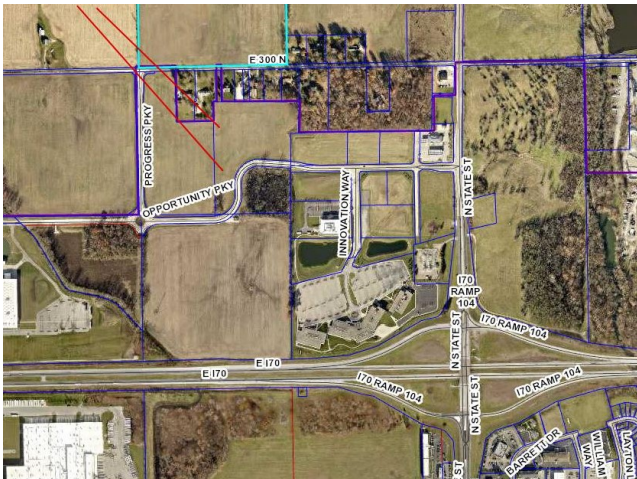


SUB25-01 & SUB25-02 Northeast corner of Progress Parkway and Opportunity Parkway, Primary & Secondary Plats, Accolade Investment Groups, LLC, requests approval of Preliminary and Secondary Plat(s) for a 3-lot subdivision named Progress Park Section III, Lots 1, 2, & 3 dividing approximately 33.47 acres +/- in the Business Park District (“BP”).

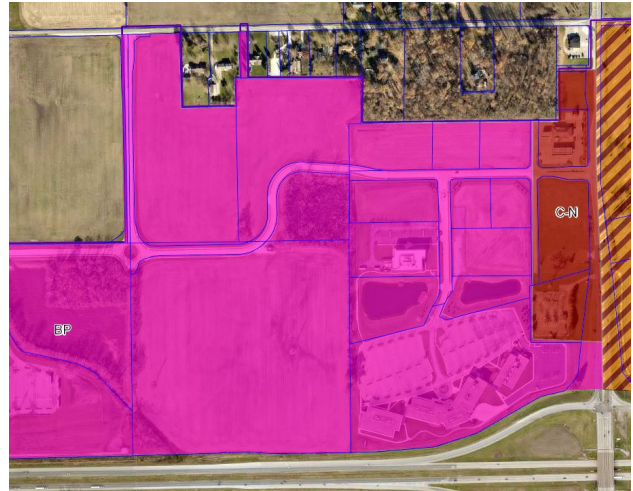
Exhibits:

1. Proposed Primary Plat for Progress Park Section III Lot 1, 2, & 3, file dated 01/05/2023
2. Proposed Secondary Plat for Progress Park Section III Lot 1, 2, & 3, file received 03/18/2025
3. Elevations, file dated 05/30/2017
4. Architectural Renderings, 10/22/2017

Location and Surrounding Uses:



Aerial Map



Zoning Map, Commercial North

North	IBP Industrial Business Park, Hancock County, Single Family Residential Use
South	BP Business Park, Vacant / Agricultural
East	BP Business Park, Recently Approved Development Plan for Hotel
West	BP Business Park, Vacant / Agricultural

History:

The Progress Park Business Park is located at the NW quadrant of I-70 and State Street and is located in the North Economic Development TIF Area. Currently the Park is occupied by Elanco, and BWI. In 2017 a PUD was submitted by Justus Development to construct a 240-unit apartment complex to be complimentary to nearby industry.

Using TIF funds, the City has constructed Opportunity Parkway running east and west through the park, as well as Progress Parkway, providing a second entrance into the Business Park from N 300 West. A portion of the right of way for these thoroughfares was dedicated by Justus from the perimeter of the proposed Progress Park Section 3 plat in 2017.

In 2017 the PUD, DUD, and Preliminary Plats were approved but Justus did not develop the site as planned, and the PUD has expired. Since that time, the City has amended the Zone Code to allow multi-family and mixed use that will bring services and amenities to the “BP” Business Park Zone District. The original Accolade Apartment plans were resubmitted by the Petitioner through the required Development Plan approval process in 2022, which was approved by this Plan commission along with

the Primary Plat under cases PC2022-03 & PC2022-04. The Petitioner also recently received BZA Approval through a Variance of Use petition (VAR25-01) to develop the Multi-Family project without an associated mixed-use commercial development, as would otherwise be required per the UDO.

