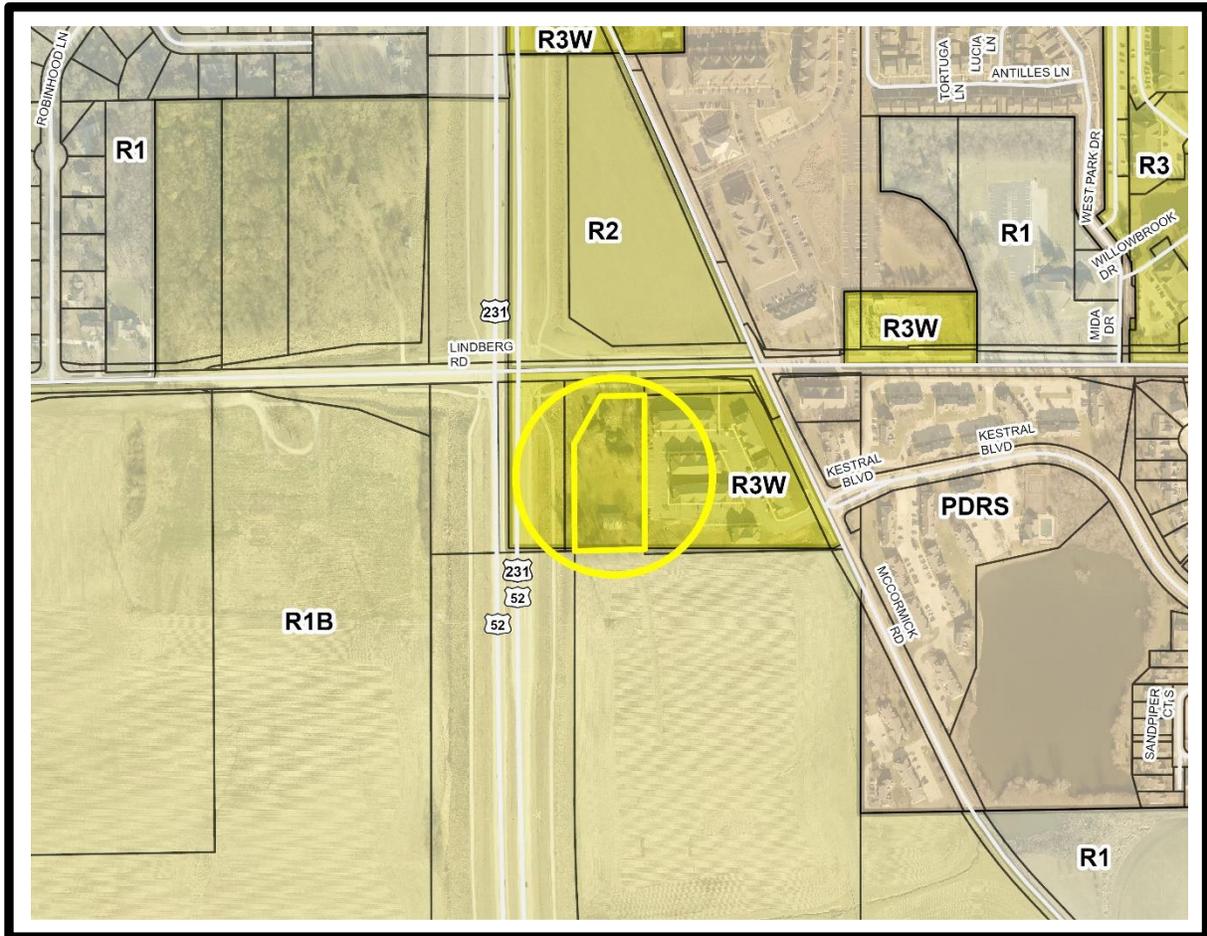

BZA-2033
THE RIDGE GROUP, INC.
(variance)

STAFF REPORT
May 21, 2020



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Variance

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Chris Shelmon, is requesting a parking variance to allow 76 spaces instead of the required 120 spaces for a proposed two-story multi-family building (containing a total of 60 units: 52 one-bedroom and 8 two-bedroom) on R3W-zoned land. The 2.09-acre property is located at the southeast corner of Lindberg Road and US 231 in West Lafayette, Wabash 14 (NE) 23-4. (UZO 2-10-12)

AREA ZONING PATTERNS:

This site is currently zoned R3W. This property was rezoned from R1 as part of the US 231 Corridor rezone following the adoption of the *US 231 Corridor Plan Amendment* to the *Comprehensive Plan* in 2018, (Z-2743). The property to the east is also zoned R3W. Land to the south and west across US 231 is zoned R1B. Land to the north across Lindberg is zoned R2. All these properties were examined for preferred zones as part of the corridor plan amendment and rezone.

