

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: October 21, 2020

Time: 6:00pm

**Place: County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, Indiana 47901**

AGENDA

I. PLEASE NOTE:

Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at apc@tippecanoe.in.gov. Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook at: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube at <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgGdZTdjurQ> (you must be a subscriber to comment.) Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.

II. BRIEFING SESSION

III. APPROVAL OF MINUTES

Documents:

[APC MINUTES 09.16.2020.PDF](#)

IV. NEW BUSINESS

A. RESOLUTIONS

1. RESOLUTION 2020-05 AN AMENDMENT TO THE CONSOLIDATED CREASY/CENTRAL ECONOMIC DEVELOPMENT PLAN:

A resolution determining that an amendment to the *Consolidated Creasy/Central Lafayette Economic Development Plan* conforms to the *Comprehensive Plan for Tippecanoe County*, specifically adding the proposed Lafayette Police Station with parking garage to

be built on the south side of Columbia Street between 6th and 7th Streets.

Documents:

[RESOLUTION 2020-05 ECONOMIC DEVELOPMENT PLAN.PDF](#)

2. **RESOLUTION 2020-06 AN AMENDMENT TO THE APC BYLAWS:**

Bylaw amendment updating the fee schedule in the APC bylaws to include a fee for zoning compliance plan submissions in form-based overlays.

Documents:

[RESOLUTION 2020-06 FEE SCHEDULE UPDATE.PDF](#)

3. **RESOLUTION 2020-07 AN AMENDMENT TO THE APC BYLAWS:**

Bylaw amendment to amend the forms for our legal advertisements so that "metes and bounds" legal descriptions are no longer required.

Documents:

[RESOLUTION 2020-07 LEGAL ADS.PDF](#)

V. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

1. **UZO AMENDMENT #98 DISCOVERY PARK DISTRICT OVERLAY:**

This amendment would change UZO Sections 1, 2, 3, and 7 and add a new section 7-3 which would create the Discovery Park District Form-Based Overlay.

Documents:

[AMENDMENT 98 DISCOVERY PARK DISTRICT OVERLAY.PDF](#)

B. SUBDIVISIONS

1. **S-4938 MOLTER TWO SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval for a four-lot subdivision on 11.074 acres, located on the north side of CR 950 S and on the east side of CR 350 E, in Lauramie 11 (NE) 21-4. Continued from the October Executive Committee meeting in order to complete soil testing.

Documents:

[S-4938 MOLTER TWO SUBDIVISION.PDF](#)

2. **S-4939 NEWTON FARMS SUBDIVISION (MINOR-SKETCH):**

Petitioners are seeking primary approval for a four-lot subdivision on 6.113 acres, located on the west side of CR 225 W approximately 1/2 mile north of CR 500 N, in Wabash 26 (SE) 24-5. Continued

from the October Executive Committee meeting in order to complete soil testing.

Documents:

[S-4939 NEWTON FARMS SUBDIVISION.PDF](#)

3. **S-4942 CUMBERLAND CROSSING SUBDIVISION (MAJOR-PRELIMINARY):**
Petitioner is seeking primary approval for a 2-lot commercial subdivision (plus one outlot) on 20.65 acres, located at the southwest corner of US 231 and Cumberland Avenue, in West Lafayette, Wabash 11 (NE) 23-5.

Documents:

[S-4942 CUMBERLAND CROSSING SUBDIVISION.PDF](#)

4. **S-4943 J-S-D ESTATES, PHASE 2 (MAJOR-PRELIMINARY):**
Petitioner is seeking primary approval for a replat of two existing lots and unplatted land into one multi-family subdivision lot with 146 units in 10 buildings on 6.36 acres. The site is located on the east side of Poland Hill Road and just south of Twyckenham Boulevard, in Lafayette, Wea 5 (E1/2) 22-4.

Documents:

[S-4943 JSD ESTATES, PHASE 2 SUBDIVISION.PDF](#)

5. **S-4944 PARAMOUNT SHORES SUBDIVISION (MAJOR-PRELIMINARY):**
Petitioner is seeking primary approval for a 1-lot multi-family subdivision with 48 units in 3 buildings on 2.22 acres, located on the north side of Genoa Drive, east of Paramount Drive, in Wabash 2 (NE) 23-5.

Documents:

[S-4944 PARAMOUNT SHORE SUBDIVISION.PDF](#)

C. REZONING ACTIVITIES

1. **Z-2798 WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION - ANASTASIA KRUTULIS (WEST LAFAYETTE PUBLIC LIBRARY PD)(PDNR TO PDNR):**

Petitioner is requesting rezoning for an expansion of the existing West Lafayette Public Library. (These plans have been revised from the original submittal.) The proposed two-lot planned development will now contain a 10,406-square foot, 2-story expansion of the current library building on Lot 1 (The existing 139-space parking garage on proposed Lot 2 would not change.) The property is located at 208 W. Columbia Street, West Lafayette, Wabash 19 (NW) 23-4. Continued from the August 19th APC meeting at petitioner's request.

Documents:

[Z-2798 WEST LAFAYETTE PUBLIC LIBRARY.PDF](#)

2. Z-2806 TIPPECANOE DEVELOPMENT, LLC (A TO R1):

Petitioner is requesting rezoning of 16.77 acres for a single-family subdivision of approximately 38 lots (Oak Ridge Subdivision, Section 2) located on the west side of CR 75 E, between CR 500 N & 600 N, Tippecanoe 29 (SE) 24-4.

Documents:

[Z-2806 TIPPECANOE DEVELOPMENT, LLC.PDF](#)

3. Z-2807 JETBOY, LLC (GB TO I3):

Petitioner is requesting rezoning of 7.883 acres located on the north side of Elston Road between US 231 and Old Romney Road, specifically 600 Elston Road in Lafayette, Fairfield 31 (SW) 23-4.

Documents:

[Z-2807 JETBOY, LLC.PDF](#)

4. Z-2808 STEVEN MCINTYRE (NB TO R1):

Petitioner is requesting rezoning of a property on the east side of CR 700 E (Yorktown Street) just south of the unincorporated town of Stockwell, specifically 9409 S 700 E, Lauramie 9 (SW) 21-3

Documents:

[Z-2808 STEVEN MCINTYRE.PDF](#)

5. Z-2809 PURDUE RESEARCH FOUNDATION (GB, NB, OR, PDMX & PDNR TO CBW):

Petitioner is requesting rezoning of 103.73 acres (the Discovery Park District Overlay area) located north of US 231, east of Airport Road, south of 3rd Street and west of Martin Jischke Drive in West Lafayette, Wabash 24 (E1/2) 23-5.

Documents:

[Z-2809 PURDUE RESEARCH FOUNDATION.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE NOVEMBER 4TH EXECUTIVE COMMITTEE AGENDA

Documents:

[11042020 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - ABZA

(No new cases were filed this month.)

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY
MINUTES OF A PUBLIC HEARING**

DATE.....September 16, 2020
TIME.....6:00 P.M.
PLACE..... County Office Bldg.
20 N. 3rd Street
Lafayette, IN 47901

MEMBERS PRESENT

Roland Winger
Jake Gray
Vicki Pearl
Larry Leverenz
Diana Luper
Michelle Dennis
Tracy Brown
Tom Murtaugh
Gary Schroeder
Jackson Bogan
Kathy Parker
Lisa Dullum
Perry Brown
Dr. Carl Griffin
Greg Jones
Jerry Reynolds
Carla Snodgrass

MEMBERS ABSENT

STAFF PRESENT

Sallie Fahey
Ryan O’Gara
John Burns
Larry Aukerman
Don Lamb
Chyna Lynch
Zach Williams, Atty.

The Area Plan Commission of Tippecanoe County Public Hearing was held virtually on the 16th day of September 2020 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

President Jackson Bogan called the meeting to order. He thanked everyone involved in making this meeting possible. He asked that everyone mute their microphones until they wished to speak or vote.

Attorney, Zach Williams, called the roll to establish members present.

I. BRIEFING SESSION

Sallie Fahey said all cases are ready to be heard this evening.

II. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the August 19, 2020 meeting. Greg Jones seconded and the motion carried by unanimous voice vote.

III. NEW BUSINESS

None.

IV. PUBLIC HEARING

Jackson Bogan read the meeting procedures.

Gary Schroeder moved that there be incorporated into the public hearing portion of each application to be heard this evening and to become part of the evidence at such hearing, the Unified Zoning Ordinance, the

Unified Subdivision Ordinance, the Comprehensive Plan, the By-laws of the Area Plan Commission, the application and all documents filed therewith, the staff report and recommendation on the applications to be heard this evening and responses from the checkpoint agencies

Greg Jones seconded, and the motion carried by voice vote.

A. Subdivisions

S-4935 DAUGHERTY COMMERCE CENTER MINOR SUBDIVISION, A REPLAT OF LOT 14 (minor-sketch):

Petitioner is seeking primary approval to replat one lot and unplatted land into one lot plus one outlot all on 9.10 acres, located between Concord Road and Daugherty Drive, Lafayette, Wea 10 (NW) 22-4.

Gary Schroeder move to hear and vote on **S-4935 DAUGHERTY COMMERCE CENTER MINOR SUBDIVISION, A REPLAT OF LOT 14 (minor-sketch)**. Greg Jones seconded.

Don Lamb presented the zoning map, plat, and aerial photos. He said this is a subdivision that has been developing since 1998. Lot 14 was recorded this past January and covers about 5 acres. The purpose of this replat is to add the adjoining land to the west to make the property 9 acres. It is currently under development for a self-storage warehouse business. The site is located at the northwest corner of Veteran's Memorial Parkway and Concord Road and is zoned GB. There is I3 zoning to the north and R1B zoning to the west. Access will come from a private drive that borders on the south and will be shared with existing development to the south. There will be No Vehicular Access platted along the Concord Road right-of-way. Part of the development will include platting of an outlot along the north side that is intended for stormwater detention storage. The site is served by city utilities and all the zoning setbacks have been shown correctly. There will be a need for a Type C bufferyard along the residential zoning to the west. This would be handled in the building phase by the Lafayette City Engineer's Office. Staff recommended conditional primary approval contingent on the following conditions:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Concord Road 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. All required building setbacks shall be platted.
5. The street addresses and County Auditor's Key Number shall be shown.

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

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
7. The purpose, ownership and maintenance of Outlot A shall be specified.

Jackson Bogan asked if the petitioner or their representative wanted to make a presentation and if there were any documents to share through GoToMeeting.

Daniel Teder, 250 Main Street, Lafayette, IN 47901, representative for petitioner, said he agreed with the conditions by staff and requested bonding. He respectfully requested approval.

Tom Murtaugh asked if bonding was necessary.

Don Lamb said there is no need for bonding because this is a minor replat.

Jackson Bogan said we will have a one-minute pause for citizen comment. After the minute passed, he asked Ryan O’Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was approved 17 yes to 0 no.

Yes-Votes

Jackson Bogan
 Larry Leverenz
 Carl Griffin
 Roland Winger
 Vicki Pearl
 Lisa Dullum
 Diana Luper
 Gary Schroeder
 Michelle Dennis
 Kathy Parker
 Jerry Reynolds
 Tom Murtaugh
 Carla Snodgrass
 Greg Jones
 Perry Brown
 Jake Gray
 Tracy Brown

No-Votes

B. Rezoning Activities

Z-2800 JOSHUA SHIVES (A to GB):

Petitioner is requesting rezoning of Lot 2 of Oliver Subdivision, located at the northwest corner of SR 25 W & CR 500 W, specifically 5000 SR 25 W, Wayne 22 (SE) 22-5. With Commitment.
CONTINUED FROM THE AUGUST APC MEETING AT PETITIONER’S REQUEST IN ORDER TO ADD A COMMITMENT. FIRST CONTINUANCE.

Gary Schroeder moved to hear and approve Z-2800 JOSHUA SHIVES (A to GB). Greg Jones seconded.

John Burns presented the zoning map and aerial photos. He said petitioner is seeking to rezone from A to GB. The site is known as Lot 2 in the Oliver Subdivision and is just one acre. It is located on the north side of SR 25 at the intersection of 500W. This petition was heard last month but was continued to add a commitment. The commitment would prohibit adult related businesses and gasoline service stations. The proposed use for this property is to sell ATVs, UTVs and Jeeps. The aerial shows a structure that was once used as a veterinarian clinic which was permitted by right in the A zone. There is a single-family home to the west of this site. The veterinarian clinic is for sale and petitioner needs GB zoning to accomplish his use. Staff is unable to support this for a few reasons. This area is not served by sewer and water so commercial zoning would not be supported by staff. The development pattern of GB zoning allows a lot coverage of 60% and only requires 10% of greenspace. Staff feels this is different from the rural setting that this site has. There is no noise ordinance in the county and to introduce commercial zoning to this location would be incompatible with the adjacent residences. Staff recommended denial.

Jackson Bogan asked if the petitioner or their representative wanted to make a presentation and if there were any documents to share through GoToMeeting.

Joshua Shives, 1910 W 450 S, Lafayette, IN, 47909, petitioner, said he was here last month but, continued the case to file the commitment. Staff summed up the plan for the property that is on the way to Badlands Off-Road Park.

Carl Griffin asked what interaction Mr. Shives has had with the property owners to the west of the site.

Joshua Shives, 1910 W 450 S, Lafayette, IN, 47909, petitioner, said he spoke with them once before the August meeting. They were concerned about future uses if this business were to leave. He said he questions the fact that any house out there would ever have known that ATVs could not be sold at this location.

Carl Griffin asked staff if any letters had been submitted for this case.

Ryan O’Gara said there are no letters for this case.

Patricia Grubb, 5012 SR 25 W, West Point, IN, 47992 said she owns the home that is adjacent to the site. She said she is against this rezone for several reasons and does not want to look at a lot full of recreational vehicles. This site is out in the county and would be a definite eyesore. She asked what will go in this location next should this business fail. She said this would devalue her home if she decided to sell.

Joshua Shives, 1910 W 450 S, Lafayette, IN, 47909, petitioner, said he can’t rebut on what the future use would be. This site was a business before and most people likely did not know that ATVs could not be sold here. The building has been sitting empty for years. He said he is trying to repurpose it and make use of it. Other people were interested in this building but did not follow through because they were not able to use it for what they wanted.

Tom Murtaugh asked if Mr. Shives had any further conversation with any of the neighbors on the other side of CR 500.

Joshua Shives, 1910 W 450 S, Lafayette, IN, 47909, petitioner, said he spoke with them and they did not care at all. That neighbor seemed excited about the proposal because they have off-road vehicles.

Tom Murtaugh asked if Mr. Shives had spoken to the other neighbors to the west of Ms. Grubb.

Joshua Shives, 1910 W 450 S, Lafayette, IN, 47909, petitioner, said he had not spoken with those neighbors.

Roland Winger asked if staff could comment on the intensity of uses under A zoning compared to the surviving uses after the commitment for GB. Not regarding the sewer and water issue.

Sallie Fahey said one of the biggest differences is that in GB zoning, it is suitable for having product stored outside like an automobile car lot. The building is not big enough that all the off-road vehicles will be housed inside. All the business uses that permit outside storage could happen in GB. The businesses permitted by right in Agricultural zoning tend to be a bit more benign and if they are more intense, they typically require a special exception.

Larry Leverenz asked staff to explain the 60% building coverage and the 10% vegetative coverage requirement and how it is different in this case than in an urban setting.

John Burns said with the current A zoning, the building coverage would be limited to 20% of the lot. A 20% roof-structure coverage is much less than the 60% that would typically be seen in an urban setting. If this property were zoned GB, it would allow a development that would be inconsistent with the surrounding properties because most are larger lot residential or farm fields. This would lend itself to an urban type of development and GB zoning also requires the property owner to pave. Because only 10% of the lot has to be green space, that sometimes results in needing some type of storm water detention on site and can drastically change the character of land after it is developed with commercial zoning.

Larry Leverenz asked how that effects the sewer system.

John Burns said it would be a balance between the Health Department's requirements and the County Surveyor or Drainage Board requirements. What that would look like for this development is hard to say.

Sallie Fahey said the other part to this is they would not be permitted to pave over the septic area or the reserve septic area should the first field fail. They may have to do some type of on-site product storage. Any part of the property used for storing or showing a product has to be paved.

John Burns said that is a state requirement as well as a local zoning ordinance requirement to obtain a license to sell vehicles.

Vicki Pearl said the lot is less than one acre and with the bufferyard, the petitioner is not left with much area to be covered.

John Burns said that is correct, the bufferyard would be 20 feet in width along the western property line and would take up some of the usable space. It may help some with the greenspace requirements but that would be the only type of bufferyard required by the ordinance.

Sallie Fahey said her comment was partly directed to the fact that there won't be able to be any product on display in unpaved areas. So how much of it can be paved and how much has to be left unpaved for purposes of the septic system and storm drainage may leave a very small area where products can be shown. The product cannot lop over into the unpaved areas.

Vicki Pearl asked if nothing changed about this property, product would only be allowed on the paved areas and not on the gravel driveway.

Sallie Fahey said yes, that is correct. Right now, assuming it is paved that would be the only area where product could be displayed for sale.

Jerry Reynolds said people could come and go from this site 24 hours day. He asked if people coming back from the Bad Lands at 11 o'clock after a day of recreation could stay later for whatever needed to be done.

Sallie Fahey said that is correct. The hours of operation will not be regulated.

Ryan O'Gara said petitioner has indicated that the lot is paved.

Jackson Bogan said we will have a one-minute pause for citizen comment. After the minute passed, he asked Ryan O'Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call to allow the commitment. The commitment was approved 15 yes to 2 no.

Yes-Votes

Jackson Bogan
Larry Leverenz
Carl Griffin
Roland Winger
Vicki Pearl
Lisa Dillum
Diana Luper
Gary Schroeder

No-Votes

Greg Jones
Jake Gray

Michelle Dennis
 Kathy Parker
 Jerry Reynolds
 Tom Murtaugh
 Carla Snodgrass
 Perry Brown
 Tracy Brown

Zach Williams conducted a vote by roll call. The motion was denied 4 yes to 13 no.

Yes-Votes

Vicki Pearl
 Diana Luper
 Gary Schroeder
 Perry Brown

No-Votes

Jackson Bogan
 Larry Leverenz
 Carl Griffin
 Roland Winger
 Lisa Dillum
 Michelle Dennis
 Kathy Parker
 Jerry Reynolds
 Tom Murtaugh
 Carla Snodgrass
 Greg Jones
 Jake Gray
 Tracy Brown

Z-2802 JOSÉ E. GAETA (GB to I3):

Petitioner is requesting rezoning of 1.19 acres for an "auto salvage operation" located south of Union and east of Sagamore Parkway, at 3445 Union Street in Lafayette, Fairfield 22 (SE) 23-4.

Gary Schroeder moved to hear and approve Z-2802 JOSÉ E. GAETA (GB to I3). Greg Jones seconded.

John Burns presented the zoning map and aerial photos. He said petitioner is requesting a rezone from GB to I3. Petitioner also owns the two properties due north that border along Union Street. These properties both repair and sell cars. The I3 is being requested so an auto salvage license could be obtained. This area is a solid commercial corridor along Sagamore Parkway with a few exceptions. The I1 zoning to the west was rezoned in 2008 to accommodate Sunbelt Rentals. There is also I3 zoning on the other side of the railroad corridor. Staff is able to support this industrial rezone for a few reasons. It is adjacent to industrial zoning on both the east and southwest sides as well as the railroad corridor. There is sewer and water serving this site. There would be a small Type A bufferyard that would be 20 feet in width that would have to border where the site abuts the GB zoning to the west. This area of the community was platted as an area to spur industrial development in our town over 100 years ago. The effects are still being felt and this is still a focus of commercial and industrial use. Staff recommended approval.

Jackson Bogan asked if the petitioner or their representative want to make a presentation and if there are any documents to share through GoToMeeting.

Jose Gaeta, 3445 Union Street, Lafayette, IN 47905, petitioner, said the plan is not to have a salvage yard. This is only a requirement by the state for a rebuilder's license but it falls under the same category as a salvage yard. He said they by no means intend to have a salvage yard within city limits. There will be some dismantled vehicles for parts but not a salvage yard. There are a couple letters from the public that seem to be confused with the location of the site. This is not attached to the street in any way and is not visible from Union Street. Again, this is not going to be a salvage yard. The state requires this license which falls

under the same category as a salvage yard to rebuild vehicles, which is already being done at the body shop on site.

Jackson Bogan asked if the site is back behind and does not abut Union Street.

Jose Gaeta, 3445 Union Street, Lafayette, IN 47905, petitioner, said that is correct.

Jake Gray asked if there is a plan in place to prevent environmental issues like excess oil leaking into the ground.

Jose Gaeta, 3445 Union Street, Lafayette, IN 47905, petitioner, said they are already a fully functioning facility so there is already a plan in place. All the lubricants and chemicals from the vehicles are recycled. Everything that needs to be done is already happening. This rezone is a legality for the state to license us as a salvage restorer. Every step is being taken to prevent contaminating the soil. This is taken seriously and yearly inspections are done.

Ryan O’Gara read two letters in opposition from the following:

Kaleb Reeves, 3715 Rawlings Drive, Lafayette, IN 47905; and Valerie Bogan, 609 Anchor Drive, Lafayette, IN 47905.

Jose Gaeta, 3445 Union Street, Lafayette, IN 47905, petitioner, said both letters referred to the wrong address. They may have not read the sign properly because they are thinking of Union Street. It was clear that the site is not where the sign was located and was 200 feet back. Because of this confusion, the letters can likely be ignored. Again, this site will not be a salvage yard by any means.

Daniel Teder, 250 Main Street, Lafayette, IN 47901, said he has a variance petition with the City of Lafayette for the corner and the signs are on both Union and Sagamore Parkway which may have caused the confusion.

Jackson Bogan asked if that is for the Newton building.

Daniel Teder, 250 Main Street, Lafayette, IN 47901, said yes, it is for the Newton building.

Roland Winger asked if staff can confirm that the sign was placed properly in relation to the site.

John Burns said the sign was properly placed.

Sallie Fahey said typically when a property does not have frontage on a public road, if the petitioner can put it on the public road, like Mr. Gaeta did, staff will write at the bottom of the sign ‘property is located 200 feet to the south’.

Jackson Bogan said we will have a one-minute pause for citizen comment. After the minute passed, he asked Ryan O’Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was approved 17 yes to 0 no.

Yes-Votes

Jackson Bogan
Larry Leverenz
Carl Griffin
Roland Winger
Vicki Pearl

No-Votes

Lisa Dullum
 Diana Luper
 Gary Schroeder
 Michelle Dennis
 Kathy Parker
 Jerry Reynolds
 Tom Murtaugh
 Carla Snodgrass
 Greg Jones
 Perry Brown
 Jake Gray
 Tracy Brown

Z-2803 CASON & EARL, LLC (I3, NB & GB to NB):

Petitioner is requesting rezoning of 1.54 acres located at the southwest corner of Cason Street and North Earl Avenue, specifically 310 N. Earl Avenue in Lafayette, Fairfield 22 (SW) 23-4.

Gary Schroeder moved to hear and approve Z-2803 CASON & EARL, LLC (I3, NB & GB to NB). Greg Jones seconded.

Ryan O’Gara presented the zoning map and aerial photos. He said this area has a collection of zoning districts. There is GB to the east of the site and NB to the south. There is a mixture of residential densities to the southwest. The site is mostly zoned I3 with NB and GB on the southern boundary. The site is currently unimproved. There were structures on the site that were removed four years ago. There are a host of uses surrounding the site that are consistent with the zones in the area. The site has frontage on Cason Street which is an urban local street and Earl Avenue which is an urban secondary street. The site is served by public utilities. This petition is to establish a relocated office building from downtown. Given that most of this area has been commercially or industrially zoned, staff can support this change. This is a decrease of intensity so removing the I3 zone takes away a host of uses. Staff recommended approval.

Jackson Bogan asked if the petitioner or their representative wanted to make a presentation and if there were any documents to share through GoToMeeting.

Daniel Teder, 250 Main Street, Lafayette, IN 47901, representative for petitioner, said the petitioner’s office building is located on N. 7th Street in Lafayette and is being taken by the city for the proposed police station. The petitioner needs a new site for their office and plans to build a one-story, 9,000 square foot building. Petitioner also owns the land to the west which will remain I3 at this time. As staff indicated, the site is surrounded by NB, GB, and I3 and is bordered by Earl Avenue and Cason Street. This office will be used for developing real estate for the several properties petitioner owns as well as a real estate office. The City of Lafayette supports this request. He said they concur with staff’s recommendation and respectfully requested a favorable recommendation.

Jackson Bogan said we will have a one-minute pause for citizen comment. After the minute passed, he asked Ryan O’Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was approved 17 yes to 0 no.

Yes-Votes

Jackson Bogan
 Larry Leverenz
 Carl Griffin
 Roland Winger
 Vicki Pearl
 Lisa Dullum

No-Votes

Diana Luper
 Gary Schroeder
 Michelle Dennis
 Kathy Parker
 Jerry Reynolds
 Tom Murtaugh
 Carla Snodgrass
 Greg Jones
 Perry Brown
 Jake Gray
 Tracy Brown

Z-2804 MEZZANINE 7, LLC (R3W to R4W):

Petitioner is requesting rezoning of the southeast corner of W. Wood Street and Pierce Street, more specifically, 202 W. Pierce Street in West Lafayette, Wabash 19 (SE) 23-4.

Gary Schroeder moved to hear and approve Z-2804 MEZZANINE 7, LLC (R3W to R4W). Greg Jones seconded.

Ryan O’Gara presented the zoning map and aerial photos. He said this area has R3W, Planned Developments and Central Business West Lafayette zoning. Petitioner plans to raze the existing building to build a three-story apartment building to house 12 studio units. The current house was constructed in 1938 and has since been converted into student apartments. Based on the size of the units they are interested in, the Type D unit per the zoning ordinance would fit which has a parking requirement of 1.1 spaces per unit or 14 spaces total. Public utilities are available to serve the site. This is within the West Lafayette Downtown Plan study area and the proposed building fits in with the plan which supports residential and mixed-use densities. Staff recommended approval.

Jackson Bogan asked if the petitioner or their representative wanted to make a presentation and if there were any documents to share through GoToMeeting.

Daniel Teder, 250 Main Street, Lafayette, IN 47901, representative for petitioner, said petitioner is requesting to rezone to R4W and is proposing to raze the existing house on the site. Petitioner plans to build a three-story apartment building with 12 studio units. Under the current zoning, only 11 units can be built consisting of 344 square feet of living space. By changing the zoning to R4W, the living space in the 12 units would increase to 446 square feet. The larger one-bedroom studios make more sense and as a result there is a greater demand for those in the area for the student population. The site is surrounded by high density student housing from the recent developments that are in excess of five-stories. This proposal meets all the requirements of the West Lafayette Downtown Plan. City of West Lafayette has no objections on this matter. He said they concur with staff’s recommendation and respectfully requested favorable recommendation from the Commission.

Jackson Bogan said we will have a one-minute pause for citizen comment. After the minute passed, he asked Ryan O’Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was approved 16 yes to 0 no.

Yes-Votes

Jackson Bogan
 Larry Leverenz
 Carl Griffin
 Roland Winger
 Vicki Pearl
 Lisa Dullum

No-Votes

Diana Luper
 Gary Schroeder
 Michelle Dennis
 Jerry Reynolds
 Tom Murtaugh
 Carla Snodgrass
 Greg Jones
 Perry Brown
 Jake Gray
 Tracy Brown

Z-2805 MIDWEST RENTALS, INC. C/O NANCY FASSNACHT (PDNR to GB): Petitioner is requesting rezoning of 5.23 acres located on the west side of Klondike Road, south of US 52, more specifically 3312 Klondike Road, Wabash 3 (SE) 23-5. (Commitment filed, then withdrawn by petitioner.)

Gary Schroeder moved to hear and approve Z-2805 MIDWEST RENTALS, INC. C/O NANCY FASSNACHT (PDNR to GB). Greg Jones seconded.

Ryan O’Gara presented the zoning map and aerial photos. He said Midwest Rentals Planned Development was approved in 2010. This site could have conducted their rental business in GB; however, this site was not on the sewer grid 10 years ago. In order to accomplish their goal at that time, the petitioner decided to do a planned development to establish an elaborate pump and haul system. It was a specific and restrictive planned development. Now, the Klondike Road project has solved the sewer problem. The need for the PD zone with the restriction is no longer needed on the site. Now that public utilities are fully available to the site, staff recommends returning the site to the former GB zone. The site is still improved with the original Henry Poor Lumber building that Midwest Rentals made use of for their purposes when they were in operation. Midwest has since consolidated all their operations over in Lafayette. Removing this site from the PD zone will allow it to be more useful than it currently is. Staff recommended approval.

