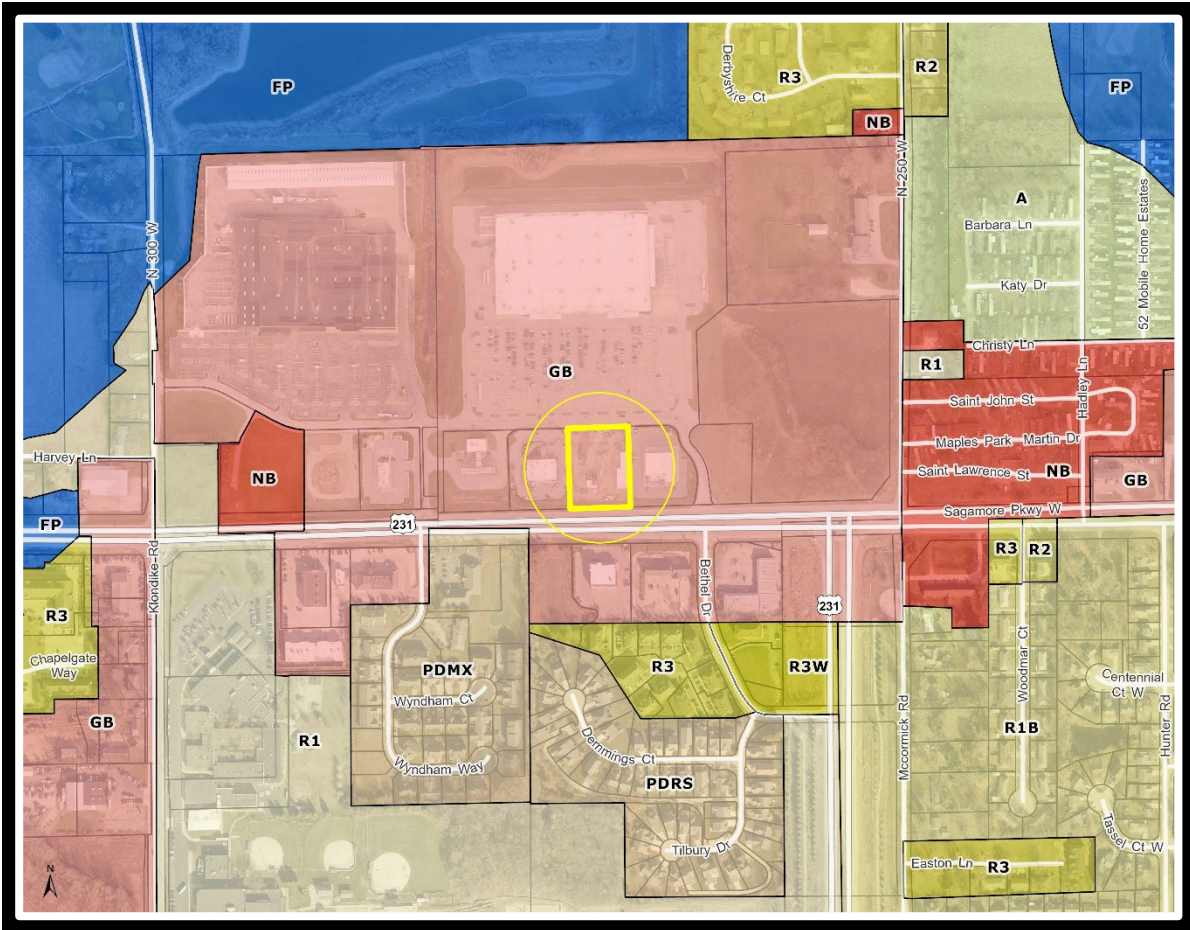

S-5116
MEIJER #186 SUBDIVISION, A REPLAT OF LOT 4
(minor-sketch)

