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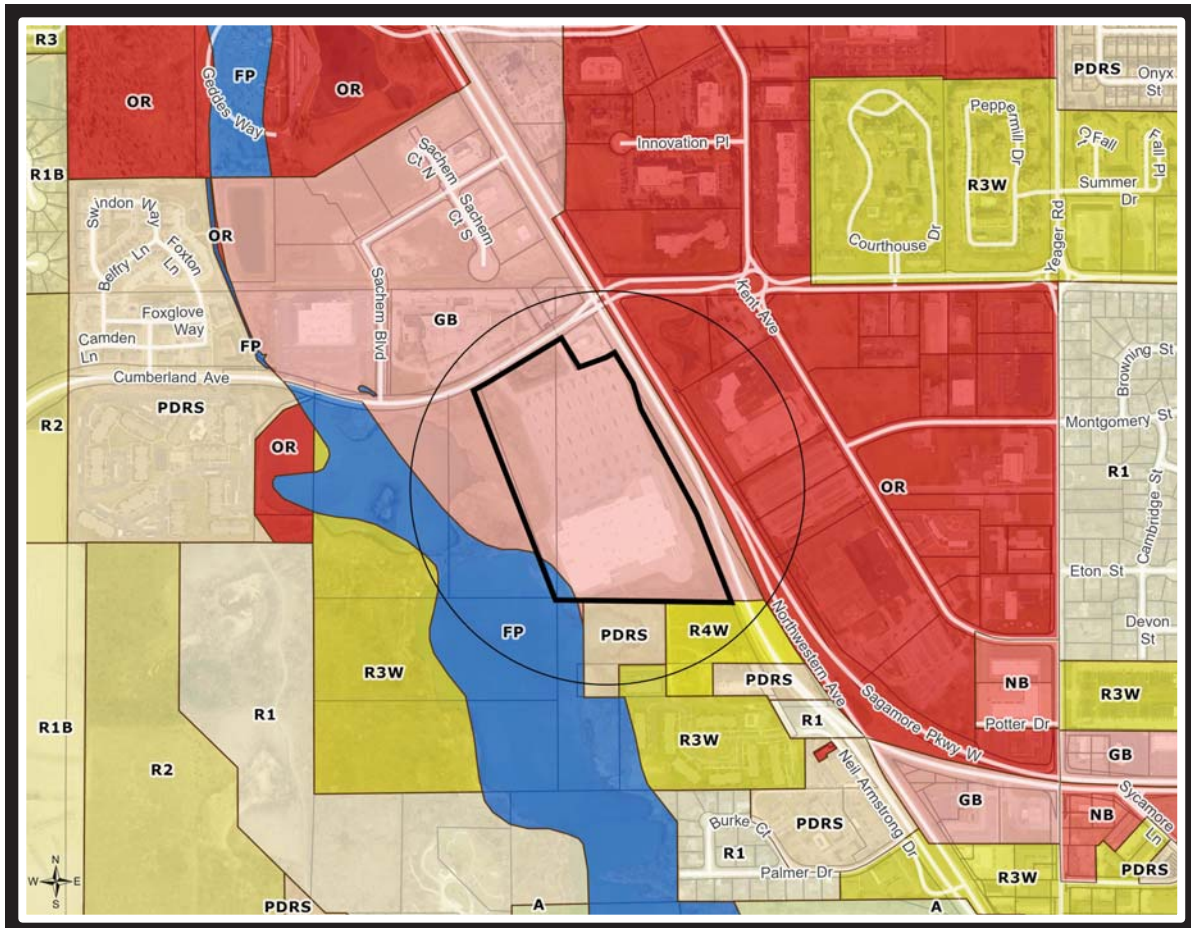
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**BZA-2102**  
**KEITH MOORE, CARLSON CONSULTING ENGINEERS**  
**(variance)**

**STAFF REPORT**  
**April 20, 2023**

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**BZA-2102**

**KEITH MOORE, CARLSON CONSULTING ENGINEERS, (WALMART  
WEST SIDE)**

**Variance**

**Staff Report  
April 20, 2023**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, with consent of owner Wal-Mart Real Estate Business Trust, is requesting a variance to reduce the required parking standard for a general merchandise store from a previously granted variance (BZA-1638) minimum ratio of 0.9 spaces per 200 sq ft of gross floor area to 0.8 spaces per 200 sq ft of gross floor area. The present zoning standard requires 1,127 spaces. The site currently provides 935 spaces. This request, if approved, would allow for a reduction to 914 total spaces. The UZO minimum required parking standard is currently 1 space per 200 sq ft. The subject site is located on the corner of Sagamore Parkway and Cumberland Ave, specifically, 2801 Northwestern Ave, West Lafayette, Wabash 12 (NW) 23-5. (UZO 4-6-3)

**AREA ZONING PATTERNS:**

This site is zoned GB, General Business. Property to the north across Cumberland is also zoned GB. Property to the northeast across Sagamore Parkway is zoned OR, Office Research. The Celery Bog on the southwest side of Walmart is zoned FP, Flood Plain and further west is R3W, Multi-Family West Lafayette. South of the site is a property that was rezoned from R3W to R4W in April of 2023.

