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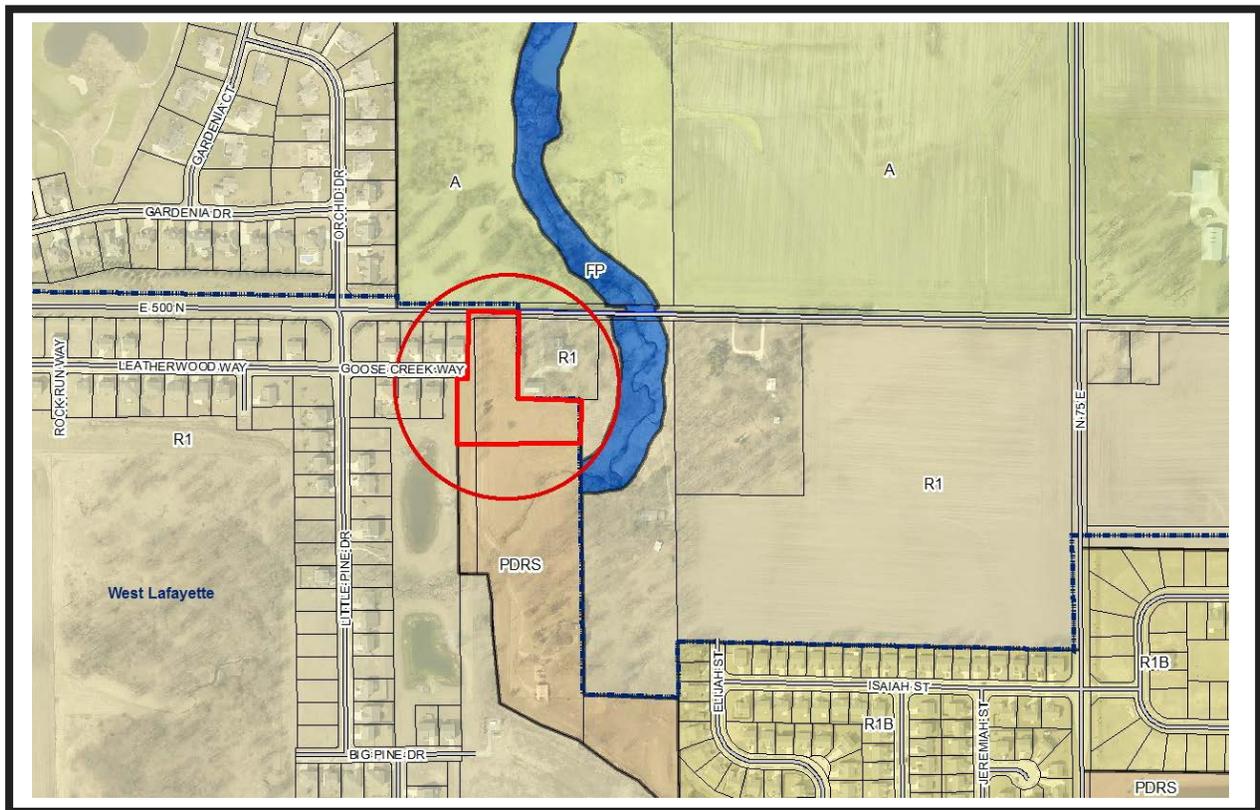
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**Z-2647**  
**STEPHEN & CONNIE RATCLIFF**  
**(PDRS to R1)**

**STAFF REPORT**  
**May 12, 2016**

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**Z-2647**  
**STEPHEN R. & CONNIE L. RATCLIFF**  
**PDRS to R1**

**Staff Report**  
**May 12, 2016**

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

Petitioners, who are also the owners, are requesting a change in zoning from PDRS (Planned Development Residential) to R1 (Single-family residential) for 2.54 acres located on the south side of CR 500 N about 450 feet east of Little Pine Drive, the entrance to Winding Ridge Subdivision (platted as Lauren Lakes Subdivision). The existing PDRS zoning will fall into abandonment in several months; petitioner intends to plat one lot at the end of Goose Creek Way that will be similarly sized to lots in Winding Ridge (S-4580). There are no plans for the remaining acreage in this request at this time. The site is located in the City of West Lafayette, Tippecanoe 32(NW) 24-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The PDRS zoning for this parcel dates from 2006 when the West Lafayette Common Council rezoned it from R1 (Z-2307). Other portions of this original PD zone have been changed back to R1, leaving behind the subject property and land bordering to the south.

**AREA LAND USE PATTERNS:**

The area in this rezone request is an unimproved gently rolling field with some trees. A driveway from CR 500 runs south through this land to a single-family home south of this request. Winding Ridge Subdivision is adjacent to the west; Winding Creek Subdivision is to the northwest. A few single-family homes on larger tracts are located to the east with farm fields beyond.

**TRAFFIC AND TRANSPORTATION:**

The area in this request has frontage on CR 500 North, classified as a rural secondary arterial. The stub end of Goose Creek Way, a street in the adjacent Winding Ridge Subdivision, adjoins to the west.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

West Lafayette sewer and Indiana American Water serve this area.

**STAFF COMMENTS:**

Petitioners intends on rezoning this land and platting a single lot that will be similarly sized to the lots in Winding Ridge. There are no immediate plans for the remaining 2+ acres in this request.

The land in this request represents the remaining portion of the Lauren Lakes Planned Development originally approved in November 2006 by the West Lafayette Common Council. Since then, the majority of the development has been rezoned back to R1 and developed through the major subdivision process. The subject property along with land to the south is the only remaining portion of this PD. The approval to develop this land under the approved PD will expire this November. Petitioners have decided that rezoning to R1 makes more sense because they have no intention to develop the land as negotiated in the PD. The southern boundary of the rezone area was selected to exclude the stream that bisects the property. Petitioners have indicated that this floodplain will be delineated at some point in the future with a second rezone eliminating the remaining PD zoning.

The land uses in this area are predominately single-family homes. Rezoning this land back to R1 mirrors the existing land use patterns and is in-line with the development trend of this area of West Lafayette.

**STAFF RECOMMENDATION:**

Approval