Jackson Bogan asked if the petitioner or their representative wanted to make a presentation and if there were any documents to share through GoToMeeting.

Daniel Teder, 250 Main Street, Lafayette, IN 47901, representative for petitioner, said petitioner wants to rezone the site back to GB. This site is no longer being used. It was used for the cleaning, storage and rental of portable rental toilets. Midwest Rentals is now located on Old US 231 in the Elston area. They are still in the rental business but they are not doing the portable toilet rentals anymore. The petitioners plan on selling this site and for that to happen, it needs to be in the original zone. Klondike Road has been improved and water and sewer now serve the site as well as sidewalks. He respectfully requested a favorable recommendation.

Jackson Bogan said we will have a one-minute pause for citizen comment. After the minute passed, he asked Ryan O’Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was approved 16 yes to 0 no.

Yes-Votes

Jackson Bogan
 Larry Leverenz
 Carl Griffin
 Roland Winger
 Vicki Pearl
 Lisa Dullum
 Diana Luper

No-Votes

Gary Schroeder
 Michelle Dennis
 Jerry Reynolds
 Tom Murtaugh
 Carla Snodgrass
 Greg Jones
 Perry Brown
 Jake Gray
 Tracy Brown

V. ADMINISTRATIVE MATTERS

Contract with The Mercer Group, executive search firm for Executive Director position – Roland Winger

Roland Winger said Sallie has announced her intended retirement. Tonight is not the night to recognize her fully for her 20 plus years of dedicated service but tonight is the night to recognize her patience and flexibility. It was not her intent to be here much after the MPO Conference we were to be hosting this fall but given the circumstances, we were late to getting a start on finding her replacement. He said he and Jackson Bogan pulled together an Ad Hoc Committee to get a first read on this. This committee included the two mayors, Commissioner Brown, Commissioner Murtaugh, Jackson Bogan and Sallie. This is not just an Area Plan decision, this is a community decision. To welcome the best and the brightest, it was decided to conduct an executive search and employ an executive search firm. The business item that has been brought to the Commission is a result of the month-long work done by the Ad Hoc Committee. Several executive search firms were contacted and two firms sent proposals that are available to the Commission but are 15-20 pages each. One of the firms successfully completed the national search for the GLC CEO Scott Walker. The Committee has chosen the Mercer Group out of New Mexico. The prices of the two firms were nearly the same as well as expertise in executive searches. The key difference is that the Mercer Group has conducted several searches for transportation planning and community planning. There is a small community in this profession and Sallie recommended places for the position to be posted. There is also value in having experience with the network of individuals that may be interested in the position. The two-page agreement, that has been reviewed from a legal perspective, has been submitted. He asked for any questions.

Roland Winger moved to approve the agreement with The Mercer Group for the Executive Director search as presented. Gary Schroeder seconded.

Roland Winger added that both firms shared what were also essentially the same timeline. Should this be approved, the Committee will have a call with The Mercer Group tomorrow to kick things off. There will be several activities to happen soon with the goal of having successfully found, interviewed, approved and extended an offer by the end of the year or January. Budgetwise, because of COVID Sallie had an unfilled position this summer and being able to transfer funds, the plan that is in place to cover the cost of this is within the 2020 budget.

Tom Murtaugh said he served on the committee for the GLC CEO search and The Mercer Group did a great job. This is the right choice. He commended Roland and Sallie for their efforts on interviewing these companies.

Roland Winger said key stakeholders will involve stakeholders from the cities, towns, and the Budget and Personnel Committee. There will be more information shared as this process moves forward. He thanked Sallie for her patience and flexibility as well as her input over the last month and getting this lined up.

Zach Williams conducted a vote by roll call. The motion was approved 16 yes to 0 no.

Yes-Votes

Jackson Bogan
 Larry Leverenz
 Carl Griffin
 Roland Winger
 Vicki Pearl
 Lisa Dullum
 Diana Luper
 Gary Schroeder
 Michelle Dennis
 Jerry Reynolds
 Tom Murtaugh
 Carla Snodgrass
 Greg Jones
 Perry Brown
 Kathy Parker
 Tracy Brown

No-Votes**VI. APPROVAL OF THE OCTOBER 7TH EXECUTIVE COMMITTEE AGENDA**

Gary Schroeder moved that the following requests for subdivision be placed on the October 7, 2020 Area Plan Commission Executive Committee agenda at petitioner's request, placement thereon being without reference to compliance or noncompliance with the adopted subdivision ordinance:

S-4938 MOLTER TWO SUBDIVISION (minor-sketch); and

S-4939 NEWTON FARMS SUBDIVISION (minor-sketch).

Greg Jones seconded and the motion carried by unanimous voice vote.

VII. DETERMINATION OF VARIANCES

No new cases were filed this month.

VIII. DIRECTOR'S REPORT

Sallie Fahey said the only thing to add to the report is the conference that we are hosting on September 29th is in lieu of the three-day conference. We will be the host for two years. This year will be a one-day virtual conference and hopefully next year will be a normal conference. Both years will have the same theme so we are taking the one-day conference to set the stage in climate solutions using best practices in land use and transportation planning. She said she will send the Commission the link if they want to attend the conference. Staff has purchased a month of GoTo Webinar which has allowed us to set up registration. The logos and the formatting were easily transferable. This also kept a dashboard for staff and kept track of who participated.

Gary Schroeder asked if that will be recorded and available after the meeting.

Sallie Fahey said we can record it but we need to learn to extract it from GoTo Webinar before the one-month license expires. Once we do this, it will be posted.

Gary Schroeder said he was on the Budget and Personnel Committee years ago when there was a nationwide search. At that time, it was clear that Sallie was the best candidate from a nationwide search. When looking at the community's growth not only from a zoning and planning standpoint but also with

transportation planning, Sallie was clearly the right choice. The Budget and Personnel Committee has a big challenge to find someone that has that broad skill to accomplish the next 15 to 20 years. Sallie Fahey said it has truly been her pleasure every day.

IX. CITIZEN'S COMMENTS AND GRIEVANCES

Jackson Bogan said there will be a one-minute pause for citizen comment and or grievances. After the minute passed, he asked Ryan O'Gara if there had been any additional comments received. There were none.

X. ADJOURNMENT

Gary Schroeder moved to adjourn.

The meeting adjourned at 7:27 pm.

Respectfully Submitted,

Chyna R. Lynch
Recording Secretary

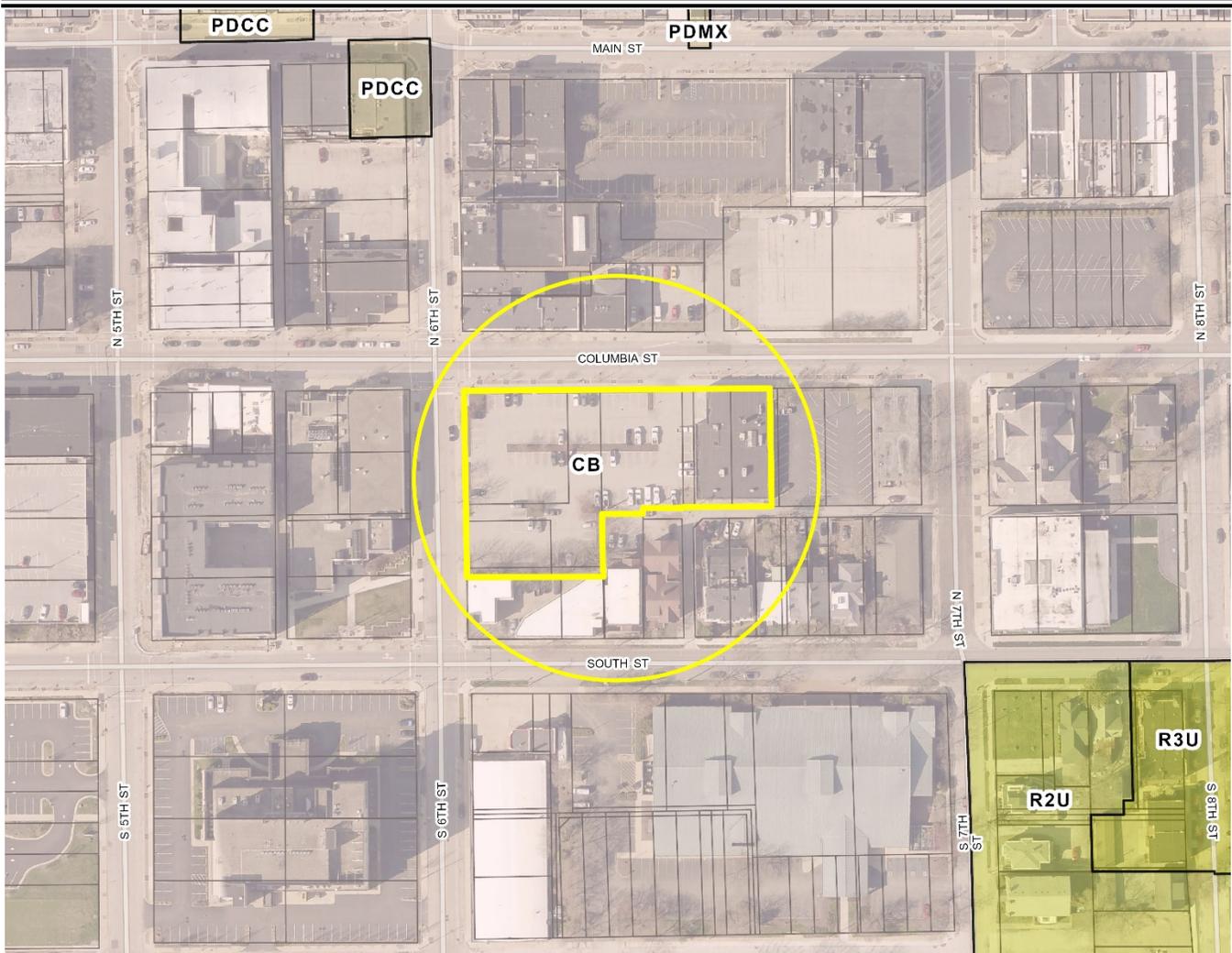
Reviewed By,

A handwritten signature in cursive script that reads "Sallie Fahey". The signature is written in black ink on a light-colored, slightly textured background.

Sallie Fahey

**Resolution 2020-05 Consolidated Creasy/Central EDA-TIF:
An Amendment to Add Police Station & Parking Garage Project to the Development Plan**

**STAFF REPORT
October 15, 2020**



**Resolution 2020-05 Consolidated Creasy/Central EDA-TIF
An Amendment to Add Police Station & Parking Garage Project to the Development Plan**

**Staff Report
October 15, 2020**

BACKGROUND INFORMATION

In past actions, the Lafayette Redevelopment Commission adopted Resolution No. LRC #2013-06 to consolidate two existing economic development areas into one new consolidated economic development area (EDA) to be called the Consolidated Creasy/Central Economic Development Area. Additionally, the Central EDA was re-characterized as an economic development area instead of a redevelopment area and the new consolidated EDA was expanded by 196 acres to include the former Home Hospital area, Columbian Park and areas connecting the two original EDA-TIF districts. Additional land was again added in 2014 along with projects which, in part, included Market Square, Rohrman Acres Ph. II and an area for an apartment complex and commercial development off Frontage Road. Two new projects were added in 2015 – one private investment and one economic development. In 2017 an additional three private investment projects were added to the plan – the Northend Community Center, the YMCA and the renovation of the GLC office building downtown. In 2018 the Star City Crossing project on the north side of South at 5th was added with construction completed this year and in 2019/2020 the Nova Tower Project at 200 S. Fourth Street was added. Most recently another new private investment project – Ellsworth on the south side of South at 5th Street – was added in May of this year.

In the current request, a public investment project – new police station and parking garage on the south side of Columbia at 6th Street - is being added to the Economic Development Plan within the existing EDA boundary.

The redevelopment commission submitted all pertinent resolutions and detailed exhibits to the Area Plan Commission as required. The plan commission is now being asked to determine that the additional economic development plan project conforms to ***The Comprehensive Plan for Tippecanoe County***. The Area Plan Commission must issue its written order (Resolution #2020-05) approving or disapproving the Lafayette Redevelopment Commission's resolution and plan. The redevelopment commission may not proceed with the plan until the approving order of the Area Plan Commission is issued and approved by the Common Council of the City of Lafayette.

PROJECT DESCRIPTION

List of Redevelopment/Economic Development Area Projects:

“The construction of a new multi-story municipal police station of approximately 65,000 square feet on the south side of Columbia Street between 6th and 7th streets in the City, together with a new parking garage of 500-600 spaces of which approximately 150 will be secured for police department parking and the remaining for City employee and public use, together with any necessary appurtenances, related improvements and equipment. The total cost of this project is estimated at \$45,000,000.”

The site is across 6th Street from city hall and is currently a surface parking lot. The property is owned by the Lafayette Redevelopment Authority which will issue bonds for the project construction.

COMPLIANCE WITH THE COMPREHENSIVE PLAN FOR TIPPECANOE COUNTY

The Urban Area portion of the 1981 ***Land Use Plan*** recommends a more compact downtown with major retail facilities and residential infilling and intensification.

“We can expect a more compact Downtown, centered along Main Street to its intersection with [the former rail corridor east of 9th Street]. Main Street's position as a shopping district of regional

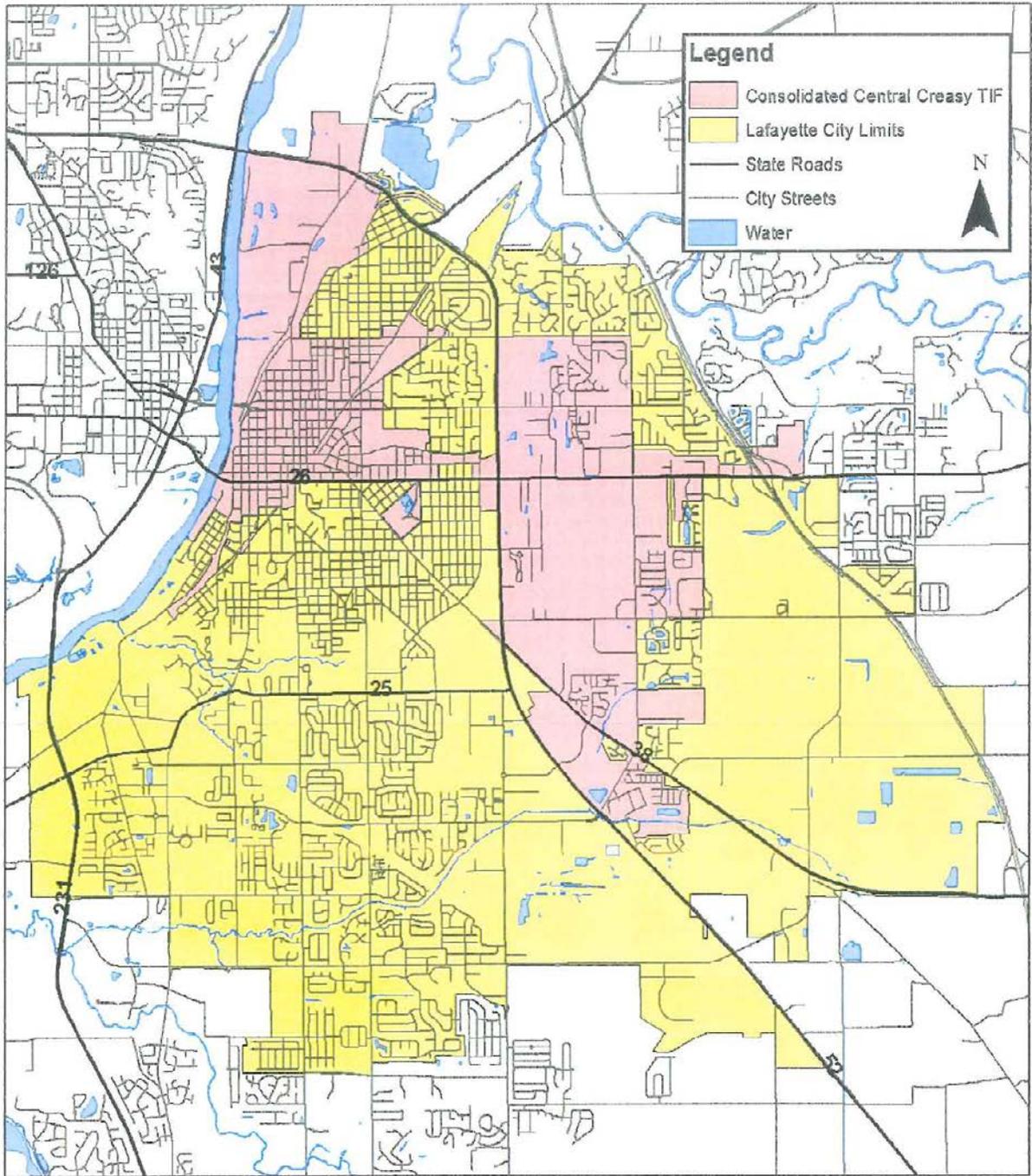
significance should be enhanced by the elimination of railroad right-of-way, and by moving through-traffic to Columbia and South Streets.”

This new municipal police building with city employee and public parking continues what the **Land Use Plan** envisioned in 1981 and the downtown’s evolution to match that vision. Specifically, this project provides infill development that supports the plan’s vision of a more compact downtown. Of equal importance is that this project will be constructed on what is currently a surface parking lot, the most inefficient use of downtown real estate.

Staff is satisfied that the project amendment to the Consolidated Creasy/Central Economic Development Area Plan conforms to the adopted **Comprehensive Plan for Tippecanoe County** which includes the City of Lafayette.

STAFF RECOMMENDATION

Approval



0 0.5 1 2 Miles

Consolidated Central Creasy TIF District


**CITY OF
 LAFAYETTE**
 Created 5/21/15
 Daniel Walker, AICP

RESOLUTION 2020-05

ORDER OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY, INDIANA DETERMINING THAT A RESOLUTION AND AMENDMENT TO AN ECONOMIC DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE CITY OF LAFAYETTE REDEVELOPMENT COMMISSION CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF LAFAYETTE, INDIANA AND APPROVING THAT RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN AS AMENDED

WHEREAS, the Tippecanoe County Area Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for Tippecanoe County, Indiana and the City of Lafayette (the “City”); and

WHEREAS, the City of Lafayette Redevelopment Commission (the “Redevelopment Commission”) has, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted its Resolution LRC-2020-11 on July 23, 2020 (the “Declaratory Resolution”), amending the Economic Development Plan (the “Consolidated Plan”) for the area known as the “Consolidated Creasy/Central Economic Development Area”; and

WHEREAS, the Declaratory Resolution adds a municipal police station and public parking garage project (the “Police Station Project”) to the Consolidated Plan as more particularly described in the Declaratory Resolution; and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution (containing the Consolidated Plan, as amended to include the Police Station Project) is attached hereto and made a part hereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project;

NOW, THEREFORE, BE IT ORDAINED by the Area Plan Commission of Tippecanoe County, Indiana, as follows:

Section 1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, for the economic development area known as the “Consolidated Creasy/Central Economic Development Area” conform to the plan of development for the City.

Section 2. The Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, are hereby approved.

Section 3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, pursuant to Section 16 of the Act.

Section 4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, with the permanent minutes of this meeting.

Passed and so ordered by the Area Plan Commission of Tippecanoe County, Indiana, this 19th day of August 2020.

AREA PLAN COMMISSION OF
TIPPECANOE COUNTY

Jackson W. Bogan, President

ATTEST:

Sallie Dell Fahey, Secretary

**RESOLUTION #2020-06 BYLAW AMENDMENT
FORM-BASED OVERLAYS - ZONING COMPLIANCE PLAN
SUBMISSION FEE**

**STAFF REPORT
October 15, 2020**

**Resolution #2020-06 Bylaw Amendment
FORM-BASED OVERLAYS - ZONING COMPLIANCE PLAN SUBMISSION FEE**

**Staff Report
October 15, 2020**

BACKGROUND:

With the adoption of UZO Chapter 7, Form-Based Overlays, and the first sub-section of that chapter concerning Lafayette's Historic Centennial Neighborhood all in 2016, one item of business remained to be completed relative to the process of approval outlined in that chapter: a reasonable fee for the staff review of a Zoning Compliance Plan submissions.

Per Chapter 7, upon completing a pre-submission conference with staff and the Administrative Officer, an applicant shall submit a Zoning Compliance Plan to APC, so that a determination of compliance with the requirements of the Form-Based Overlay can be made and delivered by staff to the Administrative Officer. As this work involves a measurable amount of time to accurately make this determination, a fee for this service is appropriate and should be consistent with other fees for similar services provided by the APC.

The following amendment to the Bylaws of the Area Plan Commission will add a simple base fee of \$500 to capture all the APC staff time connected with the review of Zoning Compliance Plans for Form-Based Overlays. For comparison purposes, this base fee is identical to standard rezones, subdivisions, planned development minor modifications and ABZA petitions.

While no fee for a public service ever captures the total cost of that service, staff believes this addition to the fee schedule will make a reasonable contribution to off-setting the cost to the taxpayer for staff's time.

In addition to the inclusion of this new fee, staff identified an omission from our 2013 fee-schedule update that left out the zoning title "Rural Estate" from the list of subdivision fees. Staff has added the "Rural Estate" title back into the fee schedule (as it was prior to the 2013 revision) so that the current reference in the Unified Subdivision Ordinance to submission fees for Rural Estate subdivisions is connected back to the fee schedule. This is simply a correction to the text of the fee schedule and not a new fee of any kind.

RECOMMENDATION:

Approval

SCHEDULE OF FILING FEE CHARGES
As Adopted December 16, 2013 and Amended October 21, 2020

<i>Service</i>	<i>Filing Fee</i>
Standard Rezone	\$500
PD Rezone	
Draft	\$1000
Preliminary	\$200
Final Detailed Plan (Residential)	\$600 + \$30/du
Final Detailed Plan (Mixed use)	\$600 + \$30/du + \$0.10/sf nonresidential GFA
...Final Detailed Plan (Non-res.)	\$600 + \$0.10/sf nonresidential GFA
PD Plat Review/Recordation	\$100
Minor Modification	\$500
Variance – S-F Residential	\$100 + \$50 for each additional request
Variance – Other	\$500 + \$50 for each additional request
Special Exception	\$500
Appeals from the Decision of the AO	\$500 (No fee if filing an appeal of a zoning ordinance violation citation notification– Res. #2019-01)
Parcelization	\$150
Dissolution of a Parcelization	\$25
Plat Vacations	\$250
Zoning Verifications	\$100 per property/lot for official written verification
Commitments	With Rezone: additional \$100 per commitment; \$100 for recorded change, modification or release
Subdivisions	
Minor Sketch (All)	\$500
Major Sketch (Residential 1 & 2 family, & Rural Estate)	\$500 + \$30/lot for lots 1 through 200 + \$20/lot for each lot over 200
Major Sketch (multifamily)	\$500 + \$10/du
Major Sketch (Non-Res.)	\$500 + \$10/acre
Preliminary (All)	\$500
Construction Plans (All)	\$500
Final Plat (All)	\$500
Belated extension requests	\$50
Extensions (All)	\$200
Form-Based Overlays	
Zoning Compliance Plan	\$500

**RESOLUTION #2020-07 BYLAW AMENDMENT
ELIMINATING LONG-FORM LEGAL DESCRIPTIONS FROM
LEGAL ADS**

**STAFF REPORT
October 15, 2020**

**Resolution #2020-07 Bylaw Amendment
ELIMINATING LONG-FORM LEGAL DESCRIPTIONS FROM LEGAL ADS**

**Staff Report
October 15, 2020**

BACKGROUND:

The Lafayette Leader, one of our two newspapers, will no longer accept paper copies or pdf copies of our legal notices. Instead they are requesting we send the “Word” document to them so they can simply insert the document into their legal advertisements. Unfortunately, we do not receive our ads in that format. Staff has only ever received paper copies of legal ads from our petitioners along with all the other required paperwork.

In an effort to help make publishing our ads easier for our newspapers, staff is proposing eliminating the need for a long-form, metes and bounds legal description. For years, legal ads for rezone requests have not been required to provide the full metes and bounds descriptions, but only a brief legal description (although the public hearing notice forms were never updated to indicate this). This bylaw amendment would allow subdivision requests to use a similar shortened description. According to our APC attorney, the state statute allows the use of a site address or brief description of a property’s location in lieu of a full metes and bounds legal description. It is only our existing forms that need to be updated. (See attached the proposed updated “notice of public hearing form” for both subdivisions and rezone requests.)

An added benefit to this change is that it will in many cases significantly reduce the cost to our petitioners of publishing legal ads in our two newspapers. This request was approved by the Bylaw Committee at a meeting on October 7, 2020

RECOMMENDATION:

Approval

**APC RESOLUTION
2020-07**

**RESOLUTION AMENDING THE BYLAWS
OF THE
AREA PLAN COMMISSION OF TIPPECANOE COUNTY**

Be it resolved that the Area Plan Commission of Tippecanoe County hereby amends its Bylaws as follows:

By eliminating the need for a “metes and bounds” legal description in all APC forms for legal advertisement and instead only requiring an address or a brief location description, and a shortened legal description including the civil township, section, township and range.

Adopted this 21st day of October 2020.

Jackson W. Bogan
President

Sallie Dell Fahey
Secretary

The Area Plan Commission of Tippecanoe County
County Office Building
20 N. 3rd Street
Lafayette, IN 47901
(765) 423-9242

CASE # Z-_____

NOTICE OF PUBLIC HEARING ON REZONING

Notice is hereby given that the Area Plan Commission of Tippecanoe County, on the _____ day of _____, 20____, at 6:00 PM in the County Office Building, 20 N. 3rd Street, Lafayette, Indiana, will hold a public hearing on a proposed amendment to the Unified Zoning Ordinance of Tippecanoe County, Indiana.

The property involved in the proposed request is located at:

(Address of rezone site or brief location description)

The proposed amendment involves consideration of a change of the zoning classification from the _____ Zone to the _____ Zone for the following described real estate, to wit: _____

(Acreage of area or lot number and subdivision to be rezoned)

(Civil Township)

(Section)

(Quarter
Section)

(Township)

(Range)

Instead of speaking at the public hearing, written comments on the provisions of said proposal may be filed with the Secretary of the Area Plan Commission at or before such meeting and will be presented to the Area Plan Commission at the time and place designated for the public hearing. Any person submitting such written comments will not be permitted to speak at the public hearing, having elected to present such comments in writing. Said hearing may be continued from time to time as may be necessary.

AREA PLAN COMMISSION OF
TIPPECANOE COUNTY, INDIANA

Secretary

Date Approved _____

The Area Plan Commission of Tippecanoe County
County Office Building
20 N. 3rd Street
Lafayette, IN 47901
(765 423-9242)

CASE # S-_____

NOTICE OF PUBLIC HEARING ON SUBDIVISION PLAT

Notice is hereby given that the Area Plan Commission of Tippecanoe County, on the _____ day of _____, 20____, at 6:00 P.M. in the County Office Building, 20 N. 3rd Street, Lafayette, Indiana, will hold a public hearing on a request by

_____ for primary approval of
(Name of Subdivider)

_____ Subdivision. Said subdivision
(Name of Subdivision)

is located at _____, and
(Street address or common description of the property)

involves the following _____ acres of real estate, located in:

_____ (Civil Township) _____ (Section) _____ (Quarter Section) _____ (Township) _____ (Range)

Written suggestions or objections to the provisions of said request may be filed with the Secretary of the Area Plan Commission at or before such meeting and will be heard by the Tippecanoe County Area Plan Commission at the time and place specified. Said hearing may be continued from time to time as may be necessary.

Interested persons desiring to present their views on the said request, either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place. This hearing date is subject to placement on the agenda.

