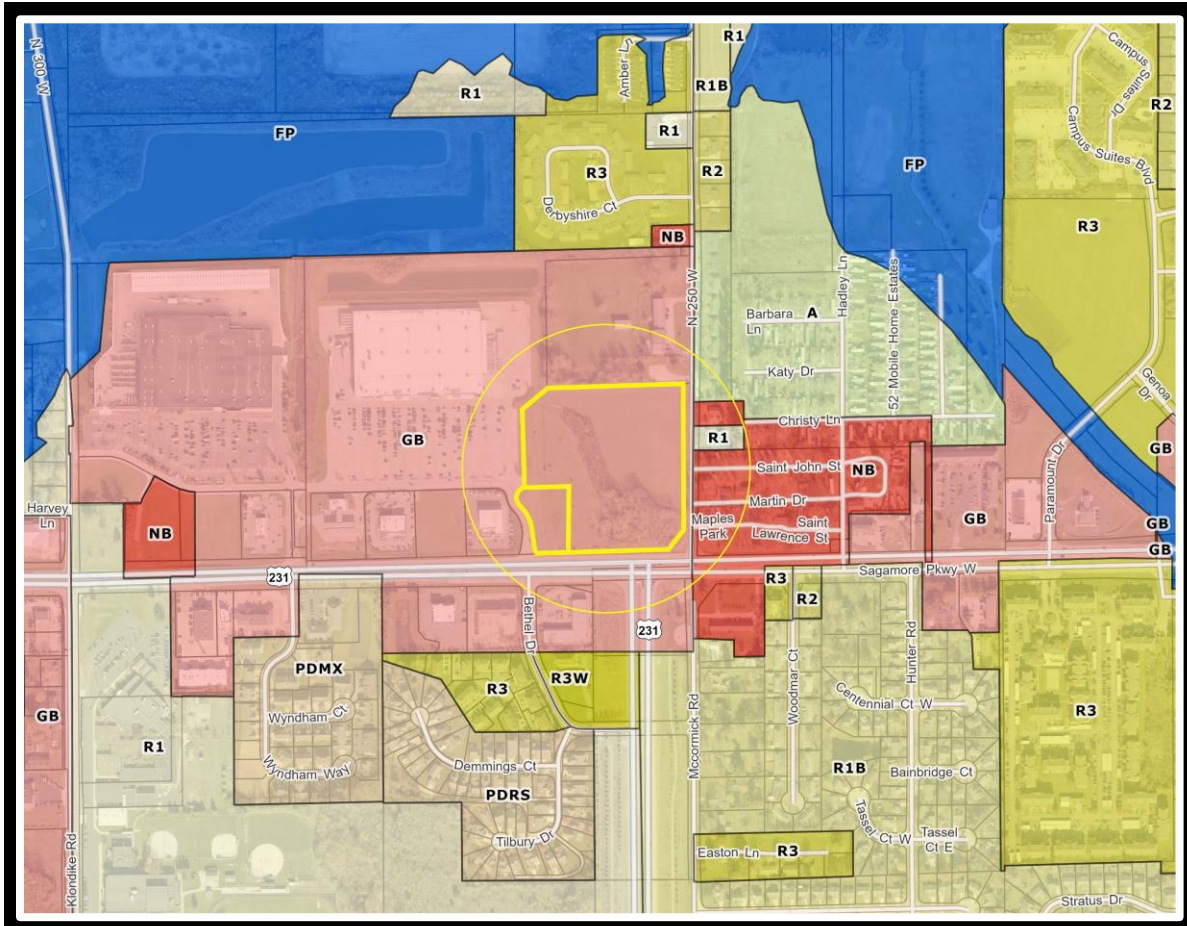

S-5050
AUTOZONE #5535 SUBDIVISION, A REPLAT OF LOT 6,
MEIJER #186 SUBDIVISION
(minor-sketch)

STAFF REPORT
January 13, 2022



LEGEND

---	RIGHT OF WAY LINE
---	BUILDING SETBACK LINE (B.S.L.)
---	EASEMENT LINE
---	PLAT LINE
---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SECTION LINE, SECTION CORNER