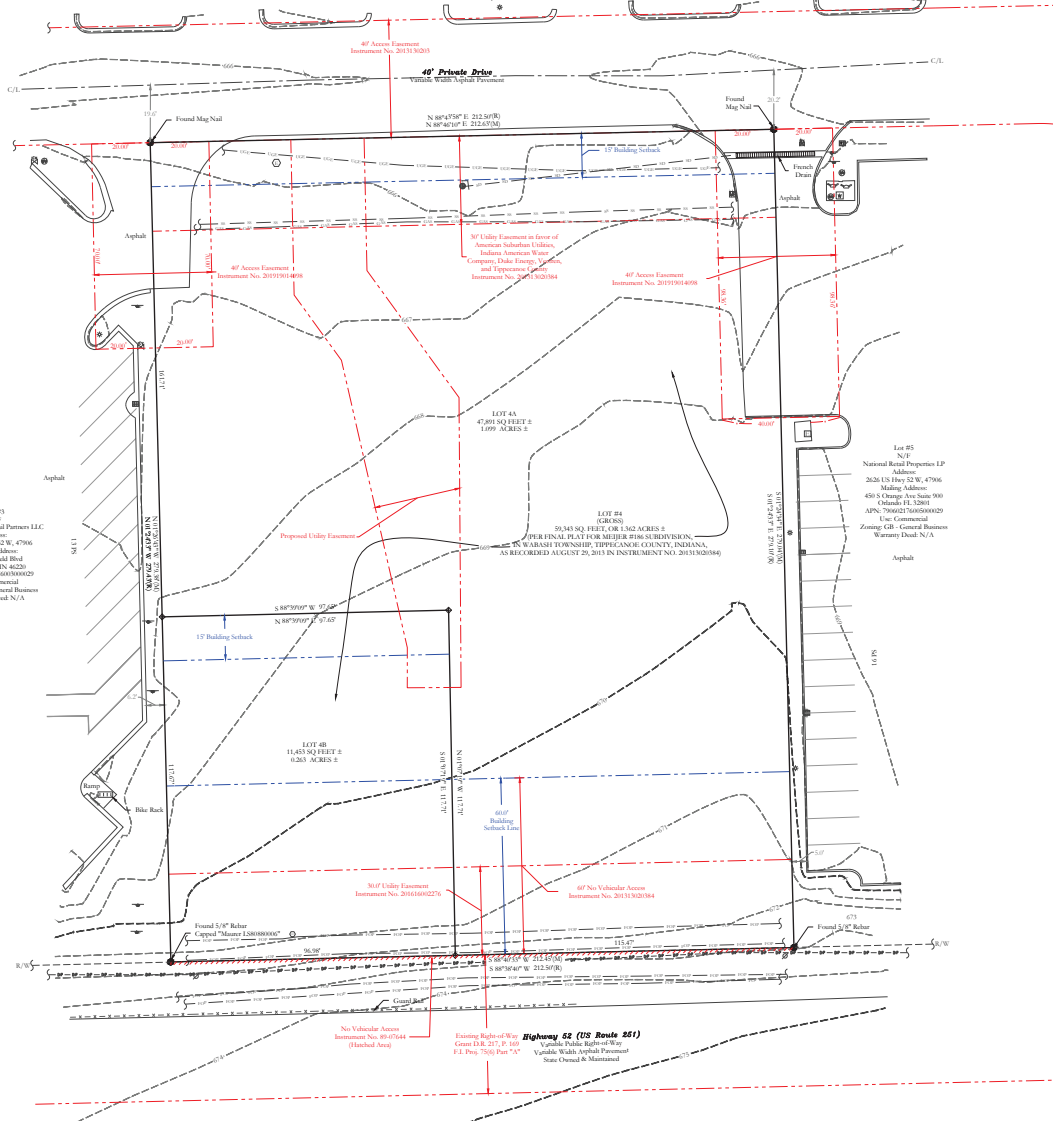
STAFF REPORT
March 9, 2023



SKETCH PLAN

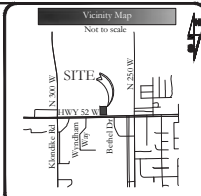
FOR MEIJER #186 SUBDIVISION, PLAT OF LOT 4
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA
PART OF THE NORTHWEST FRACTIONAL QUARTER, SEC. 2, T23N, R5W

Lot #1
N/P
Meier Sams Limited Partnership
Address:
2636 US Hwy 52 W, C796
Mailing Address:
2929 Walker Ave NE
Grand Rapids MI 49544
APN: 796027500000029
Use: Commercial
Zoning: GB - General Business
Warranty Deed: N/A

