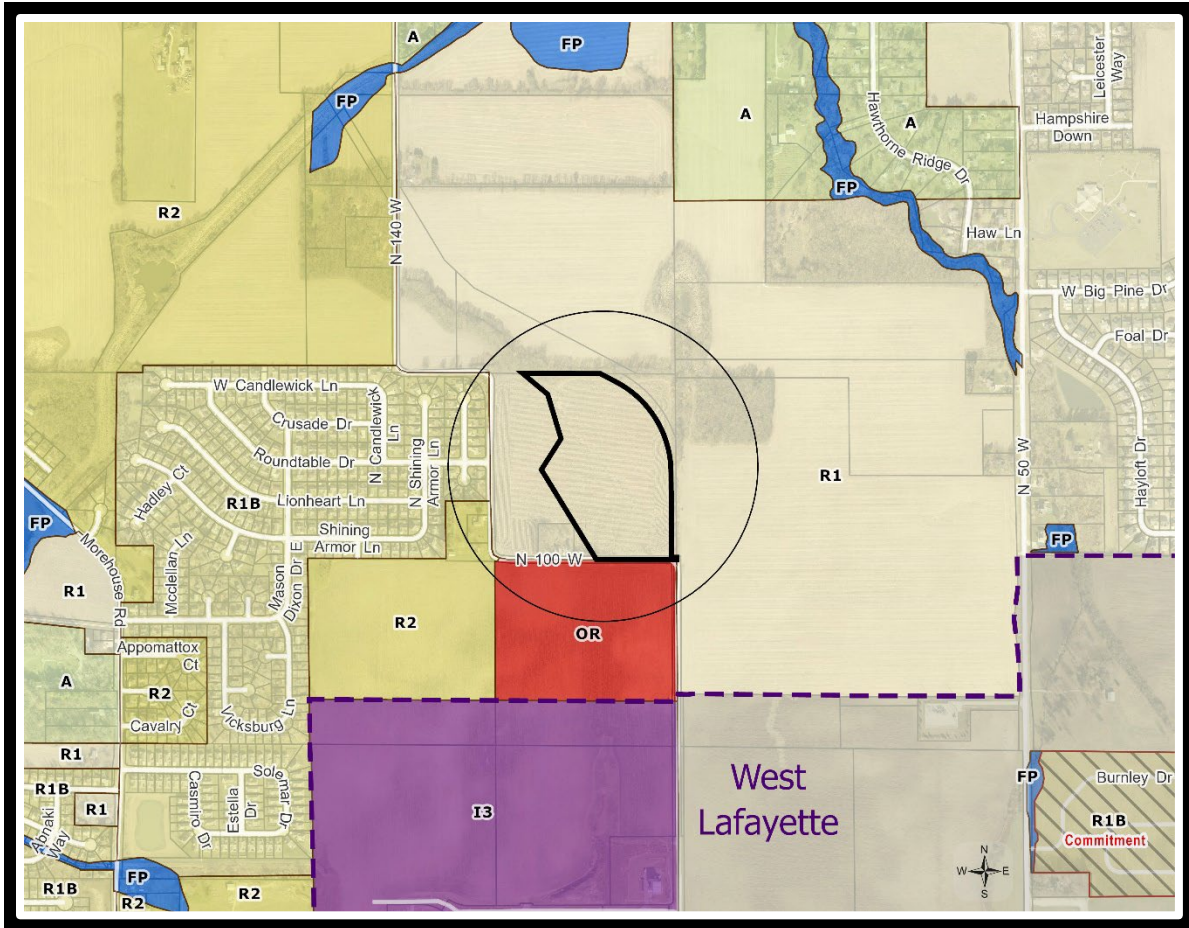

Z-2890
BUCKINGHAM PROPERTIES, LLC
(R1 to R3)

STAFF REPORT
April 13, 2023



Z-2890
BUCKINGHAM PROPERTIES, LLC
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Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owner, trustee William Parkinson, and represented by attorney Ryan Munden, is requesting a rezone of 22.108 acres for a proposed multi-family development located east of Hadley Moors Subdivision, on the west side of the future realigned Yeager Road, north of West Lafayette's city limits, in Wabash 36 (SE) 24-5.

Wabash and Tippecanoe Townships are currently in the process of developing new township land use plans. The planning process began 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. Single-family zoning is adjacent to the east, north and west. OR (Office Research) zoning is adjacent to the south. To the southwest of this site is a tract of land zoned R2, Two-family and Single-family residential. Another request is also on this APC agenda for multi-family zoning to the southeast of this site across Yeager Road (Z-2889).

AREA LAND USE PATTERNS:

This site is currently in row crop production. All adjacent land is also in row crop production. To the west is Hadley Moors, a single-family subdivision. If these two multi-family requests are approved, they would be the only multi-family developments north of Kalberer Road and east of Morehouse Road in the county.

TRAFFIC AND TRANSPORTATION:

The zoning ordinance requires two spaces per dwelling unit for multi-family housing.

This site has frontage on the Yeager Road extension on the east and CR 100 W on the south. Petitioner had originally discussed doing this project as a planned development with staff. In this scenario a new road was to have been constructed that connects the collector to Roundtable Drive, the main drive into Hadley Moors Subdivision. This proposed road could possibly still be a result of the development associated with this request but that would not be determined until the subdivision process.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

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

STAFF COMMENTS:

Petitioner would like to rezone this site to multi-family. This developer had been in discussion with staff for a planned development on this site. As the township land use planning effort is presently underway, staff recommended the planned development process to ensure a higher standard for site, infrastructure, and amenity development since the community had not yet had their say with a completed and adopted land use plan. The developer had initially engaged with staff to this end and very fruitful early discussions resulted in staff clearing the project to submit a PD-rezone with draft plans. The developer, however, withdrew from the PD process and submitted the current petition instead. Approving this proposed rezone would allow multi-family development by right with no guarantees to the community that are normally associated with planned development zoning.

This area of the county is under intense development pressure because of available existing utilities, adjacency to the city limits, and proximity to three schools and an interstate exit. Additionally, the City of West Lafayette can only expand to the 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. However, the *Plan* is over 40 years old and does not give adequate guidance on how best to manage residential expansion and growth, generally. Until the pending new plan has been adopted, the existing, adopted 1981 *Plan* remains in place and any major by-right 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 been completed.

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