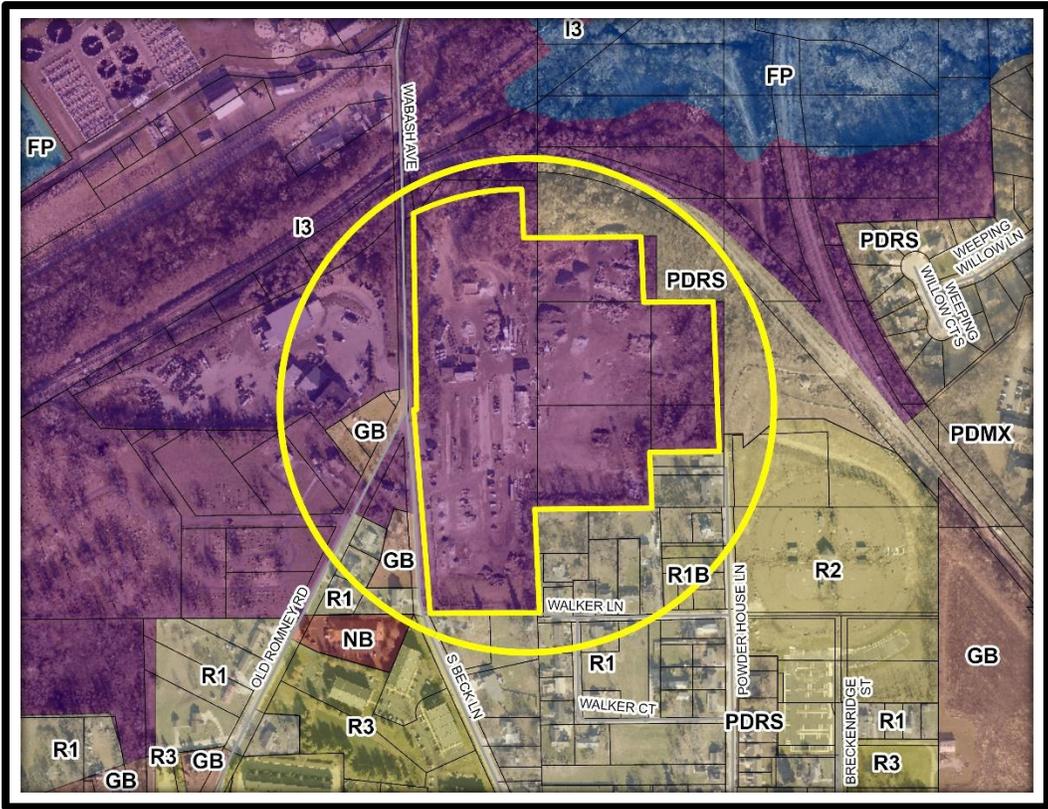
