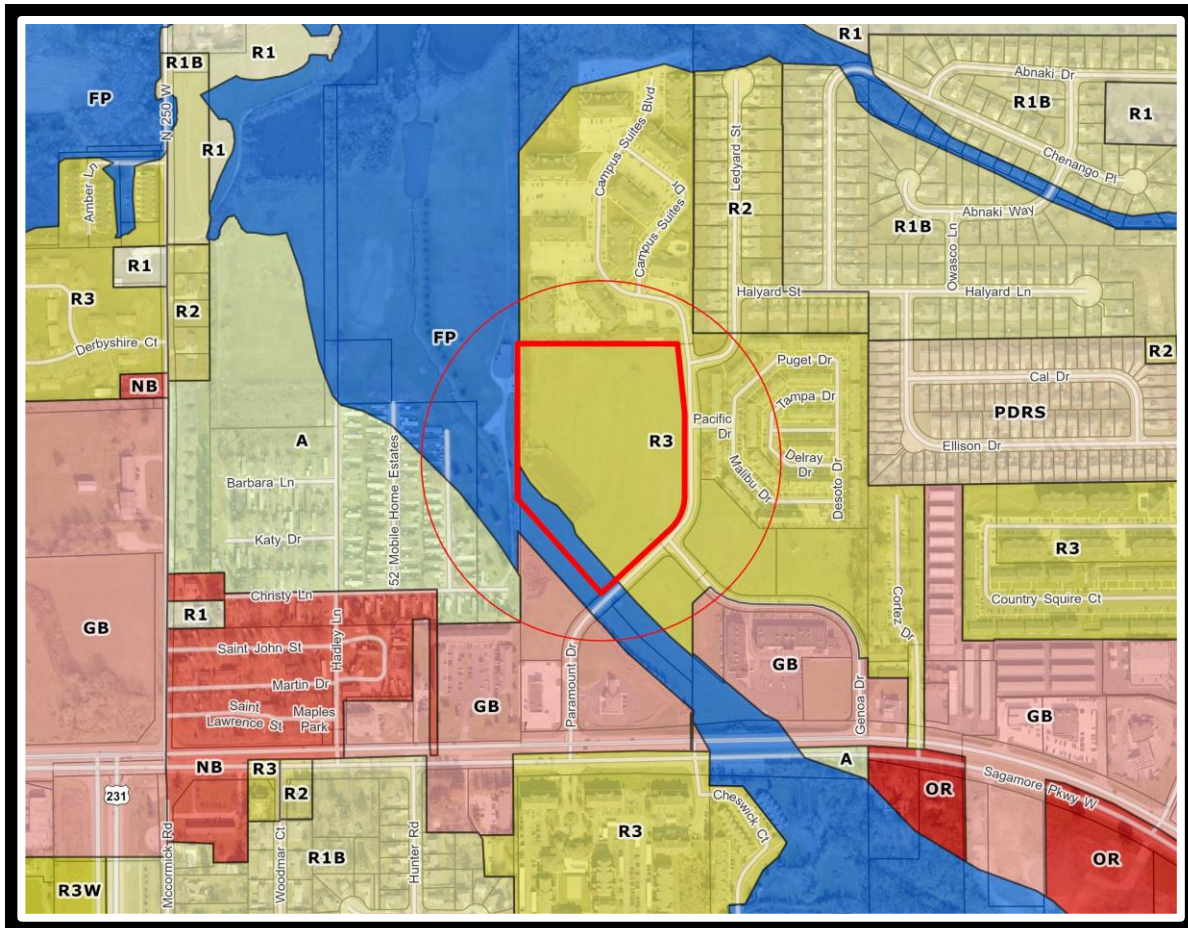

S-5075
WABASH RIDGE SUBDIVISION
(major-preliminary)

STAFF REPORT
June 9, 2022



S-5075
WABASH RIDGE SUBDIVISION
Major-Preliminary Plat

Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Wabash Lofts, LLC by Tyler Ridge, Managing Member, represented by TBird Design Services, is requesting preliminary approval of a multi-family subdivision of one lot of 10.89 acres with one clubhouse and five apartment buildings with 240 total units, located on the northwest side of Paramount Drive at the Genoa Drive intersection in Wabash 2 (NE) 23-5.

AREA ZONING PATTERNS:

The site is currently zoned R3, Multi-family Residential. It was rezoned from NB and R3 in July of 2021, (Z-2832). A rezone in August of 2020 rezoned 5.22 acres of this request to R3 from NB for a 60-unit apartment complex, (Z-2801) that was never constructed. Prior to that case, the entire area in this request was zoned NB. The property to the north is zoned R3.

Originally all these properties, located between the Cuppy-McClure regulated drain to the south and Hadley Lake to the north were zoned Flood Plain with a small, elevated area zoned R1. In 1998, this small R1-zoned area was rezoned to NB (Z-1790). Sometime after that change, a Flood Plain certification was completed which drastically changed the FP boundary taking most of this land out of the FP and at the same time expanding the NB zone. In 2001, the 16 acres adjacent to the north were rezoned from NB to its current R3 designation. While there are many zones within a mile radius of the site, the three adjacent zones to the property are: R3 to the north and east, GB to the south and FP to the west.

AREA LAND USE PATTERNS:

The site is currently unimproved except for a small detention pond. Surrounding the site in question are: Lark apartments, Lakeshore subdivision (duplexes), and Lark townhomes (formerly Baywater townhomes). Opposite the Cuppy-McClure county regulated drain, there is a small commercial center currently occupied by Domino's Pizza and two other spaces, a bank and the US 52 Mobile Home estates.

TRAFFIC AND TRANSPORTATION:

Parking for this use is two spaces per dwelling unit. A variance was granted that reduced the required amount of parking from 480 to 357 spaces in January 2022, (BZA-2069). The site is located on Paramount Drive, classified by the adopted *Thoroughfare Plan* as a rural local road. The plan shows two driveways onto Paramount. CityBus has a route

that travels along Paramount Drive to serve the residents in the area; petitioner is working with CityBus to construct a bus stop, which should be finalized for the construction plans. As part of the public improvements on site, sidewalks will be constructed along the west side of Paramount.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

American Suburban Utilities and Indiana-American Water serve the site. Drainage approval from the Drainage Board will be necessary to complete the subdivision process.

CONFORMANCE WITH UZO REQUIREMENTS:

The Flood Plain, previously certified, is shown and documented. All building setbacks have been shown.

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. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana-American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana-American Water Company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot 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.

7. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

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

8. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the Paramount Drive right-of-way line.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. When the final grading is complete, the Regulatory Flood Elevation and Boundary for the Cuppy McClure Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
12. The street addresses and County Auditor's Key Number shall be shown.

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

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