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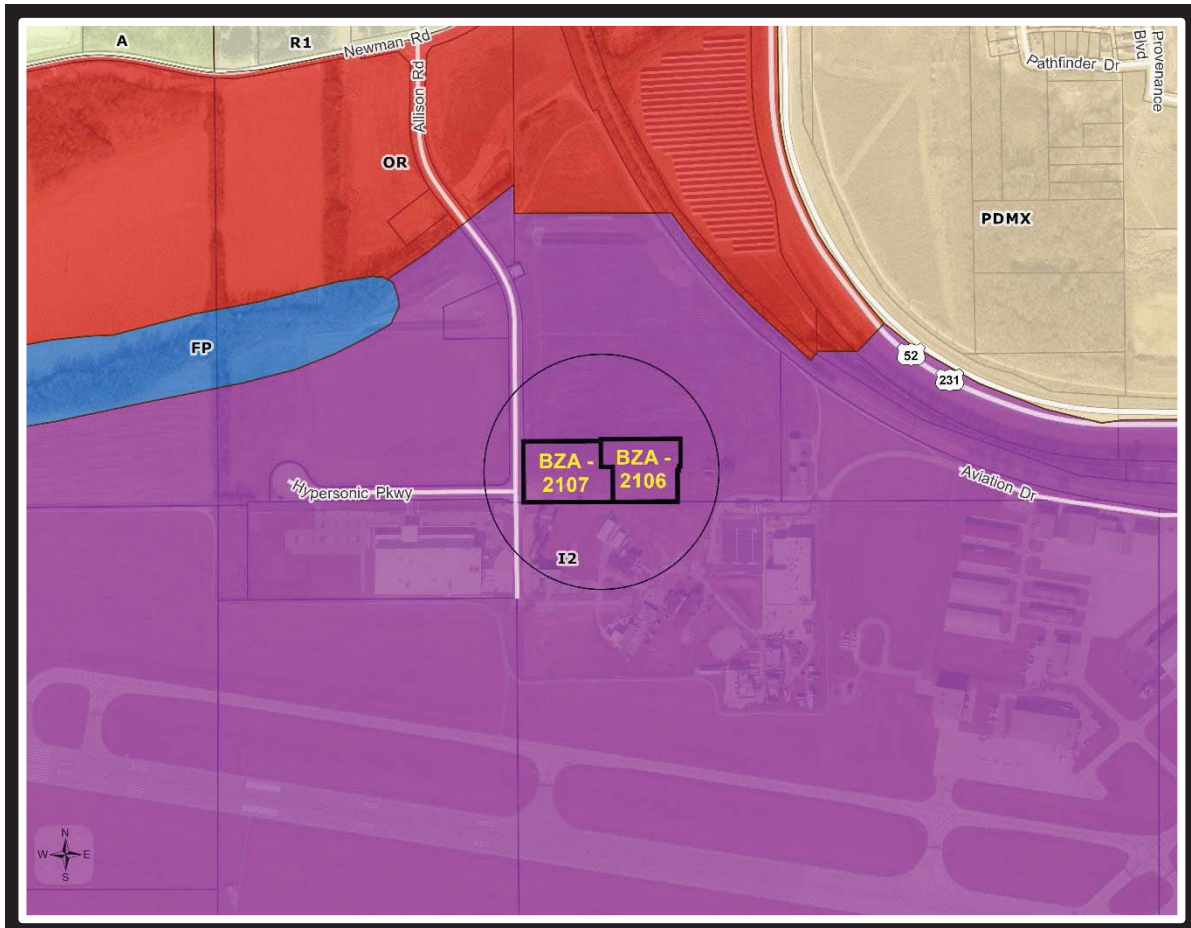
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**BZA-2106 & BZA-2107  
PURDUE RESEARCH FOUNDATION  
(variances)**

**STAFF REPORT  
May 18, 2023**

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**BZA-2107**  
**PURDUE RESEARCH FOUNDATION**  
**Variance**

**Staff Report**  
**May 18, 2023**

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

Petitioner and owner is requesting a variance to reduce the minimum vegetative coverage from the required 25% (or 23,650.2 sq ft) to 18% (or 17,028.1 sq ft) of the total lot area for a new research facility. This property is currently in the process of being subdivided; the final plat has not yet been submitted for review, and it must be recorded before this request can be heard. The subject property is located at 502 Allison Road, West Lafayette, Wabash 24 (SW) 23-5.