**AREA LAND USE PATTERNS:**

The Walmart store on site was constructed in 1994. Prior to construction, the Board approved two variance requests: a parking variance that allowed a reduction in the number of required spaces from 8 per 1000 square feet of Gross Floor Area (GFA) to 6.2 spaces per 1000 sf GFA, and a variance that permitted a larger freestanding sign. Two other sign requests were denied (BZA-1241). A second parking reduction request was approved that allowed the store to increase in size in 2003 (BZA-1638). This expansion added the grocery on the west side of the building and expanded the parking lot to the north.

**TRAFFIC AND TRANSPORTATION:**

The site gains vehicular access from two driveways off Cumberland. Walmart currently has one bus stop space and a shelter, which provides service for four bus routes. The Unified Zoning Ordinance does not reduce the parking spaces required for passenger vehicles if a bus stop is located on site. The proposed site plan will allow four buses to load at the same time. Currently there is only one loading station. According to statistics

provided by City Bus, this location averages 465 boardings per day.

The need for this variance arises from a collaborative project between Walmart and CityBus which would re-orient, expand, and improve bus service to the site.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

No bufferyard is required where GB abuts Flood Plain zoning. A “type C” bufferyard, 30 feet in width, is required for the adjacent R4W zoning to the south. According to the West Lafayette building commissioner, existing vegetation is sufficient to meet this requirement.

**STAFF COMMENTS:**

Walmart worked with City Bus for some time to come up with this proposed site plan to improve bus service to and through the site, which serves as an important transportation hub for West Lafayette. This variance should be viewed as a request to increase and improve the site’s ability to accommodate multimodal transportation, resulting in a decreased need for automobile parking.

Regarding the ballot items:

1. The Area Plan Commission on April 19, 2023, determined that the variance requested **IS NOT** a use variance.

And it is staff’s opinion that:

2. Granting this variance **WILL NOT** be injurious to the public health, safety, and general welfare of the community. Reducing the parking space total from the current 935 spaces to the proposed 914 will increase ease of bus access, both for the drivers and riders. Reconfiguring the bus loading area creates safer loading and unloading platforms.
3. Use and value of the area adjacent to the property included in the variance request **WILL NOT** be affected in a substantially adverse manner. Neighbors will not be negatively affected by removing 21 passenger vehicles from the site because the spaces are largely going unused. The petitioner asserts that the current number of spaces are above the number needed for this site.
4. The terms of the zoning ordinance are being applied to a situation that **IS NOT** common to other properties in the same zoning district. There is no other case in the community where a site is reducing the required number of car parking spaces to allow increased bus service. The UZO is silent on parking standards when it comes to public transit.
5. Strict application of the terms of the zoning ordinance **WILL** result in an unusual or unnecessary hardship as defined in the zoning ordinance. The development standards in the ordinance do not reconcile big box parking practices with the availability of mass transit.

