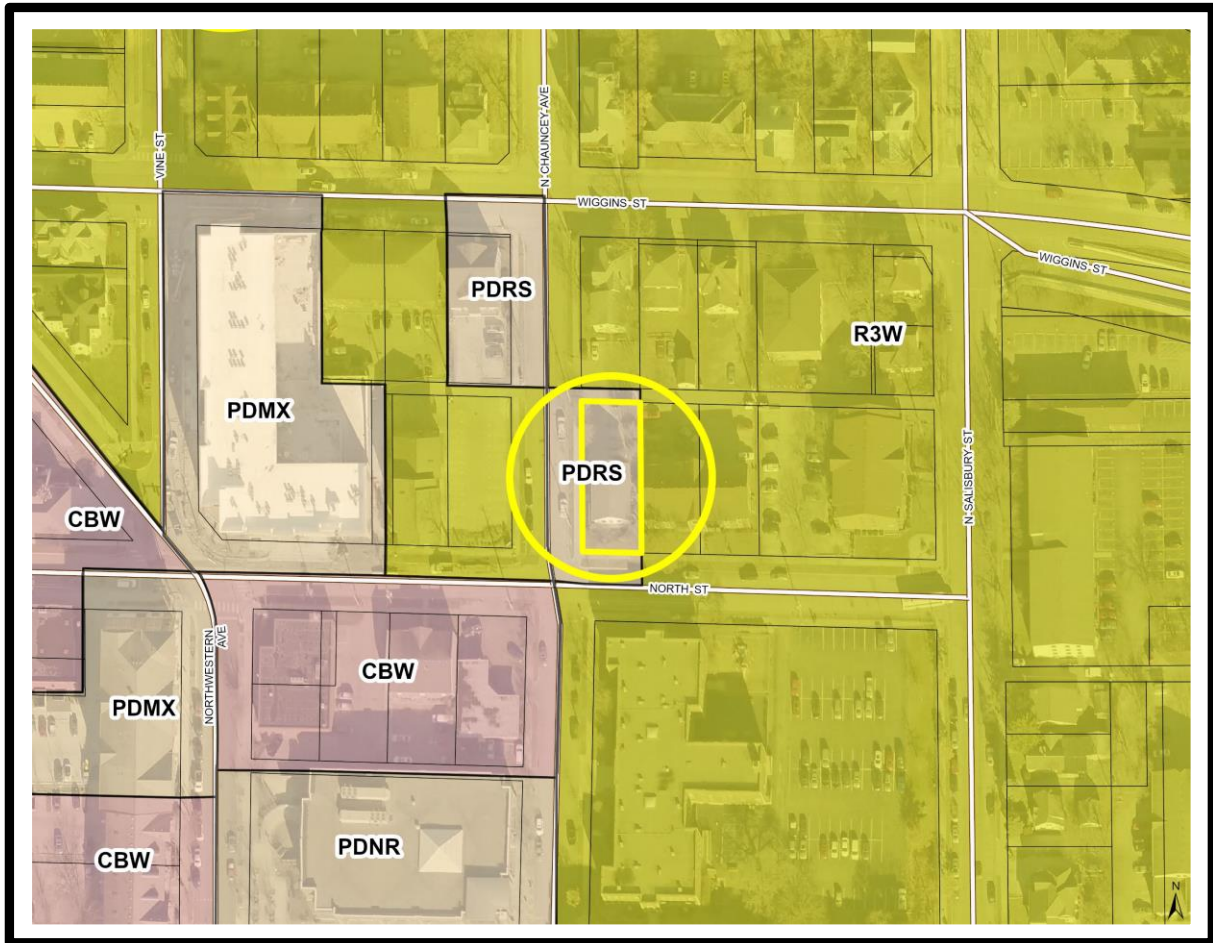

Z-2797
RESONS, LLC
(PDRS to R4W)

STAFF REPORT
July 9, 2020



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Chris Shelmon, is requesting rezoning of a lot located at the northeast corner of Chauncey Avenue and North Street, specifically, 302 N. Chauncey Avenue (Chauncey Townhouses Planned Development) in West Lafayette, Wabash 19 (NE) 23-4. Petitioner is proposing to add additional units to the existing structure which is currently prohibited per the property's planned development zone.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property was rezoned in January of 2004 from R3W to PDRS for the Chauncey Townhouses Planned Development (Z-2216). The design intent of the planned development was to build a new structure (in place of the previous converted single-family home) that retained the look of the many old homes in the vicinity that were converted to student apartments. Also, the planned development zone allowed for a higher residential density (approximately 19.7 units per acre) than what R3W permits (no higher than 15 units per acre). The property is surrounded by R3W zoning to the north, south, east, and west. To the southwest is CBW zoning and to the northwest is PDRS zoning.

AREA LAND USE PATTERNS:

This immediate vicinity is near the core of West Lafayette's downtown area. Numerous redevelopment efforts over the last two decades have been steadily transforming the Historic Chauncey Village neighborhood into a vibrant, mixed-use, downtown environment. Higher-density multi-family and retail uses dominate the neighborhood.

TRAFFIC AND TRANSPORTATION:

North Street is an urban local road and Chauncey Avenue is classified as a primary arterial according to the adopted *Thoroughfare Plan*. There are no changes planned to the existing 6-parking spaces created with the planned development.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site. Since all abutting properties are zoned residentially, there are no bufferyard requirements between residential zones.

STAFF COMMENTS:

The property is within the study-area boundary of the recently adopted (March of 2020) amendment to the *Comprehensive Plan of Tippecanoe County*, the *West Lafayette*

Downtown Plan. According to the *Plan's* future land use map (Block 8 of Chauncey Village):

*BLOCK 8 – (North Street, Wiggins Street, Salisbury Street, and Chauncey Avenue)
This block, recommended for Downtown Edge, should continue the mixed-density residential transition begun on the east half of Block 7 and continuing onto Block 9. Any non-residential uses, consistent with the intent of the Downtown Edge land use category, should be focused on the North/Chauncey intersection.*

The “Downtown Edge” land use category is described as a downtown-periphery area that should promote an appropriate residential transition to adjacent lower-density residential neighborhoods. The proposed R4W zone is well suited to provide a variety of residential options, particularly since it does not have the density requirement found in the R3W zone. The relatively modest increase in residential density proposed with this rezone petition, all within an existing building, can be easily supported by the land use recommendations of the *Plan*. Staff supports the rezone proposal.

STAFF RECOMMENDATION:

Approval