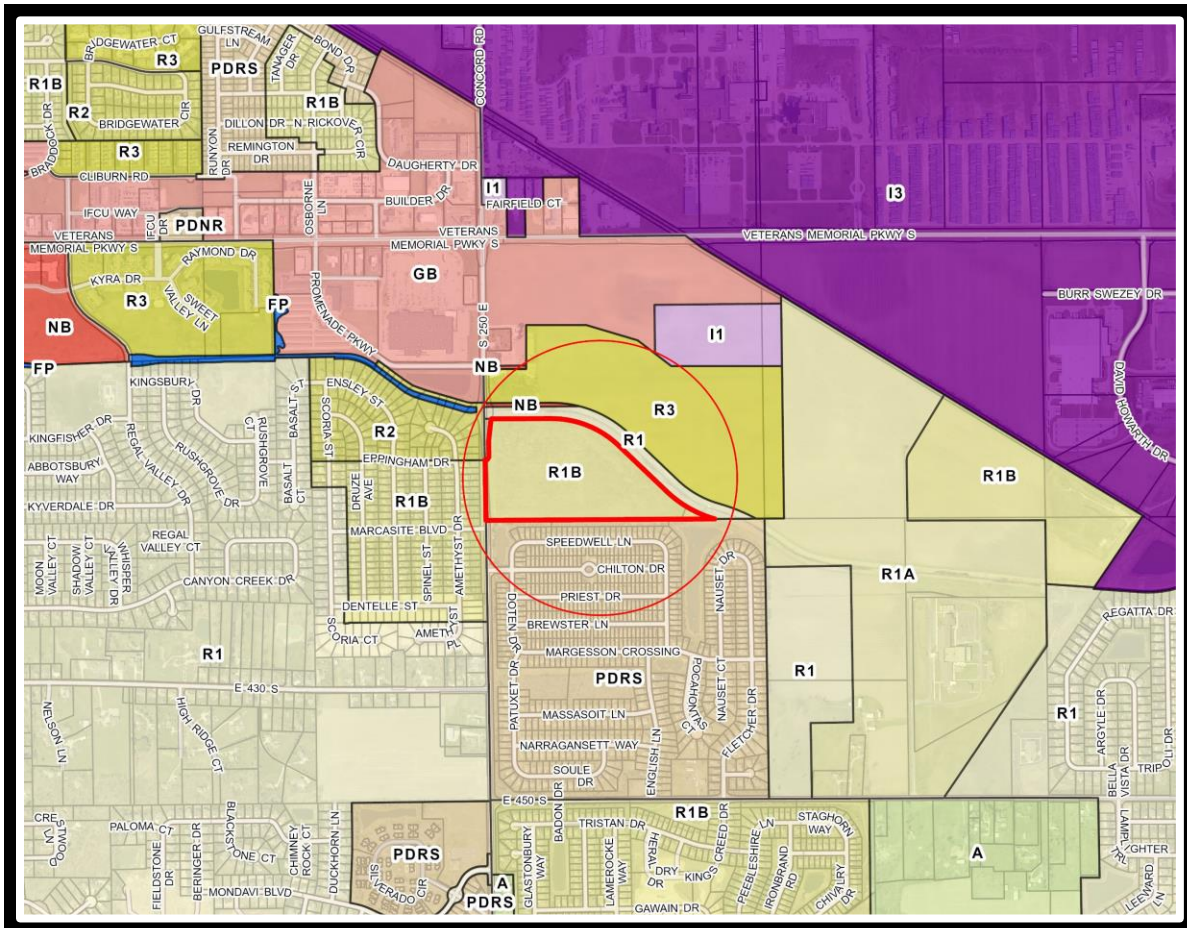

Z-2822
TIPPECANOE DEVELOPMENT II, LLC
(R1B to R2)

STAFF REPORT
April 15, 2021



A Z-2822
TIPPECANOE DEVELOPMENT II, LLC
R1B to R2

Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting the rezoning of 32.4 acres from R1B to R2. A duplex development is planned for this land that is located southeast of the Concord Road and Veteran's Memorial Parkway intersection, which is immediately north of Benjamin Crossing Planned Development, Wea 10 (SE) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The oldest zoning maps show this property with R1 zoning. In 2018, the same petitioner rezoned this land to R1B for a proposed development that never materialized. Surrounding zoning is all residential with R2 and R1B to the west across Concord, PDRS zoning adjacent to the south and R3 land north across the Kirkpatrick Ditch. This R3 land was rezoned in 2019 (Z-2773).

A node of mostly commercial zoning exists to the northwest at the Concord/Veteran's Memorial Parkway intersection. Industrial zoning is located east of this intersection, stretching to US 52 and beyond.

On this same APC agenda are two rezones to remap the Flood Plain zoning along the JN Kirkpatrick Ditch. These rezones will have no impact on this proposed development.

AREA LAND USE PATTERNS:

The land in this request is currently farmed. Single-family developments surround this site to the west (Stones Crossing) and south (Benjamin Crossing). Unimproved farmland is located north of the site across the Kirkpatrick Ditch. Generally, commercial uses are located to the northwest of this site, while industrial uses are to the northeast both along Veteran's Memorial Parkway.

TRAFFIC AND TRANSPORTATION:

Concord Road is classified as a rural secondary arterial by the adopted *Thoroughfare Plan*. Traffic counts taken in 2019 along Concord between Promenade Parkway (behind Walmart) and Marcasite Boulevard (Stones Crossing) indicate that 11,871 vehicles pass this site daily. Other than a farm field entrance just south of the ditch, no other driveway currently serves this property. The County Highway Department, with consultation from the City of Lafayette, will need to approve the location of the new street intersection for this development.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. The Kirkpatrick Ditch borders this site to the north.

STAFF COMMENTS:

This unimproved land, sandwiched between the Kirkpatrick Ditch and Benjamin Crossing Planned Development, is well suited for residential development. As stated in the staff report from 2019 when this land was rezoned to R1B, staff finds the R2 zone in keeping with the surrounding denser residential developments found in Benjamin Crossing to the south and Stones Crossing to the west as well as the unimproved R3 to the north. Additionally, the proximity of the subject property to the commercial centers to the north supports some of the basic policies of the *Comprehensive Plan* which recommends denser residential development near commercial activity centers. With the necessary infrastructure in place to support it, staff can support this increase in residential density near such a busy commercial node for this infill project.

STAFF RECOMMENDATION:

Approval