AREA LAND USE PATTERNS:

Currently, this site has a single-family home and outbuilding. Adjacent to the east are multi-family units that were constructed within the last ten years. Further east across McCormick Road are additional multi-family developments. South and west across 231 are open farm fields owned by Purdue or PRF. North of the site, between Klondike and US 231, is undeveloped property.

The *US 231 Corridor Plan* classifies this site as Medium Density Residential which promotes a denser mix of residential structures utilizing design standards consistent with the R3W zones. This denser residential use is a transition from lower density residential areas to commercial and mixed-use areas. No variances have been granted in this area of the county under the current ordinance, since 1998. Instead of variances, developers have been going through the planned development process to change development standards.

TRAFFIC AND TRANSPORTATION:

This site has frontage on US 231 and Lindberg. Access is limited to Lindberg Road. The site plan shows a right in and right out entrance on Lindberg Road. Access will be reviewed and permitted by the West Lafayette City Engineer's office. There is concern about the access being so close to the intersection of Lindberg and US 231. Parking for multi-family in the R3W is two spaces per unit. This site is not considered university proximate according to the zoning ordinance. The required bicycle parking is one space

per unit; the submitted site plan shows 60 bicycle spaces. Deliveries are becoming more frequent to all residents which creates the need for additional spaces for short term parking.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water are available on this site. According to the site plan, greenspace coverage will be met. Drainage will be reviewed by the West Lafayette City Engineer's office.

STAFF COMMENTS:

Petitioner is requesting a variance to reduce the parking on site from 120 spaces to 76 spaces. The plan shows 60 units proposed with 68 bedrooms. The ordinance requires two parking spaces per unit.

While multi-family use for the subject project is supported by staff, there is nothing particularly unusual about the site that necessitates the need for the variance being requested. This site is still in a suburban setting, vehicle parking is a necessity and the UZO's development requirements ensure more than enough is provided. How many spaces per bed and additional spaces for guests is the discussion point that we routinely struggle with as development becomes denser throughout the community. Staff believes that based on the proximity to campus, the majority of residents at this site will be students. Based on recent feedback from developers and Purdue, students are not as reliant on cars as they have been in the past, but this site is not in the middle of campus and shopping still requires vehicular travel. Additionally, the site could be redesigned to accommodate the required parking needs.

Regarding the ballot items:

1. The Executive Committee of the Area Plan Commission on May 6, 2020 determined that the variance requested **IS NOT** a use variance.

And it is staff's opinion that:

2. Granting this variance **WILL** be injurious to the public health, safety, and general welfare of the community. There is a correlation between numbers of units/residences in a location and the number of vehicular trips generated. The proximity of the entrance to the intersection could be injurious to anyone using this intersection. The more units/residences permitted the more dangerous this intersection becomes to the safety of the traveling public. Reducing the parking requirements will not reduce the vehicular access because more deliveries will need to be made if residents are making the trips themselves.
3. Use and value of the area adjacent to the property included in the variance request **WILL** be affected in a substantially adverse manner. The neighboring property developed in a conforming manner; it is the staff's responsibility to be constant to all developers and apply the standards as consistently as possible. Granting this variance

would allow this site to have different standards than the neighboring property to the east.

4. The terms of the zoning ordinance are being applied to a situation that **IS** common to other properties in the same zoning district. The plan recommends development that meets the R3W standards. The neighboring property was able to develop under the existing development standards without the need for a variance and this site has no unique physical features. A smaller building could be built or a different development design could be fashioned that would meet the required parking standards.
5. Strict application of the terms of the zoning ordinance **WILL NOT** result in an unusual or unnecessary hardship as defined in the zoning ordinance. The site could be developed in a conforming manner, it is only the developer's desire for less parking than the ordinance requires that is the impetus for this request.