UTILITY/REFERENCE INFO

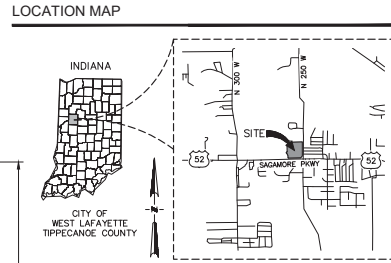
WM:	IN AMERICAN WATER
CONTACT:	RYAN MOORE
PHONE:	(317) 885-2404
RECEIVED:	9/8/21
SAN:	IN AMERICAN WATER
CONTACT:	RYAN MOORE
PHONE:	(317) 885-2404
RECEIVED:	9/10/21
STORM:	CITY OF WEST LAFAYETTE
CONTACT:	JENNIFER MULLETT
PHONE:	(765) 775-5133
RECEIVED:	N/A
GAS:	CENTERPOINT ENERGY (NORTH)
CONTACT:	JOH EASTHAM
PHONE:	(765) 297-2119
RECEIVED:	9/8/21
ELEC:	DUKE ENERGY
CONTACT:	APRIL EDWARDS
PHONE:	(317) 338-1554
RECEIVED:	N/A
CABLE TV:	COMCAST
CONTACT:	JOHN GAYDAY
PHONE:	(260) 458-5107
RECEIVED:	N/A
TELEPHONE:	FRONTIER
CONTACT:	N/A
PHONE:	N/A
RECEIVED:	N/A
FIBER OPTIC:	INDIANA DATALINE CORP. (TIPMONT)
CONTACT:	MIKE WEHS
PHONE:	(765) 269-8510
RECEIVED:	N/A
FIBER OPTIC:	METRO FIBERNET, LLC
CONTACT:	MARK DECARO
PHONE:	(812) 253-2196
RECEIVED:	N/A

SKETCH PLAN

FOR MEIJER #186 SUBDIVISION, PLAT OF LOT 6
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA
PART OF THE NORTHWEST FRACTIONAL QUARTER, SEC. 2, T23N, R5W

NOW OR FORMERLY
TAX ID: 79-08-02-176-005,000-023
BLAIR REAL ESTATE, LLC
3650 US HWY 52 W
(ZONE: GB)
INSTRUMENT # 202020002076

NOW OR FORMERLY
TAX ID: 79-08-02-176-001,000-029
MEIJER STORES LIMITED PARTNERSHIP
2636 US HWY 52 W
(ZONE: GB)
INSTRUMENT # 14902217 (ANNEXATION)
INSTRUMENT # 13020384 (PLAT)



SURVEYOR INFO

MARC E. BUDZINSKI, P.S. #LS2100015
MONUMENT ENGINEERING GROUP ASSOCIATES, INC.
298 VETERANS DRIVE
FOWLERVILLE, MI 48836

SCHNEIDER INFO

SCHNEIDER GEOMATICS
1330 WIN HENSCHEL BLVD., SUITE 260
WEST LAFAYETTE, IN 47906

PETITIONER INFO

AUTOZONE DEVELOPMENT, LLC
123 S. FRONT STREET,
MEMPHIS, TN 38103

POTENTIALLY FOR AUTOZONE #5535
2568 US HIGHWAY 52 W
WEST LAFAYETTE, IN 47906



Call MISS DIG
1-800-453-7171
Miss Dig is a utility notification service that allows you to report a utility location before you dig. It's free and it's fast. Call 1-800-453-7171 for more information.

CLIENT :
Autozone
123 S. Front Street
Memphis, TN 38103
Ph: 901-495-7650

SKETCH PLAN

LOT 6 OF MEIJER #186 SUBDIVISION
U.S. 52 AND CR 250 WEST
PART OF NW 1/4, SEC. 2, T23N-R5W
WEST LAFAYETTE CITY, TIPPECANOE CO., INDIANA