**AREA ZONING PATTERNS:**

The property, like virtually all its surroundings, was originally zoned A, Agricultural, with the inception of zoning in the county in 1965. This remained largely unchanged until a transformational rezone of the area in 2018 (Z-2743), initiated by the adoption of the *US 231 Corridor Plan*. Today, from this rezone, the property and its surroundings are zoned I2, Industrial, (medium intensity). OR zoning, Office/Research, predominates further to the north.

**AREA LAND USE PATTERNS:**

Vacant land is found immediately to the north, northwest, and east of the site. Research facilities exist further to the north, as well as a solar installation. Land immediately to the west remains largely undeveloped, with a Saab aerospace manufacturing and research facility lying to the southwest. Purdue University Airport and Purdue University's Maurice J. Zucrow Laboratories are found to the south. A railroad, US 231 S, and the Provenance and Discovery Park planned developments lie to the east.

A variance for reducing parking was approved for the Rolls-Royce research facility to the north of the site (BZA-2088) in 2022, but there has otherwise been little variance activity in the area. A special exception for a transient guest house across Newman Road was recently heard and approved (BZA-2100).

**TRAFFIC AND TRANSPORTATION:**

The site is located on the east side of the intersection of Allison Road and Hypersonic Parkway, both classified as local roads according to the adopted *Thoroughfare Plan*. All traffic from Allison Road (as well as Hypersonic Parkway) enters and exits from Newman Road.

The proposed use requires 26 (26) regular parking spaces on the site. Two (2) paved

accessible parking spaces are also a requirement, as well as two (2) bicycle parking spaces. The site plan meets these requirements.

#### **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities serve the site.

#### **STAFF COMMENTS:**

After conversations with the petitioner, updated site plans for the proposed research facility were submitted to clearly delineate the vegetated areas of the site, as well as an amenity area for workers on the north side of the property. In light of the fact that the property has not yet been platted and is part of a much larger tract of undeveloped land owned by the petitioner, it is difficult for staff to understand petitioner's reasoning for creating a custom tract of land for the desired improvements that would make them noncompliant with the standards of the Unified Zoning Ordinance. While staff appreciates the petitioner's efforts to justify this request, there was little that was forthcoming that substantiates that the petitioner is being subjected to an unusual or unnecessary hardship by the zoning ordinance, nor that the landscaping or outdoor amenities presented in the site plan justifies reducing the required minimum vegetative coverage that is being requested. For these reasons, staff must recommend denial of the request.

Regarding the ballot items:

1. The Area Plan Commission on May 17, 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. Land adjacent to the subject property is either vacant and zoned industrially or used industrially, so a reduction in vegetative coverage on the subject property has minimal impact, if any, on the area.
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. The area surrounding the subject property is industrial without any adjoining residential or commercial uses which could be potentially affected by a reduction in vegetative.
4. The terms of the zoning ordinance are being applied to a situation that **IS** common to other properties in the same zoning district. The subject property is relatively flat and rectangular without any uncommon features that would affect the ability of the petitioner to meet the vegetative coverage requirements of the Unified Zoning Ordinance. Further, the property could be subdivided in a way that would meet the requirements of the ordinance for the improvements the petitioner is proposing to build on the site.
5. Strict application of the terms of the zoning ordinance **WILL NOT** result in an unusual or unnecessary hardship as defined in the zoning ordinance.

