Z-2717
DAVID C. KOVICH
(A and R1B to R1A)

REVISED STAFF REPORT
February 21, 2018
REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner, who is the owner and represented by Roger Fine of Fisher and Associates, is requesting a rezoning of 11.317 acres from A to R1A for the expansion of a proposed subdivision called Three Meadows. The preliminary plat for phase 1, S-4739, is also on this same agenda; the rezone site is located farther to the east of phase 1. This site is east of Klondike Road, south of Lindberg Road and west of the railroad tracks (which serves as the West Lafayette corporation boundary), and is just northwest of The Orchard Subdivision, Wabash 14(S1/2) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:
The tract of land in the request is zoned A and R1B with FP adjacent to the south. Petitioner’s surveyor has submitted a legal description that removes all FP from this rezone request. This flood plain area will be delineated in the subdivision process.

Land adjacent to the west with frontage on Klondike was rezoned by the County Commissioners last month from R1 to R1A for this same subdivision (Z-2710). Land east of the site across the railroad tracks is zoned A, Agricultural. A mix of R1B, PDRS and FP zoning associated with The Orchard SD and Appleridge at the Orchard Planned Development are located to the south. R1 and GB are located farther north across Lindberg Road.

AREA LAND USE PATTERNS:
The northern part of the site is covered with trees and shrubs and a pond is located on the southern portion adjacent to The Orchard Subdivision. Land to the east and west contains wooded areas and farmland. Northeast across the railroad tracks is a single-family home and a church. South and southwest of the property are single-family home developments.

TRAFFIC AND TRANSPORTATION:
The non-binding conceptual layout required with rezones from non-development zones (rural zones) shows a new street connecting to the west to phase 1 of petitioner’s proposed subdivision (Three Meadows SD). Other than this road, no other connection is
shown. A potential for a trail connection to The Orchard exists south of the pond that petitioner may include in the subdivision.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
The site would be served by Indiana American Water. Both American Suburban Utilities and West Lafayette sewer have capacity to serve this acreage and both are available nearby.

STAFF COMMENTS:
Last month petitioner successfully rezoned the adjacent property to the west from R1 to R1A for the proposed subdivision called Three Meadows. This Agricultural zoned acreage, while not included in the first rezone petition, is part of the same subdivision’s overall layout.

The subject property has no public road frontage and is landlocked between the land mentioned above to the west and the K B & S Railroad tracts to the east. Leaving Agricultural zoning in an area surrounded by residential zoning, especially in the presence of available connections to sewer and water, makes little sense. In keeping with the predominate land use of single-family homes surrounding the site, staff can support this request.

STAFF RECOMMENDATION:
Approval