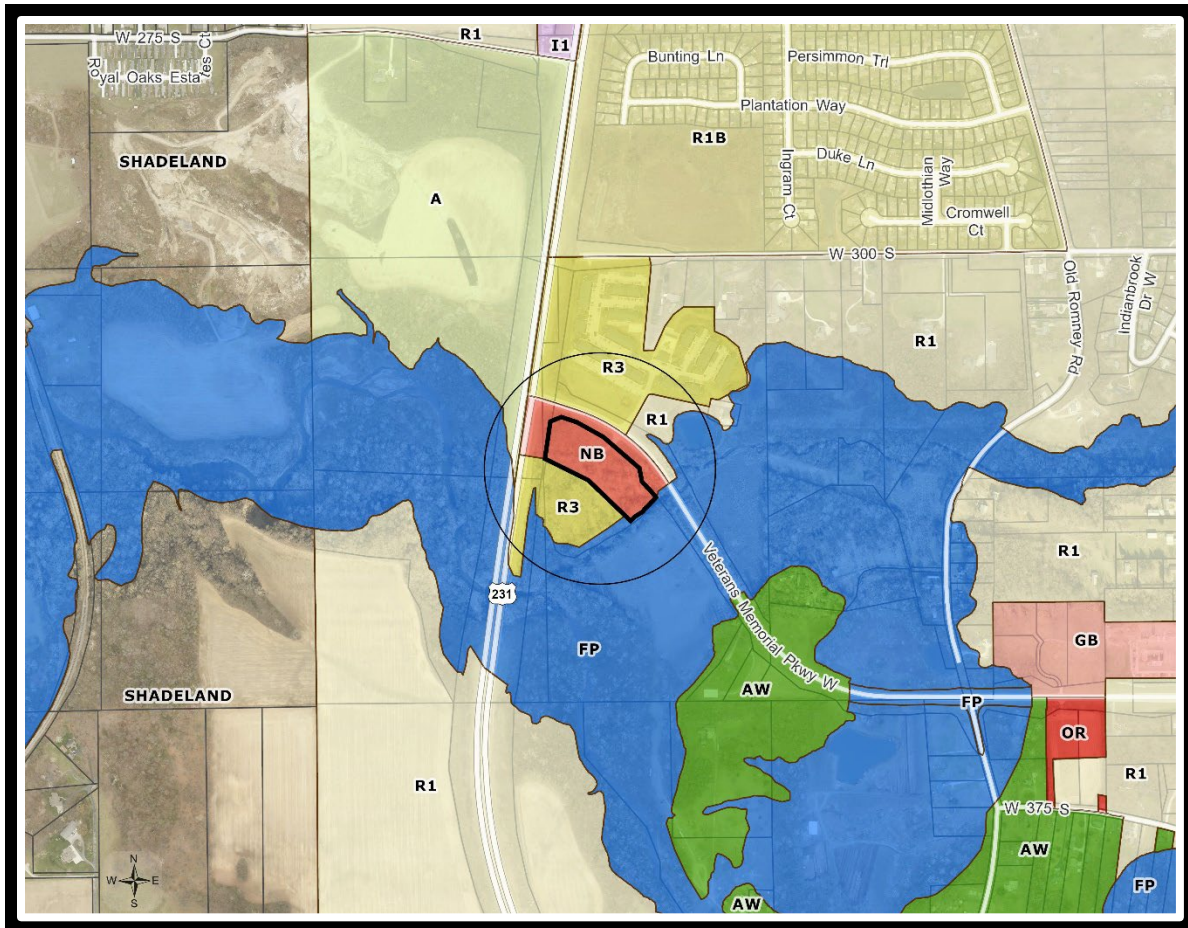

Z-2886
TOMISH DEVELOPERS, LLC
(NB to R3)

STAFF REPORT
April 13, 2023



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with the consent of the property owner, Anthony R. Fleet, and represented by attorney Kevin Riley of Reiling, Teder, Schrier Law Firm, is requesting a rezone of 4.256 acres from NB to R3 for a proposed 144-unit market-rate apartment complex (to be combined with the adjacent R3-zoned land to the south). The property is located at the southeast corner of US Highway 231 S and Veterans Memorial Parkway, bordered to the southeast by Elliott Ditch. This site is located just outside of Lafayette city limits in Wea 7 (NW) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property was rezoned from AW to NB in 1998 (Z-1775). Its adjacent portion to the south was also rezoned in 1998 from AW to R3 (Z-1776). R1 and R3 zoning exist across Veterans Memorial Parkway immediately to the north. FP zoning associated with Wea Creek and Elliott Ditch predominates to the east, west, and south of the property. Directly northeast of the property is a tract of land zoned A.

AREA LAND USE PATTERNS:

The site is currently wooded and unimproved, as is land immediately to the west across US 231 and immediately to the south. Land to the southeast is in row-crop production, as is most of the land west across US Highway 231 S. Immediately to the north of the site lies Southern Winds Apartments, a small pond, and a lift station owned by the City of Lafayette. Single family dwellings are found further out to the northeast and east.

TRAFFIC AND TRANSPORTATION:

Access to the property is from Veterans Memorial Parkway via an existing driveway that is also aligned with the entrance to Southern Winds Apartments. This drive is very close to the intersection of Veterans Memorial Parkway and US Highway 231 S. Veterans Memorial is classified as a primary arterial and US 231 S is classified as a divided primary arterial, by the adopted *Thoroughfare Plan*.

There is no CityBus service at this location, but the subject property is located within CityBus' service area. The nearest bus stops can be found at 18th Street and Veterans Memorial Parkway or Old Romney Road and Twyckenham Boulevard, both one mile or more away from the subject property.

SCHOOLS

The subject property is located within the boundaries of the Tippecanoe School Corporation. Accordingly, children living in a future residential complex at this site would attend Mayflower Mill Elementary, Southwestern Middle School, and McCutcheon High School, respectively.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the Lafayette City Engineer’s office, sanitary sewer and water are available to the subject property. There is a city-owned lift station located just northeast of the site.

STAFF COMMENTS:

Twenty-five years ago, this area of our county was undergoing significant change: US 231 was nearing completion, CR 350 S (presently Veterans Memorial Parkway) was extended to meet the new highway, and Romney Run Subdivision, which would eventually be built out to 200+ single-family lots, was under construction.

At the same time, two rezone petitions (Z-1775 & 1776) were approved in 1998 for the site; one request was for NB, Neighborhood Business, the other R3, multi-family residential. Staff recommended approval of the previous requests, though several years later, in 2012, recommended denial of a similar request to rezone to R3 zoning (where the present-day Southern Winds Apartments are located) (Z-2499). Staff made this recommendation at that time because there simply had not been sufficient development pressure in this area to merit high-density residential.

Since that time, many changes have occurred in the area that are conducive to adding more multi-family development. The Southern Winds Apartments were built to the north of the site, sewer has been extended to the area, and development has continued unabated in this area of the county. Additionally, like much of the country, Greater Lafayette faces a shortage of housing, and potential projects located on appropriate sites, like this one, can help alleviate this issue. For these reasons, staff can support this request.

STAFF RECOMMENDATION:

Approval