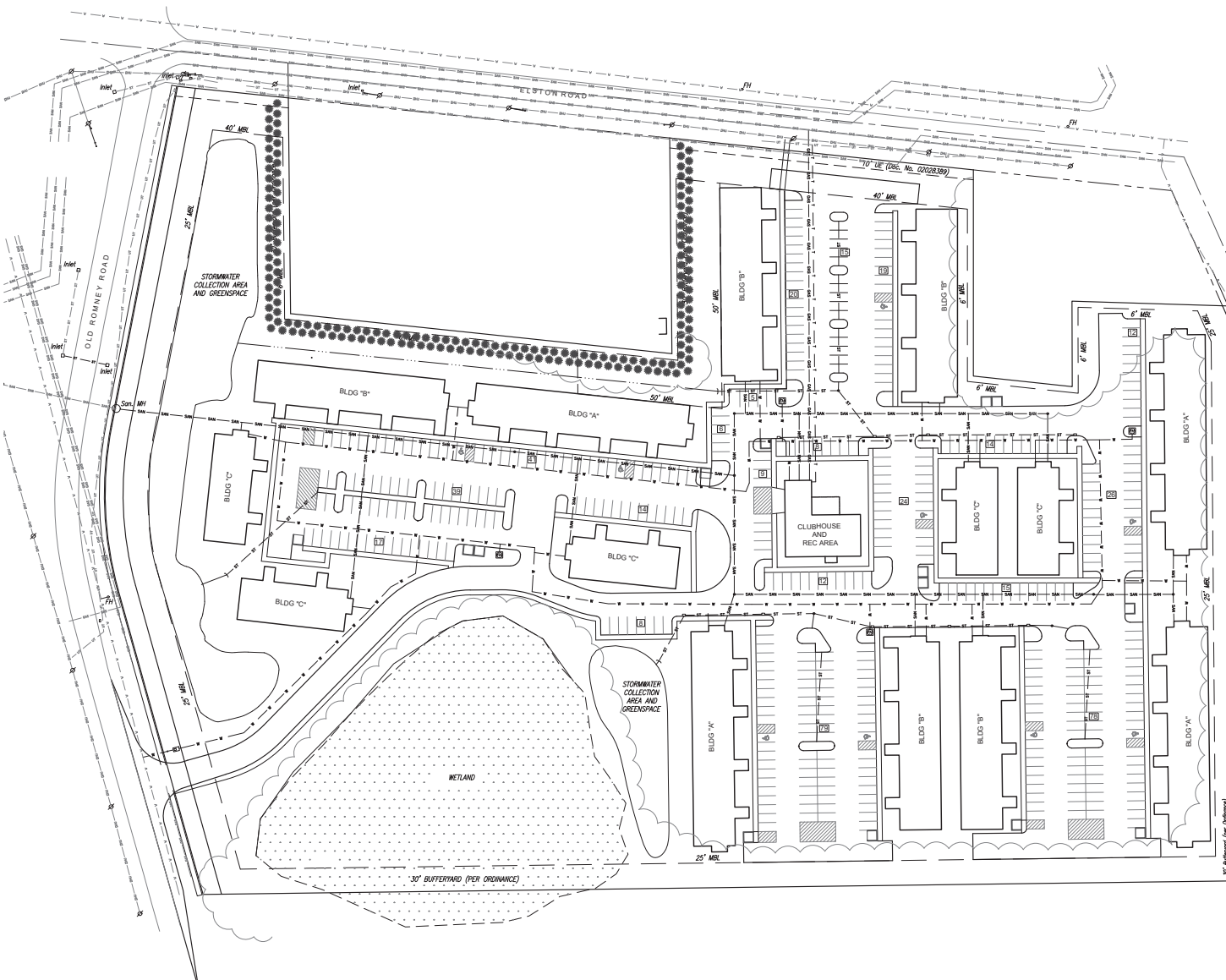
Drawn By: TAS
Proj. No. 20210313

Revision Dates:
01/12/21



**STARR
ASSOCIATES**
LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET
LAFAYETTE, INDIANA 47901
7651 471-2881
7651 471-0268 FAX



BUILDING CONFIGURATION AND UNIT SCHEDULE
 TOTAL: 261 UNITS

BLDG 'A' - TOTAL 96 UNITS
 24 3-BDR UNITS
 48 2-BDR UNITS
 24 1-BDR UNITS

BLDG 'B' - 105 2-BDR UNITS
 BLDG 'C' - 60 2-BDR UNITS

SITE PARKING

REQUIRED:
 461 SPACES PER UDOZ PARKING GROUP 2*, INCLUDING 9 ACCESSIBLE SPACES

PROVIDED:
 461 SPACES, INCLUDING 9 ACCESSIBLE SPACES

*PARKING GROUP 2 REQUIREMENTS BASED ON:
 2 SPACES/3-BDR UNIT, 1.75 SPACES/2-BDR UNIT, 1.5 SPACES/1-BDR UNIT

BLDG 'A' - 6 3-BDR UNITS, 12 2-BDR AND 6 1-BDR = 42 SPACES/BLDG
 X 4 BLDGS = 168 SPACES

BLDG 'B' - 21 2-BDR UNITS = 36.75 SPACES/BLDG
 X 5 BLDGS = 184 SPACES

BLDG 'C' - 12 2-BDR UNITS = 21 SPACES/BLDG
 X 3 BLDGS = 105 SPACES

CLUBHOUSE - (800 S.F. OFFICE ESTIMATED) = 4 SPACES

461 TOTAL SPACES REQUIRED
 461 SPACES PROVIDED (INCLUDING 9 ACCESSIBLE)

PRELIMINARY PLAT
 CHURCH WOODS SUBDIVISION
 OLD ROMNEY ROAD & ELSTON ROAD, LAFAYETTE, IN

SCALE: 1"=50'
 DRAWN BY: SMS
 CHECKED BY: TAS
 APPROVED BY: SMS/TAS
 PERM. NO.: 2021012
 DWG. DATE: 12/13/2021
 REVISED:

218 ALABAMA STREET
 LAFAYETTE, INDIANA 47901
 (765) 477-8810



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S-5051
CHURCHWOODS MAJOR SUBDIVISION
Major-Preliminary Plat

Staff Report
January 13, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner Blackthorn Holdings, LLC by representative Jackson Bogan, represented by Todd Starr of Starr Associates, LLC, is seeking primary approval of a one lot multi-family subdivision consisting of 15 apartment buildings with a total of 261 dwelling units on 16.25 acres. The site is located on the south side of Elston Road, between Old Romney Road and South Beck Lane, in Lafayette, Fairfield 31 (SE) 23-4.

AREA ZONING PATTERNS:

This acreage is zoned R3: Single, Two, and Multi-Family Residential. The oldest zoning map for this area shows this property zoned GB and R1. In 2008 the County Commissioners petitioned to rezone this site to GB in anticipation of filing a special exception for a proposed Juvenile Justice Center but the request was withdrawn before the APC meeting (Z-2373). Then in 2011, Wiser Investments requested a rezone to the R3 district, which Lafayette approved, for a proposed multi-family subdivision (Z-2453). This apartment complex was never developed; however, the R3 zoning remained in place. The prevalent adjacent zones include R3, GB and R1.

The northwest corner of Elston and Old Romney Roads was rezoned from GB to R1B to legitimize two nonconforming houses located on the corner in 2020 (Z-2796). A rezone from GB to I3 was denied by the city last year 1000' to the west on the north side of Elston (Z-2807); that request will be re-heard on this agenda (Z-2845 Jetboy, LLC).

AREA LAND USE PATTERNS:

The site had been farmed for decades, except an area of woods at the property's southwest corner which has been identified as 1.67 acres of wetland. A church and a few single-family homes are located on the south side of Elston Road; this subdivision request surrounds these lots. There are several multi-family subdivisions near this request, including: Spring Gardens (formerly Abby Marie) adjacent to the south, with Cypress Square PD and Romney Meadows further to the south, Southridge Commons and Elston Point to the north, and Overlook Pointe apartments to the west on Elston Road. There are a scattered number of commercial and light industrial uses in the area as well as rows of single-family homes along Old Romney Road to the west and South Beck to the east.

TRAFFIC AND TRANSPORTATION:

Elston Road is a secondary arterial while Old Romney Road and South Beck Lane are both classified as urban local roads according to the adopted *Thoroughfare Plan*. The developer is requesting variances to not have to improve the tiny piece of South Beck

Lane that this site touches as well as the two unconnected sections of Elston Road. (CityBus wants petitioner to install a bus pull-off, a sidewalk to the bus stop and a bus shelter all on Elston.) A third subdivision variance would allow the developer to dedicate additional right-of-way along Old Romney Road in lieu of making improvements which the city is already slated to do. The additional right-of-way would allow for the future construction of the Big 4 Trail plus provide space for a third travel lane.

A single private entrance is proposed to serve this development. The city is not requiring a “no vehicular access” statement. A total of 461 parking spaces are required according to Lafayette’s multi-family parking space formula based on the number of bedrooms per unit and allowing four spaces to be utilized by the clubhouse/office (1 space per 200 square feet of office area). The plat shows the required 461 spaces, nine of which are accessible.

Internal private drives will provide access to the parking lots and buildings. Three street names will need to be submitted and approved. Multi-family developments in Lafayette are also required to provide one bicycle parking space per unit, so a total of 261 bicycle spaces will need to be shown on the ILP site plan.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Lafayette water and sewer mains are in the Old Romney Road right-of-way; private mains will connect to these utilities to provide services to the 15 apartment buildings. Two large “stormwater collection” ponds are shown, one to the east of the wetlands and the second, larger, but narrow pond along the frontage of Old Romney Road.

CONFORMANCE WITH UZO REQUIREMENTS:

A 30’ wide type “C” bufferyard is required wherever R3-zoned land undergoing improvement abuts GB-zoned land; there is no bufferyard requirement when R3 zoning abuts R1 zoning. Therefore, the bufferyard is required around the “cutout” on Elston Road where the Presbyterian Church and a house are located; but not surrounding the houses at the southwest corner of South Beck Lane and Elston.

Setbacks shown are correct and/or exceed UZO standards. Lot width and area are sufficient. Greenspace, lot coverage and parking requirements can all be met.

IMPROVEMENTS AND PERFORMANCE BOND:

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

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Variances
 1. To eliminate all required improvements to South Beck Lane;
 2. To eliminate required improvements to Elston Road except for a Citybus pull-off, a sidewalk from the development to the bus stop; and a small bus shelter; and

3. To dedicate an additional 18' of right-of-way along Old Romney Road and provide a cement pad at the bus stop closest to the entrance in lieu of doing the required improvements to Old Romney Road.

B. 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. Three street names shall be submitted, reviewed, and assigned to the private streets in the development.
4. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
5. The required bufferyards shall be shown with the standard plant unit details. The bufferyards shall be installed as part of required public improvements.

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

6. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
7. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
8. Gateway signs, if any, shall be placed in an appropriate easement at the entrance.
9. All required building setbacks shall be platted.
10. The street addresses and County Auditor's Key Number shall be shown.