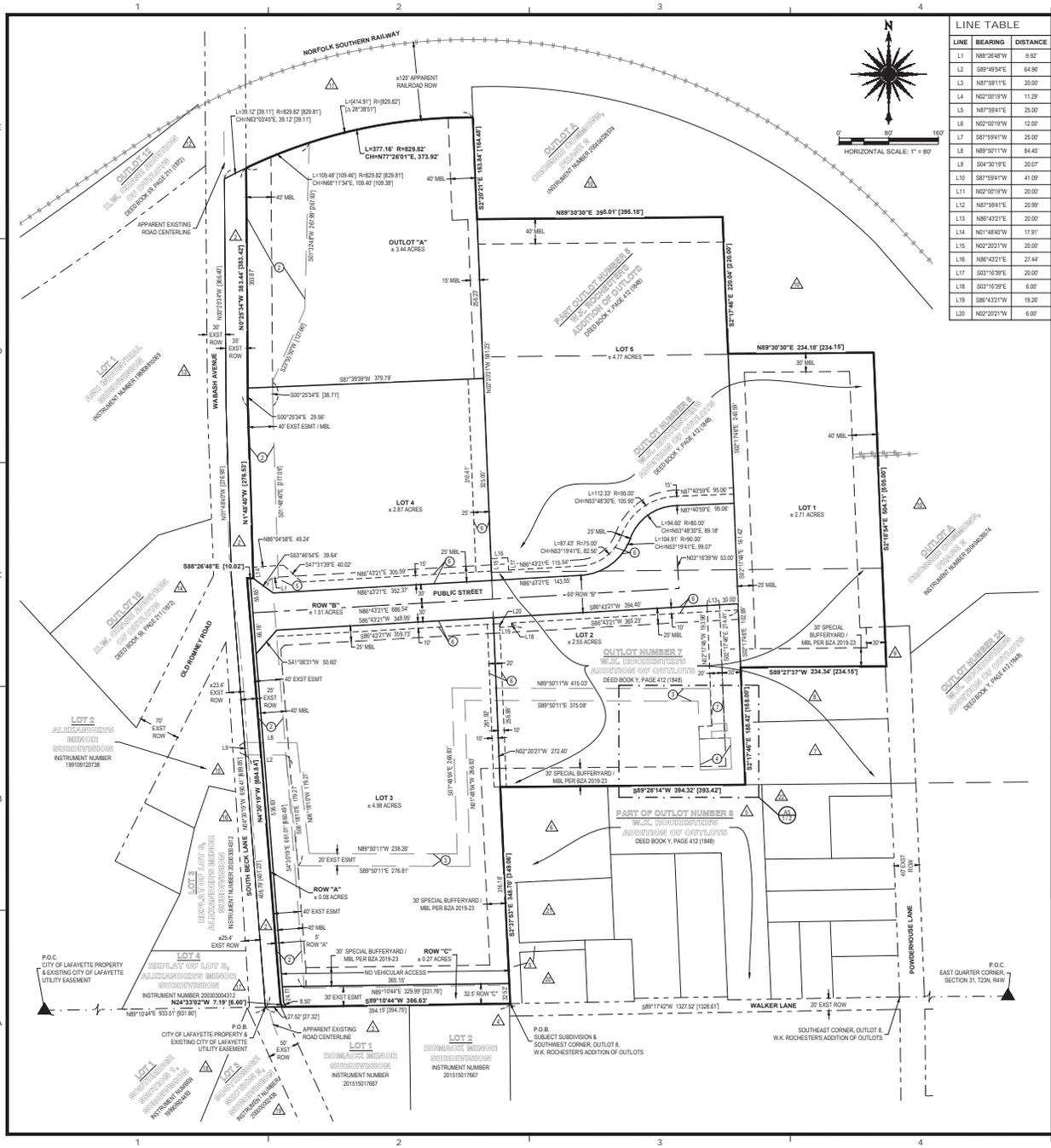

