THE Area Plan Commission of TIPPECANOE COUNTY

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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

August 20, 2020
Ref. No.: 2020-201

Tippecanoe County Commissioners
20 North Third Street
Lafayette, Indiana 47901

CERTIFICATION

RE: Z-2801 WALLICK COMMUNITIES (NB to R3):
Petitioner is requesting rezoning of 5.22 acres on the west side of Paramount Drive, just south of Lark apartments (formerly known as Campus Suites), for a proposed 60-unit, three building multi-family development known as Wabash Commons in Wabash 2 (NE) 23-5.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on August 19, 2020 the Area Plan Commission of Tippecanoe County voted 17 yes - 0 no on the motion to rezone the subject real estate from NB to R3. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at their September 8, 2020 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

Sallie Dell Fahey

Sallie Dell Fahey
Executive Director

SDF/crl

Enclosures: Staff Report & Ordinances

cc: Joe Hall, Wallick Communities
Patrick Cunningham, Paramount Development Group, LLC

Z-2801
WALLICK COMMUNITIES
NB to R3

Staff Report
August 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent from property owner Paramount Development Group, LLC by its president, Patrick Cunningham, is requesting rezoning of 5.22 acres on the west side of Paramount Drive, just south of Lark apartments (formerly known as Campus Suites), for a proposed 60-unit, three building multi-family development known as Wabash Commons in Wabash 2 (NE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The zoning history on this part of the county is quite lengthy. The site is currently zoned NB, Neighborhood Business as is land adjacent to the south; the property to the north is zoned R3, Single, Two-family and Multi-family Residential. Originally all of these properties, located between the Cuppy-McClure regulated drain to the south and Hadley Lake to the north were zoned Flood Plain with a small elevated area zoned R1. In 1998, this small R1-zoned area was rezoned to NB (Z-1790). Sometime after that change, a Flood Plain certification was completed which drastically changed the FP boundary taking a majority of this land out of the FP and at the same time expanded the NB zone. In 2001, the 16 acres adjacent to the north were rezoned from NB to its current R3 designation.

Four acres to the southeast of the site in question has been rezoned three times (Z-1918, R1 & NB to R3; Z-2090, R3 to NB; and Z-2516, NB to R3) and is currently on this agenda as the site of Paramount Minor Subdivision (a two-lot split which will result in apartments on one of the two lots). A commercial building under construction to the south at the northwest corner of Sagamore Parkway and Paramount is the location of a signage variance on the August ABZA agenda.

While there is a plethora of zones within a mile radius of the site, only three are adjacent to the property: R3 to the north and east, NB to the south and FP to the west.

AREA LAND USE PATTERNS:

The site is currently unimproved. Half of an existing stormwater basin is located in the southwest corner of the rezone site. Although the property is composed of pieces of five separate small tracts, a multi-family subdivision is required in order to build the proposed development; this required plat will eliminate these old property lines. The nonbinding site plan (attached) shows a clubhouse and three buildings with a total of 60 low-income units (6 one-bedroom; 27 two-bedroom; and 27 three-bedroom units).

Surrounding the site in question are: Lark apartments; Lakeshore subdivision (duplexes); Lark townhomes (formerly Baywater Townhomes); and opposite the Cuppy-McClure county regulated drain, the US 52 mobile home estates.

TRAFFIC AND TRANSPORTATION:
The required 120 paved parking spaces have been shown on the submitted site plan. The site is located on Paramount Drive, classified by the adopted *Thoroughfare Plan* as a rural local road. An old proposed alignment for a connector between US 52 and I-65 was shown running through this property, but that plan has been replaced in favor of an alignment farther to the north of the site in question. CityBus has a route (21 A) that stops at the corner of Paramount and Pacific Drive which would be the driveway entrance to the proposed apartments.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
American Suburban Utilities and Indiana-American Water serve the rezone site. Drainage approval from either Drainage Board or the County Surveyor will be necessary to complete the subdivision process.