DATE	01/06/22
PLAN SUBMITTALS/PROVISIONS	
REVISED PER COMMENTS	

ORIGINAL ISSUE DATE:
12/16/2021

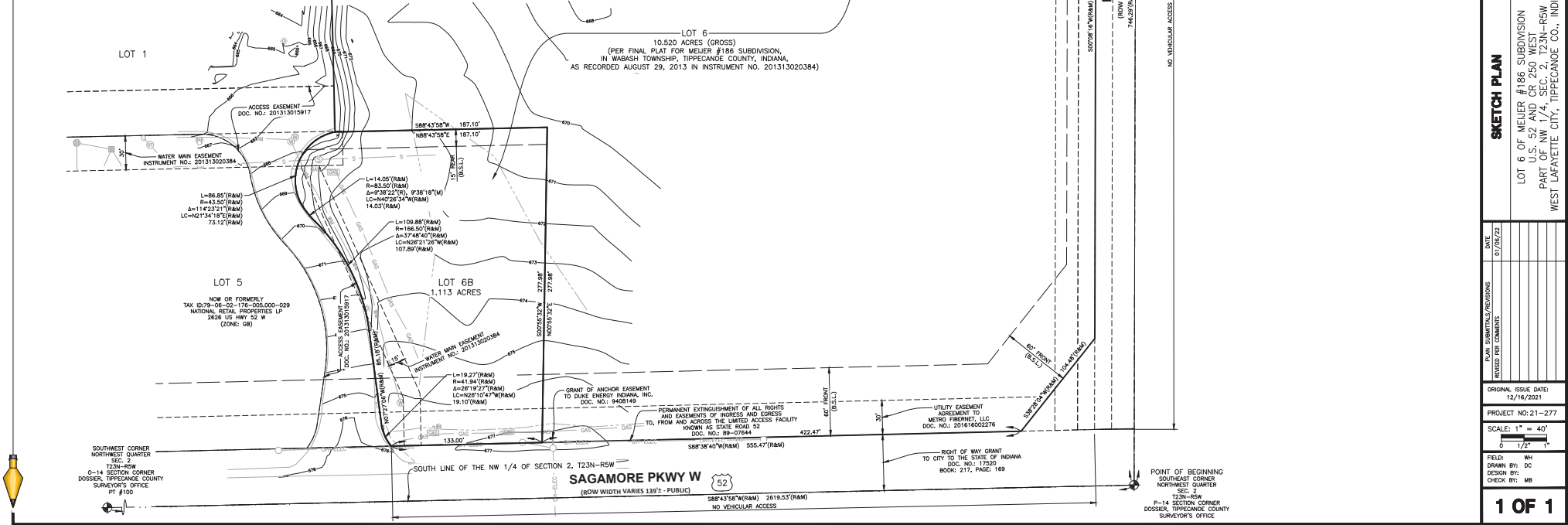
PROJECT NO: 21-277

SCALE: 1" = 40'

FIELD: MH
DRAWN BY: DC
DESIGN BY: DC
CHECK BY: MB

P-14 SECTION CORNER
DOSSIER, TIPPECANOE COUNTY
SURVEYOR'S OFFICE

1 OF 1



S-5050

AUTOZONE #5535, A REPLAT OF LOT 6 MEIJER #186 SUBDIVISION
Minor-Sketch Plan

Staff Report
January 13, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner AutoZone Development, by Kevin Murphy, with consent from property owner Meijer Stores, LP by Vice President Michael Flickinger, (and represented by Marc Budzinski of Monument Engineering Group and Mike Wylie of Schneider Geomatics), is seeking primary approval to divide Lot 6, Meijer #186 Subdivision into two commercial lots on 10.52 acres. The site is located at the northwest corner of CR 250 W and Sagamore Parkway, specifically, 2568 US 52 W, West Lafayette, Wabash 02 (NW) 23-5.

AutoZone plans to purchase proposed Lot 6B, which is the smaller of the two lots proposed, for a new store; Meijer has no current plans for Lot 6A which is the larger remnant.

AREA ZONING PATTERNS:

The existing Lot 6 is zoned GB, General Business as is surrounding land to the north, west and to the south across Sagamore Parkway. To the east, across CR 250 W, properties are zoned a mix of NB, Neighborhood Business, R1, Single-Family Residential and Agricultural.

AREA LAND USE PATTERNS:

Existing Lot 6 is currently unimproved. The Blair Animal Clinic is adjacent to the north; the Maples mobile home park is across the road to the east. South of the lot is where US 231/US 52 "T"s into Sagamore Parkway and at the southwest corner of this intersection is a small L-shaped commercial building with several tenants. Belle Tire and a Meijer store is adjacent to the west.

TRAFFIC AND TRANSPORTATION:

Sagamore Parkway is a divided primary arterial and CR 250 W is a rural local road per the adopted County *Thoroughfare Plan*. The required right-of-way for both frontages was dedicated to the public in 2013 when Lot 6 was originally platted. The "no vehicular access" statement from the original plat has also been shown on this replat along the entirety of the existing frontages; access to these lots will be from the existing interior access easements adjacent to the west.

The County *Thoroughfare Plan* includes the future continuation of US 231/US 52 (where it currently T's into Sagamore Parkway south of this site) running through the eastern half of Lot 6 and continuing to the northeast to eventually include a new interchange at I-65.

This planned highway extension would likely not occur for another decade or more. Meijer, who owns the land, is aware of these plans. A previously discussed "Lot 6C" similar in size to proposed Lot 6B and adjacent to its east, was not included in this subdivision request. The Unified Subdivision Ordinance allows the plan commission to "require a 'reservation' on a plat when a road project in the *Thoroughfare Plan* is planned to be built across a subdivision request. However, this "reservation" is limited to a period of five years during which time the jurisdiction is required to maintain it. Since the owner currently has no plans to develop this area, staff believes requiring a "road reservation" on proposed Lot 6A would be premature at this time.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Indiana American Water serves the site as well as American Suburban sanitary sewer. Drainage plans will be reviewed as part of the ILP (improvement location permit) for AutoZone by the West Lafayette City Engineer's Office. As such, no condition for drainage approval is necessary.

CONFORMANCE WITH UZO REQUIREMENTS:

The correct setbacks have been shown. Lot widths and areas are sufficient; no bufferyards are required on either of these two lots.

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 Sagamore Parkway and CR 250 W right-of-way lines.
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.