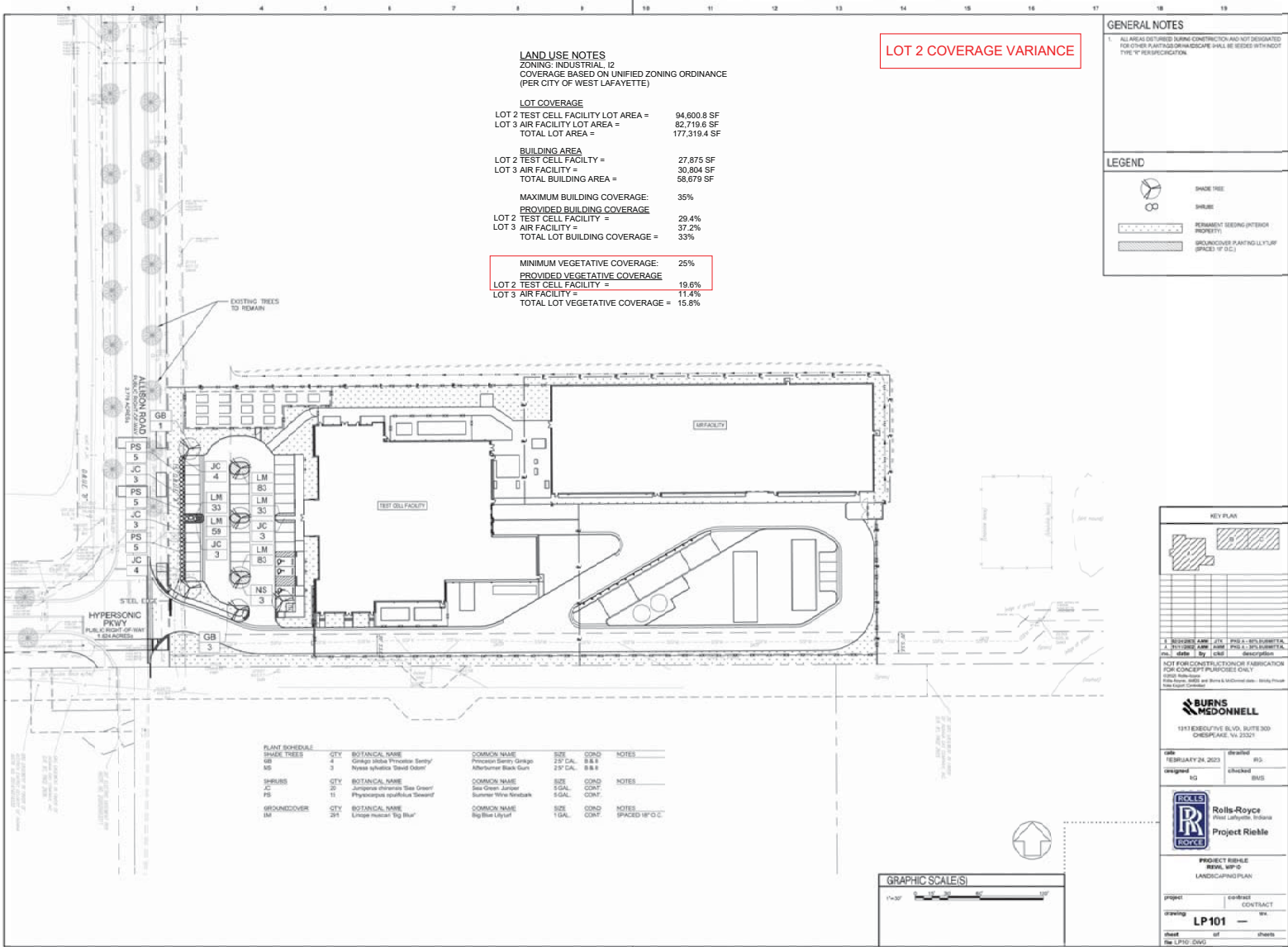
**Note:** Questions 5a. and 5b. need only be answered if a hardship is found in Question 5 above.

5a. The hardship involved **IS** self-imposed or solely based on a perceived reduction of or restriction on economic gain. The petitioner owns the area of the subject property, as well as vacant land to the north from which it is being platted, so the need for this variance is self-imposed.

5b. The variance sought **DOES NOT** provide only the minimum relief needed to alleviate the hardship. There is no minimum relief because there is no hardship.

**STAFF RECOMMENDATION:**

Denial



**LAND USE NOTES**  
 ZONING: INDUSTRIAL I2  
 COVERAGE BASED ON UNIFIED ZONING ORDINANCE  
 (PER CITY OF WEST LAFAYETTE)

**LOT COVERAGE**  
 LOT 2 TEST CELL FACILITY LOT AREA = 94,800.8 SF  
 LOT 3 AIR FACILITY LOT AREA = 82,719.6 SF  
 TOTAL LOT AREA = 177,319.4 SF

**BUILDING AREA**  
 LOT 2 TEST CELL FACILITY = 27,875 SF  
 LOT 3 AIR FACILITY = 30,804 SF  
 TOTAL BUILDING AREA = 58,679 SF

