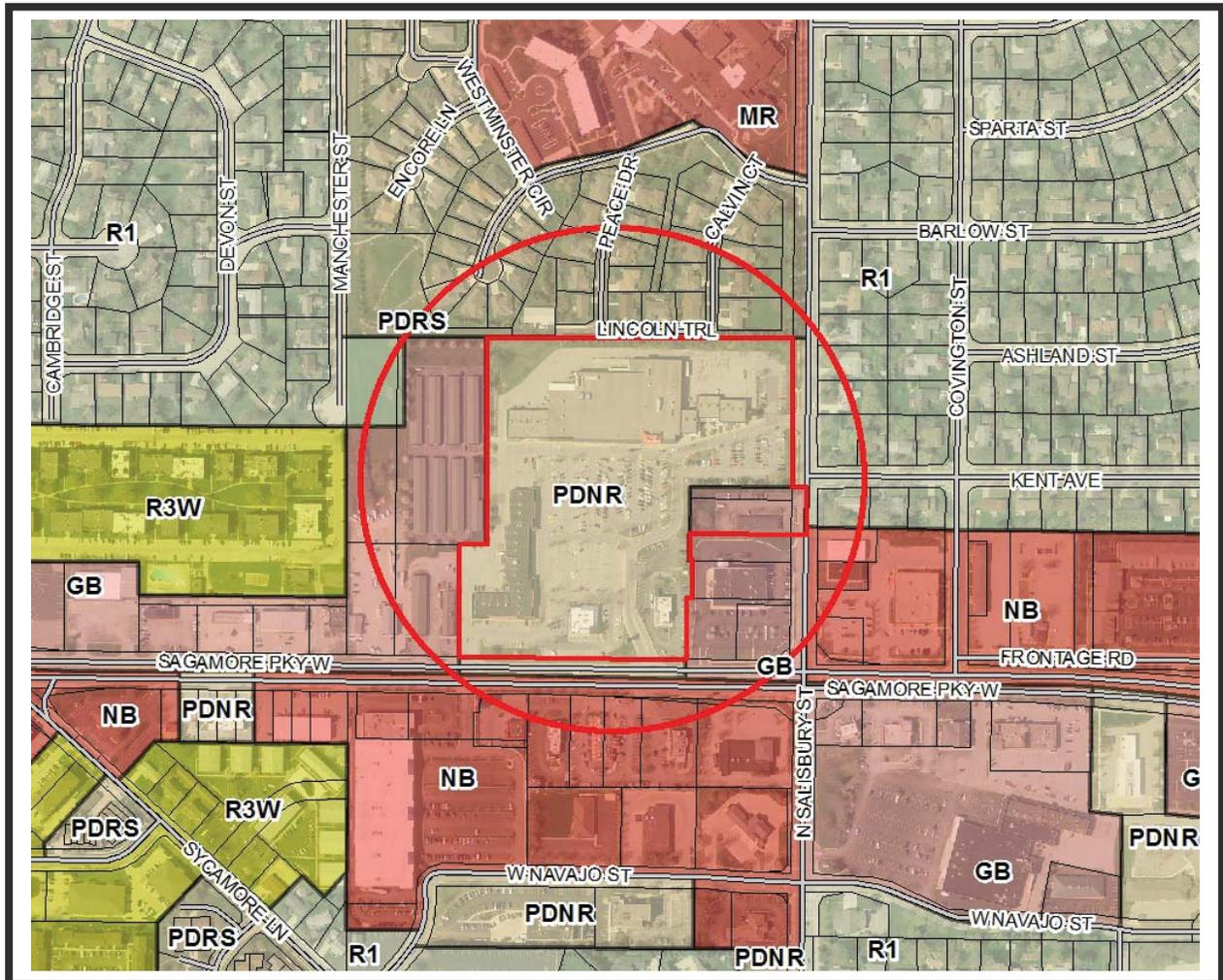
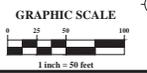