STAFF COMMENTS:
The many R3 rezone staff reports written over the decades for this area included both recommendations of approval and denial. The negative recommendations at times were due to issues with sanitary sewer and drainage, other times staff argued for single-family developments to the north with higher densities extending to the south with commercial closest to Sagamore Parkway. These arguments are no longer valid since sewer and water are both available and land to the north already is developed with apartments.

Staff has more recently argued to limit the locations for new apartments, particularly apartments for Purdue students, to the downtown area of West Lafayette. Anecdotal evidence as well as the latest Rental Study would indicate a higher percentage of vacancies for student apartments farther away from campus. Currently, (or at least pre-Covid), it appears students prefer to live closer to both classes and city amenities than previous generations that relied heavily on their cars. The jury is still out on if the virus will change people's perceptions about living in a more densely populated environment.

Petitioner's website, however, indicates that it builds apartments for "low-income families and seniors," a demographic that could use additional choices in places to live. It is important to note that this site is located on a CityBus route. With existing multi-family developments adjacent to the north, northeast, east and a new apartment development likely to the southeast, it seems pointless to argue against an R3 rezone in this location.

STAFF RECOMMENDATION:
Approval

Z-2801

ORDINANCE NO._____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM NB TO R3

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA:

Section 1: The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana

A part of the East Half of the Northeast Quarter of Section Two, Township Twenty-three North, Range Five West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows:
Commencing at the Southwest Corner of the Northeast Quarter of Section 2, Township 23 North, Range 5 West; thence North 88 degrees 38 minutes 29 seconds East along the south line of said quarter section (basis of bearing is the Paramount-Lakeshore Subdivision Phase One, Section One as per the plat thereof recorded in Plat Cabinet G, Slide 60, as document 200303024192 in the Office of the Recorder of Tippecanoe County, Indiana) 1307.57 feet to the Southwest Corner of the East Half of said quarter section; thence North 00 degrees 05 minutes 46 seconds East 1053.60 feet along the west line of said east half to the POINT OF BEGINNING of this description; thence continuing along said west line North 00 degrees 05 minutes 46 seconds East 440.22 feet to the south line of a tract of land granted to SSC Avenue North Apartments, LLC as instrument #201818000182 in said Office of the Recorder; thence South 89 degrees 56 minutes 48 seconds East 595.63 feet to the west line of Paramount Drive as described in said Paramount-Lakeshore Subdivision Phase One, Section One; The next three (3) courses are along said west line of Paramount Drive; (1) thence South 05 degrees 53 minutes 52 seconds East 252.31 feet; (2) thence along a tangent curve to the right (said curve having a radius of 170.00 feet and a chord bearing South 02 degrees 55 minutes 20 seconds East, 17.65 feet) an arc distance of 17.66 feet; (3) thence South 00 degrees 03 minutes 12 seconds West 51.84 feet; thence North 89 degrees 56 minutes 48 seconds West 501.93 feet; thence South 00 degrees 05 minutes 46 seconds West 69.48 feet; thence South 41 degrees 37 minutes 55 seconds East 122.15 feet; thence South 47 degrees 17 minutes 37 seconds West 138.53 feet; thence North 60 degrees 54 minutes 16 seconds West 3.34 feet; thence North 41 degrees 37 minutes 55 seconds West 77.58 feet; thence North 31 degrees 21 minutes 48 seconds West 88.34 feet to the point of beginning and containing 5.220 acres, more or less.

Section 2: The above-described real estate should be and the same is hereby rezoned from NB to R3.

Section 3: This ordinance shall be in full force and effect from and after its adoption.

Z-_____

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this _____ day of _____, 20___.

VOTE:

_____ _____

Tracy Brown, President

_____ _____

Thomas Murtaugh, Vice President

_____ _____

David Byers, Member

ATTEST:

_____

Robert Plantenga, Auditor