AREA PLAN COMMISSION OF
TIPPECANOE COUNTY, INDIANA

BY: _____
Executive Director

The Area Plan Commission of Tippecanoe County
County Office Building
20 N. 3rd Street
Lafayette, IN 47901
(765 423-9242)

CASE # S- _____

NOTICE OF PUBLIC HEARING ON SUBDIVISION PLAT

Notice is hereby given that the Executive Committee of the Area Plan Commission of Tippecanoe County, on the _____ day of _____, 20____, at 4:30 P.M. in the County Office Building, 20 N. 3rd Street, Lafayette, Indiana, will hold a public hearing on a request by

_____ for primary approval of
(Name of Subdivider)

_____ Subdivision. Said subdivision
(Name of Subdivision)

is located at _____, and
(Street address or common description of the property)

involves the following _____ acres of real estate, located in

_____ (Civil Township) _____ (Section) _____ (Quarter Section) _____ (Township) _____ (Range)

Written suggestions or objections to the provisions of said request may be filed with the Secretary of the Area Plan Commission at or before such meeting and will be heard by the Tippecanoe County Area Plan Commission at the time and place specified. Said hearing may be continued from time to time as may be necessary.

Interested persons desiring to present their views on the said request, either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place. This hearing date is subject to placement on the agenda.

AREA PLAN COMMISSION OF
TIPPECANOE COUNTY, INDIANA

BY: _____
Executive Director

UNIFIED ZONING ORDINANCE Amendment 98

**Discovery Park District Form-based Overlay
with other amendments**

**STAFF REPORT
October 15, 2020**

Unified Zoning Ordinance Amendment 98 DISCOVERY PARK DISTRICT FORM-BASED OVERLAY

Staff Report
October 15, 2020

BACKGROUND:

In 2018 the Area Plan Commission West Lafayette City Council adopted the *US 231 Corridor Plan* as an amendment to the *Comprehensive Plan*. In both its implementation strategies and future land use plan, the *Plan* contemplated a unique treatment to the future zoning of the Discovery Park District. Among these policy strategies was to explore the creating of a Form-Based Overlay to better assist in the implementation of the future land use plan.

Beginning well over a year ago, staff began a series of discussions with the Purdue Research Foundation that gradually led to a two-prong strategy for fulfilling the goals of both PRF and the *US 231 Corridor Plan*. The first step was to identify a conventional zone that could capture the vast majority of uses PRF is anticipating coming into Discovery Park District. The second step was to create a new sub-section to Chapter 7 of the UZO, Form-Based Overlays, to establish development ground-rules for what new construction would look like. The CBW (Central Business, West Lafayette) zone was chosen as the underlying zone to switch to and the following amendment to Chapter 7 contains the Discovery Park District Form-Based Overlay. Additionally, some changes to the definitions chapter and use table and completing some unrelated City of Lafayette requests concerning the CB zone and a redundant use definition have been included.

After numerous meetings with PRF and a thorough review and endorsement by the Ordinance Committee, staff is excited to see these changes implemented as the Discovery Park District's development unfolds.

PROPOSAL

Section 1 provides additions to Chapter 1 Definitions for new commercial uses and signage that are more urban in scale, along with a deletion (as requested by the City of Lafayette) of the redundant definition of "Community Gardens".

Section 2 amends the CB zone's intent, making it clear that the zone is exclusive to the City of Lafayette.

Section 3 amends the use table and footnotes to assign the new commercial uses outlined in Section 1 to specific zones, provide a mixed-use option for the OR (office research) zone, and provide limitations for certain uses in the CBW zone.

Section 4 removes a reference to "Community Gardens" in Chapter 7 in order to be consistent with the removal of the definition in Section 1.

Section 5 creates a new sub-section in Chapter 7 establishing development requirements for the Discovery Park District Form-Based Overlay.

RECOMMENDATION:

Approval

ORDINANCE NO. 98

**AN ORDINANCE AMENDING CHAPTERS 1, 2, 3, AND 7
OF ORDINANCE NO. _____
BEING THE UNIFIED ZONING ORDINANCE
OF TIPPECANOE COUNTY.**

Be it ordained by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No. 98, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Add to **UZO Section 1** to read as follows:

Urban Agriculture:

The practice of cultivating, growing and processing food and non-food products (excluding livestock or poultry of any kind). Outdoor cultivating and growing activities shall be limited to a maximum area of one (1) acre. Urban Agriculture may occur on or in: vacant lots; park areas; green rooftops; vertical growing practices; kitchen gardens; or, other open spaces, located within an incorporated area. Products grown shall be for the purpose of: consumption at an on-site restaurant; sale in an on-site retail area; or, use in on-site food or beverage-related manufacturing or processing where such manufacturing or processing operations shall not exceed 10,000 sq. ft. in floor area.

Urban Pilot Manufacturing:

A small-scale research, development, manufacturing, assembly or fabrication operation which functions as a proof-of-concept facility. Fields of operation may include, by way of example: new technologies; robotics; biotechnology; information technology; pharmaceutical; medical instrumentation; computer hardware; computer software; and, similar new or innovative operations. Urban Pilot Manufacturing spaces may include associated office space, laboratories, prototype manufacturing, sample product manufacturing, 3-D printing and testing facilities. Urban Pilot Manufacturing spaces are not intended for on-site sales operations or the manufacture of sufficient volumes of products to provide for direct sale and distribution to retail or wholesale customers. Urban Pilot Manufacturing uses shall not include any outdoor storage or operations.

Micro Production of Alcoholic Beverages:

A small batch alcoholic beverage production facility, in combination with one or more of the following production facility related on-site operations: tasting room; bar; restaurant; or, retail area for business-related or business-branded items such as glassware, clothing, and the like, in which products are sold directly to retail customers. The maximum floor area for on-site production operations shall not exceed 10,000 square feet.

Specialty Food Production:

Specialty Food Production includes the preparation of specialty food items only for: on-site direct-to-customer sales in a retail store setting; or, consumption at an on-site restaurant. Specialty Food Production preparation includes, by way of example: coffee roasting; butcher, including sausage making (except SIC 0751); creamery, including ice cream making; bakery; or, artisanal food product preparations for items such as: honey, olive oil, cheese, candy, maple syrup, jams and jellies. All Specialty Food Production processing shall occur completely indoors.

Monument Sign:

A **freestanding sign** that is supported by a structural base without exposed support poles which shall not exceed eight (8) feet in height and sixty (60) square feet in area.

Change **UZO Section 1** to read as follows:

GATEWAY SIGN:

Any permanent **freestanding sign** marking the location at which a **public street** enters a **subdivision**, office park, similar unified **development**, or Purdue University, which provides only the name of that **development** or university.

Change **UZO Section 1** and delete the following:

COMMUNITY GARDEN:

Any piece of privately owned land gardened by a group of people utilizing either individual or shared plots. The land may produce fruit, vegetables, and/or ornamentals which cannot be sold on-site. The use can only be accessory to a residential Primary Use and occupy no more than 25% of the residential Primary Use Lot.

Section 2: Change **UZO Section 2** to read as follows:

1. Amend the following from Chapter 2: CB Zone

2-19-1 INTENT: To provide core business areas in the central parts of the City of Lafayette for retailing, services, government and professional offices, cultural, recreational and entertainment establishments, housing, commercial lodging and transportation facilities.

Section 3: Change **UZO Section 3-2...**to amend the use table as follows:

Micro Production of Alcoholic Beverages:

- Permitted in the following zones: CB, CBW, OR, GB, NB, NBU, MR, MRU, and HB

Specialty Food Production:

- Permitted in the following zones: CB, CBW, OR, GB, NB, NBU, MR, MRU, and HB

Urban Agriculture:

- Permitted in the following zone: CBW with new Footnote #69

Urban Pilot Manufacturing:

- Permitted in the following zone: CBW with new Footnote #69

Hospital:

- Permitted in the following zone: CBW with new Footnote #70

Multi-family Dwelling:

- Permitted in the following zone: OR with new Footnote #71

New Footnotes:

- #69 = Permitted in the CBW zone only within the Discovery Park District Form-Based Overlay.
- #70 = Hospitals are permitted in the CBW zone and limited to a maximum gross floor area of 200,000 square feet per lot.
- #71 = Multi-family dwellings are permitted in the OR zone above a non-residential ground floor, or located to the rear of a commercial storefront on the ground floor, except that one accessible dwelling unit may be located on the ground floor of non-elevator buildings in addition to non-residential uses.

Section 4: Modify **UZO Section 7-2-3** to delete references to community gardens and to read as follows:

7-2-3 USES IN THE DEVELOPMENT SECTORS

(b) All uses shall be prohibited in the Conservation/Recreation Sector except for the following: public parks, public parking, all **civic uses**, all public utilities, ~~and **community gardens**.~~

(c) The following uses are prohibited within the overlay: (1) Agriculture (All uses in UZO 3-2-2) ~~(excluding **community gardens**)~~

Section 5: Add **UZO Section 7-3** to read as follows:

7-3 DISCOVERY PARK DISTRICT *FORM-BASED OVERLAY*

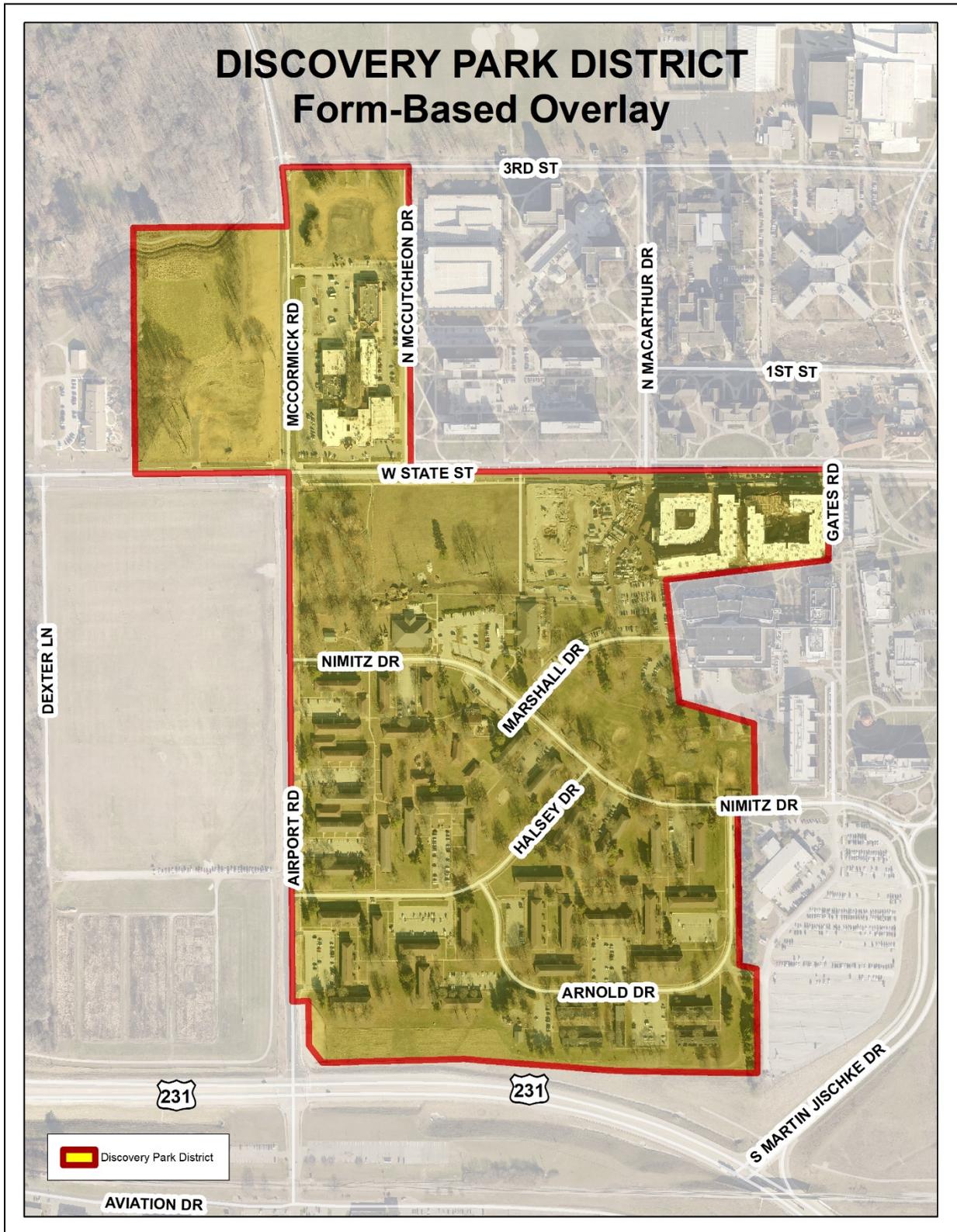
7-3-1 PURPOSE AND INTENT

- (a) The purpose of the Discovery Park District ***Form-Based Overlay*** is to ensure that future development and redevelopment in the district is done in accordance with the policies of the *US 231 Corridor Plan*, adopted in 2018, and the *Comprehensive Plan of Tippecanoe County*. Development and redevelopment within the overlay shall comply with the following standards and the provisions of this Ordinance.
- (b) The intent of the Discovery Park District ***Form-Based Overlay*** is to establish a framework for creating a unified and cohesive community within the entire overlay that is compatible with adjacent areas immediately surrounding the overlay while recognizing the need for a potentially unique mix of land uses and zoning districts necessary to support a world class research and development park. To that end, future development and/or redevelopment activity controlled by this Ordinance is designed to support both the vision and goals outlined in Chapter 3 of the *US 231 Corridor Plan* and the needs of world class research and development park.

7-3-2 DISTRICT BOUNDARY

- (a) The Discovery Park District ***Form-Based Overlay***, shall be as shown on the following map:

DISCOVERY PARK DISTRICT Form-Based Overlay



7-3-3 USES IN THE *DISCOVERY PARK DISTRICT*

- (a) Unless otherwise prohibited or specified in this section, all permitted and special **uses** within the overlay shall conform to properties' underlying **zones** as delineated in the Permitted Use Table per Chapter 3 of the UZO.
- (b) The following **uses** are prohibited within the overlay:
- (1) Alternative financial services (e.g. refund anticipation lenders, short-term loan providers, cash for precious metal stores, or pawn shops) (SIC 6099, 60, 5932, 593)
 - (2) Auto sales
 - (3) "**Massage establishment**" (SIC 7299)
 - (4) "**Adult bookstore**" (SIC 5942)
 - (5) "**Adult motion picture theater** and **adult mini motion picture theaters**" (SIC 7832 and 7833)
 - (6) "**Adult motion picture arcade**" (SIC 7993)
 - (7) "**Adult live entertainment arcade**" & "**adult cabaret**" (SIC 7999)
 - (8) Automobile Parking as a primary use (surface lot only, except as provided for in Section 7-3-3(c)(3), below)
- (c) The following **uses** shall be permitted within the overlay as follows:
- (1) **Eating and drinking places** (with drive-in or drive-thru service) (SIC 58) shall provide said service at the side or rear of the **building**, subject to the approval of the **Administrative Officer** and respecting the design requirements specified in Section 7-3-9(a).
 - (2) Automobile parking as a primary use (structured facility only) and following the **Primary Use Building Setbacks**, Height, and **Lot** requirements for the Commercial/Mixed-Use building type in this section.
 - (3) Automobile Parking, reserved for specific **primary uses** within the Discovery Park District Form-Based Overlay, shall be permitted and may be developed as a **primary use** on a lot in the Discovery Park District Form-Based Overlay provided such automobile parking shall be structured only, except for: (1) lots abutting the west side of McCutcheon Drive north of State Street; (2) lots abutting either side of MacArthur Drive from District Boulevard south to the proposed Discovery Park greenbelt boundary street; (3) lots abutting either side of Foundry Drive from the proposed Harrison extension to the proposed Discovery Park greenbelt boundary street; and, (4) lots abutting either side of McCutcheon Drive from the proposed Harrison extension to the proposed Discovery Park greenbelt boundary street, which may contain surface parking lots. In no case, however, shall a surface parking lot front on State Street, McCormick Road, Airport Road, District Boulevard, the proposed Discovery Park greenbelt boundary street, the proposed Harrison extension, or Jischke Drive. Any surface parking lot shall be screened from view from McCutcheon Drive, MacArthur Drive or

Foundry Drive, as applicable, by an intervening lot, building, landscaping, screen wall, or other method approved by the Administrative Officer.

7-3-4 BUILDING TYPES

(a) As shown in the chart below, within Discovery Park District **Form-Based Overlay**, the following selection of **building types** are the only types permitted for **primary use buildings**. Illustrations of the **building types** are found in Appendix K-1 and the requirements are found below.

Sector	Building Type			
	Row House	Apartment	Commercial	Mixed-Use
Discovery Park District	√	√	√	√

7-3-5 GENERAL REQUIREMENTS FOR BUILDING TYPES

The following items shall be accounted for with all qualifying developments in the Discovery Park District **Form-Based Overlay**. A final determination of compliance with these items shall be made by the **APC** staff in consultation with the **Administrative Officer**, in its review for zoning compliance approval.

(a) Site Layout:

- (1) Main Façade: The main façade of all **primary use buildings** (and their corresponding main building entrances) shall front directly onto a **public street**.
- (2) Orientation: Ground floor development shall be generally parallel to the **street** or **streets** it fronts or be consistent with existing development patterns rather than being sited at unconventional angles. Upper stories of **buildings** are not bound to this requirement.
- (3) Per UZO Section 4-4-1, average **setbacks** along **street frontages** shall be permitted for qualifying, **form-based overlay** projects based on the qualifying criteria in that section unless a reduced standard is found in this section.
- (4) For all pitched-roof **primary use buildings**, the area above the top floor that is within the pitched-roof area shall not count as a floor per this chapter.

(b) Architecture, Design & Integrity:

- (1) Finished Façades: A finished façade, in terms of quality and distribution of materials on a façade, is required on every front façade of a **primary use building** oriented to a **public street**. Except in situations where **buildings** physically abut one another, there shall be no windowless façades (unless prohibited by Building Code) and each side of a **structure** shall be architecturally similar to the other sides.
- (2) Unless specified elsewhere in this code, all **buildings** utilizing a flat roof shall have a parapet or other finished treatment to complete the top of all **building walls**.

- (3) No fluorescent, neon, or other high intensity colors shall be used as a primary structure color. Accent colors of brighter hues are permitted.
 - (4) Architectural details create an interesting visual environment for the pedestrian. **Building** façades should include architectural details for, at a minimum, the first two floors. Details should be incorporated into a range of façade elements such as windows, spandrels, awnings, porticos, cornices, pilasters, columns and balconies. Details should establish a varied **building** texture and highlight façade articulation.
- (c) Permitted Materials & Style Requirements:
- (1) Below are the materials and style requirements for the Discovery Park District **Form-Based Overlay**. Innovative alternative materials, even those on the prohibited list, which enhance the overlay, are encouraged, subject to approval by **APC** staff in consultation with the **Administrative Officer**.

Description	Permitted	Prohibited
Façades	<ul style="list-style-type: none"> • Clay brick, thin brick, natural stone, fiber cement, concrete, simulated wood synthetic excluding vinyl siding, terra cotta, wood siding, EIFS (not to exceed 20% of each facade) • Glass (transparent, translucent, fritted, lightly tinted) • Storefront or curtain wall glazing system • Metal (metal composite material, zinc, steel, copper) • Material changes shall occur along a horizontal or vertical line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern 	Synthetic stucco, Styrofoam, or other foam-based products; vinyl siding, aluminum siding; corrugated fiberglass; use of multiple types of corrugated panels; unfinished concrete block, split-face block; and mirrored glass,
Building Openings	<p><u>Windows:</u></p> <ul style="list-style-type: none"> • Transparent glass or glass with low reflectivity • The frame should be recessed or projected from the wall plane consistent with the architecture of the building • Operable windows may be single hung, casement, sliding or double-hung <p><u>Doors:</u></p> <ul style="list-style-type: none"> • External door shall be framed with wood, aluminum or anodized aluminum as appropriated by use • Unless elsewhere controlled in this chapter, windows and doors may be recessed or projected from a structure to create definition or a usable patio/balcony 	

	<ul style="list-style-type: none"> • Except for the ground-floor, non-residential portion of a building, doors and windows on a front building façade shall be vertically oriented (i.e., the vertical dimension is greater than the horizontal dimension) and vertically aligned between floors • The ground floor of buildings requiring first floor non-residential uses shall be transparent storefronts consisting of a minimum of 40% glass on a street frontage façade. Such windows shall not be obstructed by interior walls. Window signage shall not obstruct more than 25% of the window area <p><u>Commercial Storefronts</u></p> <ul style="list-style-type: none"> • Folding, roll-up, or similarly operable storefronts are permitted 	
Awnings & Canopies	<p><u>Awnings:</u></p> <ul style="list-style-type: none"> • Materials must be durable and resistant to fading (canvas awnings and metal or glass for canopies) • Awnings are permitted for retail storefronts only and shall not exceed the width of the storefront • Fixed and retractable awnings are permitted • Awnings shall be a minimum of 9' above sidewalk <p><u>Canopies</u></p> <ul style="list-style-type: none"> • Canopies shall be designed to be an extension of the building and as an integral part of the architectural design of the façade may be continuous across the building • Fixed and retractable canopies are permitted and shall be a permanent structure that is fixed and/or anchored to the building. • Canopies shall be a minimum of 9' above the sidewalk 	
Louvers, Screens & Shading Devices	<ul style="list-style-type: none"> • Louvers and screens may be applied on a building façade as shading devices, as façade articulation, or to conceal mechanical vents or equipment • Fixed or adjustable (rotating, sliding or tilting) Louvers and shade devices are permitted 	

Balconies	<ul style="list-style-type: none"> Balconies shall be projecting or recessed a minimum of 24" from the building mass and should seamlessly connect and integrate with façade design Structural supports, fascia, and soffits may be concrete, metal or wood 	
Roof	<ul style="list-style-type: none"> Flat roofs shall have parapet walls and coping on all sides Flat roofs shall be: a light or white membrane with light colored pavers; an aggregate ballast; or, a vegetated green roof Slope roofs shall be neutral-colored Wood shingles, standing seam metal, slate, clay tile, asphalt shingles, a combination of similar material or a flat roof Standing seam metal roofing is allowed 	For pitched-roof conditions only: Concrete tile, bitumen, plastic and exposed fiberglass, PVC
Utilities, Equipment & Penthouses	<ul style="list-style-type: none"> Rooftop equipment and vents shall be set back from the parapet or the edge of the roof so as to not be visible from the centerline of the abutting public street right-of-way Step-backs, roof forms, tower elements, screens and scrim walls may be used to shield or conceal rooftop utilities and equipment 	
Architectural Lighting	<ul style="list-style-type: none"> Wall washes and up lighting shall be prohibited Building lighting fixtures shall be Dark Sky compliant and limit light pollution 	
Service & Loading Screening	<ul style="list-style-type: none"> Loading berths, trash enclosures, and services entries shall be located in the interior of blocks, at the rear or sides of buildings, and shall be screened from public streets by fences, walls, landscaping, overhead doors, or similar elements. In the event that landscaping is used, a minimum 4' wide planting bed shall be provided and plant materials shall be of evergreen varieties. Trash collection shall occur away from the public realm along rear or side alleys, in service courts, or in enclosed trash enclosures or rooms Trash rooms in buildings shall have floor drains to capture any liquid waste leaking from dumpsters. 	

(d) **Building** Façade and Projections:

- (1) Permitted projections from a **building's** façade shall include but are not limited to: balconies, windows, awnings, signs, flags, and cornice elements. Alternative projections may be approved by the **Administrative Officer**.
 - (2) Permitted encroachments in the public **right-of-way** include but are not limited to: awnings, galleries, stoops, flags, **signs**, and patio seating areas designed to improve the pedestrian environment. Private use of the public **right-of-way** is encouraged where the encroachment meets this chapter's intent and the encroachments do not impact existing or anticipated utility or other public infrastructure. All proposed encroachments are subject to the approval of the West Lafayette Board of Public Works and Safety.
- (e) Other Requirements:
- (1) **Accessory buildings** shall be of the same or complementary materials as the **primary use building(s)**. They must be located in the side or rear yard and no closer than 1-foot minimum to any **lot line** unless along a **side street frontage** in which case the **building** shall be a minimum of 4-feet from the side street **lot line**. Height: 15' maximum.
 - (2) Free standing trash enclosures shall not be placed in any **front setback** and shall be masonry or of a material that matches the **primary use building**.
 - (3) Outdoor storage along **street frontages** is prohibited.
 - (4) Bike racks, trash bins, and seating shall be incorporated into streetscape designs on all **public streets** pursuant to current city code.
 - (5) Outdoor dining/seating areas are encouraged along the **street frontages** for all **buildings** located in non-residential or mixed-use **zones**. Maximum **setback** from **streets** and **building** width along a **street frontage** may be modified, in consultation with the **Administrative Officer**, to incorporate a public plaza, seating, or outdoor dining into the development.
 - (6) Residential Density: For qualifying projects with a residential component there shall be no maximum residential density requirement.
 - (7) Walls and Fences along street frontages: Front yard 30-42 inches maximum height. Walls and fences along the side and rear yards: 72 inches maximum height. Allowable materials for walls and fences shall be the same as allowable building materials.
 - (8) Vegetative green roofs shall be permitted for all building types. The plant material selection for vegetative green roofs shall exclude invasive species. If a vegetative green roof is required to comply with open space requirements, a full landscape plan review shall be required by the Greenspace Administrator. If, however, a vegetative green roof is provided which is above and beyond otherwise applicable open space requirements, the review by the Greenspace

Administrator shall be limited to assure that species selection is non-invasive.

- (f) **Bufferyard: Bufferyards** are not required in the Discovery Park District Form-Based Overlay.

7-3-6 SPECIFIC REQUIREMENTS FOR *BUILDING TYPES*

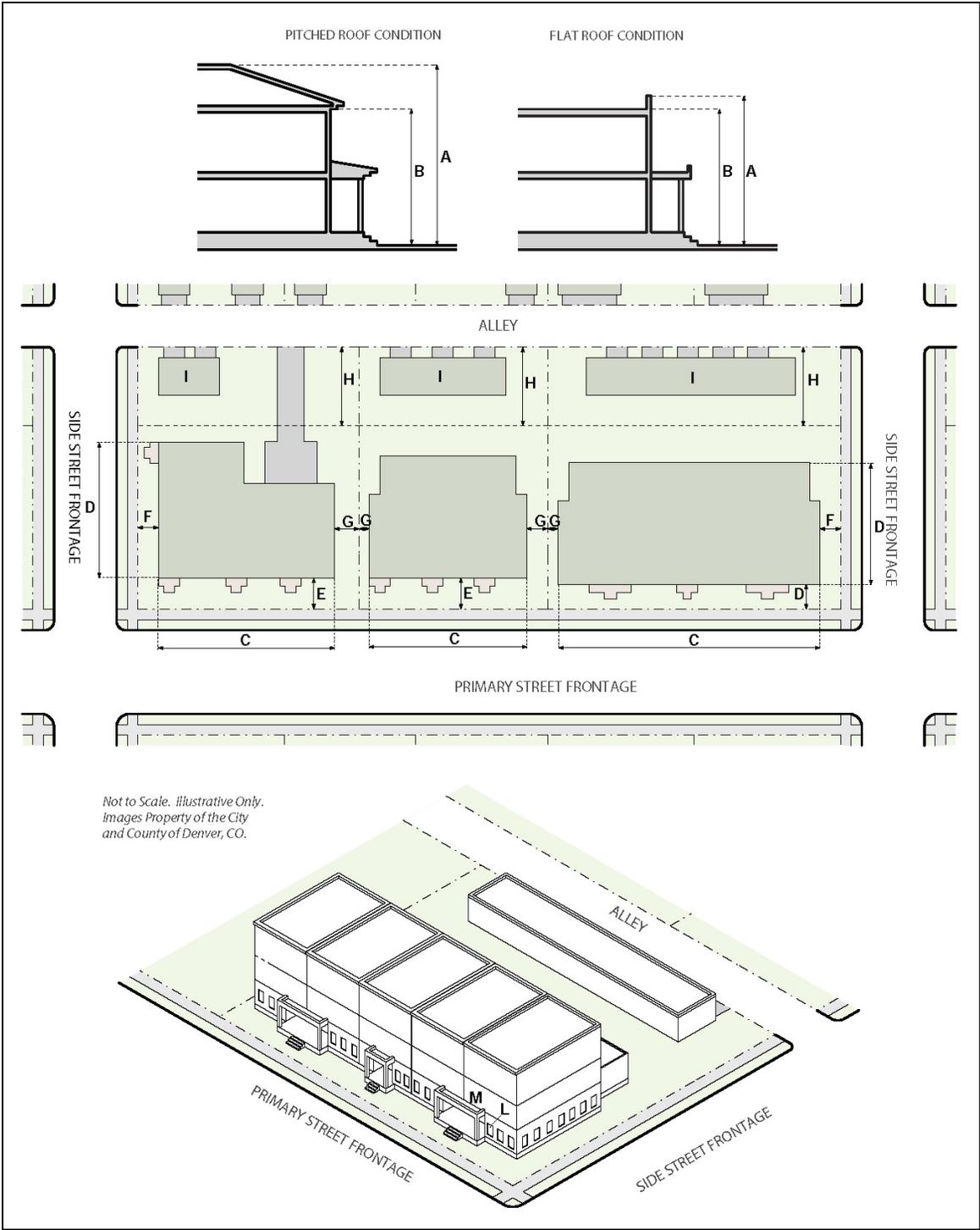
(Note: Capital letters in quotation marks refers to *building type* illustrations and corresponding labels found per *building type* illustration in this section.)