S-4883
WESTBAKER INDUSTRIAL SUBDIVISION
(major-preliminary)

STAFF REPORT
December 12, 2019





LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°26'40"W	9.92'
L2	S89°49'54"E	64.96'
L3	N87°59'11"E	22.07'
L4	N87°00'19"W	11.00'
L5	N87°59'11"E	11.00'
L6	N87°00'19"W	12.00'
L7	N87°59'11"E	25.00'
L8	N87°00'19"W	24.00'
L9	S04°33'19"E	20.07'
L10	S87°59'41"W	41.09'
L11	N87°00'19"W	20.07'
L12	N87°59'11"E	20.99'
L13	N87°42'12"E	20.00'
L14	N01°44'00"W	17.91'
L15	N87°42'12"E	27.44'
L16	N87°42'12"E	27.44'
L17	S03°10'39"E	6.00'
L18	S03°10'39"E	6.00'
L19	S88°42'21"W	19.20'
L20	N02°29'21"W	19.20'

ADJOINER INDEX

ID	NAME (ADDRESS)	STATE IDENTIFICATION NUMBER	INSTRUMENT NUMBER
1	TECSPAN CONCRETE STRUCTURES, LLC (228 W HARTFORD AVE, SUITE 300 COLUMBUS, OH 43202)	79-07-31-276-001-000-005	2004007093
2	CITY OF LAFAYETTE (20 N 5TH ST LAFAYETTE, IN 47901)	79-07-31-291-000-000-000	20020022719
3	CITY STREETS PROPERTIES, LLC (803 S 16TH ST LAFAYETTE, IN 47906)	79-07-31-404-001-000-000	20181003262
4	CITY STREETS PROPERTIES, LLC (803 S 16TH ST LAFAYETTE, IN 47906)	79-07-31-404-002-000-000	20181003262
5	CONWAY & ANDRES & WALLACE (220 WALKER LN LAFAYETTE, IN 47906)	79-07-31-276-011-000-000	19990524207
6	INDIANA LAND HOLDINGS, INC (455 1/2 N ST LAFAYETTE, IN 47901)	79-07-31-296-006-000-000	20181003238
7	ALAN GARNER, SANCHEZ CAJALES & RODRIGUEZ PEREZ BEATRIZ (2150 POWERHOUSE LN LAFAYETTE, IN 47909)	79-07-31-276-012-000-000	20161005948
8	TRUY BROS (1232 POWERHOUSE LN LAFAYETTE, IN 47909)	79-07-31-276-009-000-000	2009091097
9	CITY OF LAFAYETTE BOARD OF PARKS AND RECREATION (11915 SCOTT ST LAFAYETTE, IN 47934)	79-07-31-271-001-000-000	20171120913
10	LAFAYETTE CITY PARKS FOUNDATION INC (201 MARKET ST LAFAYETTE, IN 47901)	79-07-31-277-012-000-000	20111015438
11	NORFOLK & WESTERN RAILWAY CO (12 COMMERCIAL PLACE BOX 209 NORFOLK, VA 23510)	79-07-31-200-007-000-000	NA
12	NORFOLK & WESTERN RAILWAY CO (12 COMMERCIAL PLACE BOX 209 NORFOLK, VA 23510)	79-07-31-201-000-000-000	NA
13	INDIANA WASTE SYSTEMS, INC (PO BOX 1402 CHICAGO, IL 60690)	79-07-31-291-000-000-000	19870817089
14	WASTE MANAGEMENT OF INDIANA, LLC (PO BOX 1402 CHICAGO, IL 60690)	79-07-31-291-004-000-000	20000614020
15	JANIE S BEE & TAMARA LEE (2207 OTTAWA RD LAFAYETTE, IN 47909)	79-07-31-291-008-000-000	20181022091
16	DANNY T & LINDA D WOODS (1913 OLD ROUNEY RD LAFAYETTE, IN 47909)	79-07-31-281-011-000-000	20030008069
17	ERIC W ARIDGE (5815 SCL LAFAYETTE, IN 47909)	79-07-31-281-012-000-000	20151021950
18	TIPPICANOE SCHOOL CORPORATION (21 ELLISON RD LAFAYETTE, IN 47909)	79-07-31-400-002-000-000	20070107957
19	SOUTHURDIE COMMONS APARTMENTS, LLC (11500 N MERRISON ST STE 400 CORNEL, IN 46022)	79-07-31-400-006-000-000	20101002836
20	JAY L MAY (1712 WALKER LN LAFAYETTE, IN 47909)	79-07-31-276-012-000-000	20
21	JAY L MAY (1712 WALKER LN LAFAYETTE, IN 47909)	79-07-31-276-006-000-000	20
22	HABITAT FOR HUMANITY OF LAFAYETTE INC (425 S 1ST ST LAFAYETTE, IN 47902)	79-07-31-279-027-000-000	190066017 / 19000796

PRELIMINARY PLAT

WESTBAKER INDUSTRIAL SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 4 WEST, FARRFIELD TOWNSHIP, TIPPICANOE COUNTY, INDIANA

LEGAL DESCRIPTION PER INSTRUMENT NUMBER 2004007093)