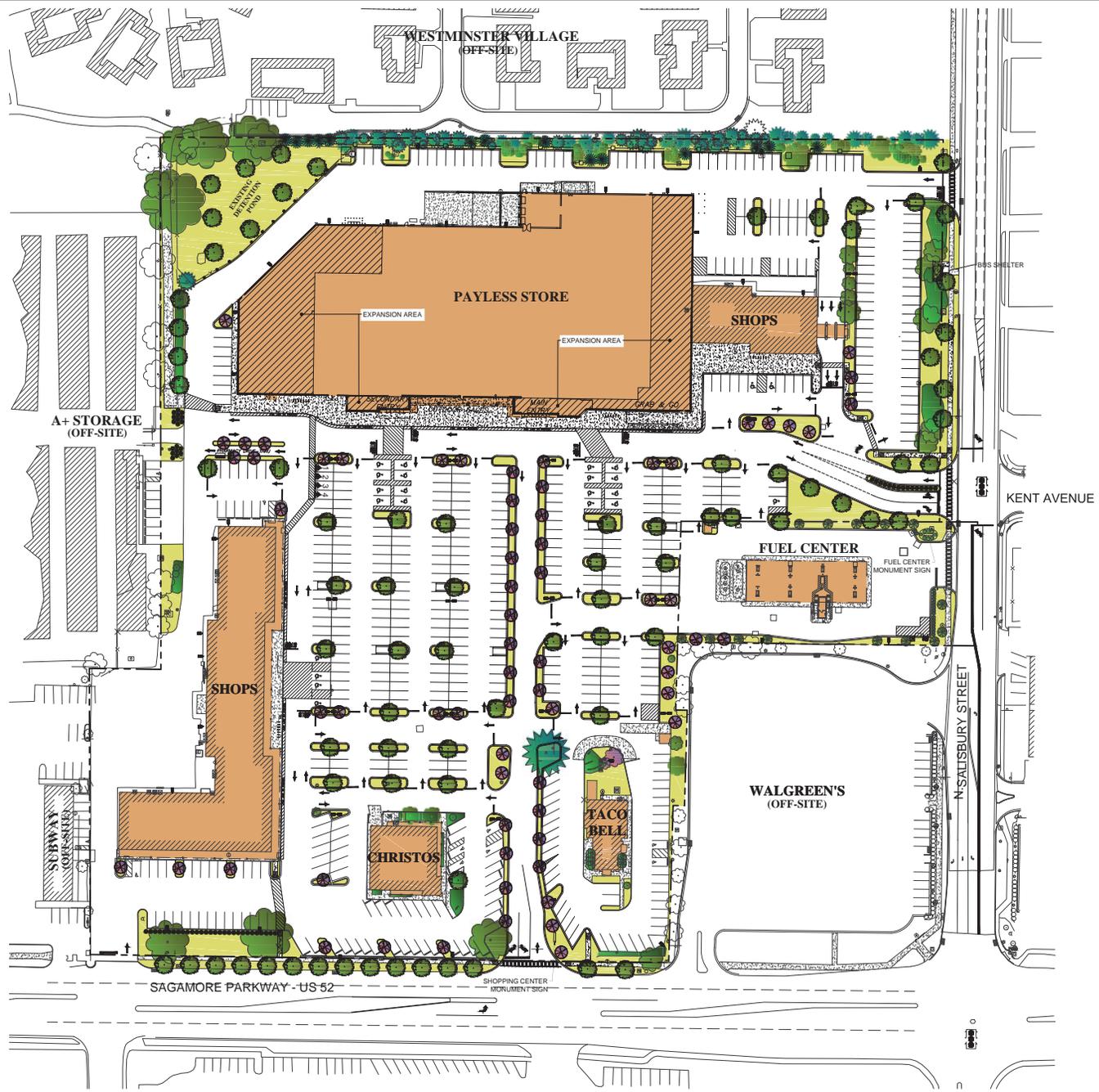