(a) Row House:

(1) **All zones:** The row house *building type* is permitted on *lots* primarily with *alley frontage* to facilitate rear *loading berth*. **One (1) driveway per block off the street frontages leading to common parking areas or structures behind the buildings shall be allowed.**

(2) There must be at least three row house units/façades in a single *building* group, but no more than ten units/façades. Unit entrances must be located along the *primary street frontage* in all **zones**. For **corner lots**, the *side street frontage* may also be utilized for a unit's entrance.

<p>Residential Use:</p> <ul style="list-style-type: none">• All single-family zones: <i>building</i> groups shall be on <i>lots</i> divided along common party walls with <i>lot lines</i> running through the party walls.• All two-family zones: units shall be stacked one on top of the other. Each duplex stack shall be divided along common party walls with <i>lot lines</i> running through the party walls. Unit entrances shall either be two along the <i>primary street frontage</i> or a single entrance with common lobby along the <i>primary street frontage</i>. Corner lots may have an additional entrance on the <i>side street frontage</i>.• All multi-family zones: to maintain the row house appearance, multiple dwelling units are permitted with a single entrance into a common lobby at the <i>primary street frontage</i> for every two (2) row-house façades maximum. Corner lots may have an additional entrance on the <i>side street frontage</i>.	<p>Non-Residential or Mixed-Use:</p> <ul style="list-style-type: none">• Non-residential zones: To maintain the row house appearance, non-residential uses permitted on all floors with each <i>building</i> group shall have a single entrance along the <i>primary street frontage</i> into either a common lobby or into a single non-residential use for every two row-house façades at a minimum. Corner lots may have an additional entrance on the <i>side street frontage</i>.• All Mixed-use zones: non-residential uses are reserved for the ground floor, residential uses and non-residential uses are permitted on the upper floors, and a single entrance into a common lobby at the <i>primary street frontage</i> for every two row-house façades maximum. Corner lots may have an additional entrance on the <i>side street frontage</i>.
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<p>Building Height:</p> <ul style="list-style-type: none"> • Roof Height “A”: none • Stories “B”: 2 minimum, 3 maximum • Flat Roof Parapet Height “A”: 2’ minimum above roof • Roof Pitch Range: 6:12 or steeper • Ground Story Floor to floor height: 9’ minimum, no maximum • Upper Story Floor to floor height: 9’ minimum, 15’ maximum 	<p>Lot:</p> <ul style="list-style-type: none"> • Width per row house unit/façade: 25’ minimum / 35’ maximum • Impervious Surface coverage: 80% maximum • Vegetative Coverage (including but not limited to planters, potted plants and landscape areas): 5% minimum at ground level.
<p>Primary Use Building Setbacks:</p> <ul style="list-style-type: none"> • Primary Street “D”: 5’ minimum, 15’ maximum • Side Street “F”: 5’ minimum, 10’ maximum • Side “G”: 5’ minimum between Building groups (unless building code requirements are stricter) • Rear “H”: 10’ minimum (alley), 20’ minimum (no alley) 	

(3) Garages and Parking for single and two-family **zones**:

(A) Rear-loaded detached garages “I” are required in the **rear setback** for **lots** with **alley frontage**. 0’ minimum **setback** from **alley**, 4’ side yard / **side street setback** if detached. **Corner lots** with no **alley frontage** must load from the **side street**.

(B) For **lots** without **alley frontage**: detached garages shall be located behind the **primary use buildings** with access driveways between **building** groups from the **primary** and/or **side street frontages**.

(C) Detached Garage Height: 1 story

(4) Multi-family, non-residential or mixed-use **zone** required off-street parking shall be located behind the **primary use building** and shall utilize one of the following required parking options, as described in Appendix K-1-5: Garage, Tuck-Under Parking, Midblock Structure, Lined Structure, Integrated Structure, or Underground Structure. A surface lot may be used when the surface lot is: (a) located beside or behind the **primary use building** being served; (b) separated from a **public street** by a developed or developable **lot**; or, (c) intended as a temporary use for a period not to exceed five (5) years. If temporary, the **Administrative Officer** may grant extensions of such five (5) year period, as necessary, for good cause shown.

(5) General Design Criteria

- (A) The primary entrance to the **building** “I” shall be located on the **primary street frontage** and either under a covered porch or a 3’ minimum recessed entrance. Stairs to a primary entrance shall maintain a minimum setback of 3’. **Corner lots** may use the **side street frontage** for the unit entrance.
- (B) Covered Porches shall be completely roofed: 5’ deep minimum, width: 25% (minimum) of **primary street building** unit/façade width, porch height above grade: none, porch clear height 8’ minimum, may encroach into the **primary street setback** within 2 feet of the **right-of-way line**.
- (C) Permitted Private Frontage Types: porch & fence, terrace or lightwell, forecourt, stoop (see Appendix K-1-4 for descriptions).
- (D) Ground Floor Transparency = 20% minimum for all **street frontage** façades.

(b) Apartment:

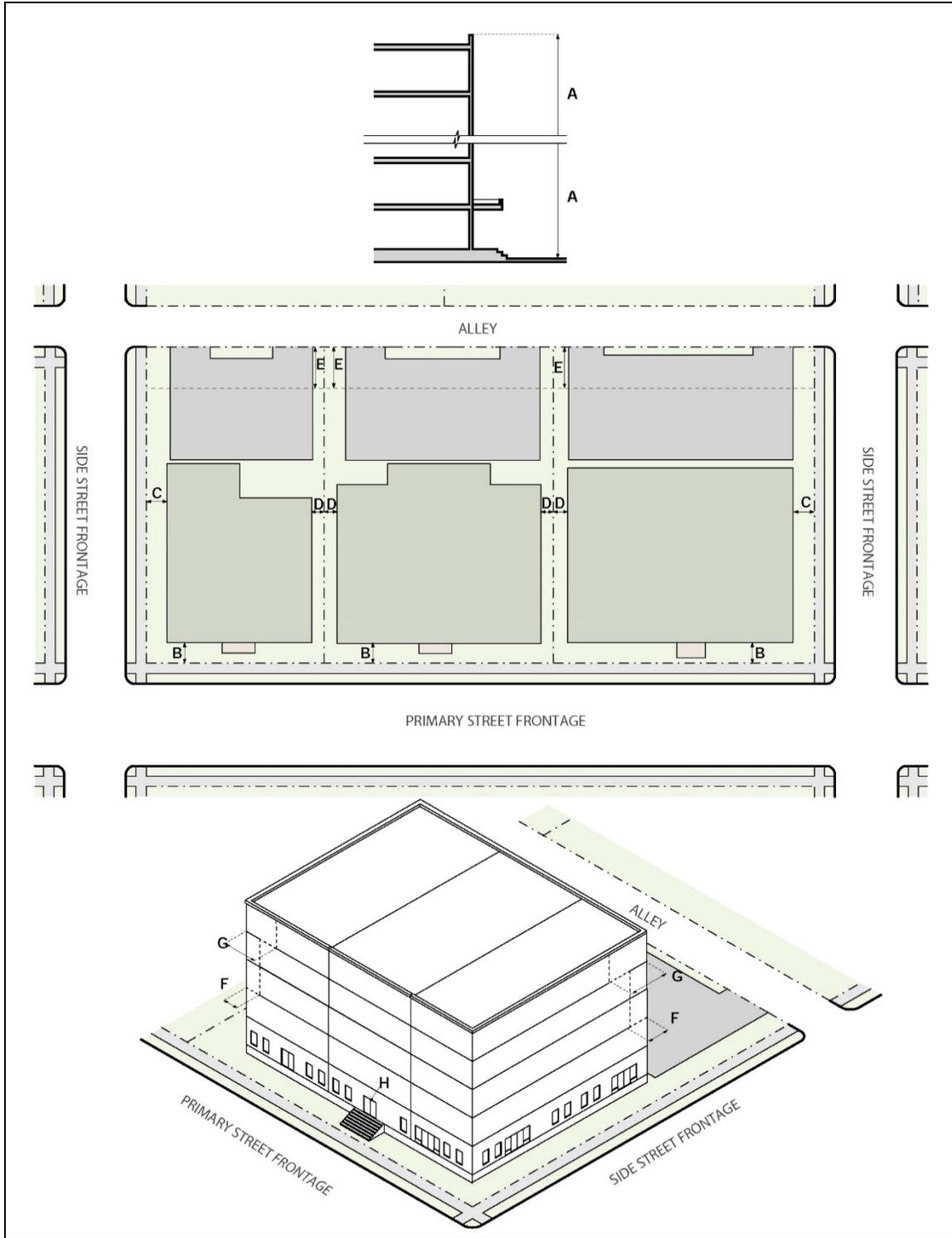
<p>Multi-family zones only:</p> <ul style="list-style-type: none"> • Building entrance “H” into a common lobby along the primary street frontage. Secondary lobby entrance on a side street or a single corner entrance also permitted on corner lots. 	<p>General Height Requirements:</p> <ul style="list-style-type: none"> • Roof Height “A”: none • Roof Pitch Range: none • Flat Roof Parapet Height: 2’ minimum • Ground story floor elevation above ground elevation: 2’ minimum only when residential units are on the ground floor.
<p>Height</p> <ul style="list-style-type: none"> • Stories: 2 minimum, 6 maximum • Upper Story Stepbacks “G” & “F”: none • Ground Story Floor to floor height: none • Upper Story Floor to floor height: 10’ minimum, 16’ maximum 	<p>Lot:</p> <ul style="list-style-type: none"> • Building width along primary street frontage per lot: up to 100%; provided that when said Building width is greater than 150’, one of the following architectural details shall be provided: (1) change in Building façade depth; (2) change in Building materials; or, (3) a Building entrance. • Vegetative Coverage per lot: 0% • Impervious Surface coverage per lot: up to 100%
<p>Primary Use Building Setbacks:</p> <ul style="list-style-type: none"> • Primary Street “B”: 0’ minimum, 20’ maximum • Side Street “C”: 0’ minimum, 20’ maximum • Side “D”: 0’ minimum • Rear “E”: 0’ minimum (alley), 0’ minimum (no alley) 	

- (1) Required off-street parking for the **primary use building** shall utilize one of the following required parking options, as described in Appendix K-1-5: Garage, Tuck-Under Parking, Midblock Structure, Lined Structure, Integrated Structure, or Underground Structure. A surface lot may be used when the surface lot is:
 - (a) located beside or behind the **primary use building** being served;
 - (b) separated from a **public street** by a developed or developable **lot**; or,
 - (c) intended as a temporary use for a period not to exceed five (5) years. If temporary, the **Administrative Officer** may grant extensions of such five (5) year period, as necessary, for good cause shown.
- (2) General Design Criteria
 - (A) **Corner lot buildings** are encouraged to locate the entrance to the corner as part of an architecturally prominent focal point.
- (3) Permitted Private Frontage Types: terrace or lightwell, forecourt, stoop, shopfront (see Appendix K-1-4 for descriptions).
- (4) Ground Floor Transparency = 30% minimum for all street frontage façades.

(c) Commercial / Mixed-Use:

<p>Non-residential & Mixed-Use zones only:</p> <ul style="list-style-type: none"> • Multiple ground floor entrances permitted along primary and side street frontages to accommodate smaller tenants and lobby entrances for upper floors. • At a minimum, there shall be a single building entrance “H” on a primary street frontage. Corner lot buildings may utilize only one entrance to the building if that entrance is located at the corner of the building as part of an architecturally prominent focal point. • Residential and Non-residential uses permitted on all floors. 	<p>General Height Requirements:</p> <ul style="list-style-type: none"> • Roof Height “A”: none • Flat Roof Parapet Height: 2’ minimum • Ground story floor elevation above ground elevation: none
<p>Height:</p> <ul style="list-style-type: none"> • Maximum of: 8 stories north of State Street; 8 stories south of and on lots abutting State Street; 10 stories elsewhere in the Discovery Park District Form-Based Overlay (unless Airport Overlay requires less). • Upper Story Stepbacks “G” & “F”: none • Ground Story Floor to floor height: none • Upper story floor to floor height: 10’ minimum, 16’ maximum 	<p>Lot:</p> <ul style="list-style-type: none"> • Building width along primary street frontage per lot: up to 100%; provided that when said building width is greater than 300’, one of the following architectural details shall be provided: (1) change in building façade depth; (2) change in building materials; or, (3) a building entrance. • Vegetative coverage per lot: 0% • Impervious surface coverage per lot: up to 100%
<p>Primary Use Building setbacks</p> <ul style="list-style-type: none"> • Primary Street “B”: 0’ minimum, 20’ maximum • Side Street “C”: 0’ minimum, 20’ maximum • Side “D”: 0’ minimum • Rear “E”: 0’ minimum (alley), 0’ minimum (no alley) 	

- (1) Required off-street parking for the **primary use building** shall utilize one of the following required parking options found in Appendix K-1-5: Tuck-Under Parking, Mid-Block Structure, Lined Structure, or Underground Structure. A surface lot may be used when the surface lot is: (a) located beside or behind the **primary use building** being served; (b) separated from a **public street** by a developed or developable **lot**, or, (c) intended as a temporary use for a period not to exceed five (5) years. If temporary, the **Administrative Officer** may grant extensions of such five (5) year period, as necessary, for good cause shown.
- (2) Permitted Private Frontage Types: forecourt, stoop, shopfront, gallery, arcade (see Appendix K-1-4 for descriptions). Said Private Frontage Types may encroach into the public **right-of-way** subject to the approval of an encroachment agreement with the West Lafayette Board of Public Works and Safety.
- (3) Ground Floor Transparency = 40% minimum for all street frontage façades.



7-3-7 STREET REQUIREMENTS

All new **public streets** or **public street** segments within the Discovery Park District **Form Based Overlay** shall be developed in compliance with the applicable standards or requirements of the Thoroughfare Plan, Unified Subdivision Ordinance, and West Lafayette City Code, provided, however, where a street segment is being developed as an extension of a previously approved **public street**, the requirements applicable to the area from a street curb to the lot line for such extension, including but not limited to design criteria for sidewalks, trails, planters and street trees, shall be developed consistent with and as a continuation of the previously approved **public street** segment. The **Administrative Officer** may approve alternate requirements to any new, redeveloped/reconstructed or extension of a **public street** within the Discovery Park District **Form-Based Overlay**.

7-3-8 GENERAL PARKING REQUIREMENTS

- (a) Accessory use parking structures visible from **streets** shall be architecturally similar to the **primary use building** by using similar architectural elements, unless the parking structure is intended to be wrapped by or otherwise blocked from street view by a **primary use building**. The **use** of landscaping, including but not limited to trellises, greenscreens and other climbing plant materials may also contribute to this requirement.
- (b) Primary use parking structures shall use the permitted Façade, Storefront and Curtain Wall materials set forth in Section 7-3-5(c)(1), above. The use of landscaping, including but not limited to trellises, greenscreens and other climbing plant materials may also contribute to this requirement.
- (c) Minimum parking requirements are listed in the table below.
- (d) **Accessible** parking requirements remain unaltered by the requirements of this section. Within the limits of this restriction, the **APC** staff in consultation with the **Administrative Officer** can consider alternative placement of **building** entrances and other development standards to accommodate required accessible parking. The **Administrative Officer** may also approve on-street accessible parking to serve the requirement for a **building**.
- (e) Developers are encouraged to employ practical alternative parking design solutions for providing the required amount of parking while minimizing the impact on the site, including but not limited to tandem parking, compact parking spaces, and shared parking agreements. All alternatives are subject to the approval of **APC** staff in consultation with the **Administrative Officer**.
- (f) On-street parking abutting the street frontage of the **primary use building**, subject to the approval of the design by the **Administrative Officer**, shall count toward fulfilling the minimum off-street parking requirements for commercial / mixed use developments.
- (g) Dedicated off-site parking located within 1,300 feet of the **primary use building** served shall count toward fulfilling the minimum off-street parking requirements.

7-3-9 PARKING & LOADING

- (a) Auto **parking spaces**, drive-in or drive-thru services, **maneuvering spaces**, and **maneuvering aisles** within the Discovery Park District **Form-Based Overlay** shall be paved or otherwise hard surfaced with an alternative surface as provided

for by 4-6-15(a). Provided, such drive-in or drive-thru services, shall not be located south of State Street and any drive-in or drive-thru services located north of State Street shall be screened from view from State Street by an intervening lot, building, landscaping, screen wall, or other method approved by the **Administrative Officer**.

- (b) Required off-street parking within the Discovery Park District **Form-Based Overlay** shall conform to the following schedule. Required parking for **uses** not specifically mentioned in the chart below shall be determined by the **Administrative Officer**. Bicycle parking shall conform to UZO standards unless waived or reduced by the **Administrative Officer**.
- (c) Properties developing under the Discovery Park District **Form-Based Overlay** provisions shall abide by existing UZO parking requirements, unless a standard that permits less minimum parking is available in the following schedule:

USE TYPE	MINIMUM PARKING REQUIREMENT
RESIDENTIAL USES	
All Residential Use Types	0.70 spaces per Unit
NON-RESIDENTIAL USES	
Retail	1 space per 1,000 sq. ft. of GFA
Office/Research	2.5 spaces per 1,000 sq. ft. of GFA
Service/Manufacturing	1 Space per 500 sq. ft. of GFA
Restaurant	1 Space per 1,000 sq. ft. of GFA
LODGING / BED & BREAKFASTS	0.75 Spaces per room
PUBLIC UTILITIES (per Section 3-2-6)	1 Space per 1,000 sq. ft. of GFA
OTHER USES NOT SPECIFIED ABOVE	As determined by the Administrative Officer but no lower than 50% of what would be required per Section 3-2 and 4-6-3

(d) Parking Reductions for Mixed Uses.

Those developments that include a combination of multiple land use categories may reduce the overall supply of parking based on the following ratios:

<u>Use Combinations</u>	<u>Required Parking</u>
Residential and Office	25% reduction of combined total
Residential and Retail	10% reduction of combined total
Office and Retail	25% reduction of combined total
Lodging and Residential	10% reduction of combined total
Lodging and Office	20% reduction of combined total
Lodging and Retail	10% reduction of combined total

The **Administrative Officer** may approve additional parking reductions to those noted above based upon the findings of a parking study analysis of existing parking use patterns and unused supply.

(e) Parking Reductions for uses with a Purdue University parking agreement.

The minimum required parking for uses operating under a parking agreement with Purdue University, wherein parking for the uses is located off-site at locations under the control of Purdue University, shall be reduced by the Administrative Officer to the extent that alternative parking is provided.

(f) Loading.

Loading berths shall conform to UZO standards, provided, however, the **Administrative Officer** may reduce the number of required on-site **loading berths** by the amount of designated **street** or **alley** loading zones located within 250' of the development which have been approved by the West Lafayette Board of Public Works and Safety.

7-3-10 PERMITTED SIGNAGE

- (a) The following on premise **signage** shall be permitted in all non-residential and mixed-use **zones** in the Discovery Park District Form-Based Overlay as described below except within planned development **zones**:
- (1) **Freestanding Signs**
 - (2) **Building Signs**
 - (3) **Event Oriented**
- (b) **Signage** in residential **zones** shall follow the requirements of Section 4-8.
- (c) Permitted **Freestanding Signs** (all others not listed are prohibited)
- (1) Purdue University related **Gateway Signs**: Purdue University related **Gateway Signs** shall not exceed twenty-five (25) feet in height, thirty (30) feet in width, or one-hundred (100) square feet in area. Lettering on the signage shall not exceed three (3) feet in height. Purdue University related **Gateway Signs** and may be located at various main entry points into the Discovery Park District **Form-Based Overlay** and may be located either on private property or in the public **right-of-way**. If located on private property, the **Gateway Sign** shall be setback from the property line the same distance as the height of the **sign**. If located in the public right-of-way, the **Gateway Sign** location shall be subject to the approval of an encroachment agreement with the West Lafayette Board of Public Works and Safety and, where applicable, the ownership of State Street. In the event of conflict between these **Gateway Sign** provisions and the provisions of the UZO Sign Regulations, this section shall control.
 - (2) **Monument Signs**: As defined shall not encroach into a public **right-of-way**. Each **building** may have one (1) freestanding monument **sign** per **street** and shall be setback from the property line the same distance as the height of the **sign**.
- (d) Permitted **Building Signs** (all others not listed are prohibited)
- (1) Project / Major Tenant **Signs**: Each **building** may have two (2) **signs** located on each of the **building's** longest façades and one (1) **sign** located on each of the **building's** remaining shorter façades. Each **sign** shall not exceed forty-eight (48) inches in height or fifty (50) square feet in area.
 - (2) Entrance Signs: Each ground floor entrance into a main common area or lobby of a **building** may have one (1) **sign** located above each ground floor entrance to the **building**. Each **building** entrance **sign** shall not exceed thirty-six (36) inches in height of forty (40) square feet in area.
 - (3) Wall **Signs**: Each ground floor **use** entrance into a **building** may have one (1) **sign** located above each ground floor entrance to the **building**. Each wall **sign** shall not exceed thirty (30) inches in height, and the width shall not exceed the lesser of 75% of the **use's** storefront length or twenty-four (24) square feet.
 - (4) Blade **Projecting Signs**: Each **building** may contain one (1) blade **projecting sign** per individual **use**. Blade **projecting signs** shall be located along the façade of the **use** space, may be wall or soffit-mounted, and shall hang

perpendicular to the **building** façade. Each blade **projecting sign** shall not exceed six (6) square feet in area and shall not project more than four (4) feet from the **building** façade. Blade **projecting signs** may encroach over the **right-of-way** if the owner presents the **Administrative Officer** with a signed statement accepting liability for any damages caused by the sign and receives approval from the City of West Lafayette Board of Public Works and Safety.

- (5) Project / Major Tenant and Garage Blade **Projecting Signs**: Each **building** or garage may include one (1) blade **projecting sign** located near each of the corners of the **building** or garage. Each blade **projecting sign** shall not exceed thirty-six (36) inches in width or sixty (60) square feet in area. Blade **projecting signs** may encroach over the **right-of-way** if the owner presents the **Administrative Officer** with a signed statement accepting liability for any damages caused by the **sign** and receives approval from the City of West Lafayette Board of Public Works and Safety.
 - (6) Garage Entrance **Signs**: Each **building** which includes a parking garage may include up to one (1) **sign** located above each vehicular entrance **canopy** to a parking garage. Each garage entrance **sign** shall not exceed thirty-six (36) inches in height or forty-five (45) square feet in area.
 - (7) Garage **Banners**: Each garage may include up to five (5) **banners** on each face of the garage **building**. Garage **Banners** shall be limited to text or images related to Purdue University. Each **banner** shall not be less than ten (10) feet above grade, not closer than five (5) feet to a **building** corner or the **building** parapet. Garage **Banners** shall not be subject to the limitations typically applicable to **banners** or **event oriented signs**.
- (e) Permitted Miscellaneous **Signs**
- (1) Directional, Wayfinding, and Informational **Signs**: Each **lot** may include free standing directional, wayfinding and informational **signs** in multiple locations as necessary. Each directional, wayfinding and informational **sign** shall not exceed six (6) feet in height or eighteen (18) square feet total.
 - (2) Miscellaneous **Signs**: Wall-mounted menu **signs**: shall not exceed two (2) feet by three (3) feet or six (6) square feet total.
 - (3) Window **Signs**: All window **signs**, including temporary window **signs**, shall be limited to 25% of the area of the window.
 - (4) **Event Oriented Signs**: Permitted in all **zones** per Section 4-8.

7-3-11 PROHIBITED SIGNAGE

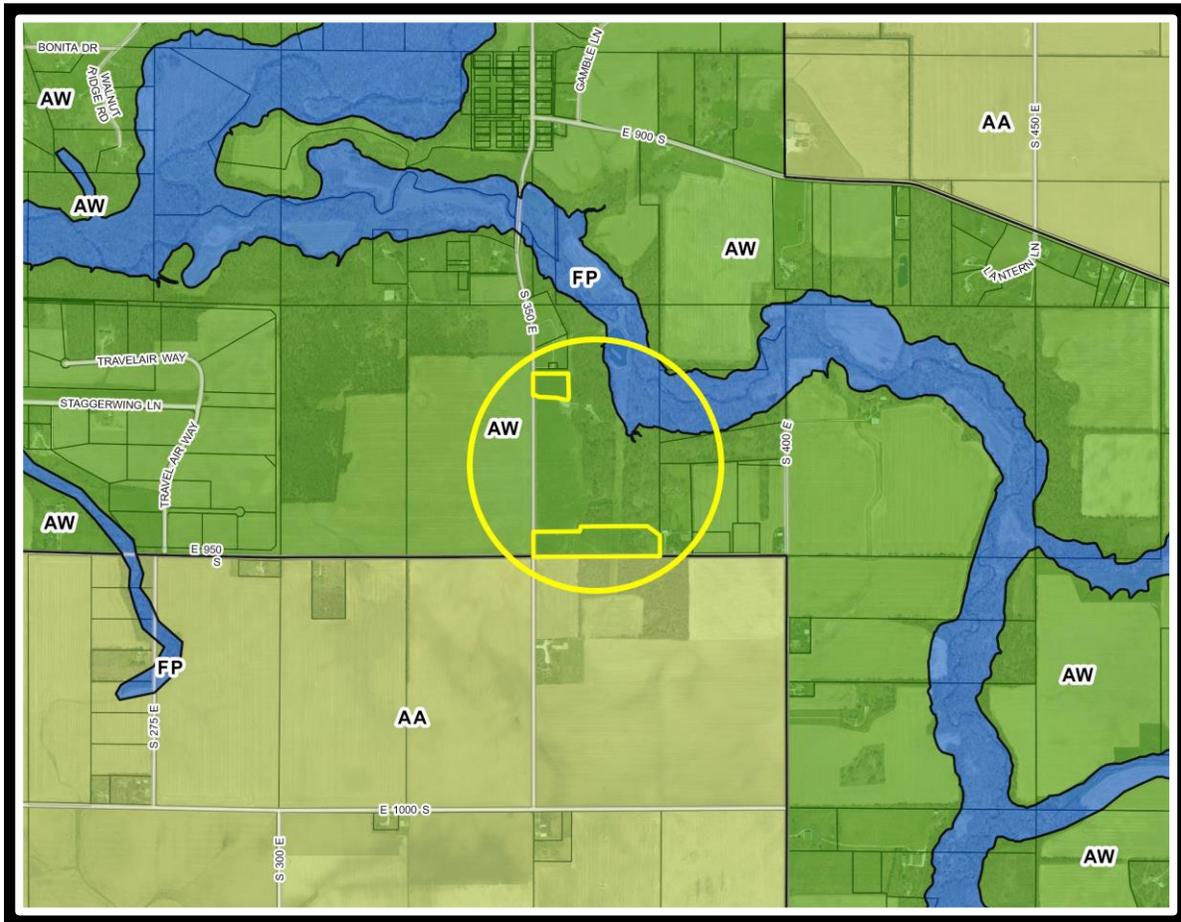
(a) The following **signage** prohibitions shall apply:

- (1) **Animated Sign**
- (2) **Changeable Copy Sign**
- (3) **Marquee Sign**
- (4) **Signs** with moving or flashing lights
- (5) "Sandwich Board" **Sign**
- (6) Neon **Sign**
- (7) **Outdoor Advertising Sign** (billboards)

This ordinance shall be in full force and effect from and after its passage.

S-4938
MOLTER TWO SUBDIVISION
(minor-sketch)

STAFF REPORT
October 15, 2020



MOLTER TWO SUBDIVISION

Part of the West half of the Northeast Quarter of Section 11, Township 21 North, Range 4 West, Lauramie Township, Tippecanoe County, Indiana.