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 4 WEST, FARRFIELD TOWNSHIP, TIPPICANOE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTER CORNER OF SAID NORTHEAST QUARTER, THENCE NORTH 89°38'30" WEST ALONG THE SOUTHERN LINE OF SAID NORTHEAST QUARTER, 1.3281 FEET TO THE SOUTHWESTERN CORNER OF LOT 8 IN W.K. ROCHESTER'S ADDITION OF OUTLOTS, THENCE CONTINUING NORTH 89°38'30" WEST ALONG THE SOUTHERN LINE OF SAID NORTHEAST QUARTER, 394.75 FEET TO THE CENTERLINE OF BECK LANE, AS NOW EXISTS, THENCE TRaversing THE SOUTHERN RIGHT-OF-WAY OF THE NORFOLK AND SOUTHERN RAILWAY, AS NOW EXISTS, NORTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 97°30'30", A RADIUS OF 838.95 FEET, AN ARC LENGTH OF 414.91 FEET, TO THE WESTERN LINE OF W.K. ROCHESTER'S ADDITION OF OUTLOTS, THENCE SOUTH 12°29'42" EAST ALONG THE WESTERN LINE OF W.K. ROCHESTER'S ADDITION OF OUTLOTS, 84.48 FEET; THENCE SOUTH 89°28'07" EAST, 395.18 FEET; THENCE SOUTH 11°22'27" EAST, 22.00 FEET TO THE NORTHERN LINE OF LOT 8 IN W.K. ROCHESTER'S ADDITION OF OUTLOTS, THENCE SOUTH 87°57" EAST, 10.00 FEET ALONG THE NORTHERN LINE OF SAID LOT, 234.19 FEET TO THE NORTHEASTERN CORNER OF SAID LOT; THENCE SOUTH 11°22'27" EAST, ALONG THE EASTERN LINE OF SAID LOT 4.80 FEET TO LOT 4; THENCE NORTH 89°28'07" WEST, 24.19 FEET; THENCE SOUTH 11°22'27" EAST, 18.00 FEET TO THE NORTHERN LINE OF LOT 4 IN W.K. ROCHESTER'S ADDITION OF OUTLOTS, THENCE NORTH 89°28'07" WEST ALONG THE NORTHERN LINE OF SAID LOT, 393.42 FEET TO THE NORTHWESTERN CORNER OF SAID LOT; THENCE SOUTH 12°29'42" EAST, ALONG THE WESTERN LINE OF SAID LOT, 3.8400 FEET TO THE POINT OF BEGINNING, CONTAINING 2.09 ACRES, MORE OR LESS.

EASEMENT INDEX

- AN EGRESS EASEMENT GRANTED BY INDIANA LOCK JOINT CONCRETE PIPE COMPANY REAL ESTATE (NOW TESSPAN CONCRETE STRUCTURES, LLC) IN FAVOR OF PUBLIC SERVICE COMPANY OF INDIANA (NOW DUKE ENERGY) RECORDED IN DEED BOOK 3, PAGE 32, MAY ENCUMBER THE SUBJECT PROPERTY. SAID EASEMENT IS BLANKET TO BE LOCATED AND FURTHER SURVEY INVESTIGATION IS REQUIRED. EASEMENT TO BE VACATED AT THE TIME OF FINAL PLATTING.
- EXISTING EXCLUSIVE UTILITY EASEMENT IN FAVOR OF CITY OF LAFAYETTE, INSTRUMENT NUMBER 2002022278, EASEMENT AMENDED, INSTRUMENT NUMBER
- EXISTING ACCESS AND UTILITY EASEMENT IN FAVOR OF GLOBAL SIGNAL ACQUISITIONS IV, LLC INSTRUMENT NUMBER 20090903291, EASEMENT TO BE VACATED AT THE TIME OF FINAL PLATTING.
- EXISTING TOWER SITE EASEMENT IN FAVOR OF GLOBAL SIGNAL ACQUISITIONS IV, LLC INSTRUMENT NUMBER 20090903291, EASEMENT TO BE VACATED AT THE TIME OF FINAL PLATTING.
- APPROXIMATE LOCATION OF EXISTING STAB POLE AND ANCHOR PERMIT EASEMENT IN FAVOR OF PG&E ENERGY, INC (NOW DUKE ENERGY), INSTRUMENT NUMBER 2002030366, EASEMENT TO BE VACATED AT THE TIME OF FINAL PLATTING.
- PROPOSED NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT.
- PROPOSED NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT.