**MAXIMUM BUILDING COVERAGE:** 35%

**PROVIDED BUILDING COVERAGE**  
 LOT 2 TEST CELL FACILITY = 29.4%  
 LOT 3 AIR FACILITY = 37.2%  
 TOTAL LOT BUILDING COVERAGE = 33%

**MINIMUM VEGETATIVE COVERAGE:** 25%  
**PROVIDED VEGETATIVE COVERAGE**  
 LOT 2 TEST CELL FACILITY = 19.6%  
 LOT 3 AIR FACILITY = 11.4%  
 TOTAL LOT VEGETATIVE COVERAGE = 15.8%

**LOT 2 COVERAGE VARIANCE**

**GENERAL NOTES**

1. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR LANDSCAPE SHALL BE RESEED WITH SOFT TYPE 'P' RESEEDIFICATION.

**LEGEND**

- SHADE TREE
- SHRUB
- PERMANENT SEEDING (INTERIOR PROPERTY)
- ROUND-OVER PLANTING (LILYURF SPACED 18" O.C.)

PLANT SCHEDULE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
SHADE TREES	4	Georga Maple (Princeton Sentry)	Princeton Sentry-Georga	25" CAL.	B & E	
GB	3	Prince of Wales David Oxley	Albion/Barnes Black Gum	18" CAL.	B & E	
SHRUBS	20	Jungfrau chinensis 'Sole Green'	Sox Green Juniper	5 GAL.	CONF.	
JC	11	Physocarpus opulifolius 'Diantry'	Summer Wine Nandank	5 GAL.	CONF.	
GROUNDCOVER	251	Liriodie muscat 'Big Blue'	Big Blue Lilyurf	1 GAL.	CONF.	SPACED 18" O.C.