SUBDIVISION DESCRIPTION (11.074 Acres +/-)

Part of the real estate conveyed to Zanik Corporation recorded in Deed Record 20111019708 in the Office of the Recorder of Tippecanoe County and being part of the West Half of the Northeast Quarter of Section 11, Township 21 North, Range 4 West, Lauramie Township, Tippecanoe County, Indiana, being a 11.074 Acre tract of land shown on a plat of an original boundary survey of said tract certified by Robert Wm. Gross, P.S. No. 880043 on June 29, 2020 as R.W. Gross & Associates, Inc., Project No. 19-162-D-MNS and more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter of Section 11-21-4 marked by a berntsen monument: Thence North 00°05'44" West, along the West line of the Northeast Quarter and approximate centerline of County Road 350 East, a distance of 263.91 feet to a mag nail with washer stamped "RWG 880043"; Thence North 89°43'24" East, parallel with the South line of the Northeast Quarter, a distance of 485.23 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043" and hereafter referred to as a standard monument; Thence North 14°18'25" East, a distance of 54.92 feet to a standard monument; Thence North 89°43'24" East, parallel with the South line of the Northeast Quarter, a distance of 697.77 feet to a standard monument; Thence South 53°29'25" East, a distance of 162.79 feet to the East line of the West Half of the Northeast Quarter marked by a standard monument; Thence South 00°08'48" East, along the East line of the West half of the Northeast Quarter, a distance of 219.06 feet to the South line of the Northeast Quarter and approximate centerline of County Road 950 South marked by a mag nail with washer stamped "RWG 880043"; Thence South 89°43'24" West, along the South line of the Northeast Quarter and approximate centerline of County Road 950 South, a distance of 1329.39 feet to the Point of Beginning, containing 8.918 Acres, more or less.

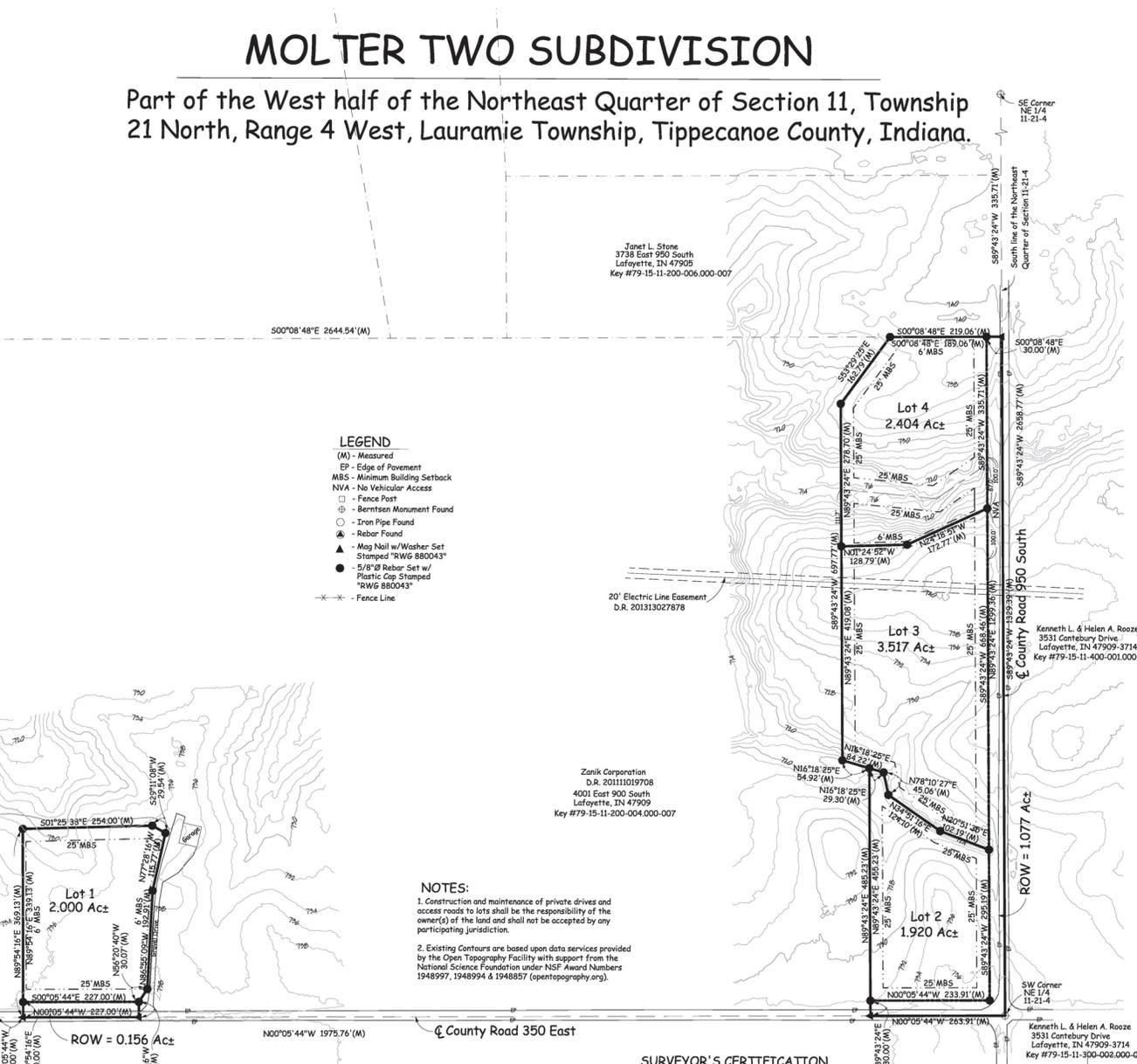
ALSO:

Commencing at the Northwest corner of the Northeast Quarter of Section 11-21-4 marked by a berntsen monument: Thence South 00°05'44" East, along the West line of the Northeast Quarter and approximate centerline of County Road 350 East, a distance of 724.13 feet to a mag nail with washer stamped "RWG 880043" and the Point of Beginning of this description; Thence North 89°54'16" East, a distance of 369.13 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043" and hereafter referred to as a standard monument; Thence South 01°29'38" East, a distance of 254.00 feet to a standard monument; Thence South 29°11'08" West, a distance of 29.54 feet to a standard monument; Thence North 77°28'16" West, a distance of 115.77 feet to a standard monument; Thence North 86°55'09" West, a distance of 192.51 feet to a standard monument; Thence North 56°20'40" West, a distance of 30.07 feet to a standard monument; Thence South 89°54'16" West, perpendicular to the West line of the Northeast Quarter, a distance of 30.00 feet to the West line of the Northeast Quarter and approximate centerline of County Road 350 East marked by mag nail with washer stamped "RWG 880043"; Thence North 00°05'44" West, along the West line of the Northeast Quarter and approximate centerline of County Road 350 East, a distance of 227.00 feet to the Point of Beginning, containing 2.156 Acres, more or less.

And being a total of 11.074 Acres, more or less.

All bearings, distances and coordinate values shown are referenced to the State Plane Coordinate System NAD 83. The combined scale factor for this project is 1.0000. Distances are ground distances in U.S. Survey feet.

Subject to all easements, restrictions and rights of way of record.



- LEGEND**
- (M) - Measured
 - EP - Edge of Pavement
 - MBS - Minimum Building Setback
 - NVA - No Vehicular Access
 - - Fence Post
 - - Berntsen Monument Found
 - - Iron Pipe Found
 - ▲ - Rebar Found
 - ▲ - Mag Nail w/Washer Set Stamped "RWG 880043"
 - - 5/8" Rebar Set w/ Plastic Cap Stamped "RWG 880043"
 - - Fence Line

- NOTES:**
1. Construction and maintenance of private drives and access roads to lots shall be the responsibility of the owner(s) of the land and shall not be accepted by any participating jurisdiction.
 2. Existing contours are based upon data services provided by the Open Topography Facility with support from the National Science Foundation under NSF Award Numbers 1948997, 1948994 & 1948857 (opentopography.org).

SURVEYOR'S CERTIFICATION

I, Robert Wm. Gross, do hereby certify that I am a Registered Professional Land Surveyor in the State of Indiana, and that this plat correctly represents a survey completed by me on March 13, 2020, and that all monuments shown herein actually exist, and their location, size, type, and material, are accurately shown, and that the computed error of closure of the boundary survey is not more than one (1) foot in ten thousand (10,000) feet, and that this plat complies with the Tippecanoe County Subdivision Ordinance.

Given under my hand and seal this 20th day of August, 2020.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS RECORDED BY LAW, AND THIS INSTRUMENT WAS PREPARED BY:

Robert Wm. Gross
Robert Wm. Gross, R.L.S. No. 880043





R. W. GROSS & ASSOCIATES, INC.

111 SOUTH MAIN STREET
MONTICELLO, INDIANA 47960-2329
PHONE: (765) 582-0800
FAX: (574) 583-0800

420 COLUMBIA STREET, SUITE 100
LAFAYETTE, INDIANA 47901-1300
PHONE: (765) 742-1010
FAX: (765) 742-7223

MINOR SUBDIVISION SKETCH PLAN

DEED RECORD: 19-162-MNS-NE 11-21-4
DATE: August 20, 2020
DRAWN BY: T. Parker
CHECKED BY: RWG
SHEET No. 1 OF 1
JOB NUMBER: 19-162-D-MNS

Timberhouse Farms, Inc.
2222 East 950 South
Lafayette, IN 47909
Key #79-15-11-000-002.000-007

S.P.C. Grid North
(N.A.D. 83)

SCALE: 1"=100'

0 50 100

Tax Key Number(s): 79-15-11-200-004-000-007
Deed Record: 20111019708
Owner(s) of Record: Zanik Corporation
Property Address: 350 East, 950 South
Lafayette, Indiana 47905

S-4938
MOLTER TWO SUBDIVISION
Minor-Sketch Plan

Staff Report
October 1, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Michael E. Molter, president of Zanik Corporation which owns the property, represented by surveyor RW Gross & Associates, is seeking primary approval for a four-lot subdivision on 11.074 acres, located on the north side of CR 950 S and on the east side of CR 350 E, in Lauramie 11 (NE) 21-4.

AREA ZONING PATTERNS:

This subdivision request includes three proposed lots along the northern frontage of CR 950 S at its intersection with CR 350 E and a fourth proposed lot south of Concord Cemetery on CR 350 E approximately 1500' north of the other 3 proposed lots. This is a 77.36-acre parent tract and this is the first division from it. While there is some Flood Plain associated with the East Branch of Wea Creek within the parent tract, all of the land within this subdivision request is zoned AW, Agricultural Wooded.

AREA LAND USE PATTERNS:

Other than Concord Cemetery, the area is made up of wooded hillsides and farmland interspersed with large lot homesites. Two unnamed tributaries of the East Branch of Wea Creek cut through the three proposed lots along CR 950 S creating significant changes in topography. The platted but unincorporated town of Concord is about a mile to the north; Stockwell is 3 to 4 miles to the east.

TRAFFIC AND TRANSPORTATION:

Both CR 950 S as well as CR 350 E are classified as rural local roads by the adopted *County Thoroughfare Plan*. According to the County Highway Department, "proposed driveway locations will need to meet sight-distance requirements." Because of the topography on site, calculations to certify that there are possible safe drive locations will be a condition of approval. A mortgage affidavit has already been filed, so no condition will be necessary.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor requires all minor subdivisions receive either Drainage Board approval or the approval of the County Surveyor on a case-by-case basis. A letter from the Health Department states that, "based on soil reports...these lots can be considered for shallow trench subsurface absorption systems...sand-lined absorption systems and Wisconsin elevated sand mounds."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are more than required; lot widths and areas meet ordinance standards for the AW zoning district. Instead of requiring elevation work and floodplain certification where there is no FP zoning but where two tributaries cut through the three lots along CR 950S, much wider building setbacks have been shown on the sketch plan in these areas. Both the County Surveyor's office and our Flood Plain Manager on staff have agreed to this solution.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

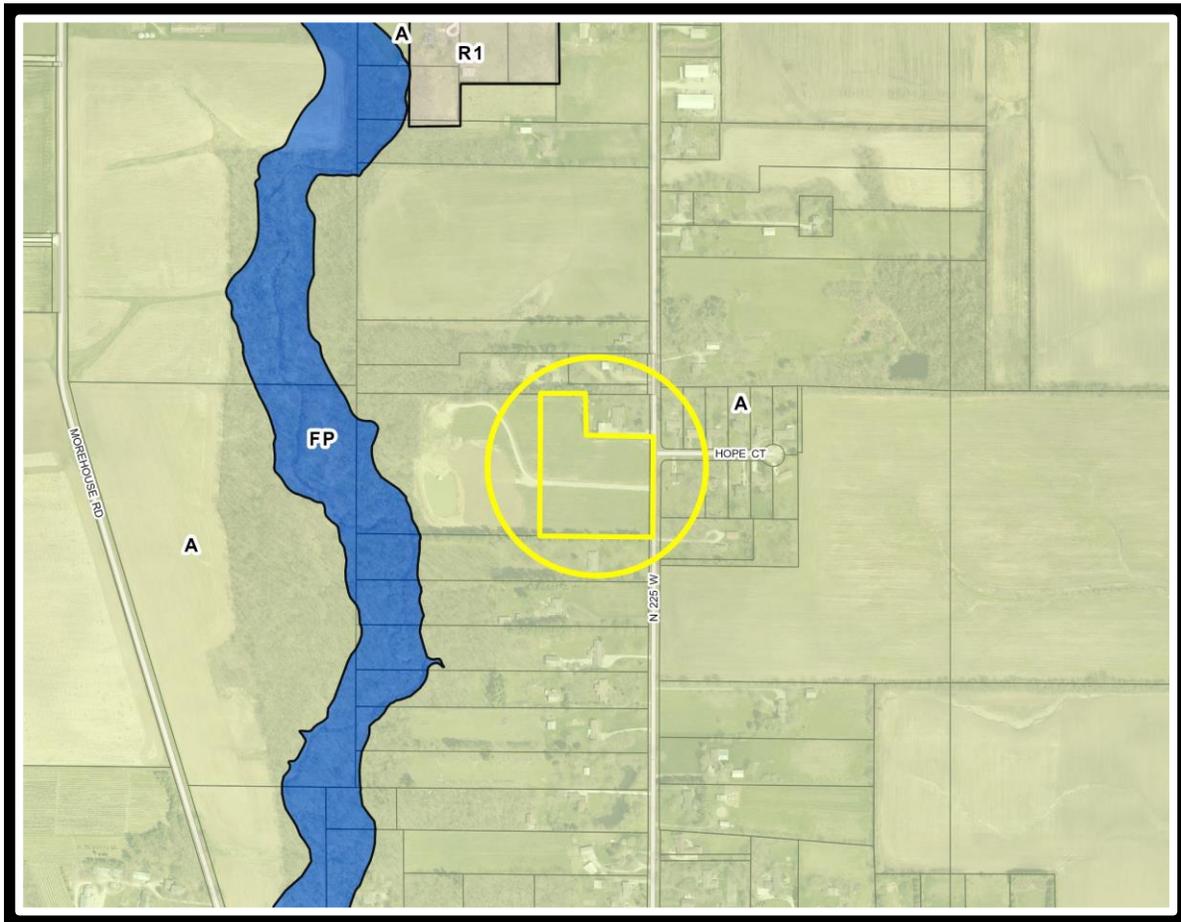
A. Conditions

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 as indicated on the sketch plan.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
4. The street addresses and County Auditor's Key Number shall be shown.
5. Calculations to certify that there are safe drive locations possible for Lots 2, 3 and 4 to the satisfaction of the County Highway Department.

S-4939
NEWTON FARMS SUBDIVISION
(minor-sketch)

STAFF REPORT
October 15, 2020



SKETCH PLAN NEWTON FARMS SUBDIVISION

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 5 WEST,
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

NW Corner
SE 1/4
26-24-5

Robert G. A.
Gerald E. Baker & Road
Dunbar, Indiana 47940
Tax Key No. 79-02-26-400-000-002
D.R. 93-12007

West line of the Southeast Quarter

SUBDIVISION DESCRIPTION (6.113 Acres ±)

A part of the real estate conveyed to Sam C. & Denise M. Newton in Deed Record 03004717 and being part of the West Half of the Southeast Quarter of Section 26, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, being a 6.113 acre tract of land shown on a plat of an original minor subdivision survey of said tract certified by Robert Wm. Gross, P. S. No. 880043 on September 4, 2020 as R.W. Gross & Associates, Inc., Project Number 20-096-D-MNS and more particularly described as follows:

Commencing at the Southeast corner of the West Half of the Southeast Quarter of Section 26, Township 24 North, Range 5 West, being marked by an iron pipe; Thence North 00°00'32" East, along the East line of the West Half of the Southeast Quarter, a distance of 1972.94 feet to the Southeast corner of Newton marked by a Mag Nail with washer stamped "RWG 880043" and the Point of Beginning of this description; Thence North 89°23'16" West, along the South line of Newton, a distance of 505.16 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043" and hereafter referred to as a standard monument; Thence North 00°20'15" East, parallel with the East line of the West Half of the Southeast Quarter, a distance of 633.07 feet to the North line of Newton marked by a standard monument; Thence South 89°45'36" East, along the North line of Newton, a distance of 200.00 feet to the Northwest corner of the tract conveyed to Gerald F. & Darleen L. Nelson in Deed Book 85, Page 3214 marked by a rebar; Thence South 01°18'54" East, along the West line of Nelson, a distance of 185.77 feet to the Southwest corner of Nelson marked by a rebar; Thence South 88°35'17" East, along the South line of Nelson, a distance of 299.82 feet to the East line of the West Half of the Southeast Quarter and approximate centerline of County Road 225 West marked by a Mag Nail with Washer stamped "RWG 880043"; Thence South 00°20'15" East, along the East line of the West Half of the Southeast Quarter and approximate centerline of County Road 225 West, a distance of 449.51 feet to the Point of Beginning, containing 6.113 acres, more or less.

All bearings, distances and coordinate values shown are referenced to the State Plane Coordinate System NAD 83. The combined scale factor for this project is 1.0000. Distances are ground distances in U.S. Survey feet.

Subject to all easements, rights of way and restrictions of record.

Tract 1
12.062 Acres ±(M)

LEGEND

- (M) - Measured
- (R) - Record
- MBS - Minimum Building Setback
- NVA - No Vehicular Access
- DE - Perimeter Drain Easement
- - Rebar Found
- - Iron Pipe Found
- - 5/8" rebar set w/ Plastic Cap Stamped "RWG 880043"
- ▲ - Mag Nail w/Washer set Stamped "RWG 880043"



George E. &
Mary M. Baker
5328 N. 225 W.
West Lafayette, Indiana 47906
Tax Key No. 79-02-26-400-009-000-022
Book 300, Page 480

NOTES:

- Construction and maintenance of private drives and access roads to lots shall be the responsibility of the owner(s) of the land and shall not be accepted by any participating jurisdiction.
- Existing contours are based upon data services provided by the Open Topography Facility with support from the National Science Foundation under NSF Award Numbers 1948997, 1948994 & 1948887 (openst.topography.org).

Tax Key Number(s): 79-02-26-400-015-000-022
Document Number: 03004717
Owner(s) of Record: Sam C. & Denise M. Newton
Property Address: North 225 West
West Lafayette, Indiana 47906

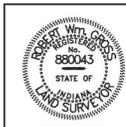
SURVEYOR'S CERTIFICATION

I, Robert Wm. Gross, do hereby certify that I am a registered Professional Land Surveyor in the State of Indiana, and that this plat correctly represents a survey completed by me on April 23, 2020, and that all monuments shown herein actually exist, and their location, size, type, and material, are accurately shown, and that the computed error of closure of the boundary survey is not more than one (1) foot in ten thousand (10,000) feet, and that this plat complies with the Tippecanoe County Subdivision Ordinance.
Given under my hand and seal this 4th day of September, 2020.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS INSTRUMENT WAS PREPARED BY:

Robert Wm. Gross

Robert Wm. Gross, R.L.S. No. 880043



DRAWING DATE	20-096-MNS
DATE	September 4, 2020
DRAWN BY	T. Parker
CHECKED BY	RWG
SHEET NO.	1 OF 1
JOB NUMBER	20-096-D-MNS

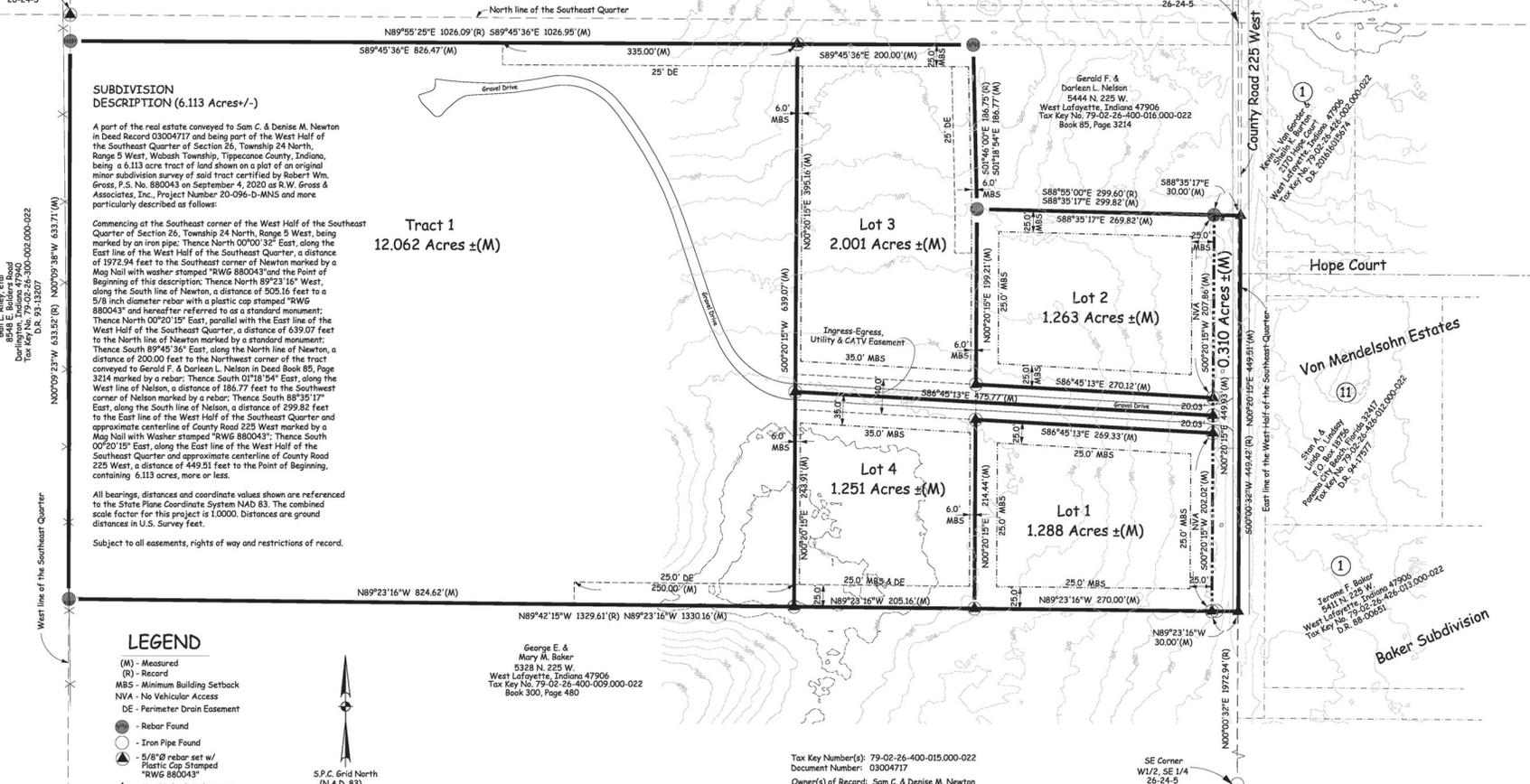
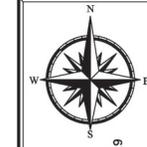
THIS PLAN IS VOID UNLESS SIGNED AND DATED. PLAN HOLDER IS RESPONSIBLE FOR VERIFYING THAT THIS SET OF PLANS CONFORMS WITH THE ORIGINAL, APPROVED AND SIGNED PLANS FROM ALL REGULATORY AGENCIES.

R. W. GROSS & ASSOCIATES, INC.

111 SOUTH MAIN STREET
MONTICELLO, INDIANA 47960-2329
PHONE: (574) 583-0800
FAX: (574) 583-0804

SKETCH PLAN

420 COLUMBIA STREET, SUITE 100
LAFAYETTE, INDIANA 47901-1300
PHONE: (765) 742-0101
FAX: (765) 742-7223



S-4939
NEWTON FARMS SUBDIVISION
Minor-Sketch Plan

Staff Report
October 15, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners Sam & Denise Newton, represented by RW Gross & Associates, are seeking primary approval for a four-lot subdivision on 6.113 acres, located on the west side of CR 225 W approximately ½ mile north of CR 500 N, in Wabash 26 (SE) 24-5.

AREA ZONING PATTERNS:

This 6 acre subdivision request comes from an 18 acre parent tract that has never been parcelized or minor subdivided in the past. A twelve-acre remnant will remain after recordation of the subdivision. The area within the subdivision is zoned Agricultural as is all surrounding property. The twelve-acre remnant has some Flood Plain zoning associated with Indian Creek along its western property line.

AREA LAND USE PATTERNS:

The subdivision site is currently unimproved; however, a driveway exists that divides the site and leads to a pond to the west. It looks as if this existing driveway will become the ingress/egress easement for all four of the proposed lots. Lots 3 & 4 are flag lots with the 20' wide "pole" portion encompassing this existing gravel driveway.

TRAFFIC AND TRANSPORTATION:

CR 225 W is classified as a rural local road by the adopted *County Thoroughfare Plan*. County Highway is requiring a "no vehicular access" statement along the frontage so that all of the lots will use the existing driveway. This NVA has been shown on the sketch plan. A mortgage affidavit has already been filed, so no condition is required.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "these lots can be considered for shallow trench subsurface absorption systems...The four lots will require perimeter drains to lower the seasonal high-water table which will require an easement for the tile installation to each lot and extension to an adequate outlet which is available on the subdividers' property." A drainage easement has been shown on the revised sketch plan.

The County Surveyor's Office requires all minor subdivisions receive either Drainage Board approval or the approval of the County Surveyor on a case-by-case basis.

CONFORMANCE WITH UZO REQUIREMENTS:

The building setbacks shown meet or exceed ordinance requirements. Lot widths and lot areas meet UZO 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:

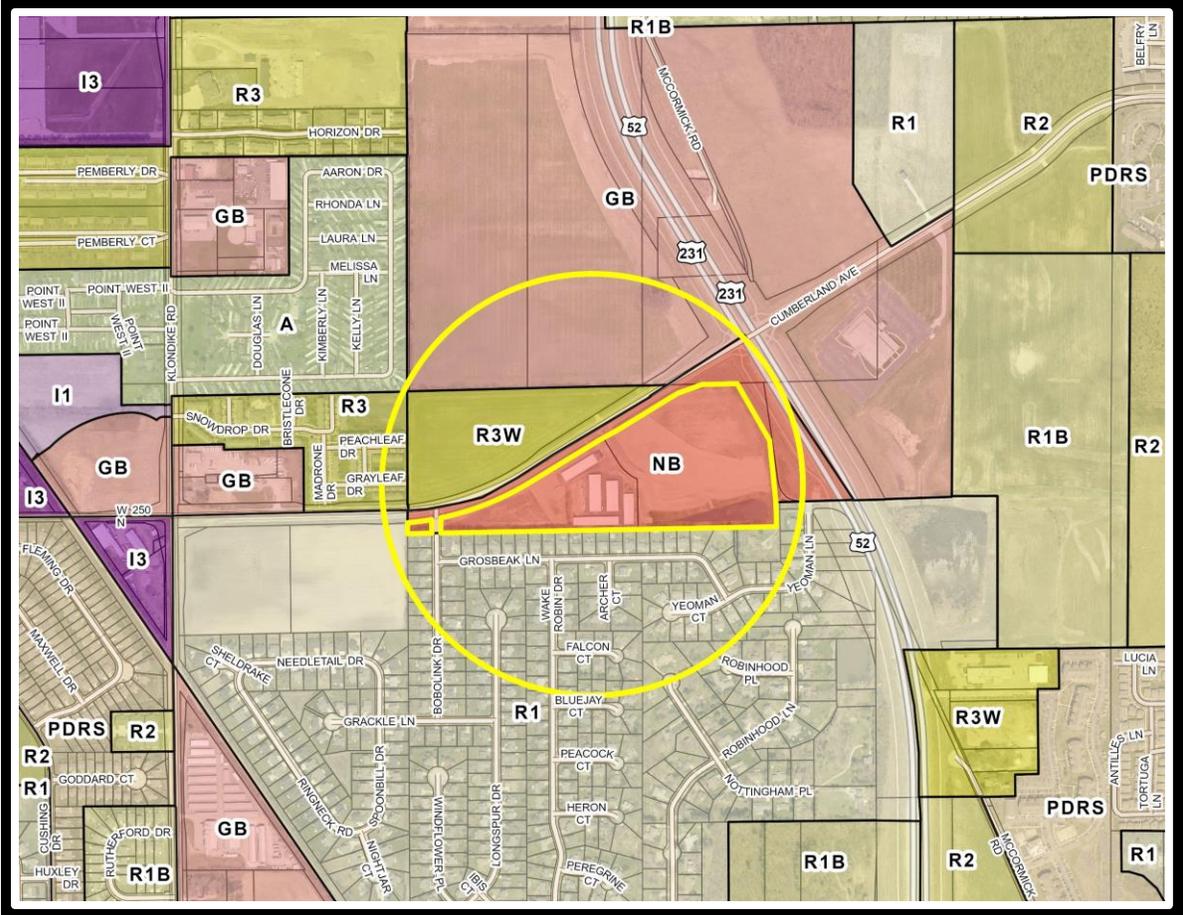
1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 225 W right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
5. The street addresses and County Auditor's Key Number shall be shown.