GENERAL INFO

ZONING: ENTIRE SUBJECT SUBDIVISION IS ZONED "I".

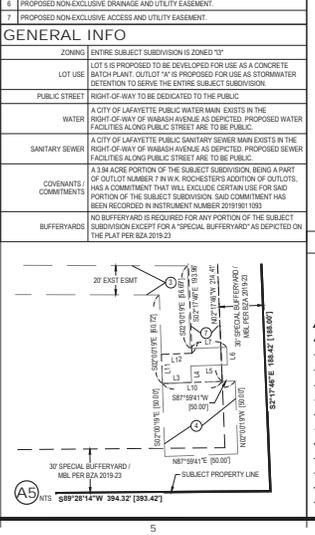
LOT USE: LOT 1 IS PROPOSED TO BE DEVELOPED FOR USE AS A CONCRETE BATCH PLANT, OUTLOT "A" IS PROPOSED FOR USE AS STORMWATER DETENTION TO SERVE THE ENTIRE SUBJECT SUBDIVISION.

PUBLIC STREET: A CITY OF LAFAYETTE PUBLIC WATER MAIN EXISTS IN THE RIGHT-OF-WAY OF WABASH AVENUE AS DEPICTED. PROPOSED WATER FACILITIES ALONG PUBLIC STREET ARE TO BE PUBLIC.

SANITARY SEWER: A CITY OF LAFAYETTE PUBLIC SANITARY SEWER MAIN EXISTS IN THE RIGHT-OF-WAY OF WABASH AVENUE AS DEPICTED. PROPOSED SEWER FACILITIES ALONG PUBLIC STREET ARE TO BE PUBLIC.

CONVEYANTS' COMMENTS: A 3.34 ACRE PORTION OF THE SUBJECT SUBDIVISION, BEING A PART OF OUTLOT NUMBER 7 IN W.K. ROCHESTER'S ADDITION OF OUTLOTS, HAS A COMMITMENT THAT WILL EXCLUDE CERTAIN USE FOR SAID PORTION OF THE SUBJECT SUBDIVISION. SAID COMMITMENT HAS BEEN RECORDED IN INSTRUMENT NUMBER 20191911093.

BUFFERZONES: NO BUFFERZONES ARE REQUIRED FOR A SPECIAL BUFFERZONE AS DEPICTED ON THE PLAT PER BZA 2019-23.



Clem S. Kuns
WESTBAKER INDUSTRIAL SUBDIVISION
TECSPAN CONCRETE STRUCTURES, LLC
20181003262

WESTBAKER INDUSTRIAL SUBDIVISION

TECSPAN CONCRETE STRUCTURES, LLC
20181003262

EXCEPT A PART OF THE E.J. EVANS CONCRETE PRODUCTS, NOW INDIAN AS HYDRO CONDUIT CORP. ASAL SETBACK AS DESCRIBED IN DEED BOOK 281 PAGE 219 IN THE OFFICE OF THE RECORDER OF TIPPICANOE COUNTY, INDIANA AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 4 WEST FARRFIELD TOWNSHIP, TIPPICANOE COUNTY, INDIANA, BEING MORE PARTICULARLY RECORDED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31, THENCE NORTH 89°40' EAST, ALONG THE SOUTHERN LINE OF SAID NORTHEAST QUARTER, 931.80 FEET TO THE CENTERLINE OF BECK LANE AS NOW EXISTS, AND THE POINT OF BEGINNING OF THIS DESCRIBED TRACT, THENCE NORTH 89°28' WEST, ALONG SAID CENTERLINE, 688.85 FEET TO THE CENTERLINE INTERSECTION, AS NOW EXISTS, OF OLD ROUNEY ROAD, WABASH AVENUE AND BECK LANE, THENCE NORTH 01°47'58" WEST, ALONG THE CENTERLINE OF SAID WABASH AVENUE, 276.95 FEET; THENCE NORTH 02°40' WEST, ALONG SAID CENTERLINE, 366.40 FEET TO THE SOUTHERN CORNER OF SAID LINE OF THE NORFOLK AND SOUTHERN RAILWAY, THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°42'42", A RADIUS OF 5204.1 FEET, A CHORD BEARING OF NORTH 67°39'27" EAST, A CHORD LENGTH OF 38.11 FEET AND AN ARC LENGTH OF 39.11 FEET TO THE CENTERLINE OF SAID WABASH AVENUE, THENCE TRAVERSING ALONG THAT S PARALLEL WITH AN ARC LENGTH OF 215.03 FEET TO THE CENTERLINE OF SAID WABASH AVENUE, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 07°42'52" EAST, 383.42 FEET; (2) THENCE SOUTH 01°47'58" EAST, 293.53 FEET; THENCE NORTH 89°25' WEST, 31.20 FEET TO A POINT THAT IS 52.20 FEET DISTANT FROM THE CENTERLINE OF SAID BECK LANE, THENCE TRAVERSING ALONG THAT S PARALLEL, WITH AN ARC LENGTH OF 39.11 FEET TO THE SOUTHWEST CORNER OF SAID BECK LANE, THE FOLLOWING (2) COURSES: (1) SOUTH 89°28' WEST, 484.86 FEET; (2) THENCE SOUTH 07°42'52" EAST, 4.60 FEET TO THE SOUTHERN LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 89°40' WEST, ALONG SAID SOUTHERN LINE, 37.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.93 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:

TITLE HOLDER: TESSPAN CONCRETE STRUCTURES, LLC
INSTRUMENT NUMBER: 2004007093
KEY NUMBER: 79-07-31-276-001-000-005
GRANTOR: HYDRO CONDUIT CORPORATION
GRANTEE: TESSPAN CONCRETE STRUCTURES, LLC

SURVEY NOTE:

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY DEPICTED. THIS PLAT HAS BEEN PREPARED PURSUANT TO SECTION 31 (MAJOR SUBDIVISIONS) AND SECTION E (MAJOR PRELIMINARY PLAT), OF THE UNIFIED ZONING ORDINANCE OF TIPPICANOE COUNTY, INDIANA AS ADOPTED JANUARY 2, 1999 (AMENDED) AND IS BASED ON SURVEY WORK BY IBI GROUP DESIGN SERVICES CORP.

LAND SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA, DOES HEREBY CERTIFY THAT THE ABOVE PRELIMINARY PLAT WAS PREPARED UNDER HIS DIRECT SUPERVISION.

CERTIFIED BY: **Clem S. Kuns** 11/01/2019
DATE: 11/01/2019

LEGEND

- ROW = RIGHT-OF-WAY
- EXIST = EXISTING
- PROP = PROPOSED
- MEL = MINIMUM BUILDING SETBACK LINE
- SECTION CORNER = ALDOUT SECTION DIVISION CORNER
- SUBJECT TITLE LINE
- ADJOINING TITLE LINE
- SECTION LINE OR ALDOUT DIVISION
- EXISTING / ANCIENT LOT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING RAILROAD TRACT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED ROAD CENTERLINE

PROJECT NO: 190104
FILE: 19016 SURVEY PP DWG
DRAWN BY: MGF
CHECKED BY: CCK
LOCATION:
A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 4 WEST, FARRFIELD TOWNSHIP, TIPPICANOE COUNTY, INDIANA
TITLE: PRELIMINARY PLAT GEOMETRICS
1 / 2

S-4883
WESTBAKER INDUSTRIAL SUBDIVISION
Major-Preliminary Plat

Staff Report
December 12, 2019

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, Tecspan Concrete Structures LLC by C. Jeffrey Mahan (represented by attorney Dan Teder and Clem Kuns of TBIRD Design Services) is seeking primary approval for a 5 lot industrial subdivision (plus one outlot) on 23.2 acres, located on the east side of Wabash Avenue / South Beck Lane, at the Old Romney Road intersection, in Lafayette, Fairfield 31(NE)23-4.