The Development was never begun on site, and the plats were never recorded, however. The Development Plan never expires, but the plats do expire if not recorded in a timely manner. This is the reason for this petition needing to be resubmitted to this Plan Commission today.

Current Proposal

The Petitioner wishes to submit the same plat plans that were approved in 2022 for re-approval. The Apartment area is to be constructed on Lot 1, being approximately 24 acres. Lot 2 is a 4 acres nature preserve providing additional common area for the apartments. Lot 3 is approximately 3 acres and is planned for future commercial development.

Accolade proposes to develop a multi-family campus with multiple wellness-based amenities to promote the health and well-being of its residents. The campus will provide connectivity to outlying areas by promoting safe, pedestrian-friendly walking paths. Amenities will include a clubhouse, a pool, grill area, playground, dog park, walking trails, bike racks and an electric car charging station, and Lot 2 will be dedicated as a Nature Preserve with interpretive signage.

Access

Direct access has been provided per the approved Development Plan with two boulevard divided entries and exits onto Opportunity Parkway as well as a third boulevard divided entry and exit onto Progress Parkway. The Progress Parkway access may eventually be made available to the future land use on Lot 3. Sidewalks will be installed along all thoroughfares with the construction of the apartments on Lot 1 and the nature preserve on Lot 2. Sidewalks will be installed on Lot 3 after the secondary plat for Lot 3 is recorded, and development occurs on that lot.

Preliminary Subdivision Plat

Petitioner has filed a Preliminary plat dividing 31.47 acres into 3 lots to be known as Progress Park, Section 3, Lots 1, 2 & 3.

Lot 1 is the approximate 24-acre lot that is proposed to be developed with 13 buildings, a clubhouse, and amenities. The dog park has been identified on the preliminary plat layout on the northeast corner of the lot.

Lot 2 lies south of Opportunity Parkway and is an integral portion of the apartment community. The approved 2017 PUD plan was to construct a trail on Lot 2 for the use of the residents. Due to the wetlands on Lot 2 the trail is not feasible. The Petitioner stated that they will dedicate the area as a Nature Preserve and add interpretive signs. Lot 2 should be labeled Common area.

Lot 3 is not proposed for development at this time and is not a part of Accolade Apartments.

Secondary Plat

The Secondary Plat with detailed boundaries and setbacks has been filed by the Petitioner to be reviewed and approved by this Plan Commission. Though typically approved administratively, Secondary Plats can be approved directly by the Plan Commission, also.

Staff has reviewed the “Secondary Plat of Progress Park Section III Lots 1, 2, & 3” as filed by the Petitioner, and found it to be appropriate and in compliance with applicable codes and regulations required for it to be approved either by this Plan Commission, or Administratively by the Plan Commission's Designated Staff Representative.

Technical Review

The petitioner resubmitted the original plans provided by Justus for Tech Review on March 4, 2025.

There were few new comments from the various departments as this is a re-visit of a previously well-reviewed set of plans. Each of those comments has been or is being addressed with the various departments currently. None of the unresolved comments correlate to or have impact on the appropriateness or feasibility of the Primary and Secondary Plats as proposed by the Petitioner and which are under review by this body.

Staff Recommendation: Approve the Primary Plat, file dated 01/05/2023, and the Secondary Plat, filed 03/18/2025 based on the findings in the staff report and the following conditions:

1. “Lot 2” shall be labeled a “Common Area” on Primary Plat.
2. All public improvements shall conform to the Public Improvements Design Manual. The design and installation of all public infrastructures shall be subject to the approval of the appropriate governmental agency.
3. Subdivider shall complete all public improvements as required by a Subdivision Improvement Agreement between the Subdivider and the Board of Public Works and Safety, prior to recording the plat, or the applicant shall submit surety on an approved form, in an amount equal to 110% of the cost of the uncompleted improvements at the time of plat recording.
4. Applicant shall submit one electronic copy (tiff or pdf) of the recorded plat to the City Engineering Department, and electronic CAD and GIS shape files for incorporation into the city's records and Geographic Information System.
5. Water, Sewer, and Electric availability fees shall be paid prior to plat recording, where applicable.
6. Water, Sewer, and Power connection fees, park impact fees, road impact fees, and building permit fees shall be paid at time of permitting.