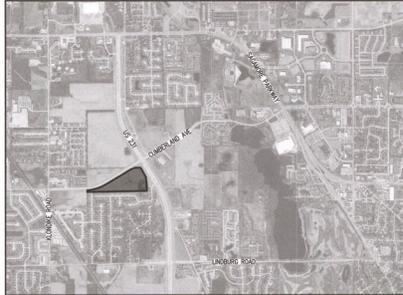
SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

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

S-4942
CUMBERLAND CROSSING SUBDIVISION
(major-preliminary)

STAFF REPORT
October 15, 2020





SITE MAP
NOT TO SCALE

LAND DESCRIPTION:

Part of Section 11, Township 23 North, Range 5 West, of the Second Principal Meridian in Wabash Township, Tippecanoe County, Indiana, being that 20.65 acre tract of land shown on the plot of a boundary retracement survey of said tract certified by Steven W. Reeves, Professional Surveyor #20400005, on August 24, 2017 as Schneider Geomatics project number 40031003 (all references to monuments and courses herein are as shown on said plot of survey) and being described as follows:

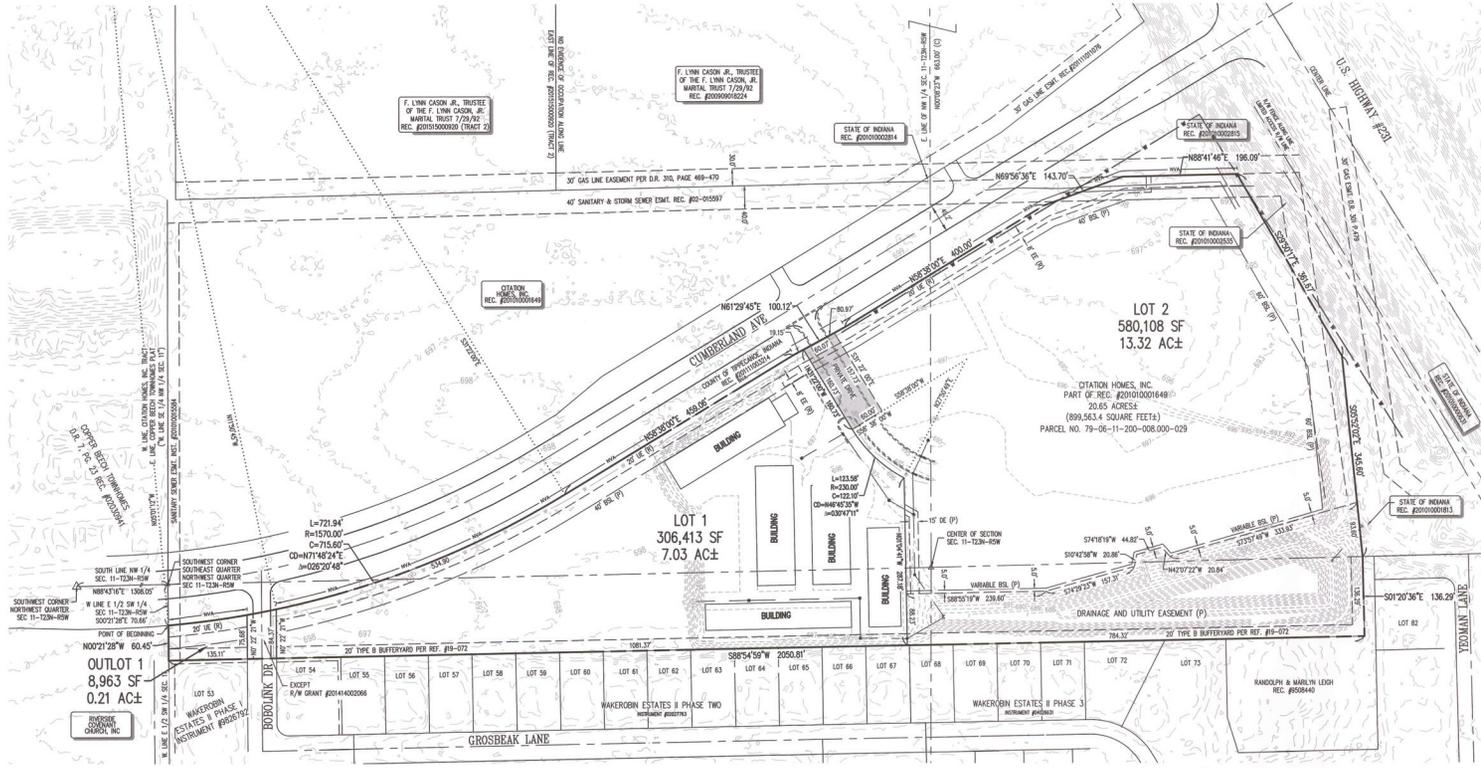
Commencing at the southwest corner of the Northwest Quarter of Section 11; thence North 88 degrees 43 minutes 16 seconds East along the South line of said Northwest Quarter a distance of 1308.05 feet to the southwest corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 21 minutes 28 seconds East along the West line of the East Half of the Southwest Quarter of said Section a distance of 70.66 feet to the POINT OF BEGINNING, being on the south right-of-way line of Cumberland Avenue as described in a deed to the State of Indiana, recorded as Instrument #200111003214 in the Office of the Recorder in Tippecanoe County, Indiana and on a non-tangent curve to the left having a radius of 1,570.00 feet, the radius point of which bears North 05 degrees 01 minute 12 seconds West, (the following line (5) courses being along said south right-of-way line: (1) thence easterly along said curve an arc distance of 729.84 feet to a point which bears South 31 degrees 22 minutes 00 seconds East from said radius point; (2) thence North 58 degrees 38 minutes 00 seconds East a distance of 459.06 feet; (3) thence North 61 degrees 29 minutes 46 seconds East a distance of 190.12 feet; (4) thence North 58 degrees 38 minutes 00 seconds East a distance of 400.00 feet; (5) thence North 69 degrees 56 minutes 36 seconds East a distance of 143.70 feet to the north line of a tract of land described in a deed recorded as Instrument No. 201010001649 in said Recorder's Office; thence North 88 degrees 41 minutes 46 seconds East along said north line a distance of 196.09 feet to the southwestern right-of-way line of US Highway 231 as described in a deed to the State of Indiana, recorded as Instrument #201010002535 in said Recorder's Office, (the following two (2) courses being along said west right-of-way line: (1) thence South 29 degrees 50 minutes 17 seconds East a distance of 361.67 feet; (2) thence South 05 degrees 52 minutes 02 seconds East a distance of 345.60 feet to the south line of the Northeast Quarter of said Section 11; thence South 01 degree 20 minutes 36 seconds East a distance of 136.29 feet to the northerly extension of the north line of WakeRobin Estates I, Phases 1, 2 and 3; thence South 88 degrees 54 minutes 59 seconds West along said extension and north line of said WakeRobin Estates a distance of 2050.81 feet to the West line of the East Half of the Southwest Quarter of said Section 11; thence North 00 degrees 21 minutes 28 seconds West a distance of 60.45 feet to the Point of Beginning, containing 20.65 acres, more or less.

EXCEPT:

A part of the Southwest Quarter of Section 11, Township 23 North, Range 5 West of the Second Principal Meridian in Wabash Township, Tippecanoe County, Indiana, being more particularly described as follows:

Commencing at the northeast corner of WakeRobin Estates II Phase I, as per plot thereof recorded as Instrument No. 9826792 in the Office of the Recorder of said County, being the northeast corner of Lot numbered 53; thence North 88 degrees 54 minutes 59 seconds East (Assumed North) along the north line thereof a distance of 135.11 feet to a point on the west right-of-way line of Bobolink Drive as described in a Right-of-Way Grant recorded as Instrument No. 201414002066 and the POINT OF BEGINNING; thence North 00 degrees 22 minutes 21 seconds West along said west line a distance of 75.88 feet to the south right-of-way line of Cumberland Road as described in a deed to the County of Tippecanoe, Indiana, recorded as Instrument No. 2011030324 and a point on a non-tangent curve to the left having a radius of 1,570.00 feet, the radius point of which bears North 09 degrees 59 minutes 23 seconds West; thence northeasterly along said curve an arc distance of 50.85 feet to a point which bears South 11 degrees 50 minutes 45 seconds East from said radius point; thence South 00 degrees 22 minutes 21 seconds East along the east right-of-way line of the aforesaid Bobolink Drive a distance of 84.37 feet to a point on the easterly prolongation of the north line of said Lot numbered 53; thence South 88 degrees 54 minutes 59 seconds West along said prolongation a distance of 50.00 feet to the Point of Beginning, containing 3,994 square feet, more or less.

Steven W. Reeves
Steven W. Reeves, PS
Registered Surveyor #20400005
September 16, 2020
Email: sreeves@schneidergeomatics.com



**PRELIMINARY PLAT FOR:
CUMBERLAND CROSSING
SUBDIVISION
WEST LAFAYETTE, INDIANA**

PART OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 5 WEST,
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGEND

BS	BUILDING SETBACK LINE
---	EASEMENT LINE
---	SECTION LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
EE	ELECTRIC EASEMENT
R/W	RIGHT OF WAY
---	INGRESS/EGRESS EASEMENT
---	NO VEHICULAR ACCESS
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING STORM SEWER LINE
(R)	PREVIOUSLY RECORDED
(P)	PROPOSED PER PLAT



UTILITY INFORMATION

SANITARY SEWER:
SANITARY SERVICE IS AVAILABLE ALONG THE EASTERN BOUNDARY OF PROPERTY.
WATER:
WATER SERVICE IS LOCATED ALONG THE NORTHERN BOUNDARY OF THE PROPERTY.
ELECTRIC:
ELECTRIC SERVICE IS LOCATED AT THE INTERSECTION OF CUMBERLAND AVENUE AND US HWY 231.
GAS:
GAS SERVICE IS AVAILABLE ACROSS CUMBERLAND AVENUE.
TELECOMMUNICATION:
TELECOMMUNICATION SERVICE IS AVAILABLE ALONG CUMBERLAND AVENUE.

SITE INFORMATION

PROPERTY = 20.65 ACRE
LOT 1 = 7.03 AC±
LOT 2 = 13.32 AC±
OUTLOT 1 = 0.21 AC±
ZONING = NEIGHBORHOOD BUSINESS (NB)
MINIMUM GREENSPACE = 4.11 AC± (20%)
MAXIMUM BUILDING COVER = 10.28 AC± (50%)

OWNER/SUBDIVIDER:

CITATION HOMES INC.
STEVE SCHRECKENGAST, PRESIDENT
325 S EARL AVE, SUITE 4
LAFAYETTE, IN 47904
(765) 449-8339
TAX KEY #79-06-11-200-008.000-029 (13.517 AC)
TAX KEY #79-06-11-200-016.000-029 (7.134 AC)

SURVEYOR/ENGINEER:

SCHNEIDER GEOMATICS
A DIVISION OF SCHNEIDER ENGINEERING CORPORATION
1330 WIN HENTSCHEL BLVD
SUITE 260
WEST LAFAYETTE, IN 47906
(765) 448-6661

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ALTA/NSPS LAND TITLE SURVEY RETRACEMENT SURVEY BY THE SCHNEIDER CORPORATION DATED AUGUST 24, 2017.
DRAINAGE AREA WILL BE ROUTED TO THE EXISTING DETENTION POND TO THE SOUTHEAST AND ROUTED TO JORDAN CREEK VIA EXISTING INFRASTRUCTURE ALONG US HWY 231

REVISIONS

DATE: 09/18/2020

SCHNEIDER GEOMATICS (2020)

Schneider GEOMATICS
a division of
Schneider Engineering Corp

SCHNEIDER GEOMATICS
West Lafayette Office
1330 Win Hentschel Blvd.
Suite 260
West Lafayette, IN 47906
Telephone: 765.448.6661
www.schneidergeomatics.com

**CUMBERLAND CROSSING
SUBDIVISION**

2075 CUMBERLAND AVENUE, WEST LAFAYETTE, IN 47906

STEVE SCHRECKENGAST
325 SOUTH EARL AVENUE, LAFAYETTE, IN 47904

DATE: 09/18/20 PROJECT NO: 12378
DRAWN BY: CAS CHECKED BY: SMR
SHEET TITLE: SUITE 260
MAJOR: PRELIMINARY PLAT
DRAWING FILE: L:\12376\12376-PRIM.dwg
PREFILES:

SHEET NO: **PP1**
1 OF 1

S-4942
CUMBERLAND CROSSING SUBDIVISION
Major-Preliminary Plat

Staff Report
October 15, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is seeking primary approval for a 2-lot commercial subdivision (plus one outlot) on 20.65 acres, located at the southwest corner of US 231 and Cumberland Avenue, in West Lafayette, Wabash 11(NE)23-5.

AREA ZONING PATTERNS:

The site is zoned NB (Neighborhood Business). To the north and northeast, across the two adjoining roads, are several acres zoned GB (General Business). Also, across Cumberland Avenue, to the northwest is a tract zoned R3W (Single-, two- and multi-family residential). A large area of R1 (Single-family residential) zoning abuts the southern perimeter.

AREA LAND USE PATTERNS:

In March 2019, the Area Board of Zoning Appeals (ABZA) granted a special exception for a self-storage warehouse, which now occupies the western half of the site and is in proposed Lot 1. The rest of the site is open and will be platted as Lot 2. Properties to the north, northwest and southwest are in agricultural production. To the northeast, across US 231, is a large church property. Single-family homes in Wakerobin Estates subdivision border the entire south boundary. Farther west is an apartment complex.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Cumberland Avenue as an urban secondary arterial and US 231 as an urban primary arterial. The required rights-of-way for both roads are in place. There is an existing private road entrance in the middle of the Cumberland Avenue frontage that serves the self-storage warehouse site and will also provide access to Lot 2. Except for this single entrance, "No Vehicular Access" restrictions will be platted along the Cumberland Avenue right-of-way. No access is proposed or will be allowed along US 231. As a US highway, "Limited Access" along the US 231 right-of-way is in place and is controlled by the Indiana Department of Transportation (INDOT). Bobolink Drive, located at the western end of the site, is a public street that was extended from Wakerobin Estates at the time of the Cumberland Avenue construction. Just west of the Bobolink Drive right-of-way, is a small 9,020 sq-ft remainder of land, which is essentially unbuildable and will be platted as Outlot 2.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

American Suburban Utilities sanitary sewer is available along the east side of the site in an existing 40-ft wide sanitary sewer easement. The septic system that currently serves

the self-storage warehouse will be replaced by a sanitary sewer connection. Water service will come from an existing Indiana American Water main located along the south side of Cumberland Avenue. An existing drainage pond, located at the rear of Lot 2, was installed with the self-storage warehouse site. This pond outlets to drainage facilities along US 231 and will provide stormwater detention for the entire subdivision.

CONFORMANCE WITH UZO REQUIREMENTS:

The required 60-ft and 40-ft setbacks have been shown along rights-of-way of US 231 and Cumberland Avenue, respectively. All other required building setbacks are also shown. At the same time that the self-storage warehouse special exception was granted, the ABZA approved a variance that permits a Type B (20-ft wide) bufferyard instead of the required Type C (30-ft wide) along the southern boundary where the site adjoins R1 zoning (BZA-2009).

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. Conditions

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

1. The drainage plans shall be approved by the West Lafayette City Engineer.
2. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
3. Indiana-American Water Company, Inc. shall approve the water plans.
4. The fire hydrants shall be approved by the West Lafayette Fire Department.
5. 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.
6. The Area Board of Zoning Appeals case BZA-2009 shall be noted with a description of the approved variance and date of approval.

7. The required bufferyard (as varied by BZA-2009) shall be shown with the standard plant unit details. The bufferyard shall be installed as part of required public improvements.

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

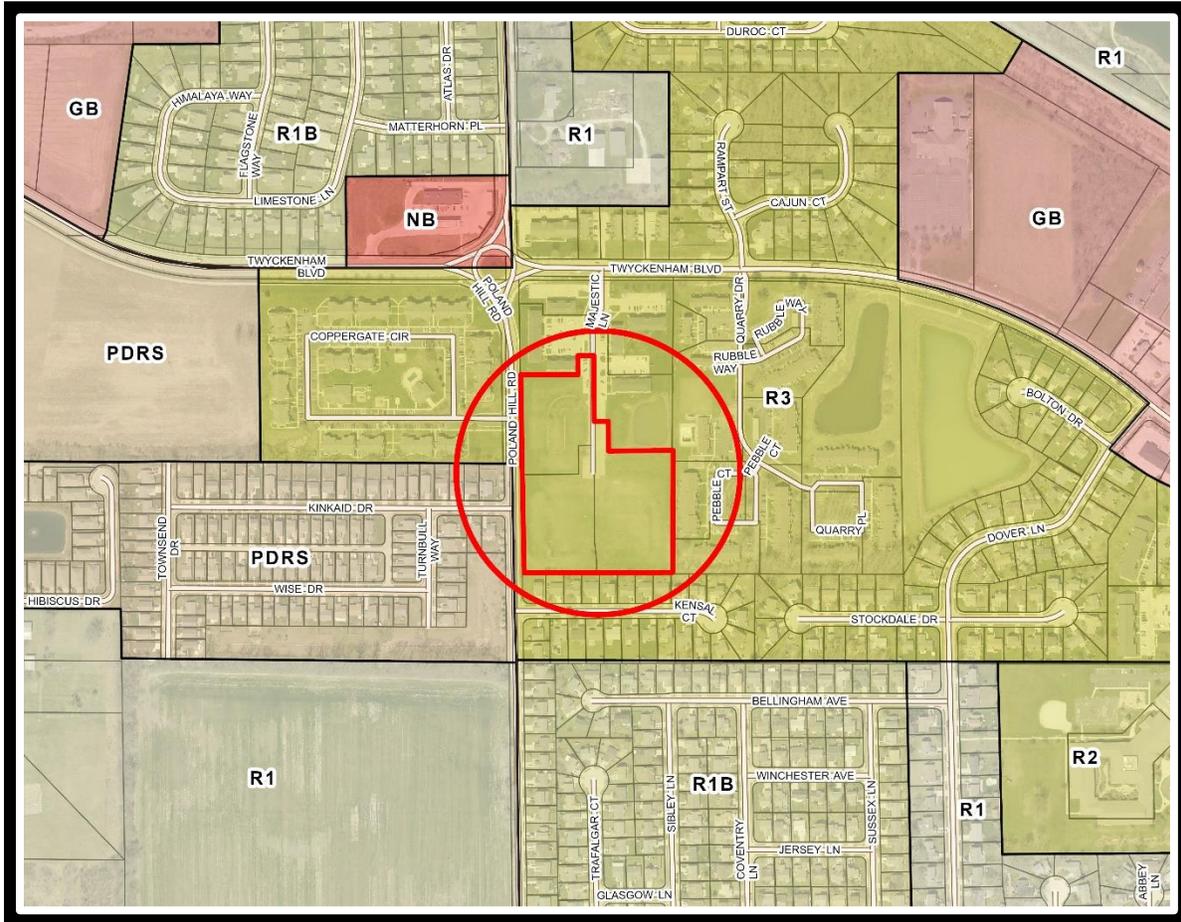
8. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Cumberland Avenue right-of-way line.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. The Area Board of Zoning Appeals case BZA-2009 shall be noted with a description of the approved variance and date of approval.
12. The West Lafayette corporation line shall be labeled.
13. The street addresses and County Auditor's Key Number shall be shown.

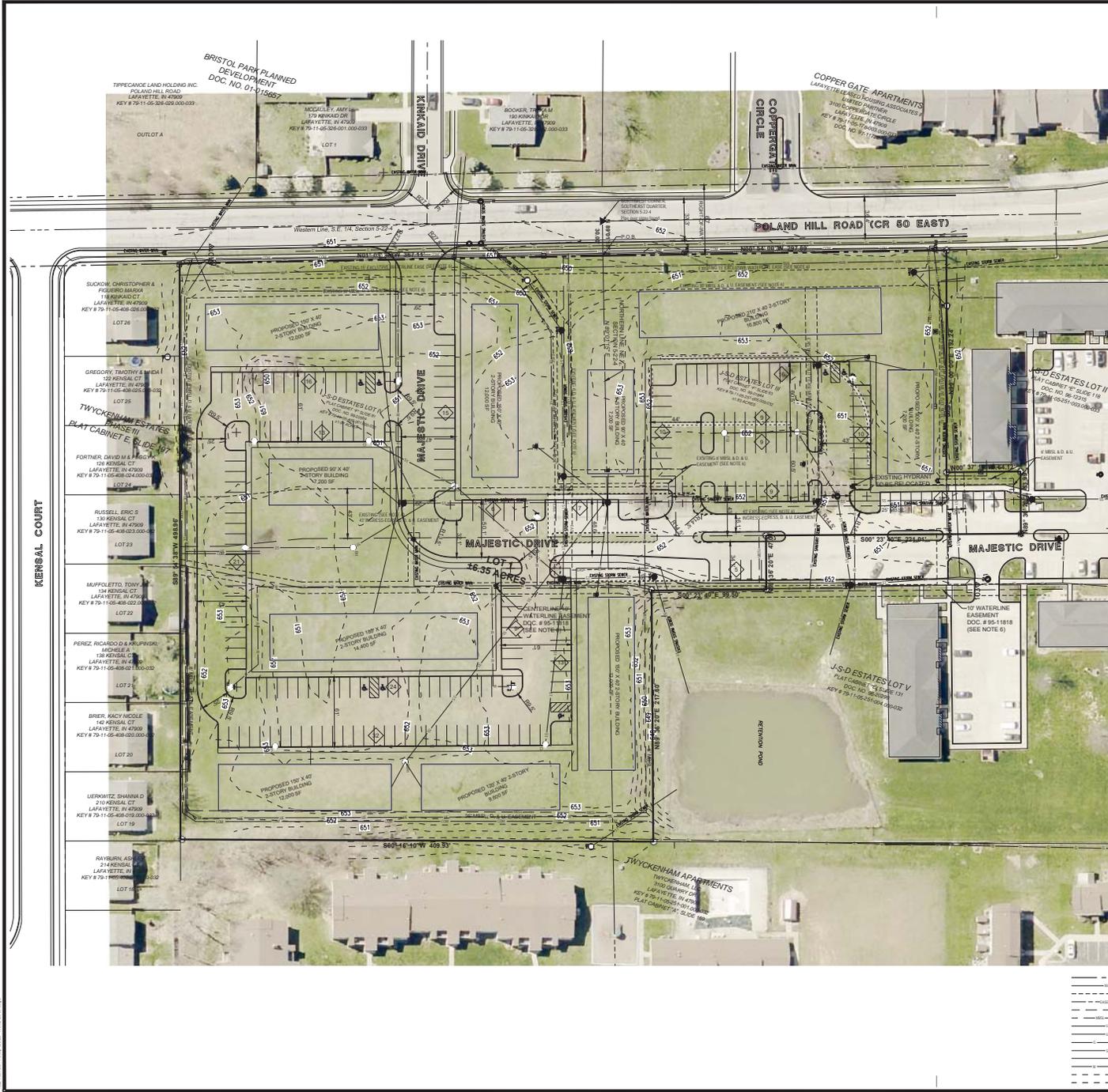
SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

14. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
15. The purpose, ownership and maintenance of Outlot 1 shall be specified.

S-4943
J-S-D ESTATES, PHASE 2
(major-preliminary)

STAFF REPORT
October 15, 2020





LEGAL DESCRIPTION

J-S-D Estates, Phase II
 A part of the East Half of Section Five (5), Township Twenty-two (22) North, Range Four (4) West, of the Second Principal Meridian, Wyo Township, City of Lafayette, Tippecanoe County, Indiana, more particularly described as follows:
 Commencing at the southwest corner of the Northeast Quarter of said Section 5; thence North 89°13'13" East along the Southern Line of said Northeast Quarter, 30.00 feet to the east line of Lot 11 of J-S-D Estates as per the plat thereof, Plat Cabinet "F", Slide 45, Instrument No. 1990990284, recorded January 21, 1999, in the Office of the Recorder of said county, and the Point of Beginning of the herein-described tract; thence along the bounds of said Lot 11 in the following order (in course):
 (1) North 07°47'00" West, 29.29 feet;
 (2) North 00°00'00" East, 62.24 feet;
 (3) North 00°37'13" West, 64.12 feet;
 (4) North 89°30'20" East, 53.99 feet to the western line of Lot V of J-S-D Estates as per the plat thereof, Plat Cabinet "F", Slide 131, Instrument No. 1990902029, recorded September 27, 1996, in said Recorder's Office; thence along the bounds of said Lot 11 in the following order (in course):
 (1) South 09°23'40" East, 22.01 feet;
 (2) North 89°30'20" East, 67.00 feet;
 (3) South 09°23'40" East, 99.50 feet;
 (4) North 89°30'20" East 217.60 feet to the western line of Twyckenham Apartments as per the plat thereof, Plat Cabinet "G", Slide 109, Instrument No. 1992081016, recorded March 27, 1981, in said Recorder's Office; thence South 00°16'10" West along the western line of said Twyckenham Apartments, 408.55 feet to the north line of Twyckenham Estates, Phase III as per the plat thereof, Plat Cabinet "E", Slide 197, Instrument No. 1997097048, recorded November 21, 1997, in said Recorder's Office; thence South 89°54'38" West along the north line of said Twyckenham Estates, Phase III, 498.96 feet to the southwest corner of Lot IV of J-S-D Estates as per the plat thereof, Plat Cabinet "F", Slide 45, Instrument No. 1990990284, recorded August 04, 1999, in said Recorder's Office; thence North 03°03'30" West along the west line of said Lot IV, 367.11 feet to the Point of Beginning, containing 6.36 acres, more or less.
 The above bearings are based upon previous surveys in this area.
 SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:

DOCUMENT NO: 20200017658
 GRANTOR: COENNER ENTERPRISES
 GRANTEE: HIDDEN RIDGE, LLC
 DATE: SEPTEMBER 03, 2020

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.



PREPARED FOR:

Hidden Ridge, LLC
 4753 Sarabury Court
 Lafayette, Indiana 47909
 (765) 454-4882

TITLE HOLDER:

Hidden Ridge, LLC

AUDITOR'S KEY NUMBER:

79-11-05-400-001-000-030, 79-11-05-400-002-000-030, & 79-11-05-400-005-000-030

SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Major Subdivision) and Section 6.1 (Minor Subdivisions) of the Unified Subdivision Ordinance of Tippecanoe County as amended November, 1988.
 A boundary survey meeting the requirements of the Indiana Administrative Code, Title 865, Article 1, Rule 12, was previously published by John F. Fisher & Associates as part of work completed under commission number 89.15.