AREA ZONING PATTERNS:

This site is zoned I3 (Industrial), as are properties to the north and west (across Wabash Avenue). The south half was rezoned from R1 to I3 this past July. Adjoining along the northeast boundary is land zoned PDRS (Planned Development – Residential). R1 zoning abuts along the south of this stairstep shaped site. To the southeast is a large R2 zoned property. GB (General Business), NB (Neighborhood Business), R3 and R1 zoned lots are located to the southwest across Beck Lane.

AREA LAND USE PATTERNS:

The site is largely open with a number of buildings and structures related to the current occupying businesses. An asphalt and concrete paving company (American Paving and Asphalt) currently occupies most of proposed Lot 3 (southwest corner of the site). An existing temporary batch plant (Sagamore Ready Mix) occupies proposed Lot 4 and part of Outlot A (northwest corner of the site). A cell tower is located in the southeast corner of proposed Lot 2 (one of the southeast corners of the site).

Just off-site in the wooded area to the north is the Norfolk Southern railroad tracks. To the east is the newest Lafayette city park - Crosser Sports Complex (currently under construction). Single-family homes border on the south. To the west, between Beck Lane and Old Romney Road are a few single-family homes and an apartment complex. To the west, across Wabash Avenue are the Waste Management-Lafayette Hauling business and St. Mary's Cemetery.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Wabash Avenue as an urban secondary arterial, which requires a 35-ft half width right-of-way. The existing Wabash Avenue right-of-way meets this standard. South Beck Lane is classified as an urban non-residential local road, which requires a 30-ft half width right-of-way. The existing South Beck Lane right-of-way is 25-ft. The additional 5-ft of required right-of-way has been shown for dedication.

There will be one new cul-de-sac constructed on-site to serve the five lots in this subdivision. Six proposed street names have been approved for use -- Spangler Circle, Runner Place, Pedigo Place, Boatman Place, Shortcut Place and Citation Circle. Petitioner will need to choose one from this list to label the cul-de-sac in the construction plans and on final plat.

There are existing entrances from Wabash Avenue and Beck Lane that are intended to be maintained for Lot 3 and Outlot A. The Unified Subdivision Ordinance (USO) requires improvements to these existing roads when any lot in the subdivision will have direct access (USO Section 5.3-3-b). Two subdivision variances were filed with this application to waive the required improvements to Wabash Avenue and Beck Lane. On November 19th, these variance requests were heard by the Lafayette Board of Public Works and Safety and recommended for approval.

There is a private road (known as Walker Lane) that runs east and west along the southern boundary, connecting Beck Lane to the publicly maintained Walker Lane. This plat will dedicate right-of-way for this section of road to allow it to be taken into the City's street system.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water mains will be extended into the subdivision along the new cul-de-sac from existing mains along Wabash Avenue. Stormwater will be directed to a new detention pond in Outlot A.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks appear to be shown correctly. This past June and August, the Lafayette Division of the Area Board of Zoning Appeals granted variances that eliminated the required bufferyards along the bordering PDRS, R1 and R2 districts to the east and south (Cases #2019-19 and #2019-23). Instead of the ordinance required bufferyards, alternative landscaping and a sound wall were approved by the Board.

A commitment recorded with the R1 to I3 rezone excludes a number of by right industrial uses (refuse systems, trash transfer stations, junk yards, etc.).

IMPROVEMENTS AND PERFORMANCE BOND:

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

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Variances
 - 1. A variance to waive the required half width pavement improvements along the Beck Lane frontage. (USO Section 5.3-3-b)

2. A variance to waive the required half width pavement improvements along the Wabash Avenue frontage. (USO Section 5.3-3-b)

B. Conditions

1. In the construction plans and on the final plat, the cul-de-sac shall be labeled with one of the approved street names -- Spangler Circle, Runner Place, Pedigo Place, Boatman Place, Shortcut Place or Citation Circle.

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

2. The sanitary sewer, water and drainage plans shall be approved by the Lafayette City Engineer.
3. 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.
4. The landscaping and sound wall required in Lafayette ABZA variance cases #2019-19 and #2019-23 shall be shown.

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

5. 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.
6. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
7. All required building setbacks shall be platted.
8. The street addresses and County Auditor's Key Number shall be shown.

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

9. The purpose, ownership and maintenance of Outlot A shall be specified.