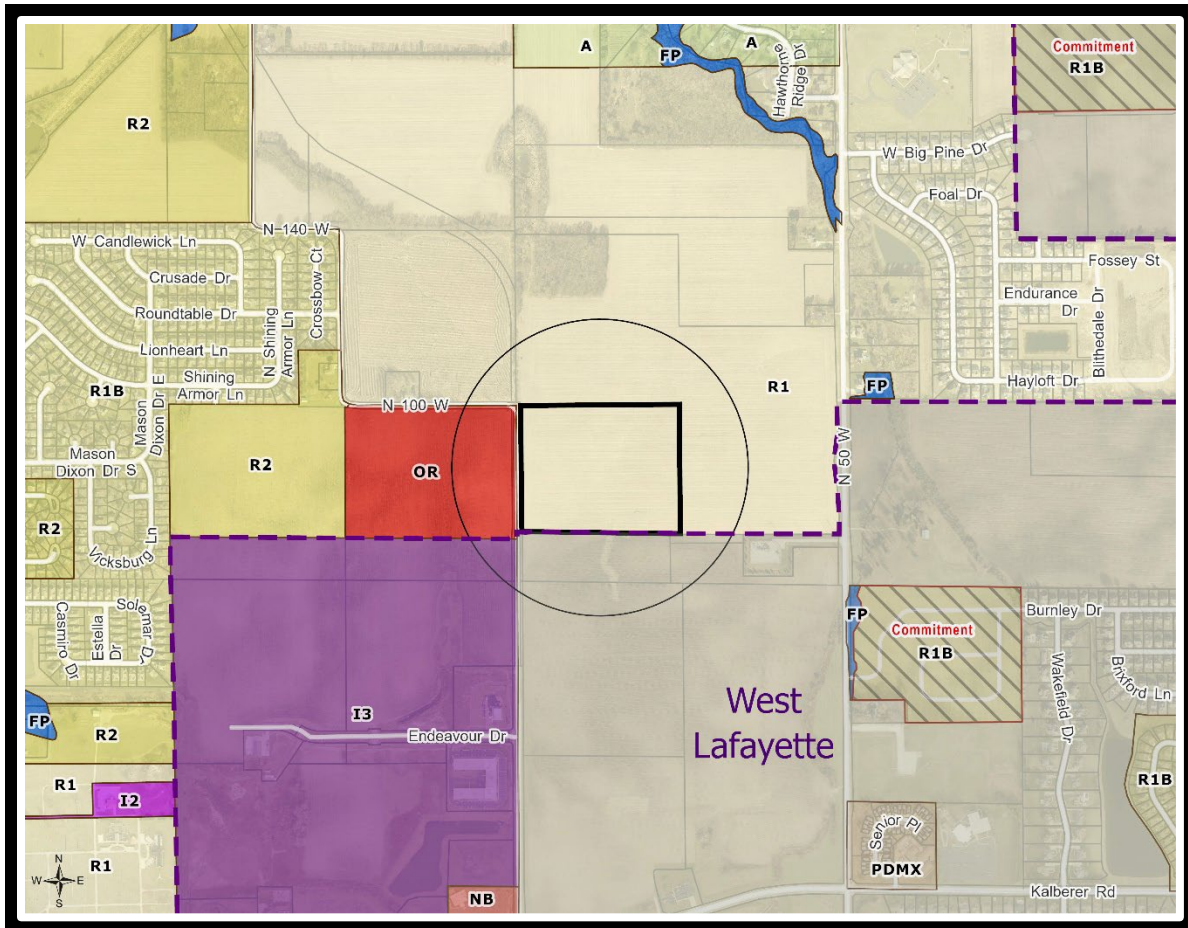

Z-2889
ARCHVIEW PROPERTIES, LLC
(R1 to R3)

STAFF REPORT
April 13, 2023



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Ryan Munden, and with consent from the property owner, the W.W. Schroeder Land Trust, is requesting a rezone of 26.581 acres, from R1 to R3, for a proposed multi-family development located between CR 50 W and CR 100 W (Yeager Road), south of Hawthorne Ridge and just north of the West Lafayette city limits, in Wabash 31 (SW) 24-4.

APC staff is currently working with stakeholders in Wabash Township to create a Wabash and Tippecanoe Township land use plan requested by the county commissioners. The planning process was started late last year and should be finished later this year.

ZONING HISTORY AND AREA ZONING PATTERNS:

This site is currently zoned R1, Single-family residential; it has been zoned R1 since the inception of zoning in the county. R1 zoning is adjacent to the north, east and south. West across Yeager Road is OR, Office Research. Property to the southeast was rezoned in 2021 to R1B from R1 to allow a slightly higher density for the Wiggins Farm Subdivision, (Z-2828) currently under development. Property to the southwest is zoned I3 and owned by Purdue Research Foundation. Another case is also on this APC agenda for multi-family zoning to the northwest of this site across Yeager Road (Z-2890).

AREA LAND USE PATTERNS:

The lot is currently in row crop production, as is all surrounding land. There is a Tipmont power station to the southeast of this farm field. The city limits also border this request on the south. This area of the county primarily consists of single-family home subdivisions and row crop production.

TRAFFIC AND TRANSPORTATION:

Required parking for multi-family housing is two spaces per dwelling unit. This requirement will be reviewed during the subdivision process. Driveway locations will be reviewed by county highway during the subdivision process as well.

This site has frontage on CR 100 W (Yeager Road), on the west. Yeager Road is a rural local road; the county highway department will begin reconstruction, including a realignment, in the spring. This reconstruction will create 3 lanes with a trail on the west side of the road.

This rezone area includes the land that has been identified as a nonresidential collector that would connect Soldiers Home Road to CR 100 W (Yeager Road). If this site is developed the developer would be required to build this road on the north side of the project, in the same design as the collector in Arbor Chase. The first section of this collector road, (offsite of this request), will be built with the development of Arbor Chase, Section 6, Phase 2.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This site will be served by sanitary sewer and water. No buffer is required between R3 and R1 zoning.

STAFF COMMENTS:

Petitioner is requesting rezoning from single-family zoning to multi-family zoning of slightly more than 26 acres of land just north of the city limits of West Lafayette. This area of the county is under intense development pressure because the site is served by utilities, adjacent to city limits, near three schools and is relatively close to an interstate exit. In addition to these reasons, the City of West Lafayette can only expand further north and west over time. The existing single-family zoning has been in place for over 50 years. The existing adopted *Phased Land Use Plan Map* from 1981 mentions this area of Wabash Township as an area of residential expansion. The *Plan* is over 40 years old, and the unincorporated areas of Wabash Township are currently under review for a plan update, which will not be adopted until later in 2023. The *Plan* does not give specific details on the density of residential expansion. Until a new plan has been adopted, the existing adopted *Plan* remains in place. Before then, however, any major development would be premature. Area property owners and other stakeholders have not yet had a chance to make their desires known, and the vetting and analysis associated with the comprehensive planning process has not yet occurred.

Because this site is still under study by the Wabash Township Steering Committee, staff recommends denial until the plan can be completed to help guide our recommendations and future development patterns.

STAFF RECOMMENDATION:

Denial