PRELIMINARY PLAT NOTES:

- CURRENT SITE ZONING IS R3. THE LOT WILL BE A MULTI-FAMILY RESIDENTIAL USE CONFORMING TO CURRENT ZONING ORDINANCES OR ANY APPLICABLE VARIANCES THAT MAY BE GRANTED FOR THIS SITE. ALL PROPOSED BUILDINGS ARE MULTI-FAMILY USE.
- ALL SETBACKS ARE SHOWN HEREON, AS PER THE UNIFIED ZONING ORDINANCE.
- ALL PROPOSED STREETS ON THE PROPERTY ARE PRIVATE.
- MONUMENTS SHALL BE SET AT ALL LOT CORNERS AS PRACTICAL, AS REQUIRED BY THE UNIFIED SUBDIVISION ORDINANCE AND INDIANA CODE.
- A POOL FOR STORM WATER DETENTION EXISTS ON THIS SITE AND WAS DESIGNED TO ACCEPT THE STORM WATER RUNOFF FROM THIS SITE.
- A REQUEST TO VACATE ALL OF THE EXISTING EASEMENTS ON THE PROPERTY WILL BE FILED WITH THE LAFAYETTE CITY COUNCIL BEFORE THE COMPLETION OF THE FINAL PLAT. NEW EASEMENTS WILL BE ESTABLISHED FOR EXISTING AND PROPOSED UTILITIES AS NEEDED IN THE SITE CONSTRUCTION PLANS AND FINAL PLAT.
- DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON SHALL BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER DRAINAGE AND UTILITIES, BOTH PUBLIC AND PRIVATE.
- PRIVATE UTILITIES (PHONE, CABLE TV, ELECTRIC & GAS) ARE AVAILABLE AT THE SITE FRONTIER AND WILL BE EXTENDED TO INDIVIDUAL BUILDINGS.
- THE SITE IS CURRENTLY PARTIALLY DEVELOPED. IT IS ALREADY SERVED BY BOTH PRIVATE AND PUBLIC UTILITIES. THESE EXISTING UTILITIES ARE DEPICTED ON THE ATTACHED PRELIMINARY PLAT.
- WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF LAFAYETTE.
- PROPOSED STORM SEWER, SANITARY SEWER AND WATER MAIN WILL BE CONSTRUCTED AS PRIVATE UTILITIES.
- FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF LAFAYETTE.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED AS PART OF THE SITE CONSTRUCTION PLANS.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A SURVEY CONDUCTED BY FISHER ENGINEERING, INC. ON AUGUST 19, 2020.

DESIGN SUMMARY

LEASABLE SQUARE FOOTAGE:	138,800 SQ. FT.
ONE-BEDROOM UNITS:	80 UNITS
TWO-BEDROOM UNITS:	66 UNITS
TOTAL UNITS:	146 UNITS

REQUIRED PARKING:

ONE-BEDROOM @ 1.5 SPACES/UNIT	120 SPACES
TWO-BEDROOM @ 1.75 SPACES/UNIT	116 SPACES
TOTAL REQUIRED PARKING:	236 SPACES
REQUIRED ACCESSIBLE SPACES:	7 SPACES

PROVIDED PARKING:

PROVIDED PARKING:	236 SPACES
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- LEGEND**
- RIGHT-OF-WAY LINE
 - PROPOSED NO VEHICULAR ACCESS
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING BUILDING SETBACK LINE (MBSL) (SEE NOTE 6)
 - PROPOSED BUILDING SETBACK LINE (MBSL) (SEE NOTE 6)
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - GAS LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SANITARY MANHOLE
 - STORM MANHOLE
 - FLAT GRADE INLET
 - CURB CUT INLET
 - CURB CUT (SEE NOTE 6)
 - FIRE HYDRANT
 - DAMAGE & UTILITY

PRELIMINARY PLAT
J-S-D ESTATES PHASE II
 POLAND HILL ROAD
 LAFAYETTE, INDIANA

FISHER ENGINEERING
 A Division of Chambliss & Associates, LLC
 SURVEY | SOLUTIONS | COMMITMENT

DATE: 09/18/2020
 CHECKED BY: KMB
 REVISIONS:

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 22 NORTH, RANGE 4 WEST, WYO TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

765.448.1635 | fisher-assoc.net
 423 PROFFERMAN AVENUE, SUITE A
 LAFAYETTE, INDIANA 47909

SHEET 1 OF 1 COMMISSION NO. 7726

S-4943
J-S-D ESTATES, PHASE 2
Major-Preliminary Plat

Staff Report
October 15, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is seeking primary approval for a replat of two existing lots and unplatted land into one multi-family subdivision lot with 146 units in 10 buildings on 6.36 acres. The site is located on the east side of Poland Hill Road and just south of Twyckenham Boulevard, in Lafayette, Wea 5(E½)22-4.

AREA ZONING PATTERNS:

This site is zoned R3, as are most the surrounding properties. To the west, across Poland Hill Road is PDRS (Planned Development – Residential).

AREA LAND USE PATTERNS:

To the north is the first phase of J-S-D Estates, developed in 1995, which includes six apartment buildings (now known as Madison Flatts). The Twyckenham Apartments complex adjoins on the east. To the south is the Twyckenham Estates single-family subdivision. The Copper Gate apartment complex and Bristol Park single-family planned development are located to the west, across Poland Hill Road.

TRAFFIC AND TRANSPORTATION:

Poland Hill Road is classified as an urban residential collector (Area Plan Commission Resolution #90-2). The existing right-of-way and pavement width meet this classification's requirements (60-ft wide right-of-way and 37-ft pavement width). A new private drive entrance is proposed opposite the Kinkaid Drive (in Bristol Park) and Poland Hill Road intersection. The new buildings in this project will also have access from the extension of Majestic Drive, the existing private street serving the first phase of J-S-D Estates. This private street will be covered by an ingress/egress easement. Except for the new entrance, "No Vehicular Access" will be required along Poland Hill Road.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Existing private sanitary sewer and water mains will be extended into this phase and will also be privately owned and maintained. The overall site drainage was master planned when the first phase was designed and built. There is an existing detention pond on the adjoining Lot 5 (at the northeast corner) that will handle the Phase 2 stormwater. This subdivision includes two platted lots with existing drainage and utility easements (Lots 3 and 4). Many of these easements are not in the correct location for this redesign and will be vacated. New easements will be included on the final plat for utilities and drainage.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks appear to be shown correctly. There are a total of 146 proposed units consisting of 80 one-bedroom units and 66 two-bedroom units. In Lafayette, the parking standard for one-bedroom units is 1.5 spaces, and for two-bedroom units it is 1.75 spaces (80 x 1.5 = 120, 66 x 1.75 = 116 for a total of 236). As required, there are 236 parking spaces shown on the preliminary plat.

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. Conditions

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

1. The sanitary sewer, water and drainage plans shall be approved by the Lafayette City Engineer.
2. The fire hydrants shall be approved by the Lafayette Fire Department.
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 building shall be included.

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

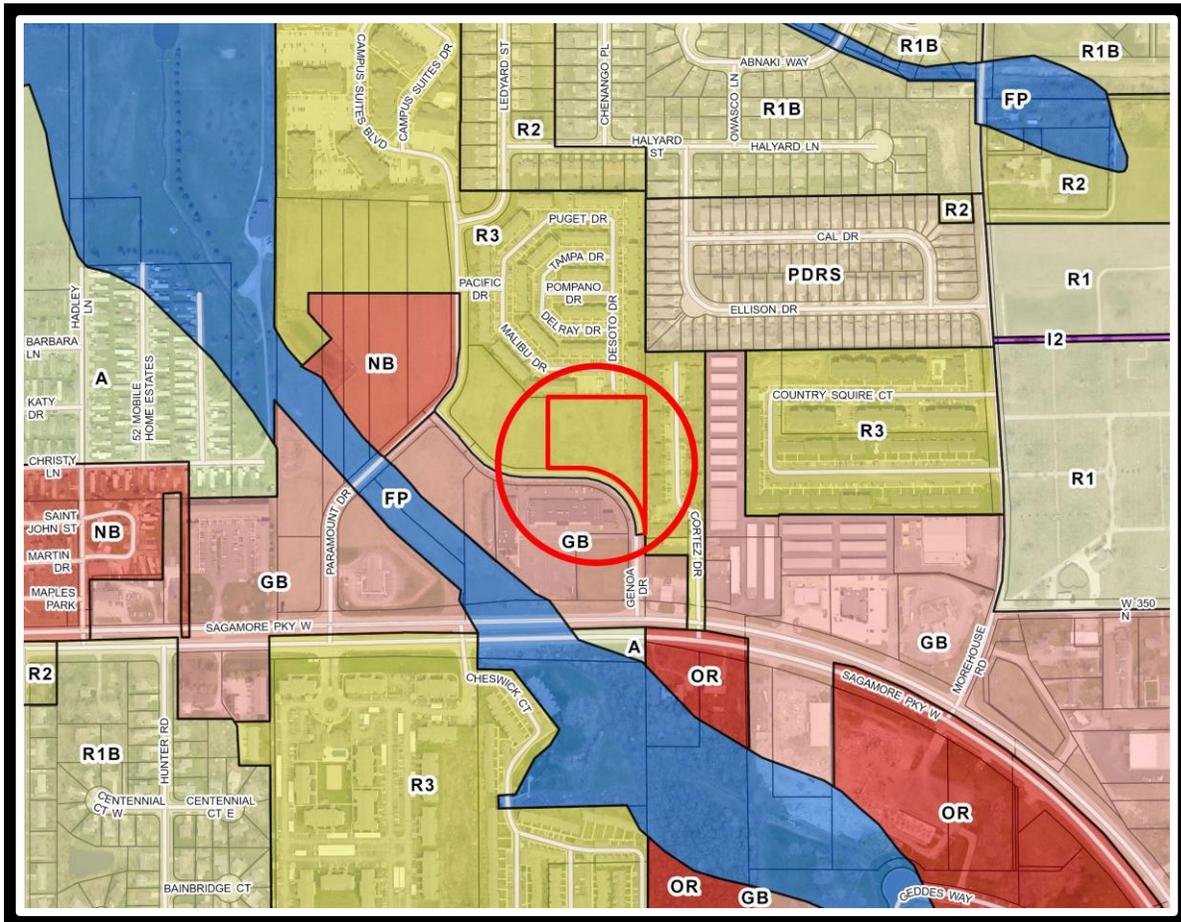
4. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Poland Hill Road right-of-way line.
5. All existing easements (not being vacated), covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
6. All required building setbacks shall be platted.
7. The street addresses and County Auditor's Key Number shall be shown.

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

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

S-4944
PARAMOUNT SHORES SUBDIVISION
(major-preliminary)

STAFF REPORT
October 15, 2020



S-4944
PARAMOUNT SHORES SUBDIVISION
Major-Preliminary Plat

Staff Report
October 15, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Jordan Custom Homes LLC (by Jacob Jordan and represented by Justin Frazier of TBIRD Design Services Corp) is seeking primary approval for a 1-lot multi-family subdivision with 48 units in 3 buildings on 2.22 acres, located on the north side of Genoa Drive, east of Paramount Drive, in Wabash 2(NE)23-5.

AREA ZONING PATTERNS:

This site is zoned R3, as are properties adjoining on the north and east. Farther north are R1B and R2 zones plus more R3 to the northwest. To the south is GB zoning plus certified FP boundaries for the Cuppy McClure regulated drain. Land located across Paramount Drive to the west is zoned NB. Farther to the east are more GB and R3 zoned properties.

AREA LAND USE PATTERNS:

This project is on the recently recorded Lot 2 in Paramount Minor Subdivision. To the south, across Genoa Drive, is a shopping center. To the southwest, on the other side of the flood plain is a bank. To the west, across Paramount Drive, are open available commercial tracts. Adjoining on the east is an older apartment complex. To the north is the Baywater Townhomes apartments. Farther north are the Campus Suites apartment complex and Lakeshore Subdivision, Phase 1 (two-family and single-family residential).

TRAFFIC AND TRANSPORTATION:

Genoa Drive is classified by the *Thoroughfare Plan* as urban local. All necessary right-of-way has been dedicated in a previously recorded final plat.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This area is served by American Suburban Utilities sanitary sewer and Indiana American Water. Service laterals will be able to tap into the existing mains located along the north side of Genoa Drive and both sides of Paramount Drive. Onsite stormwater will be piped to the existing storm sewer in Genoa Drive.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks are shown. The Tippecanoe County parking standard for all dwelling units is two spaces. The 48 proposed units will require 96 parking spaces, as shown on the preliminary plat. The total building coverage is 26%, which falls within the R3 maximum standard of 40%. The vegetative coverage is noted on the preliminary plat as 36%, exceeding the required minimum coverage of 30%.

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. Conditions

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

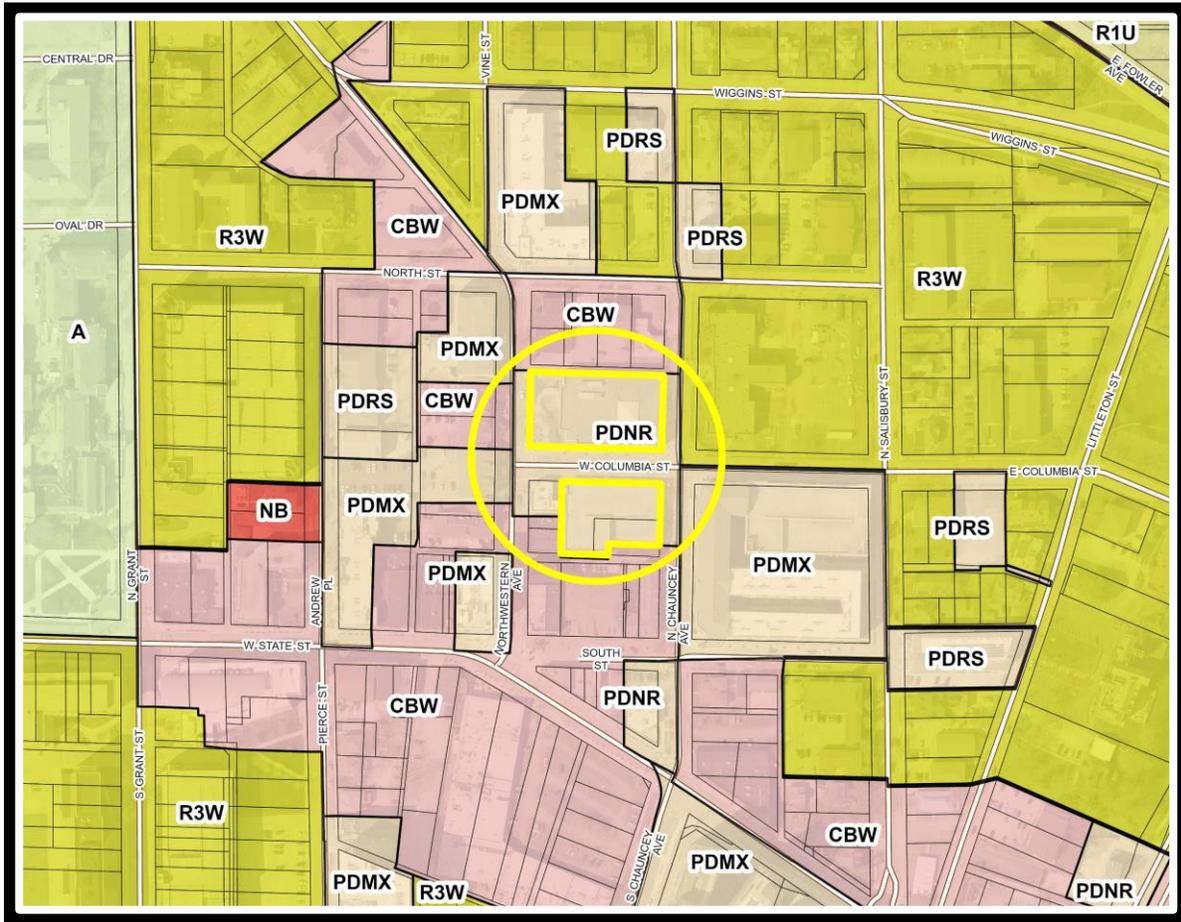
1. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana 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 building 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.

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

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

Z-2798
WEST LAFAYETTE PUBLIC LIBRARY LEASING
CORPORATION
WEST LAFAYETTE PUBLIC LIBRARY PLANNED
DEVELOPMENT (2020)
(PDNR to PDNR)

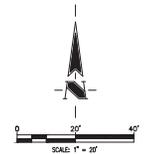
STAFF REPORT AMENDED
October 15, 2020



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
TREE						
LT	<i>Liriodendron tulipifera</i>	Tulip Tree	4	3.0"	B & B	PER PLAN
ZS	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2	3.0"	B & B	PER PLAN
SHRUBS						
IJ	<i>Ilex verticillata</i> 'Jim Dandy'	Red Sprite Winterberry	1	22"	#3	30" O.C.
IN	<i>Ilex verticillata</i> 'Nana'	Red Sprite Winterberry	10	22"	#3	30" O.C.
PERENNIALS						
LS	<i>Liriope spicata</i>	Creeping Lily Turf	16	1 Gal.	12"	18" O.C.
NF	<i>Nepeta x fossensis</i> 'Select Blue'	'Select Blue' Catmint	7	12"	#1 Cont.	18" O.C.

811 Know what's below. Call before you dig.



LEGEND

- CANOPY TREE
- SHRUB
- PERENNIALS
- EXISTING LANDSCAPE PLANT
- IRON TREE GRATE (HEAVY METAL TREE GRATE WITH BLACK POWDER COAT FINISH)
- STONE

TREE SURVEY

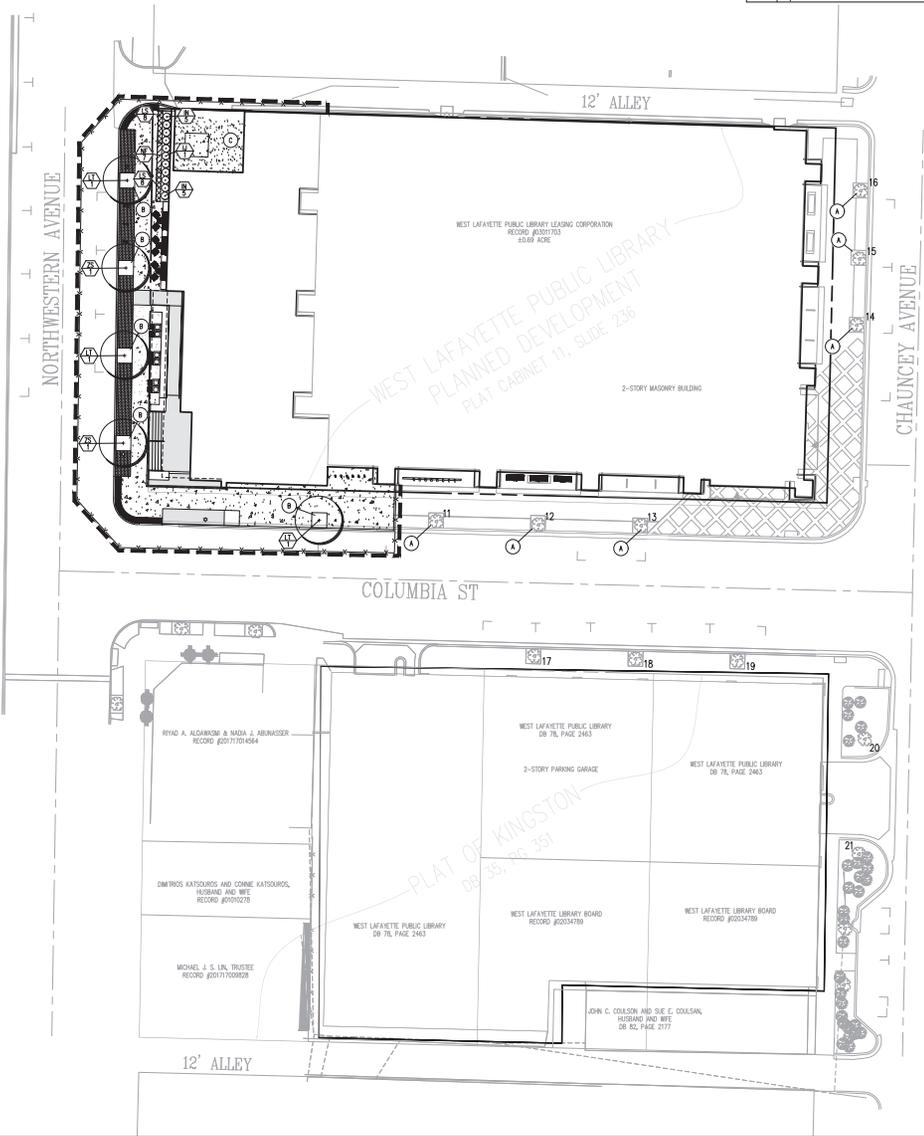
1. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
2. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
3. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
4. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
5. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
6. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
7. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
8. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
9. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
10. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
11. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
12. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
13. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
14. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
15. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
16. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
17. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
18. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
19. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
20. ZELKOVA SERRATA, JAPANESE ZELKOVA
21. ZELKOVA SERRATA, JAPANESE ZELKOVA

PLANTING NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL PREVAIL.
2. ALL SHRUB PLANTING AREAS, GROUND COVER AND PERENNIAL BEDS TO BE COVERED WITH A 2" LAYER OF SIEVED HARDWOOD SHAVS WHICH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SMALL OR LUMBERING OPERATIONS. NO UTILITY BALKS OR PROPOSED TREE TRUNKS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PLANT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE BEGINNING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT ID. AT MATURETY OR CONTRACTOR'S OPERATIONS PRIOR TO MOVING TO THE JOB SITE. PLANTS MAY BE INSPECTED, APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT. NO CHANGES OF PLANT MATERIAL OR APPROVED LANDSCAPE PLAN SHALL BE MADE WITHOUT THE APPROVAL OF LANDSCAPE ARCHITECT ADMINISTRATION.
6. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
8. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TENDING DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS/HER PORTION OF WORK.
10. PEAT MOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE HEAVY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO ANY DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
12. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 90 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, HOEING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWN AND PLANTINGS.
13. CONTRACTOR TO SUBMIT UNIT PRICES FOR EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
14. ALL TOPSOIL FOR LAWN AND PLANTING AREAS WILL BE PLACED BY OTHERS PRIOR TO THE START OF LANDSCAPE WORK. TOPSOIL PLACEMENT IS NOT PART OF THIS CONTRACT.
15. BACK FILL FOR TREE PLANTING SHALL BE USE APPROVED TOPSOIL AND USE APPROVED PEAT MOSS. TOP LAYER OF BACK FILL SHALL BE SLOPE EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACK FILL AT APPROVED RATES.
16. FOR ALL PERENNIAL BEDS SPREAD 2" OF ORGANIC MATTER OVER THE PLANTING BED AND WORK INTO THE TOP 4" OF PLANTING BED OR TOPSOIL.

NOTE:

SURVEY INFORMATION SHOWN IS PER PRELIMINARY ALTA/NSPS LAND TITLE SURVEY BY THE SCHNEIDER CORPORATION DATED FEBRUARY 11, 2020.



ANDERSON INDIANAPOLIS DETROIT
800.765.6478.8177
www.krmarchitect.com



REVISED

19106 - Addition and Renovation
200 W. Columbia St., West Lafayette, IN 47906

PROGRESS SET

NOT FOR CONSTRUCTION

PROGRESS SET
09.30.20
19106

DRAWING NAME
SITE LANDSCAPE PLAN

DRAWING NO.
P105



RAMP ENTRANCE AND SEATING AREAS



NEW ADDITION ENTRANCE AND SEATING AREA



TRANSFORMER SCREEN AND SIGNAGE



AERIAL VIEW OF NEW ADDITION AND SITE DESIGN



CORNER OF NORTHWESTERN AVE. AND COLUMBIA STREET

**WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION
WEST LAFAYETTE PUBLIC LIBRARY PLANNED DEVELOPMENT (2020)
PDNR to PDNR**

**Staff Report AMENDED
October 15, 2020**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner, represented by attorney Joseph Bumbleburg, is requesting PDNR zoning to expand the existing West Lafayette Public Library. The proposed two-lot planned development will contain a 10,406-square foot, 2-story expansion of the current library building on Lot 1 and an existing 139-space parking garage on proposed Lot 2. The property is located at 208 W. Columbia Street in the City of West Lafayette; Wabash 19(NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject properties are currently zoned PDNR for the original West Lafayette Public Library Planned Development, approved in 2003 (Z-2109). Planned Development zoning, CBW zoning, and R3W zoning dominate the immediate vicinity of the subject properties.

AREA LAND USE PATTERNS:

The subject properties contain the West Lafayette Public Library and its parking garage. A wide variety of mixed-use and mixed-density developments are concentrated in the Chauncey Village neighborhood of West Lafayette, the traditional downtown for the city.

TRAFFIC AND TRANSPORTATION:

The existing 139-space parking garage on proposed Lot 2 will continue to serve the parking needs for the library. Additionally, an existing reciprocal parking agreement with the nearby Morton Center (future West Lafayette City Hall) will remain in place, allowing either party to utilize the other's parking facilities. All other lease agreements have been terminated. A recently installed "pay as you go" parking system will handle general public parking.

With the expansion of the building to the west, the existing plaza/amphitheater is being removed. To compensate for this loss of public open space, the proposed site plan is adding expanded public seating areas (benches and tables with chairs) along the Northwestern and Columbia street frontages. Additional bike parking areas are also being added to the redeveloped streetscapes. The streetscape along Chauncey Avenue will largely remain unchanged.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

The West Lafayette Public Library is a fixture in the Chauncey Village neighborhood. Ideally situated in the heart of West Lafayette's traditional downtown, the library is a true public gathering space that serves a diverse and growing population. The proposed expansion plan for the library, that accompanies this rezone petition, is intended to keep pace with the

changing needs of this growing population. The 2-story expansion is designed to seamlessly blend with the existing building while shifting the main entrance and architectural focal-point to the corner of Northwestern Avenue and Columbia Street. The existing basement – while not being enlarged as part of this expansion - is being reprogrammed to no longer serve exclusively as storage, but as active library space for the public. Additionally, significant streetscape enhancements are being provided in the form of expanded public seating areas, a new handicap accessible ramp, bike parking areas, and urban landscaping. Lastly, an area is being reserved near the relocated main entrance for public art, to be installed later in partnership with the city.

The recently approved *West Lafayette Downtown Plan* has assigned the “Downtown Village” land use category to the blocks the library and its garage are located on. According to the *Plan*:

“This classification is primarily designed to transition to and from the Downtown Core classification. It supports a diverse mix of residential and non-residential uses and is well-suited to areas of the downtown with a concentration of historic structures.”

Libraries are essential civic uses in thriving downtowns, so the library’s expansion clearly respects the “diverse mix” called for in the plan. Moreover, the library is surrounded by historic structures and yet, in its original design and in this proposed expansion, it has managed to blend into this historic context both in terms of materials and scale. This high-bar of design has helped inform project negotiation design decisions for other projects in the past. With this expansion, the library will continue to be a prime example of how to develop appropriately in a historic context.

In its design, streetscape enhancements, and generous community offerings, staff enthusiastically supports this expansion of the West Lafayette Public Library.

