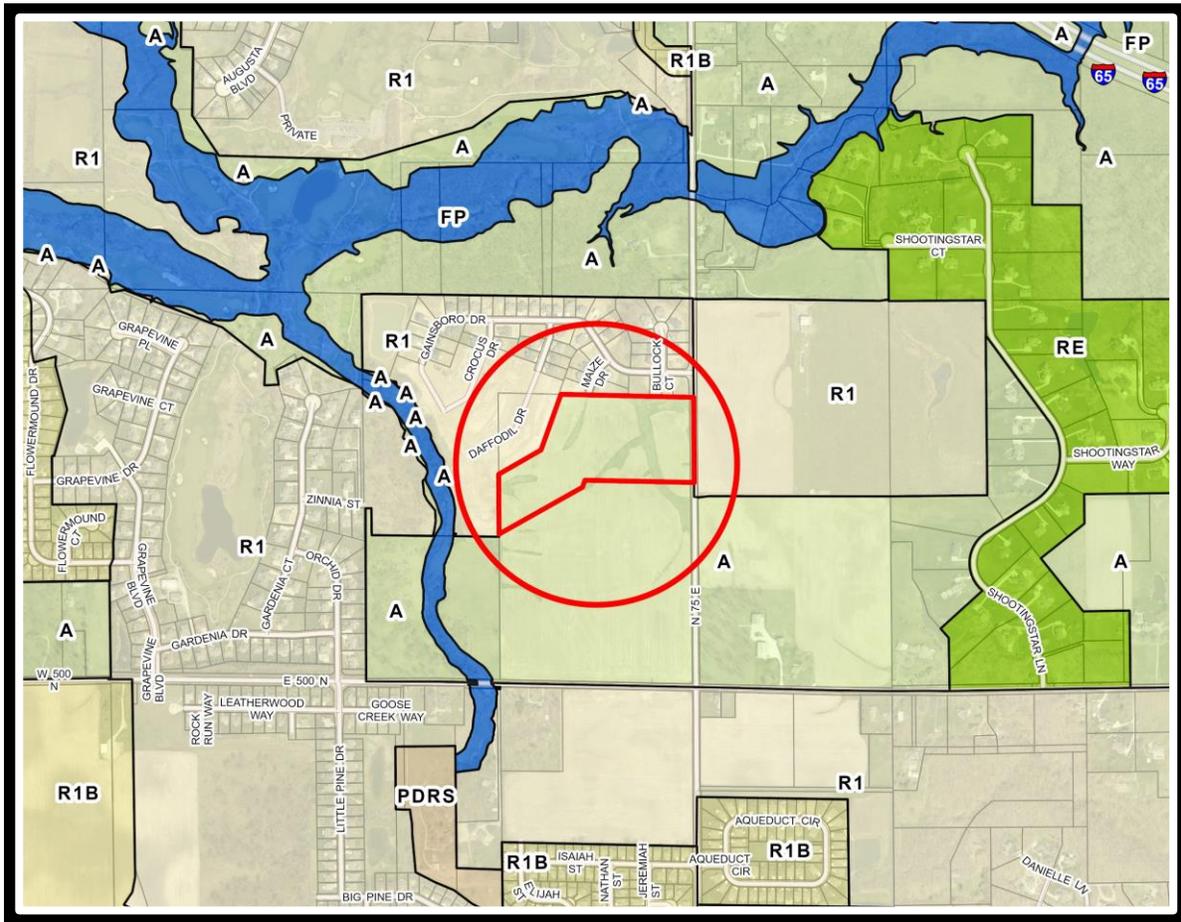

Z-2806
TIPPECANOE DEVELOPMENT, LLC
(A to R1)

STAFF REPORT
October 15, 2020





ANTICIPATED
STORMWATER
DETENTION LOCATION

OAK RIDGE SUBDIVISION
SECTION ONE

COUNTY ROAD 75 EAST

OAK RIDGE SUBDIVISION
SECTION TWO

LAYOUT SHOWN IS
CONCEPTUAL ONLY AND
WILL BE ESTABLISHED
DURING SCHEMATIC DESIGN

Z-2806
TIPPECANOE DEVELOPMENT, LLC
A to R1

Staff Report
October 15, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner, Tippecanoe Development, LLC by its member Derrin Sorenson, represented by attorney Daniel Teder, is requesting rezoning of 16.77 acres for a single-family subdivision of approximately 38 lots (Oak Ridge Subdivision, Section 2) located on the west side of CR 75 E, between CR 500 & 600N, Tippecanoe 29 (SE) 24-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Before 1998, land throughout the area was zoned Agricultural dating back to 1965. In September 1998, the Winding Creek rezone cases (Z-1792 & Z-1793) changed 231 acres from A to R1 and R1B. Then in 2013, 54.73 acres were rezoned from A to R1 for the first section of Oak Ridge Subdivision adjacent to the north. Currently, the site has R1 zoning adjacent to the west, north and east; Agricultural zoning is to the south. A sliver of Flood Plain zoning exists farther to the west.

AREA LAND USE PATTERNS:

The 16-acre site is currently undeveloped. A nonbinding project map has been submitted that shows 38 proposed single-family lots.

Winding Creek Subdivision is west of the FP zoned waterway; Oak Ridge Subdivision adjoins to the north. Farther to the east is Meadowgate Estates (RE) Subdivision. Besides these single-family subdivisions, land use in the area is either large-lot residences, wooded areas, or farmed. Coyote Crossing golf course is farther to the west; half a mile to the south, more single-family subdivisions exist within the city limits of West Lafayette.

TRAFFIC AND TRANSPORTATION:

This proposed section of Oak Ridge Subdivision would not access CR 75 E directly, but through the existing streets of Oak Ridge Subdivision, Section 1. A new street segment for Maize Drive as well as a new yet unnamed cul-de-sac is proposed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Indiana American Water will serve the site as well as American Suburban Utilities; these mains will be extended from Oak Ridge Section 1 into this new section. A stormwater detention area has also been shown on the nonbinding conceptual plan. Drainage and

erosion control plans will need to be approved by the County Drainage Board as part of the subdivision construction plan approval.

STAFF COMMENTS:

This R1 rezone will allow the expansion of the adjacent single-family subdivision to the north. With access to sanitary sewer and water utilities, and with the West Lafayette corporate boundary less than half a mile to the south, this is a logical expansion.

STAFF RECOMMENDATION:

Approval