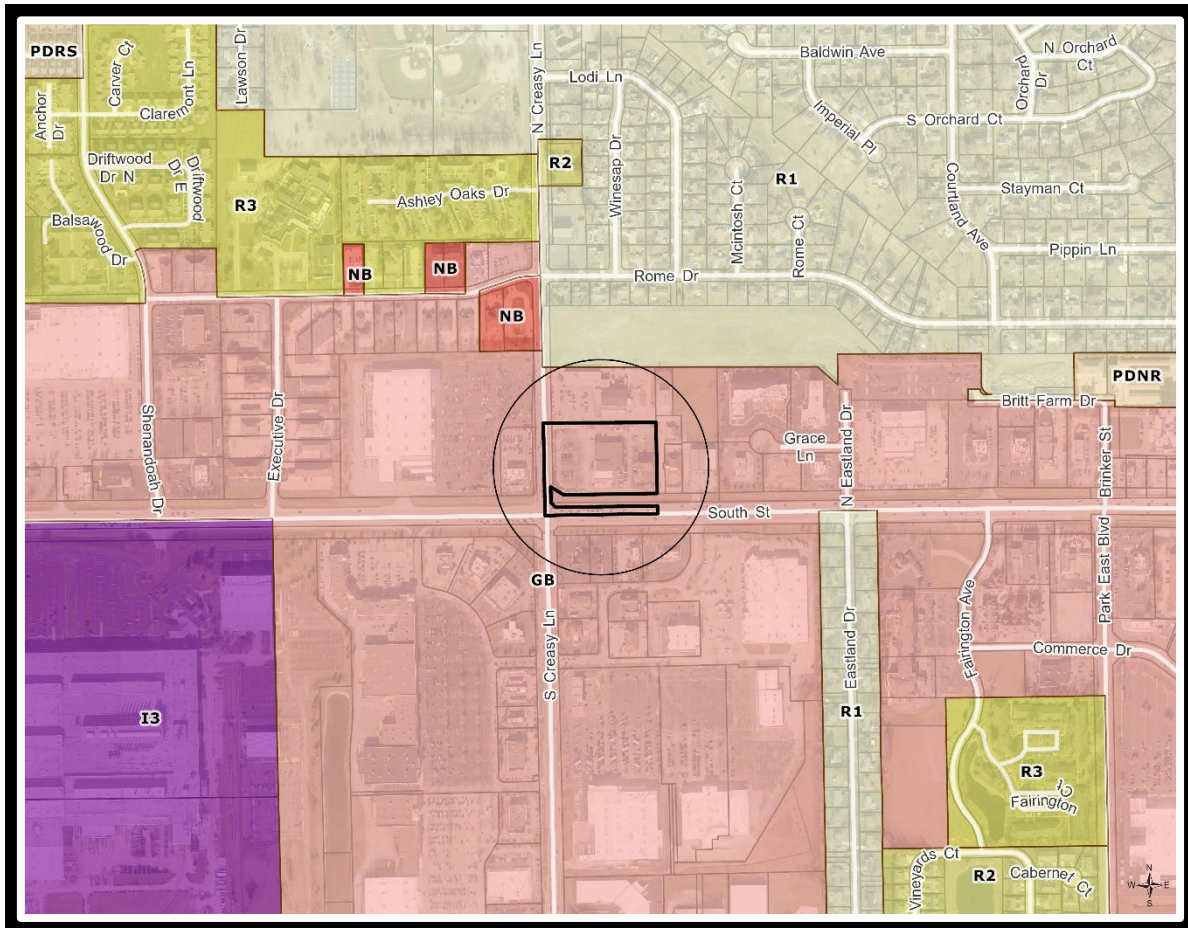

S-5121
1 NORTH CREAMY MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
March 30, 2023





MINOR SUBDIVISION

1 NORTH CREASY MINOR SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 4 WEST, FARMFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGAL DESCRIPTION: A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, Farmfield Township, Tippecanoe County, Indiana, being a part of the Indiana Properties, LLC, was estate as described in Instrument Number 2011102436 in the Office of the Tippecanoe County Recorder, and being depicted as Property 1 on an A.C. LANDLIFT Land Survey prepared by TBSD Design Services Corp., Project No. 20202, dated April 20, 2022, and being more completely described as follows:

