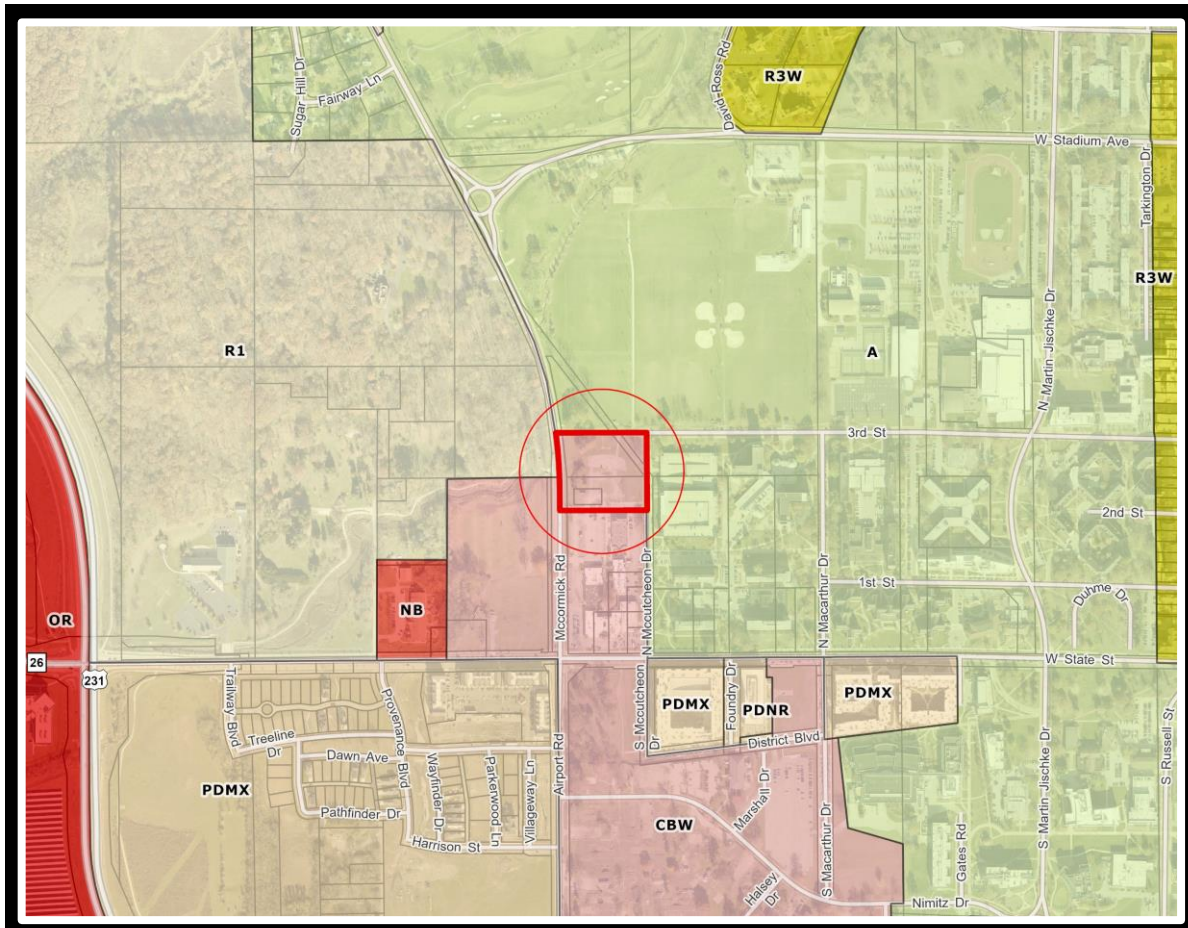

Z-2850
PURDUE RESEARCH FOUNDATION
(CBW to R4W)

STAFF REPORT
March 10, 2022



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner, represented by attorney Marianne Mitten Owen, is requesting rezoning of 3.11 acres for a proposed multi-family subdivision in the Discovery Park District. The proposal consists of a single, five-story building containing 402 total units. The property is located on the southeast corner of McCormick Road and Third Street, in West Lafayette, Wabash 24 (NE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site, along with all the Discovery Park District except the various planned development zones, was rezoned in the fall of 2020 to CBW as part a neighborhood-wide rezone. This rezone effort accompanied the adoption of the Discovery Park District Form-Based Overlay. CBW zoning and Agricultural zoning are found nearest to the subject property.

AREA LAND USE PATTERNS:

Apart from some small, paved areas, the site is currently unimproved. Campus development surrounds the subject property including dormitories, parking facilities, intramural fields and the Purdue West shopping center.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies McCormick Road as an urban primary arterial. Third Street and McCutcheon Drive are classified as urban local roads. Any proposed driveway permits into the site will need to be reviewed and approved by the City Engineer.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities serve the site. Bufferyards are not required in the Discovery Park District Form-Based Overlay.

STAFF COMMENTS:

This site is partially located within the area guided by the adopted *US 231 Corridor Plan*. The future land use category of “Innovation Mixed-Use” was prescribed for this area and is defined, in part, as:

“This classification allows for a diverse mix of university-oriented uses that may contain residential, commercial, office and light industrial and manufacturing uses...”

The entire site is also located within the Discovery Park District Form-Based Overlay. This unique type of zoning has two measures of development control: The underlying zone controls permitted uses, while the architectural requirements found in the overlay control the “form” of the proposed built environment. With urban, residential densities in mind, the R4W multi-family residential zone is an ideal underlying zone since it has no residential density requirement. Once the proposed zone is adopted, the project can proceed through major-subdivision process (already initiated) and the administrative approval of the Overlay where the urban disposition of the project will be achieved.

Supported by the *Comprehensive Plan* and being the first project to develop under the new Form-Based Overlay zoning regulations, staff is in full support of the proposed change in zoning.

STAFF RECOMMENDATION:

Approval