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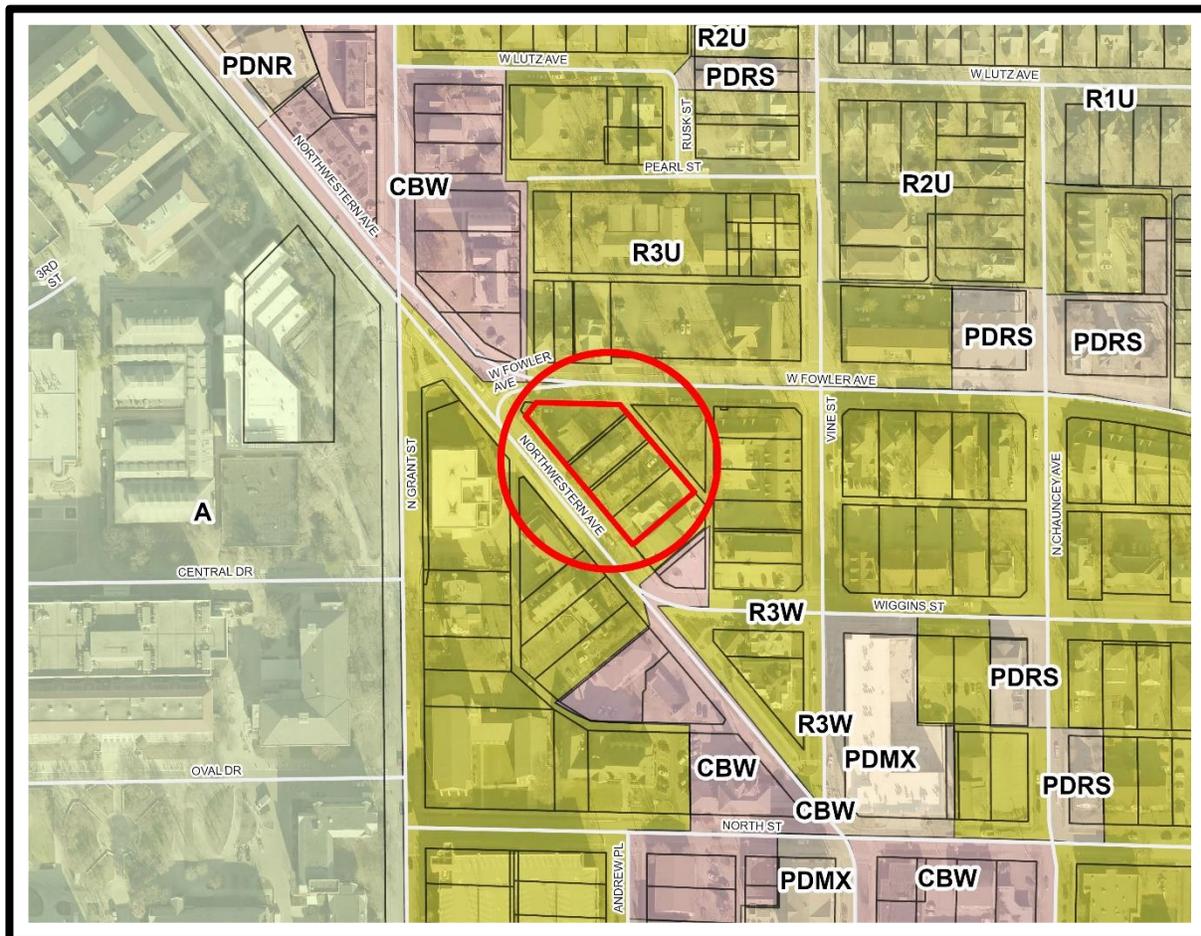
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**S-4898**  
**KAPPA DELTA THETA NU MINOR SUBDIVISION**  
**(minor-sketch)**

**STAFF REPORT**  
**February 13, 2020**

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**S-4898**

**KAPPA DELTA THETA NU MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**February 13, 2020**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner Theta Nu Housing, LLC represented by Patrick Williams of TBird Design Services Corporation, and with consent of the four lot owners, is seeking primary approval to replat four lots (Lots 3, 4, 5, & 6 in Lentz's Addition) into one 0.61 acre lot, located at the southeast corner of Northwestern Avenue and Fowler Avenue, in West Lafayette, Wabash 19 (NE) 23-4. A sorority is planned for the site; a number of variances regarding parking, building height and setbacks has also been filed for this project. The variances, BZA-2031, will be heard at the February 26<sup>th</sup> ABZA meeting.

**AREA ZONING PATTERNS:**

The four lots in the request are all zoned R3W as is all surrounding property except across Fowler Avenue to the north/northeast which is zoned R3U and to the northwest which is zoned CBW. Farther to the southeast along both sides of Northwestern, zoning is a mix of CBW and various Planned Development districts.

**AREA LAND USE PATTERNS:**

Currently on site are a duplex and three apartment buildings. Student apartments are the primary land use in this neighborhood so close to the Purdue campus with Bailey Hall across Northwestern to the west. Our Savior Lutheran Church is across Fowler to the northeast and the Delta Tau Delta fraternity is across the street to the north.

**TRAFFIC AND TRANSPORTATION:**

Both Northwestern and Fowler are classified as urban primary arterials which require an 80' wide (40' half-width) right-of-way. Currently the rights-of-way for both streets are 60' (or 30' half-width). Instead of dedicating an additional ten feet of right-of-way to both streets, which would require new UZO variances and delay the ABZA hearing by a month, petitioner has chosen to apply for subdivision variances to not dedicate the additional right-of-way. These requests will go before the West Lafayette Board of Works on Tuesday, February 18<sup>th</sup>.

West Lafayette is requiring a "no vehicular access" statement be platted along both the Fowler and Northwestern frontages; the sole access to the site will be from the existing alley off Fowler.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Drainage on site will be reviewed at the time of building permit issuance. Sewer and

water are both available to the site; although an upgrade to the sewer system may be needed prior to construction.

**CONFORMANCE WITH UZO REQUIREMENTS:**

If the ABZA grants the UZO variances requested, a note is needed on the final plat that lists the approved variances; the revised setbacks would need to be shown on the drawing as well. No bufferyard is required. Lot width and area meet R3W zone standards.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Variances

1. A variance to waive the required additional half width right-of-way dedication of 10-ft along the Northwestern Avenue frontage to create the total 40-ft half width right-of-way required for an urban primary arterial. (USO Section 5.3-3-b)
2. A variance to waive the required additional half width right-of-way dedication of 10-ft along the Fowler Avenue frontage to create the total 40-ft half width right-of-way required for an urban primary arterial. (USO Section 5.3-3-b)

B. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. A "No Vehicular Access" statement shall be platted along the Northwestern and Fowler Avenue right-of-way lines.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted as granted or denied by the ABZA with notes referencing BZA-2031.
4. The street address and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.