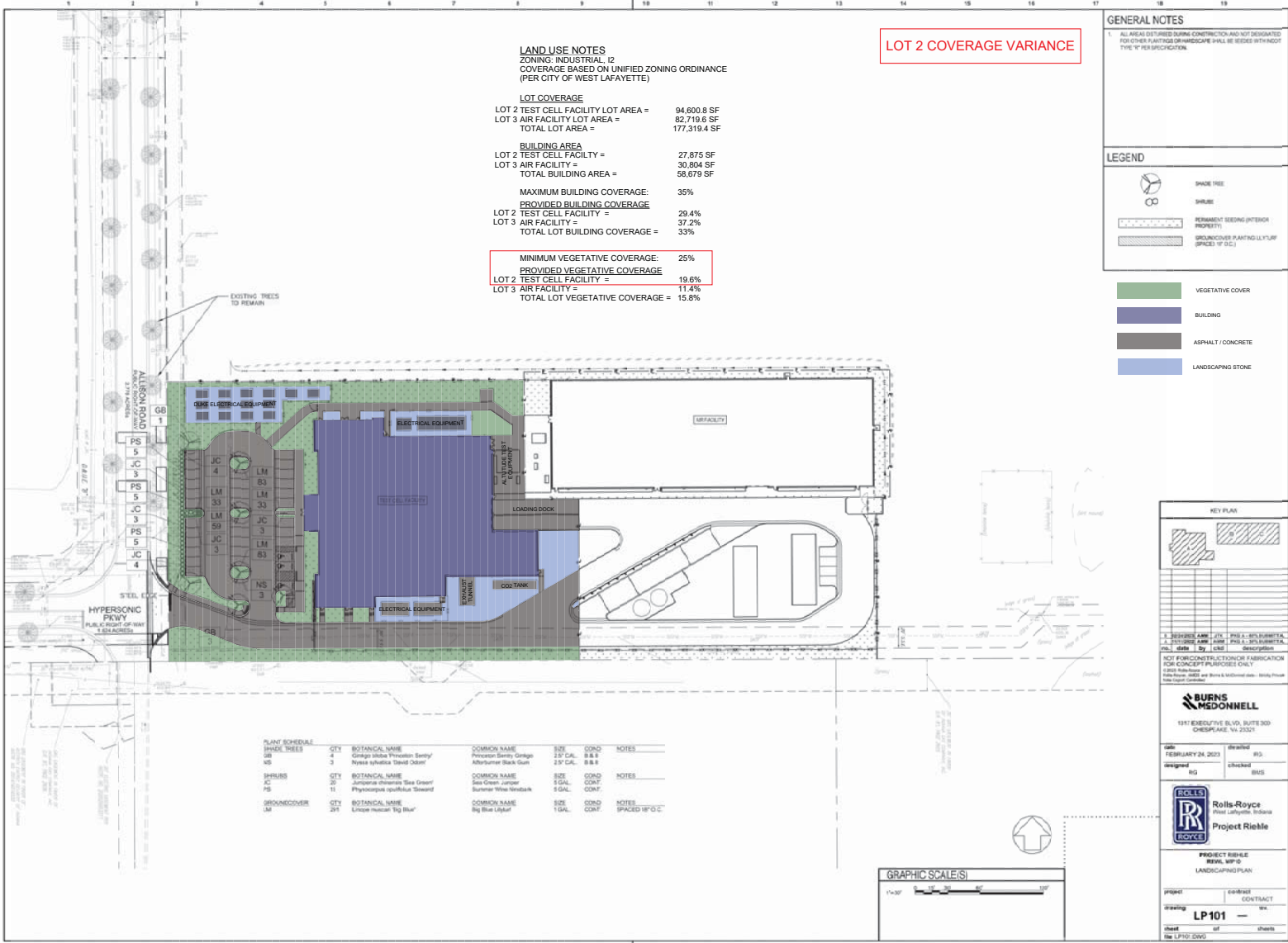
**KEY PLAN**

**BURNS & MCDONNELL**  
 1311 EXECUTIVE BLVD, SUITE 300  
 CHESTERVALE, VA 23021

**ROLLS-ROYCE**  
 Project RieMe

**PROJECT RIE-ME**  
 REV. W.P.O.  
 LANDSCAPE PLAN

**GRAPHIC SCALE(S)**  
 1"=30'



**LAND USE NOTES**  
 ZONING: INDUSTRIAL I2  
 COVERAGE BASED ON UNIFIED ZONING ORDINANCE  
 (PER CITY OF WEST LAFAYETTE)

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 LOT 3 AIR FACILITY = 11.4%  
 TOTAL LOT VEGETATIVE COVERAGE = 15.8%

**LOT 2 COVERAGE VARIANCE**

**GENERAL NOTES**

1. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PURPOSES OR MEASURES SHALL BE SEEDS WITH SOFT TYPE 10 PER SPECIFICATION.

**LEGEND**

- SHADE TREE
- SHRUB
- PERMANENT SEEDING (INTERIOR PROPERTY)
- BROADCAST SEEDING (INTERIOR PROPERTY)
- BROADCAST SEEDING (EXTERIOR PROPERTY)
- BROADCAST SEEDING (EXTERIOR PROPERTY)
- VEGETATIVE COVER
- BUILDING
- ASPHALT / CONCRETE
- LANDSCAPING STONE

PLANT SCHEDULE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
SHADE TREES	4	Georgia White Princeton Sentry	Princeton Sentry Geranium	20" CAL.	B & B	
SHRUBS	3	Princess Juliana David's Goliath	Albiflorus Black Gum	18" CAL.	B & B	
SHRUBS	3	Princess Juliana David's Goliath	Albiflorus Black Gum	18" CAL.	B & B	
JC	20	Juruphorbia thymifolia 'Sea Green'	Sea Green Juniper	5 GAL.	CONF.	
PS	11	Physocarpus opulifolius 'Diamond'	Summer Wine Nandina	5 GAL.	CONF.	
GROUNDCOVER	245	Liriodendron 'Big Blue'	Big Blue Lilyturf	1 GAL.	CONF.	SPACED 18" O.C.

**KEY PLAN**

1. SEE SHEET 101 FOR THE PROJECT'S LOCATION AND THE PROJECT'S LOCATION ON THE SITE. THE PROJECT'S LOCATION IS SHOWN IN RED ON THE KEY PLAN.

NOT FOR CONSTRUCTION OR FABRICATION FOR CONCEPT PURPOSES ONLY.

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**BURNS & McDONNELL**

1311 EXECUTIVE BLVD, SUITE 300  
 CHESPEAKE, VA 23021

DATE: FEBRUARY 24, 2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**ROLLS-ROYCE**

Rolls-Royce  
 West Lafayette, Indiana  
 Project RieMe

PROJECT RIE-ME  
 REV. W.P.O.  
 LANDSCAPING PLAN

PROJECT: [Name] CONTRACT: [Name]  
 DRAWING: LP101  
 SHEET: [Number] OF [Total] SHEETS  
 FILE: LP101.DWG