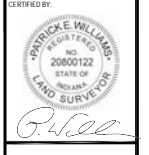
BEGINNING at an iron pin marking the South Quarter Corner of said Section 23, thence along the West Line of said Southeast Quarter, North 1°02'10" West, 68.46 feet to the westerly extremity of the South Line of Lot 3 in said Commercial Subdivision, as depicted on the plat thereof, recorded as Instrument No. 1984808407 as said Recorder's Office, thence along said South Line and the westerly extension thereof, North 89°45'02" East, 555.20 feet to the Southeast Corner of said Lot 3, thence along the westerly boundary of Lot 3 in said Commercial Minor Subdivision as depicted on the plat thereof, recorded as Instrument No. 2022020968 as said Recorder's Office, South 1°02'10" East, 200.00 feet to the bounds of the State of Indiana land estate as recorded in Deed Record 73-2261 as said Recorder's Office, thence along the bounds of said State of Indiana land estate, for the following 7 courses: 1) South 89°50'30" West, 143.98 feet; 2) South 89°50'24" West, 276.38 feet; 3) North 89°10'00" West, 73.84 feet; 4) along a course parallel to and east 214819.1 feet and a chord bearing North 89°50'00" East, 401.27 feet, an arc distance of 401.27 feet; 5) North 89°10'30" East, 40.71 feet, thence along a course parallel with said West Line, South 1°02'10" West, 38.41 feet to the South Line of said Southeast Quarter, thence along said South Line, South 89°10'30" West, 355.15 feet to the POINT OF BEGINNING, containing 0.91 acres, more or less.

LAST INSTRUMENT CONTAINING TITLE: State Identification Number: 23-47-23-45-026-000-004; Instrument Number: 2022020968; Date: 03/06/2023; Engineer: Castle Street Investments, LLC; Draftsman: Castle Street Investments, LLC; Date: April 02, 2023.

SURVEY NOTE: This drawing does not represent a boundary survey of the property depicted. This plan has been prepared pursuant to Section 3.1 (Minor Subdivisions) and Section 3.1 (Minor Street Plans) of the Unified Subdivision Ordinance of Tippecanoe County as amended, and is based upon previous survey work performed by TBSD Design Services Corp., Project No. 2022, recorded as Instrument No. 2022020968 on April 20, 2022 in the Office of the Tippecanoe County Recorder.

CERTIFIED BY: Patrick E Williams, PLS, dated 03/06/2023.

UTILITY AVAILABILITY NOTE: City of Lafayette sewer & water appears to be available within the South Street and Creasy Lane right of way.



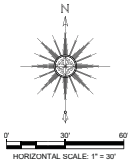
1 NORTH CREASY MINOR SUBDIVISION; CASTLE STREET, LLC; P.O. BOX 4907; LAFAYETTE, IN 47903

Table with 2 columns: MARK, DATE. The table is currently empty.

PROJECT NO: 22022.1; FILE: 22022.1 SURVEY SP DWG; DRAWN BY: CDB; CHECKED BY: PEW; LOCATION: A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 4 WEST, FARMFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

SKETCH PLAN

G001 1 OF 1



S-5121
1 NORTH CREASY MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
March 30, 2023

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner Castle Street Investments, LLC, by Grant Gerhardt, represented by Patrick Williams of TBIRD Design Services and Christopher Shelmon, Attorney, is seeking primary approval for a three-lot commercial subdivision of 5.01 acres, located at the northeast corner of Creasy Lane and South Street, specifically, 1 North Creasy Lane, Lafayette, Fairfield 23 (SE) 23-4.

AREA ZONING PATTERNS:

The site, which has never been part of a subdivision plat, is zoned GB, General Business as is all surrounding land.

AREA LAND USE PATTERNS:

The site has long been used for car sales. There are three existing commercial buildings shown on the sketch plan which the owner intends to demolish. The area around the intersection of Creasy and South is a major commercial node which serves both the residents of Lafayette as well as travelers on I-65.

TRAFFIC AND TRANSPORTATION:

South Street, formerly known as SR 26 E, is classified as a divided primary arterial. The existing right-of-way for this road already exceeds the required 100' minimum width. Creasy Lane is classified as an urban primary arterial with a required 80' minimum right-of-way width.

There is no direct access from any of the three proposed lots to either South or Creasy; however, there are access easements along the entire northern and eastern borders of the subdivision. A shared driveway onto South Street exists just over 100' to the east of proposed Lot 3. Another shared access easement already exists along the northern lot lines.

An access easement will need to be shown along the South Street property line so that three future potentially different property owners will all have the right to use the existing paved drive.

While the frontage along South Street is correctly labeled, "limited access," the city is requiring a "no vehicular access" statement along the Creasy Lane frontage except at the existing access easement.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the city engineer’s office, “all three lots have direct access to water and sanitary sewer facilities. There is no new public infrastructure needed.” Drainage will be reviewed and approved during the city’s permitting process.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks have been shown. Lot width and area are sufficient to 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. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Creasy Lane right-of-way line.
2. 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.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. A new access easement shall be platted along the frontage of South Street.
5. All required building setbacks shall be platted.
6. The street addresses and County Auditor's Key Number shall be shown.

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

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