Z-2648
EMH & T (SAGAMORE PARK CENTRE PD)
(PDNR and GB to PDNR)

STAFF REPORT
August 11, 2016



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<p>DATE: July 07, 2016 SCALE: As Noted TITLE: LANDSCAPE EXHIBIT SHEET: LX1</p>	<p>PREPARED BY: 2016-0317</p>	<p>CONSTRUCTION PLANS FOR PAY LESS #824 SAGAMORE PARK CENTRE WEST LA VAYETTE, INDIANA 47966</p>	<p>PREPARED FOR: 2016-0317</p>	<p>811 Know what's below. Call before you dig.</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION						
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Z-2648

**BRIXMOR PROPERTY GROUP
SAGAMORE PARK CENTRE PLANNED DEVELOPMENT
PDNR AND GB TO PDNR**

**Staff Report
August 11, 2016**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/Owner, represented by attorney Joseph Bumbleburg, is requesting PDNR zoning on approximately 14.66 acres to expand the existing 65,729 square foot Payless store to approximately 92,050 square feet, rearrange and expand the parking lot from 521 spaces to 564 spaces, update the facades of the existing buildings, update the signage and landscaping for the site, and incorporate a Payless gas station currently under construction. The proposed two lot planned development (with Lot 1 containing grocery store, the other retail building and the two stand-alone restaurant buildings, and Lot 2 containing the gas station currently under construction) is bounded by Sagamore Parkway and Salisbury Street in the City of West Lafayette; Wabash 7(NW)23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The Sagamore Park Centre has a long zoning history. Prior to 1977, the site was zoned General Business (GB). Soon after Z-822 established PDC zoning creating Sagamore Park Centre, the first planned development to be approved after the PD chapter was added to the old UZO. Twelve years later the site was rezoned (under Z-1396) to PDC again, followed by a reclassification to PDNR with the coming of NUZO. In 2001, the property was rezoned again to PDNR (under Z-2049) to allow for an expansion of development and to modify the signage package. Commercial zoning dominates along Sagamore Parkway.

AREA LAND USE PATTERNS:

Commercial land uses line either side of Sagamore Parkway with residential and retirement home uses found to the north and northeast. Sagamore Parkway has long been a major local and regional commercial corridor for the community.

TRAFFIC AND TRANSPORTATION:

Sagamore Parkway, which remains under INDOT jurisdiction, is designated as a divided primary arterial and Salisbury Street is designated as a primary arterial according to the adopted *Thoroughfare Plan*. The existing planned development was approved for 521 parking spaces at a ratio of 4.42 spaces per 1,000 square feet of GFA. Given the total retail GFA expansion (from 117,966 square feet to 133,429 square feet) the project is increasing the parking amount to 564 spaces with a ratio of 4.23 per 1,000 square feet of GFA. Entrances into the site (from Sagamore Parkway and Salisbury Street) are being modified to better align with commercial entrances across streets and pedestrian connections from the perimeter sidewalks into the site are being added. Salisbury Street itself will get a new median and stop light along the eastern boundary of the site in order to improve traffic flow and safety. Additionally, 56 bicycle parking spaces are being included. Loading and trash removal will continue as they have been behind the buildings.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana American water are available to serve the site. While overall greenspace is slightly decreasing as a result of this proposal (14.78% currently and 13.21% proposed), the buffering and parking lot islands are more than adequate, particularly the buffer and fence along

the northern boundary with Westminster, which is to be enhanced with this proposal. The existing storm water management pond in the northwest corner will be upgraded per the direction of the city engineer.

STAFF COMMENTS:

The Planned Development process has served the city well over the years relative to the Sagamore Park Centre project. The design and signage standards approved with the original PD and subsequent rezones have allowed the project to grow and change while giving the community a clear sense of what the development limitations were. Being such a prominent commercial center for the city, staff was pleased that the developer again chose the Planned Development process to develop under as they formulated their plans. The proposed project expands the existing Payless grocery store over 26,000 square feet and allows for modest expansions of the other existing retail building. The two main retail buildings themselves will be reskinned with new facades and the signage program will be updated including a new monument sign along Sagamore Parkway (generally in keeping with the size of the existing one) and a new lower-profile monument sign along Salisbury Street to serve the gas station.

The gas station, currently under construction will be folded into this new PD on its own lot and will architecturally conform to the new themes being implemented on the main shopping center buildings. The new landscaping, new pedestrian connections, the addition of an outdoor café space extending from the Payless and the added bicycle parking facilities all make for a welcome update to this commercial center. Staff supports this proposed update and expansion of this popular shopping center and recommends approval.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 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 including incorporating condition #7 below;
2. PD 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. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
6. Final design of the exterior patio shall come with the Final Detailed Plans, subject to approval by the Administrative Officer.
7. With the submission of the Final Detailed Plans, the section on Narrative Sheet PP2 titled "Building Areas" shall be modified to read: *"This project has existing buildings and shops. Each building area shall have a maximum signage area as indicated on sheets PP11 thru PP13. Maximum building height is indicated on sheets PP11 thru PP13. Future building expansions, additions and remodels may be accomplished through the minor modification process, subject to the approval of the Administrative Officer. Such expansions, additions and remodels must stay within the Building Setback Line (BSL) indicated on the Final Plat and cannot exceed 25% of the building's original gross floor area at the time of rezone approval and provided that approved greenspace and parking are not decreased."*