S-4895
VITA OF WEST LAFAYETTE SUBDIVISION
(minor-sketch)

STAFF REPORT
February 13, 2020
REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner, Citation Homes Inc by Steve Schreckengast (represented by attorney Dan Teder and Cameron Seymour of Schneider Geomatics) is seeking primary approval for a 2-lot subdivision on 10.69 acres, located on the northwest side of Cumberland Avenue, just west of the US 231 intersection, in West Lafayette, Wabash 11(NW)23-5.

The western lot (Lot 1) will cover 9.2 acres and is intended for a senior living facility, offering nursing care, memory care, and independent living options, with 177 units (a mix of studio, one and two bedrooms) in 7 buildings.

AREA ZONING PATTERNS:
The site is zoned R3W (Multi-family Residential - WL). R3 zoning (Multi-family Residential – County) adjoins along the west boundary. Properties to the northwest are zoned A (Agricultural). Directly north and northeast is GB (General Business) zoning. To the southeast, across Cumberland Avenue, is NB (Neighborhood Business), and farther south is a large area of R1 (Single-family Residential) zoning.

AREA LAND USE PATTERNS:
These 10+ acres are flat, open and have been in agricultural production. Likewise, the adjoining properties to the north and land to the southeast, directly across the road, are open farmed fields. Abutting on the west is the Copper Beech apartment complex. The Wake Robin Estates single-family subdivision is located just south of the open field across Cumberland Avenue. The Connection Point Church is located east of the US 231 and Cumberland Avenue intersection. To the northwest is the Point West mobile home park.

TRAFFIC AND TRANSPORTATION:
The Thoroughfare Plan classifies Cumberland Avenue as an urban secondary arterial. This road meets and exceeds the subdivision ordinance standards for required pavement and right-of-way. There is an existing entrance from Cumberland that can provide access to Lot 2. At this time, nothing has been proposed for Lot 2. However, it is likely that this lot will in the future provide access from Cumberland Avenue for the land to the north. There are two new entrances shown for the proposed senior living facility on Lot 1. Except for the approved entrances, the standard “No Vehicular Access” restriction will need to be platted along the Cumberland Avenue frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
Sanitary sewer service will be provided by an existing American Suburban Utilities main located along the north boundary in a recorded 40-ft wide sanitary and storm sewer easement. Another recorded sanitary sewer easement (20-ft wide) runs along the west boundary. An Indiana American water main is located at the southwest corner of the site.
CONFORMANCE WITH UZO REQUIREMENTS:
All the required building setbacks appear to be shown correctly. Along the north boundary, half of a 30-ft wide Type C bufferyard is the requirement where this R3W development borders undeveloped GB zoned land. However, a full 20-ft wide Type B bufferyard is shown on the sketch plan, which actually requires more plant material. This would be placed along the south edge of the 40-ft sanitary and storm sewer easement.

Petitioner has filed a building height variance request to be heard by the Area Board of Zoning Appeals on February 26, 2020.

STAFF COMMENTS:
On May 16, 2018, for this same site, the Area Plan Commission granted conditional primary approval to the petitioner (Citation Homes) for a two lot multi-family subdivision with 108 units in 54 buildings. Prior to secondary approval (final plat) for the Vita of West Lafayette Subdivision, petitioner will need to withdraw the primary approval for S-4750 Cottages at Cumberland Subdivision.

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. Withdrawal of S-4750 Cottages at Cumberland Subdivision conditional primary approval.

2. Except for the approved entrances, "No Vehicular Access" restrictions shall be platted along the Cumberland Avenue right-of-way line.

3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).

4. All required building setbacks shall be platted.

5. The West Lafayette corporation line shall be labeled.

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.