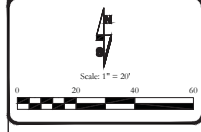


Surveyor Info
JASON M. PAGE
REGISTERED LAND SURVEYOR NO. 125200042
STATE OF INDIANA

Permittee Info
XXXXXXXXXX



- Legend of Symbols & Abbreviations**
- Found Monument (to record)
 - Computed Point
 - Water Valve
 - Water Meter
 - Fire Department Connection
 - Drainage Control Valve
 - Water Vault
 - Power Pole
 - Electric Box
 - Electric Vault
 - Light Pole
 - Fiber Optic Vault
 - Ground Hole
 - Mail Box
 - Sign
 - Line continues (shown for direction only)
 - Boundary Line
 - Easement Line
 - Setback Line
 - Centerline of road
 - Right of Way
 - Fence
 - Survey Section Line
 - Storm Drain Line
 - Gas Line
 - Overhead Power Line
 - Fiber Optic Line
 - Underground Electric Line
 - Record Dimension
 - DOT Field Collocation Measurement
 - APN: Assessor Property
 - PS: Planning Space
 - NG: Natural Gas
 - OCF: Name of Forestry
 - BCP: Reinforced Conc. Pipe



BLEW & ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.413.8406
FAX: 479.582.1883
www.BLEWINC.com

DESIGNED BY	JMK/RMB	DATE	08/05/2022	CHECKED BY	GG/PBS	DATE	
PERMITTED BY		DATE		APPROVED BY		DATE	21-6349.01

FOR THE USE AND RECORD OF:
2678 US HWY 52 W, West Lafayette, IN 47906

Beacon Civil Engineering, LLC

DATE	REVISION	BY

Utility Notes

The utilities shown on this drawing have been located by field measurements, utility map drawings, and one-call utility locate requests. Blew & Associates makes no warranty to the exact location of any underground utilities shown or not shown on this drawing. It is the responsibility of the contractor to verify any and all utilities prior to construction. Call Indiana one-call at 800.382.5244 for field locates (request for general markings of underground utility lines before digging. Dig before digging number: 2198253802)



- Utility Contacts**
- GAS**
Compucon
Ron Barker
(812) 231-6437
 - WATER/SEWER**
IN American Water
Shannon Beard
(765) 743-2973
shannon.beard@americanwater.com
 - SEWER**
American Suburban Utilities
Andy Mize
(765) 463-3856
 - STORM**
City of West Lafayette
Jennifer Muller
(765) 775-4133
 - ELECTRIC**
Delta Energy
April Edwards
(317) 438-5644
 - CABLE TV**
Comcast
John Conroy
(867) 498-1017
 - WEST LAFAYETTE ROAD PARTNERS LLC**
N/P
Address:
2714 US Hwy 52 W, 47906
Mailing Address:
6440 Woodland Blvd
Indianapolis IN 46220
APN: 796027500000029
Use: Commercial
Zoning: GB - General Business
Warranty Deed: N/A
 - FIBER**
Mesa Fibers, LLC
Mark Orchard
(812) 253-2196

Highway 52 (US Route 52)
Existing Right-of-Way
Center Line, 20' P. 10'
Variable Width, Asphalt Pavement
State Owned & Maintained

S-5116
MEIJER #186 SUBDIVISION, A REPLAT OF LOT 4
Minor-Sketch Plan

Staff Report
MARCH 9, 2023

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is seeking primary approval to replat existing Lot 4 into two lots in order to permit more signage without the need of a sign variance, on a Take 5 oil change business and accessory car wash currently under construction at 2678 US 52 West, West Lafayette, Wabash 2 (NW) 23-5.

AREA ZONING PATTERNS:

The site is zoned GB as is all surrounding property.

AREA LAND USE PATTERNS:

Currently, lot 4 has an oil change business and an accessory carwash under construction. Adjacent lots have a tire sales business and a small integrated center. Meijer is located to the north and another small integrated center is across the highway to the south.

TRAFFIC AND TRANSPORTATION:

US 52 is a divided primary arterial; the original plat dedicated the required right-of-way, so no further dedication is needed. Access will be from the Meijer property to the north by way of two access easements shared with the lots to the east and west. A “no vehicular access” statement has been shown along the US 52 frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water are already in place. Drainage has already been approved since building permits have already been issued.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. There are no lot width or area standards in the GB zone.

Accessory carwashes are not a recent invention and all of them are located on the same lot as the gas station/convenience store/oil change business that is the primary use of its lot. Our ordinance is not requiring Lot 4 be divided into two; in fact, the two buildings are currently under construction on the same lot. This subdivision request is solely petitioner’s decision. Two lots would create more permitted signage on this site, without having to file a sign variance which the ABZA may not approve. Staff is merely pointing out why this request has been filed and is not endorsing this as a way to subvert our sign regulations.

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. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.

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

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