Note: Questions 5a. and 5b. need only be answered if a hardship is found in Question 5 above.

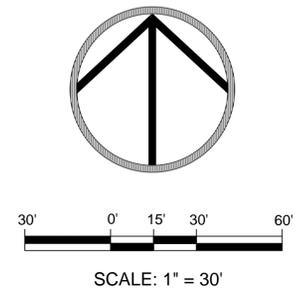
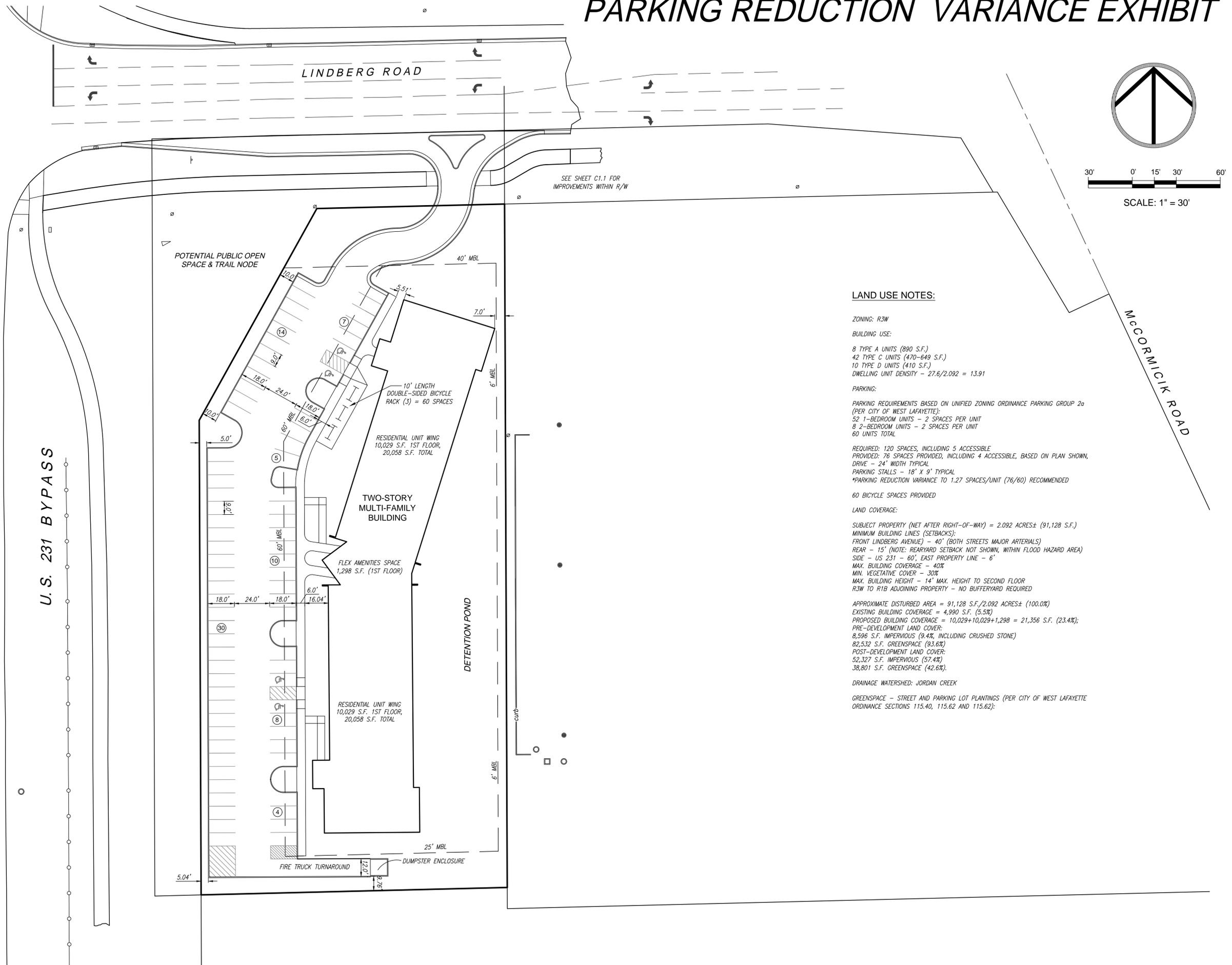
5a. The hardship involved **IS** self-imposed or solely based on a perceived reduction of or restriction on economic gain. A conforming design could be constructed to meet the ordinance requirements.

