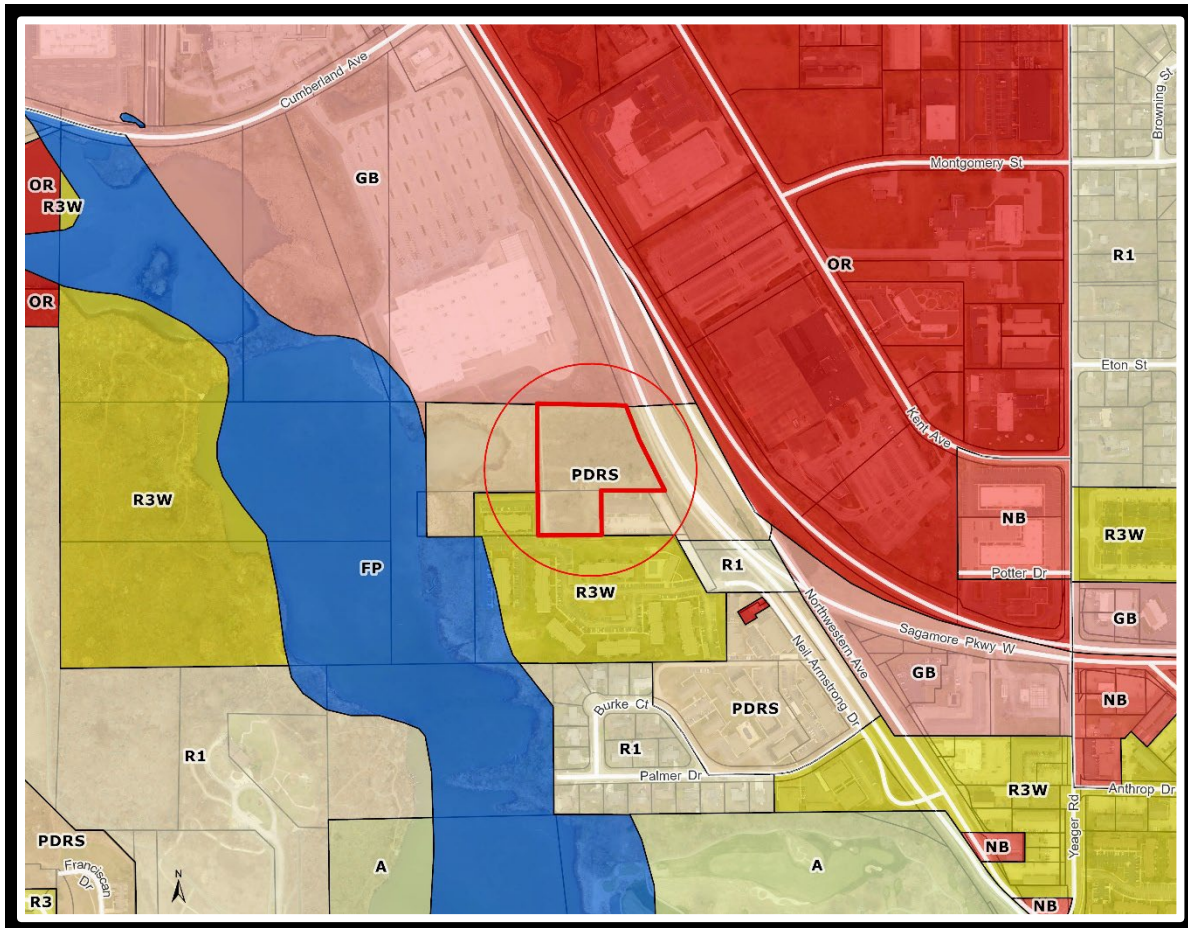

Z-2874
TOMISH DEVELOPERS, LLC
(PDRS & R3W to R4W)

STAFF REPORT
February 9, 2023



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TOMISH DEVELOPERS, LLC
PDRS to R4W

Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, with consent of the owners John Y.D. Tse Trust and Emma K.C. Tse Trust and represented by attorney Kevin Riley of Reiling, Teder and Schrier Law Firm, are requesting a rezone from PDRS to R4W. The Planned Development, Franklin Park Condominiums, was originally approved in 1984 for 128 condos in 8 buildings and a non-condo office building. The only part of the project that was constructed (phase 1) is adjacent to the southeast of the subject site where a two-story building supporting 16 apartments is located. The rest of the planned development has now fallen into abandonment and rezoning is necessary to permit any development. The subject rezone site, 4.212 acres, is located on the west side of Northwestern Avenue and directly south of the Walmart, in West Lafayette, Wabash 12(NE) 23-5. No plans for the redevelopment of the property have been submitted to staff.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is zoned PDRS and has been since 1984 (Z-1177). Remaining portions of this PD zone are to the west and southeast. (The abandoned PD portion to the west, owned by the city, is part of the Celery Bog.) Flood Plain zoning exists further west. R3W zoning is located to the south and southwest.

AREA LAND USE PATTERNS:

The site in question is covered in trees and scrub brush. Apartments are adjacent to the south and southwest (Franklin Park Apartments) as well as to the southeast (phase 1 of the original planned development). Fairway Knolls apartments are further south. North of the site is a Walmart and the Celery Bog is located to the west.

TRAFFIC AND TRANSPORTATION:

The site has frontage along Northwestern/Sagamore Parkway, but access likely will be from Neil Armstrong Drive to the south. A West Lafayette trail runs along the east side of the property adjacent to Sagamore Parkway providing a pedestrian path to both shopping and bus shelters. Additionally, an informal trail runs along the west side of the property where residents to the south have created a path to Walmart.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water are available to serve the site. The zoning ordinance requires a type C bufferyard where R4W and GB zoning abut on the north side of the property.

STAFF COMMENTS:

The Phased Land Use Plan of The Comprehensive Plan for Tippecanoe County supports this request for higher density housing. In fact, the oldest zoning maps for this area show R3 zoning dating back to 1969 (Z-235). In the years following additional multi-family developments were built including Fairway Knolls and Franklin Park Apartments. Rezoning this land to R4W will allow for a project similar to the expired planned development approved for this site. With the approval of this request, additional land that has been unimproved for many years becomes available for development.

The multi-family zoning requested by this petition is in the right location and provides housing opportunities to both the Purdue Research Park as well as Purdue University and the surrounding community. Given the rising costs of housing and a shortage of available building sites in our urban areas, the addition of multi-family housing in this location near employment, shopping, dining, and bus transit (at Walmart) is supportable.

STAFF RECOMMENDATION:

Approval