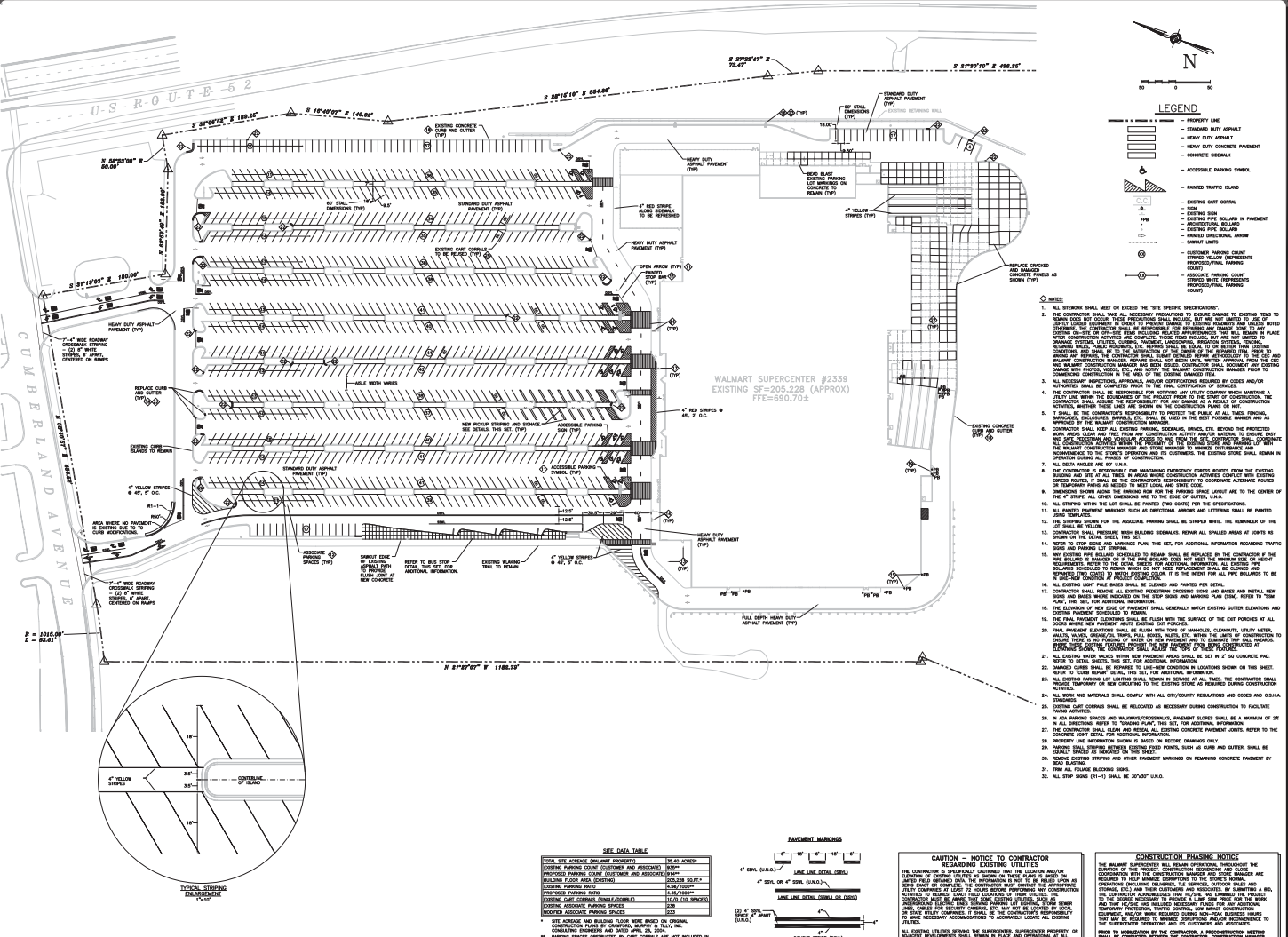
**Note:** Questions 5a. and 5b. need only be answered if a hardship is found in Question 5 above.

5a. The hardship involved **IS NOT** self-imposed or solely based on a perceived reduction of or restriction on economic gain. The reduction in spaces is solely to facilitate the increase in bus stop capacity.

5b. The variance sought **DOES** provide only the minimum relief needed to alleviate the hardship. The only spaces being removed are the spaces that are being eliminated to expand the bus loading and unloading area.

**STAFF RECOMMENDATION:**

Approval



REVISIONS	BY

CARLSON ENGINEERS, INC.  
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 LEXINGTON, INDIANA 46302  
 PHONE: 765-752-8888  
 FAX: 765-752-8889

SUPERCENTER #2339-250  
 WEST LEXINGTON, INDIANA  
 WAL-MART STORES, INC.  
 2501 S.W. 11TH STREET  
 BENTONVILLE, AR 72716

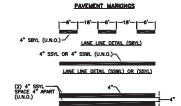


DRAWN	
CHECKED	
DATE	09/18/2010
SCALE	1" = 60'
SHEET	3339-248
TOTAL SHEETS	5 OF 12 SHEETS

**SITE PLAN**

**SET DATA TABLE**

	AREA ADJUDG
TOTAL SITE ACRES (UNIMPROVED PROPERTY)	10.31
EXISTING IMPROVED ACRES (IMPROVED AND UNIMPROVED)	1.65
PROPOSED PARKING COUNT (CONCRETE AND ASPHALT)	1,300
PROPOSED PARKING COUNT (CONCRETE AND ASPHALT)	1,300
PROPOSED PARKING COUNT (CONCRETE AND ASPHALT)	1,300
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PROPOSED PARKING COUNT (CONCRETE AND ASPHALT)	1,300



**CAUTION - NOTICE TO CONTRACTOR**  
 REGARDING EXISTING UTILITIES

THE CONTRACTOR IS SPECIFICALLY WARNED THAT THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES REMAINING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES REMAINING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES REMAINING ON THE SITE.

**CONSTRUCTION PHASING NOTICE**

THE CONTRACTOR SHALL PHASE CONSTRUCTION TO MAINTAIN ACCESS TO THE EXISTING ROADWAY AND EXISTING UTILITIES. THE CONTRACTOR SHALL PHASE CONSTRUCTION TO MAINTAIN ACCESS TO THE EXISTING ROADWAY AND EXISTING UTILITIES. THE CONTRACTOR SHALL PHASE CONSTRUCTION TO MAINTAIN ACCESS TO THE EXISTING ROADWAY AND EXISTING UTILITIES.