5b. The variance sought **DOES NOT** provide only the minimum relief needed to alleviate the hardship. Staff cannot argue for minimum relief for a property that is a greenfield development with no site irregularities.

STAFF RECOMMENDATION:

Denial

PARKING REDUCTION VARIANCE EXHIBIT



LAND USE NOTES:

ZONING: R3W
 BUILDING USE:
 8 TYPE A UNITS (890 S.F.)
 42 TYPE C UNITS (470-649 S.F.)
 10 TYPE D UNITS (410 S.F.)
 DWELLING UNIT DENSITY - 27.6/2,092 = 13.91

PARKING:
 PARKING REQUIREMENTS BASED ON UNIFIED ZONING ORDINANCE PARKING GROUP 2a (PER CITY OF WEST LAFAYETTE):
 52 1-BEDROOM UNITS - 2 SPACES PER UNIT
 8 2-BEDROOM UNITS - 2 SPACES PER UNIT
 60 UNITS TOTAL

REQUIRED: 120 SPACES, INCLUDING 5 ACCESSIBLE
 PROVIDED: 76 SPACES PROVIDED, INCLUDING 4 ACCESSIBLE, BASED ON PLAN SHOWN.
 DRIVE - 24' WIDTH TYPICAL
 PARKING STALLS - 18' X 9' TYPICAL
 *PARKING REDUCTION VARIANCE TO 1.27 SPACES/UNIT (76/60) RECOMMENDED

60 BICYCLE SPACES PROVIDED

LAND COVERAGE:
 SUBJECT PROPERTY (NET AFTER RIGHT-OF-WAY) = 2.092 ACRES± (91,128 S.F.)
 MINIMUM BUILDING LINES (SETBACKS):
 FRONT LINDBERG AVENUE) - 40' (BOTH STREETS MAJOR ARTERIALS)
 REAR - 15' (NOTE: REARIYARD SETBACK NOT SHOWN, WITHIN FLOOD HAZARD AREA)
 SIDE - US 231 - 60', EAST PROPERTY LINE - 6'
 MAX. BUILDING COVERAGE - 40%
 MIN. VEGETATIVE COVER - 30%
 MAX. BUILDING HEIGHT - 14' MAX. HEIGHT TO SECOND FLOOR
 R3W TO R1B ADJOINING PROPERTY - NO BUFFERYARD REQUIRED

APPROXIMATE DISTURBED AREA = 91,128 S.F./2,092 ACRES± (100.0%)
 EXISTING BUILDING COVERAGE = 4,990 S.F. (5.5%)
 PROPOSED BUILDING COVERAGE = 10,029+10,029+1,298 = 21,356 S.F. (23.4%)
 PRE-DEVELOPMENT LAND COVER:
 8,596 S.F. IMPERVIOUS (9.4%, INCLUDING CRUSHED STONE)
 82,532 S.F. GREENSPACE (93.6%)
 POST-DEVELOPMENT LAND COVER:
 52,327 S.F. IMPERVIOUS (57.4%)
 38,801 S.F. GREENSPACE (42.6%)

DRAINAGE WATERSHED: JORDAN CREEK

GREENSPACE - STREET AND PARKING LOT PLANTINGS (PER CITY OF WEST LAFAYETTE ORDINANCE SECTIONS 115.40, 115.62 AND 115.62):

SITE PLAN AND GEOMETRICS
 TWO-30 ONE FLATS
 LINDBERG ROAD & U.S. 231, WEST LAFAYETTE, IN

Drawn By: EJJ
Proj. No.: 20206485
Dwg. Date: 2/24/20
Dwg. Scale: 1"=30'
Revised:

STARR ASSOCIATES
 LAND SURVEYORS & ENGINEERS
 215 ALABAMA STREET
 LAFAYETTE, INDIANA 47901
 (765) 471-8813
 WWW.STARRSURVEYING.COM

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