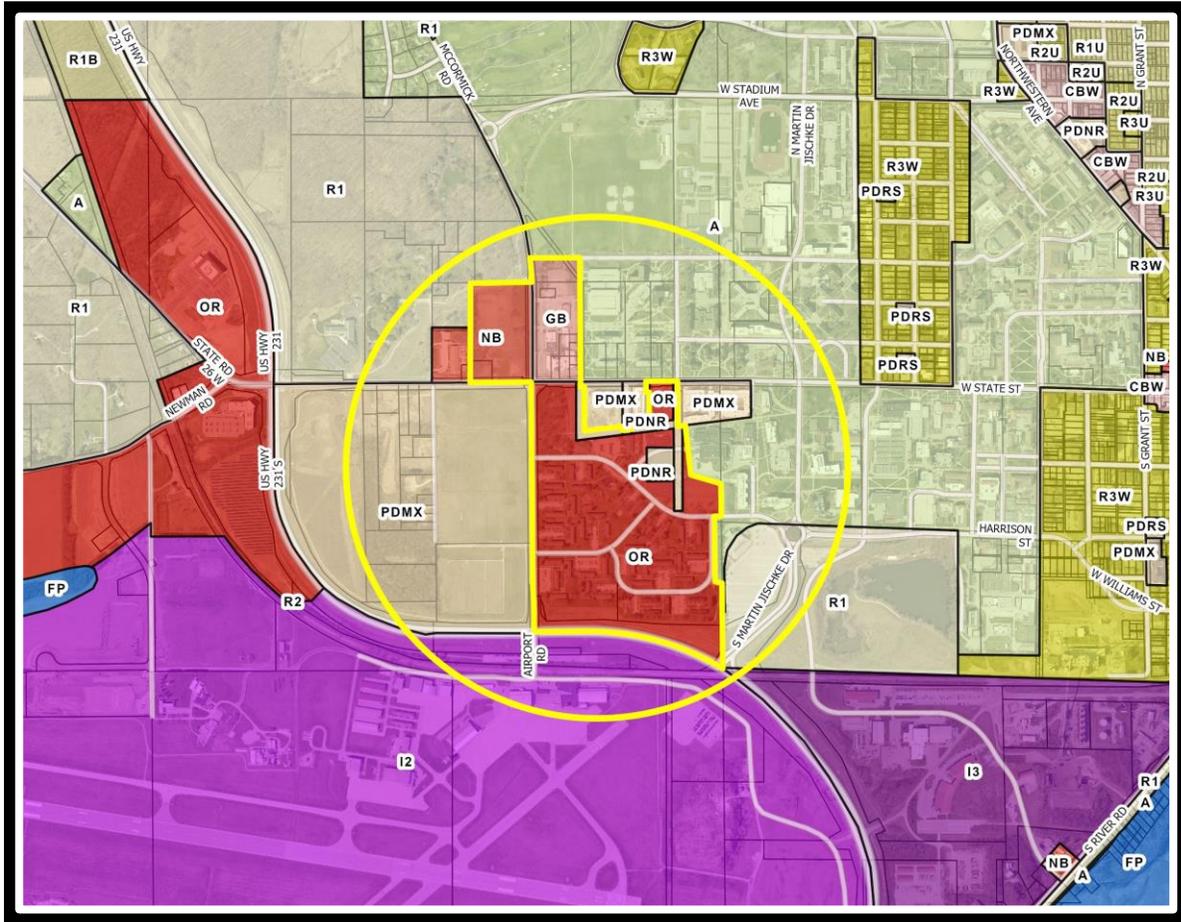

Z-2809
PURDUE RESEARCH FOUNDATION
(GB, NB, OR, PDMX, & PDNR to CBW)

STAFF REPORT
October 15, 2020



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PURDUE RESEARCH FOUNDATION
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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