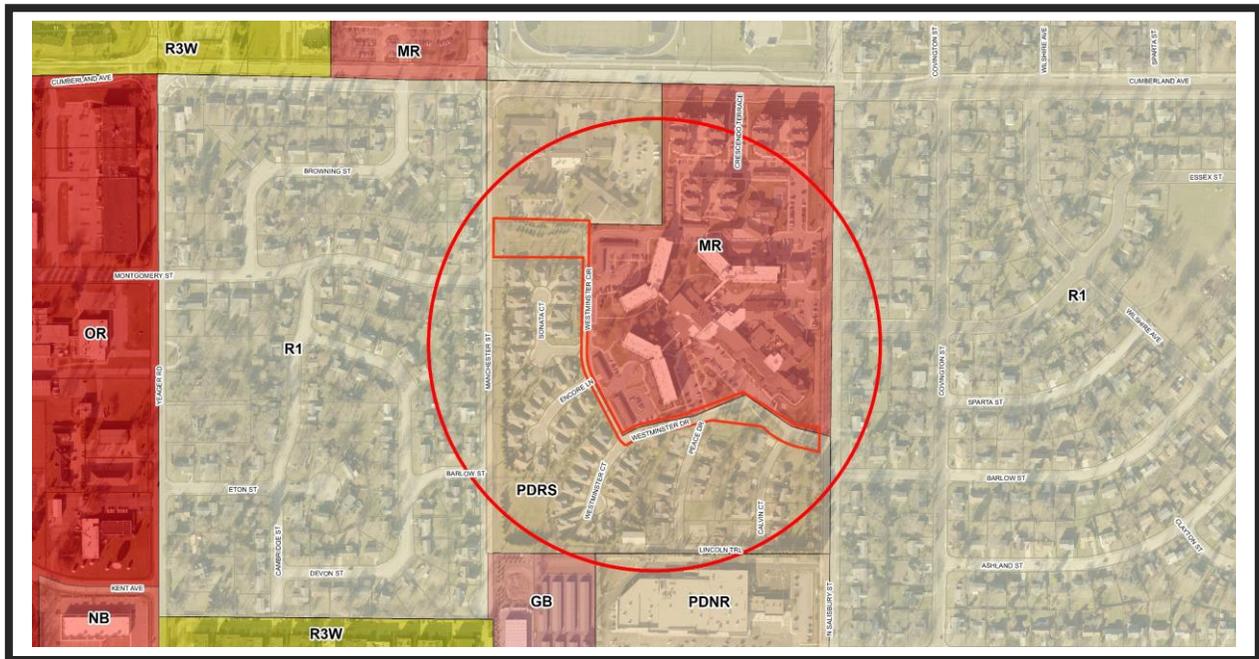

Z-2767
WESTMINSTER VILLAGE WEST LAFAYETTE, INC.
(PDRS to MR)

STAFF REPORT
July 11, 2019



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner, represented by attorney Chris Shelmon, is requesting the rezoning of a portion of two existing planned developments within Westminster Village, West Lafayette, Wabash 7 (NW) 23-4. The purpose of this rezone is to allow for future redevelopment of this area under MR regulations. A PD rezone petition accompanying this petition (Z-2760) is intended to complete the overall redevelopment effort.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is zoned PDRS with two past planned development rezones of Westminster Village. A mix of residential, commercial, medical-related, and planned development zoning surrounds the site.

AREA LAND USE PATTERNS:

The site in question is currently developed with private roads, landscaping, and surface parking areas connected with the Westminster Village project. The planned development-zoned (PDRS) portion of Westminster Village (which contains the cottage homes) and the medical-related-zoned (MR) portion of Westminster Village surround the site. The Sagamore Commons shopping center is to the south of Westminster Village while single-family residential neighborhoods are found to the east and west. City park land is located to the north, across Cumberland Avenue.

TRAFFIC AND TRANSPORTATION:

Westminster Drive has access off Salisbury Street. *The Thoroughfare Plan* classifies Salisbury Street as a primary arterial. According to the petitioner, access to Salisbury Street may shift slightly in a redevelopment scenario on the MR-zoned portion (subject to city engineer approval of a driveway permit), but generally is anticipated to be in the current location.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities serve the site.

STAFF COMMENTS:

This rezone is meant to act as a companion to a PDMX rezone of the planned development portion of Westminster Village (Z-2760). With this accompanying PDMX rezone the overall redevelopment picture will be complete. Coupled with this MR petition, the proposed new mix of uses and redevelopment options for the planned development portion of Westminster Village will ensure Westminster's ability to respond to changing market demands and the needs of their residents. This modest MR rezone proposal essentially redraws the boundary between the MR and PD portions allowing a little more acreage for the MR portion to redevelopment and/or expand under those regulations.

STAFF RECOMMENDATION:

Approval