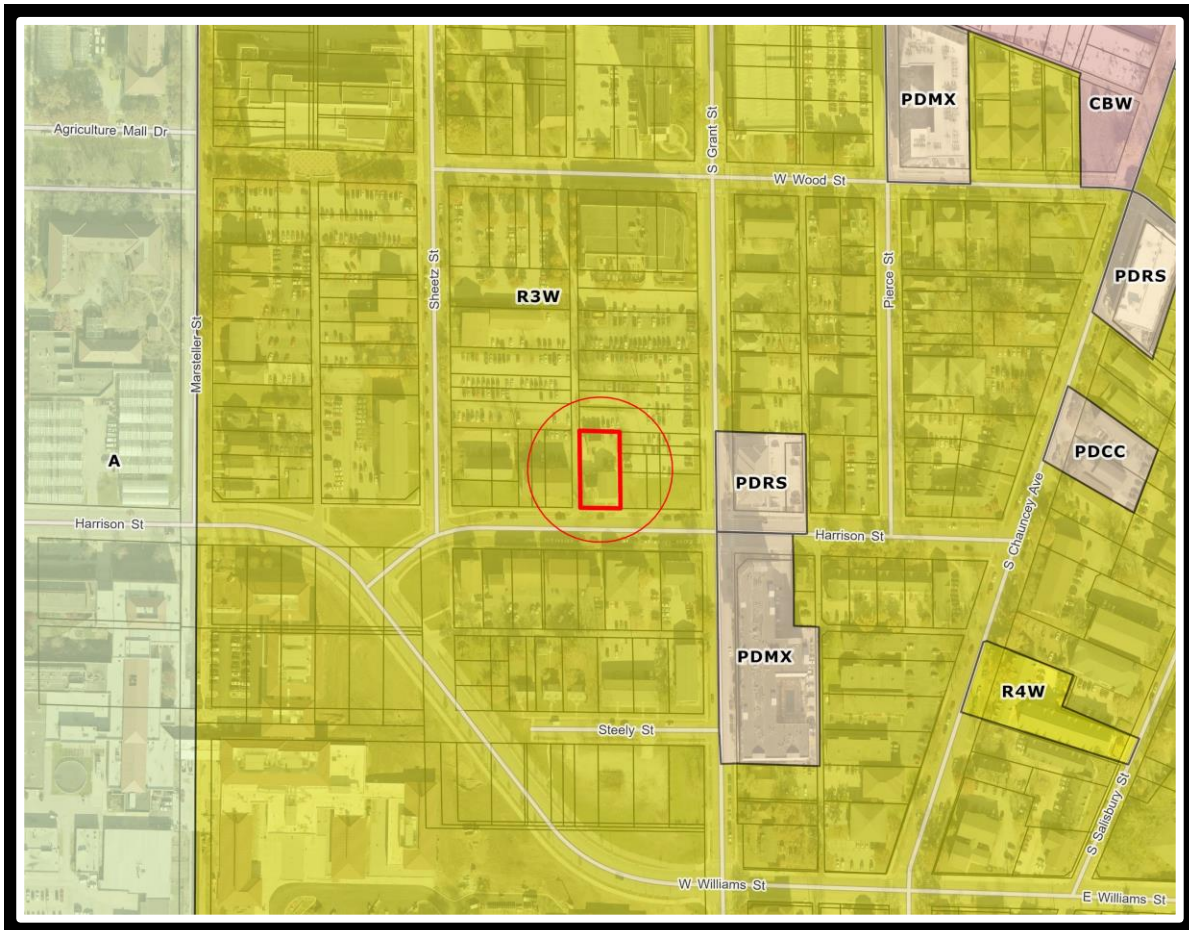

Z-2858
PATRICK O'NEIL & MELINDA O'NEIL
(R3W to R4W)

STAFF REPORT
May 12, 2022



Z-2858
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R3W to R4W

Staff Report
May 12, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners (and owners of the property), represented by attorney Kevin Riley, are requesting rezoning from R3W to R4W for a single lot located at 418 Harrison Street, located on the north side of Harrison, between S. Grant and Sheetz Streets, West Lafayette, Wabash 19 (SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property in this case is presently zoned R3W. Rezoning activity in the area has been limited to a variety of planned developments approved in the blocks to the north and west of the subject property.

AREA LAND USE PATTERNS:

This site currently contains a multi-family converted home and adjacent low-rise apartment buildings. Multi-family residential uses of varying densities surround the subject property.

TRAFFIC AND TRANSPORTATION:

Harrison Street is an urban local road according to the adopted *Thoroughfare Plan*. Vehicular access to the property can presently be made from a driveway along the property's east lot line from Harrison Street and from a public alley along the property's west property line.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

The R4W zone removes the density requirement found in the R3W zone. The neighborhood south of Wood Street has long been a student-oriented, multi-family residential area, with newer projects making use of both planned development zoning and R4W zoning to increase density. The redevelopment effort proposed by the petitioner is following a similar trajectory and is acceptable given its adjacencies and proximity to campus.

STAFF RECOMMENDATION:

Approval