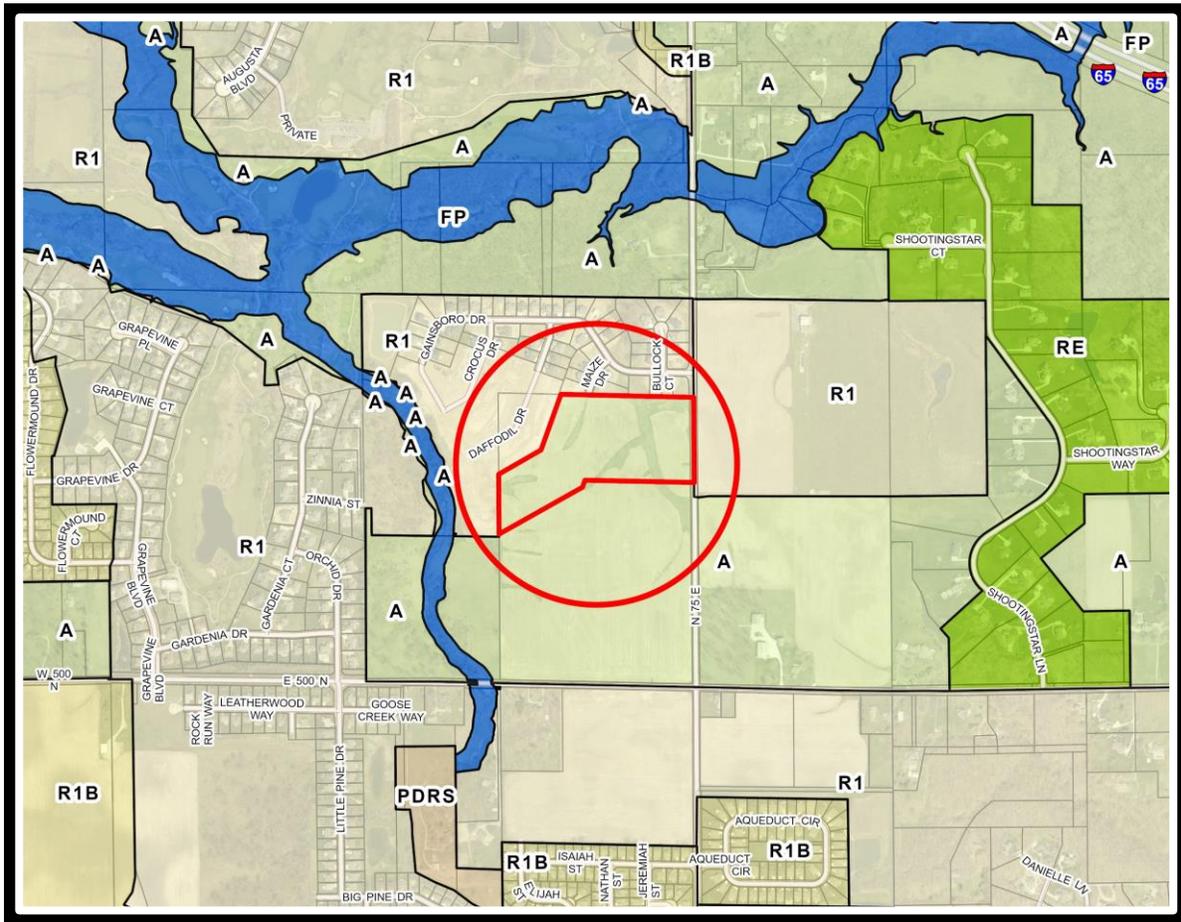
STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. FAA Determination shall be submitted with the Final Detailed Plans;
6. Final landscape plan and plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan.

Z-2806
TIPPECANOE DEVELOPMENT, LLC
(A to R1)

STAFF REPORT
October 15, 2020





ANTICIPATED
STORMWATER
DETENTION LOCATION

OAK RIDGE SUBDIVISION
SECTION ONE

COUNTY ROAD 75 EAST

OAK RIDGE SUBDIVISION
SECTION TWO

LAYOUT SHOWN IS
CONCEPTUAL ONLY AND
WILL BE ESTABLISHED
DURING SCHEMATIC DESIGN

Z-2806
TIPPECANOE DEVELOPMENT, LLC
A to R1

Staff Report
October 15, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner, Tippecanoe Development, LLC by its member Derrin Sorenson, represented by attorney Daniel Teder, is requesting rezoning of 16.77 acres for a single-family subdivision of approximately 38 lots (Oak Ridge Subdivision, Section 2) located on the west side of CR 75 E, between CR 500 & 600N, Tippecanoe 29 (SE) 24-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Before 1998, land throughout the area was zoned Agricultural dating back to 1965. In September 1998, the Winding Creek rezone cases (Z-1792 & Z-1793) changed 231 acres from A to R1 and R1B. Then in 2013, 54.73 acres were rezoned from A to R1 for the first section of Oak Ridge Subdivision adjacent to the north. Currently, the site has R1 zoning adjacent to the west, north and east; Agricultural zoning is to the south. A sliver of Flood Plain zoning exists farther to the west.

AREA LAND USE PATTERNS:

The 16-acre site is currently undeveloped. A nonbinding project map has been submitted that shows 38 proposed single-family lots.

Winding Creek Subdivision is west of the FP zoned waterway; Oak Ridge Subdivision adjoins to the north. Farther to the east is Meadowgate Estates (RE) Subdivision. Besides these single-family subdivisions, land use in the area is either large-lot residences, wooded areas, or farmed. Coyote Crossing golf course is farther to the west; half a mile to the south, more single-family subdivisions exist within the city limits of West Lafayette.

TRAFFIC AND TRANSPORTATION:

This proposed section of Oak Ridge Subdivision would not access CR 75 E directly, but through the existing streets of Oak Ridge Subdivision, Section 1. A new street segment for Maize Drive as well as a new yet unnamed cul-de-sac is proposed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Indiana American Water will serve the site as well as American Suburban Utilities; these mains will be extended from Oak Ridge Section 1 into this new section. A stormwater detention area has also been shown on the nonbinding conceptual plan. Drainage and

erosion control plans will need to be approved by the County Drainage Board as part of the subdivision construction plan approval.

STAFF COMMENTS:

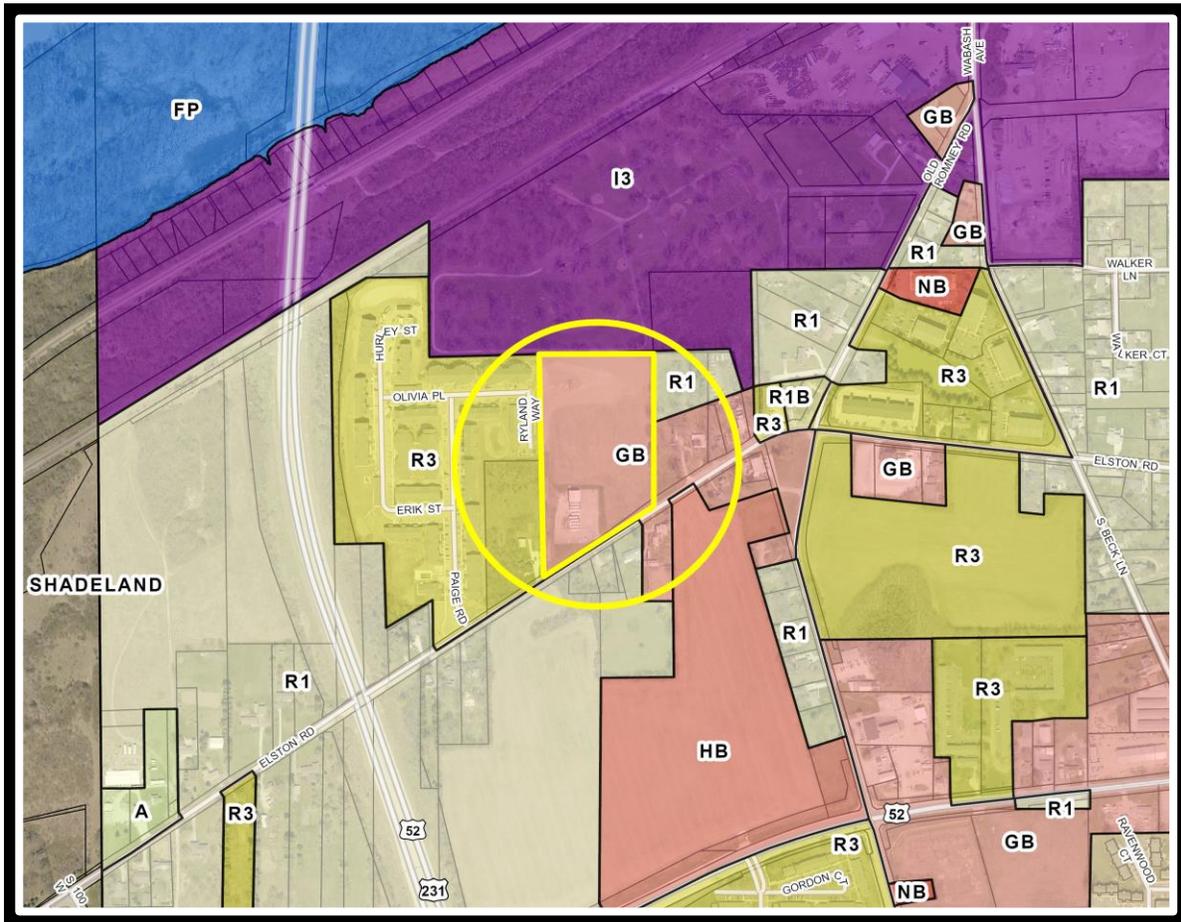
This R1 rezone will allow the expansion of the adjacent single-family subdivision to the north. With access to sanitary sewer and water utilities, and with the West Lafayette corporate boundary less than half a mile to the south, this is a logical expansion.

STAFF RECOMMENDATION:

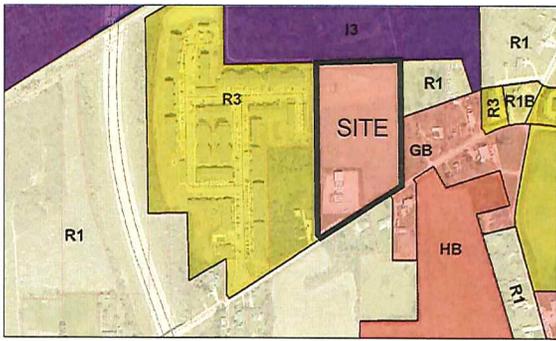
Approval

**Z-2807
JETBOY, LLC
(GB to I3)**

**STAFF REPORT
October 15, 2020**



REZONING EXHIBIT



CURRENT SITE AND ADJOINER ZONING
NO SCALE

BZA SITE REZONING EXHIBIT
JETBOY, LLC
600 ELSTON ROAD, LAFAYETTE, INDIANA

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SCALE: 1"=60'
0' 30' 60'

DRAWN BY: GCF
CHECKED BY: SWS
APPROVED BY: SWS
DRAWING NO.: 20200544
DWG. DATE: 09/02/2020
REVISED:

815 MILLIKEN STREET
LAFAYETTE, INDIANA 47901
(765) 879-0813
WWW.STARRASSOCIATES.COM

STARR
ASSOCIATES
LAND SURVEYORS & ENGINEERS



SHEET:
1 OF 1



PROPOSED I-3 ZONING AND SITE IMPROVEMENTS

PROPOSED LAND USE NOTES:

PROPOSED ZONING AND SETBACKS:
I-3 INDUSTRIAL
REAR - 15'

MINIMUM BUILDING LINES:
FRONT - 40' (ELSTON ROAD IS SECONDARY ARTERIAL)
REAR - 15'

**USE - NONE (OR 30' WHERE PROPERTY ABUTS R1 SINGLE-FAMILY RESIDENTIAL),
TYPE "A" BUFFERWAD (20' WIDTH) WHERE PROPERTY ABUTS GB GENERAL BUSINESS,
TYPE "C" BUFFERWAD (30' WIDTH) WHERE PROPERTY ABUTS R1 SINGLE-FAMILY RESIDENTIAL
OR R3 MULTI-FAMILY RESIDENTIAL.**

PARKING:
PARKING REQUIREMENTS BASED ON U2D PARKING GROUP 1.3: 3 SPACES PER 200 STORAGE UNITS (SPACES);
NOTE: NO LEASING OFFICE OR LIVE-IN MANAGER APPLICABLE
REQUIRED: 0 SPACES (LESS THAN 200 STORAGE UNITS/SPACES)

I3 LAND COVERAGE:
TOTAL SUBJECT PROPERTY = 7.99 ACRES (NOTE: BOUNDARY SURVEY HAS NOT BEEN PERFORMED AT THIS TIME)
MAXIMUM BUILDING COVERAGE: 45% (NOT APPLICABLE)
MINIMUM VEGETATIVE COVER: 50%
MAXIMUM BUILDING HEIGHT: 100' (NOT APPLICABLE)

SITE PROVIDES 34 10'x20' STORAGE SPACES AND 74 10'x50' STORAGE SPACES = 108 STORAGE SPACES TOTAL.

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, Jetboy LLC (represented by Tyler Ochs of Ball Eggleston), is requesting the rezoning of a 7.8-acre tract. The site is located on the north side of Elston Road, just east of US 231, in Lafayette, Fairfield 31 (SW) 23-4.

An airport shuttle service called Express Air Coach, Inc. (EAC) operates and stores its vehicles in the tract's front quarter. A non-binding site plan indicates the proposed use of the remaining area is the outdoor storage of boats and recreational vehicles.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is zoned GB (General Business), as is a portion of the lot adjoining to the east. The remaining adjoining property to the east is zoned R1. To the west is an R3-zoned area. A large area of R1 exists to the south across Elston Road and a mix of HB, GB, and R3 zones at the intersection of Elston and Old Romney Roads can be found. To the north is I3 (Industrial) zoning.

AREA LAND USE PATTERNS:

1.5-acres of the site currently supports Express Air Coach, Inc., whereas the remaining area is undeveloped. To the west are buildings in the Overlook Pointe Apartments subdivision. The site borders the I3-zoned St. Mary's Cemetery along the north boundary. Single-family homes exist on both sides of this stretch of Elston Road.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Elston Road as an urban secondary arterial. The necessary review and approval from the City Engineer will be required to install a new entrance as proposed in the non-binding plan.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water serve the site. If the rezoning request is approved, a 30-foot wide type C bufferyard along the western property line (where it abuts an R3 zone) and a portion of the eastern property line (where it abuts an R1 zone) are required. A 20-foot wide type A bufferyard is needed along the east property line where it abuts GB zoning.

STAFF COMMENTS:

This rezone request has been submitted with an intent to house a new business along with the existing use. The current use on 1.5 acres, leased by EAC is classified as local and suburban transit and interurban highway passenger transportation (SCI 41). The

remaining area's proposed use would be motor freight transportation and warehousing (SIC 42). Both uses are permitted in GB zones only on lots up to 2 acres in area. Because the new use would be on a tract of land larger than 2 acres and have outdoor storage, the rezone to I3 is required. However, the proposed use would require its own lot if under a different ownership or operation (not leased or owned or operated by the current leaseholder, EAC).

According to the petitioner's attorney and the submitted non-binding plan, no buildings are proposed for this use. The site will be gravel with a fence around it. The petitioner indicated that this use allows the property to be potentially developed in the future for a different use but would maximize the value now for an otherwise vacant majority lot.

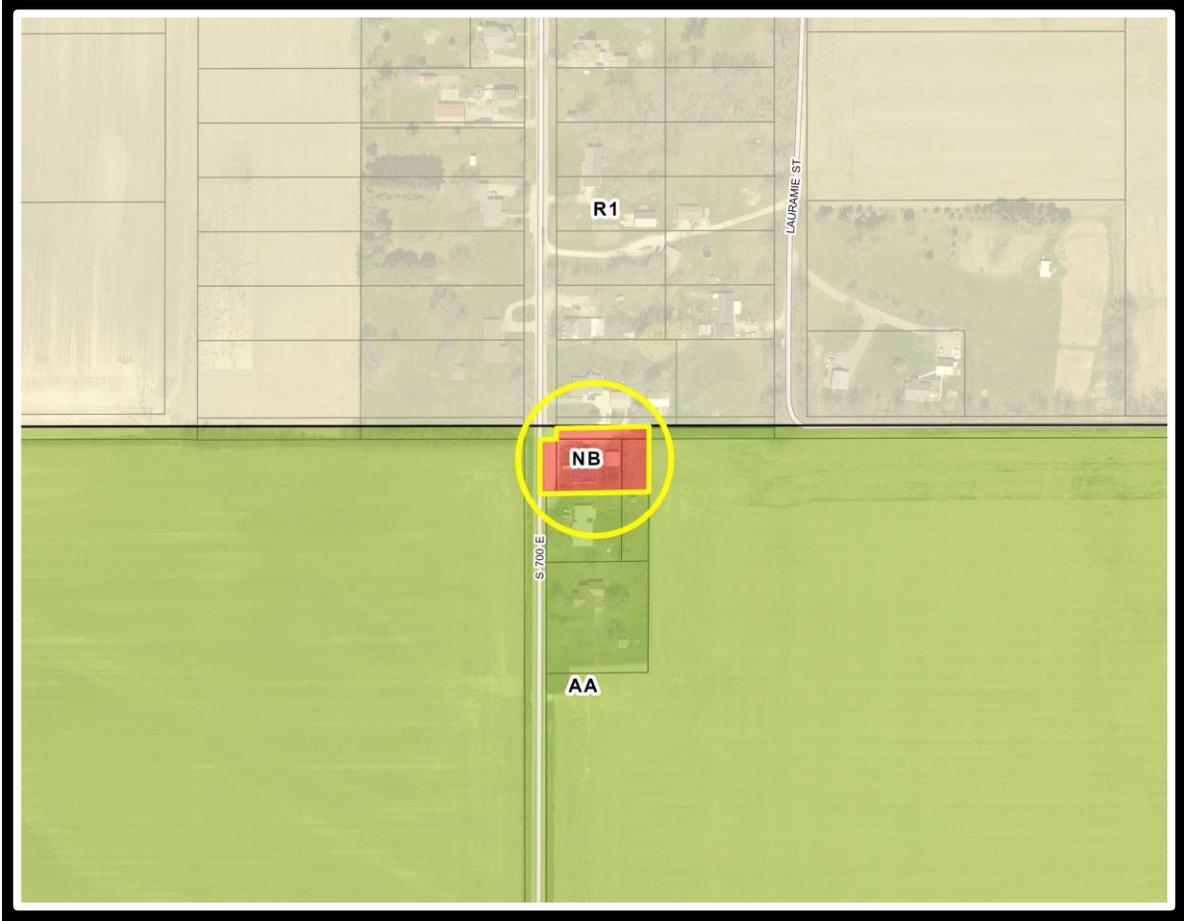
The proposed plan is non-binding, hence not enforceable. While the location is ideal and the proposed use is not intrusive, staff is concerned about other heavy industrial uses allowed in an I3 zone by right. The petitioner could have proposed limiting intrusive uses (allowed in I3 zoning), which would have provided some insurance for a commercial or mixed-use future for the subject property to support the growing residential community in the area. The possibility of incompatible industrial uses locating here in the future is too great.

STAFF RECOMMENDATION:

Denial

Z-2808
STEVEN MCINTYRE
(NB to R1)

STAFF REPORT
October 15, 2020



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the property owner, is requesting rezoning of 9409 S 700 E. The petitioner plans to reestablish a single-family home in the existing structure on the east side of CR 700 E, (Yorktown Street), just south of the unincorporated town of Stockwell, Lauramie 9 (SW) 21-3.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site was originally zoned A, Agricultural. The site was then rezoned to AA, Select Agricultural in 1988 with the adoption of the second Lauramie Township zoning map (Z-1341). The site was then rezoned from AA to NB to establish a funeral home in 2014, (Z-2570).

Stockwell, because it is unincorporated, does not have official corporation limits. Old zoning maps for Stockwell found in the APC office represent the old platted part of the unincorporated town. This boundary also marks the change in zoning between R1 to the north (on the old Stockwell map) and AA on property to the east, south and west (on the overall Lauramie Township map).

Once Stockwell was served by sanity sewer, a significant number of rezones have been heard in the last two decades: there was an attempt to rezone three vacated lots on Church Street from R3 to A to allow placement of a mobile home in 2014 which was denied (McIntyre, Z-2548), 2 lots on Yorktown were rezoned from GB & NB to NBU in 2011 (Easterbrook, Z-2452), 2 lots on Monroe Street were rezoned from NB to R1 in 2009 (Morgan, Z-2413) and a lot on Attica Street was also rezoned from NB to R1 in 2007 (Evans, Z-2343).

Staff believes Stockwell needs a neighborhood plan that establishes urban zoning in the town to better fit the existing lots currently in place.

AREA LAND USE PATTERNS:

According to petitioner, the house on site has been vacant since 2017. Petitioner plans to renovate the existing structure to convert it from a funeral home to a single-family residence. Homes to the north and south are single-family homes. This lot is included in a three-lot string of homes that exist outside of the old platted area that are all now served by sewer.

TRAFFIC AND TRANSPORTATION:

CR 700 E is classified as a rural secondary by the adopted *Thoroughfare Plan*. The setback required is 40'. A driveway permit review will be required as a part of the building permit process.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This site is served by sewer and well. No bufferyard is required in R1 when it is adjacent to Agricultural zoning.

STAFF COMMENTS:

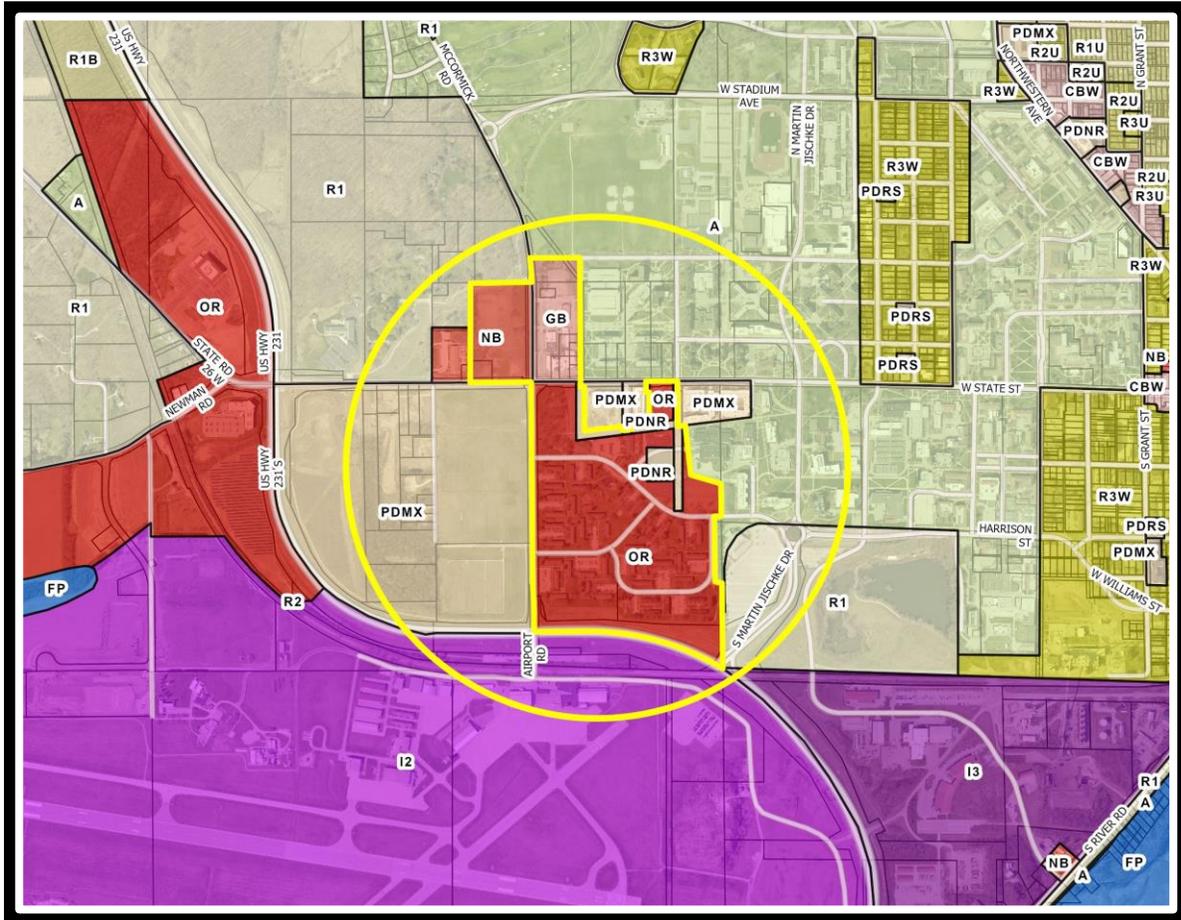
Stockwell has made significant strides in the last 20 years, including the introduction of sanitary sewer and the Keep Stockwell Beautiful campaign. Staff supports the reuse of the existing structure as a single-family home. Because this site is served by sewer it aligns with policy to recommend in favor of rezones to development districts. This site, along with the rest of Stockwell, should be the beneficiary of a town/neighborhood rezone to incorporate our urban zones. In the spirit of fostering rural town growth and stabilizing neighborhoods, staff can support this request.

STAFF RECOMMENDATION:

Approval.

Z-2809
PURDUE RESEARCH FOUNDATION
(GB, NB, OR, PDMX, & PDNR to CBW)

STAFF REPORT
October 15, 2020



Z-2809
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GB, NB, OR, PDMX, PDNR to CBW

Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Marianne Mitten Owen, is requesting rezoning of approximately 103.73 acres (the Discovery Park District Overlay area) located north of US 231, east of Airport Road, south of 3rd Street and west of Martin Jischke Drive in West Lafayette, Wabash 24 (E1/2) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property was rezoned in late 2018 to the above-mentioned non-planned development zones with the US 231 Corridor Rezone (Z-2743). This effort stemmed from the recommendations of the *US 231 Corridor Plan*, adopted earlier in 2018. The three planned developments in the Discovery Park District Overlay area (but are not part of this petition) include: Aspire (Z-2770), Convergence (Z-2726), and Continuum (Z-2765). Some remnant PD-zoned land that is either right-of-way or undeveloped and not needed is also included in this petition. The Provenance PD (Z-2766) lies to the west of the subject property while surrounding land, owned by the Purdue University Trustees and not bound by local zoning, is zoned Agricultural.

AREA LAND USE PATTERNS:

The site is adjacent to a heavily developed part of Purdue's campus. Dormitories, research, and academic buildings dominate the area. Mixed-use planned developments and the residential-oriented Provenance PD (under development) contribute to the dynamic mix of uses in this area.

TRAFFIC AND TRANSPORTATION:

State Street is classified in the *Thoroughfare Plan* as a primary arterial while US 231 is classified as a divided primary arterial, and Airport/McCormick Roads are classified as secondary arterials. All other streets within the legal description are urban local roads.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities available to serve the site.

STAFF COMMENTS:

The Discovery Park District has been a concept under refinement for many years by the Purdue Research Foundation and Purdue University. Their partnership with the Area Plan Commission and the City of West Lafayette has resulted in a very productive chain of events that has steadily been bringing the vision for this emerging neighborhood to life: The *US 231 Corridor Plan*, four large mixed-use planned developments, the Discovery

Park Form-Based Overlay, and this CBW petition, which is designed to complement the overlay with an appropriate mix of uses allowed by-right and by special exception. All these efforts have laid a strong foundation on which to build as this emerging center of activity continues its evolution. Staff looks forward to our continued partnership with PRF and the University as we guide new development through these new zoning changes.

STAFF RECOMMENDATION:

Approval

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

EXECUTIVE COMMITTEE
NOTICE OF PUBLIC HEARING

DATE.....NOVEMBER 4, 2020
TIME.....4:30 P.M.
PLACE COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

(Tentative)
A G E N D A

*Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at apc@tippecanoe.in.gov. Comments must include **name** and **address** to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgGdZTdjurQ> (you must be a subscriber to comment).*

Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING
 - A. **SUBDIVISIONS**

- 1. **RE-0076 ABINGDON SUBDIVISION (rural estate preliminary plat):**
Petitioner is seeking primary approval for a 4-lot rural estate development on 11.231 acres located on the west side of CR 725 W, approximately ½ mile south of CR 125 N, Shelby 24 (NE) 23-6.
- 2. **S-4947 HARDEN SUBDIVISION, A REPLAT OF LOT 1 (minor-sketch):**
Petitioners are seeking primary approval to replat one lot (to change the platted front setback) on 0.46 acres, located on the south side of CR 900 S, south of the Cole Elementary School, just west of Stockwell, in Lauramie 8 (NW) 21-3.
- 3. **S-4950 BRIDGE CREEK RIDGE SUBDIVISION (minor-sketch):**
Petitioner is seeking primary approval for 4 lots on 14.02 acres, located between Old SR 25 and CR 800 N, approximately 1/4 mile east of the intersection of these two roads, in Washington 11 (SW) 24-3.

4. **S-4953 GOBLE PROPERTIES THREE MINOR SUBDIVISION**

(minor-sketch):

Petitioner is seeking primary approval for two commercial lots on 2.014 acres, located on the east side of Klondike Road, 1/4 mile north of the Cumberland Avenue intersection, in Wabash 11(NW)23-5.

5. **S-4955 SANDHILL MINOR SUBDIVISION (minor-sketch):**

Petitioners are seeking primary approval for one lot on 0.846 acres, located on the north side of South River Road, just west of Newman Road, in Wabash 27(SE)23-5.

IV. APPROVAL OF THE NOVEMBER APC PUBLIC HEARING AGENDA

V. REVIEW AND APPROVAL OF THE OCTOBER BUDGET REPORT

VI. OTHER BUSINESS

VII. ADJOURNMENT