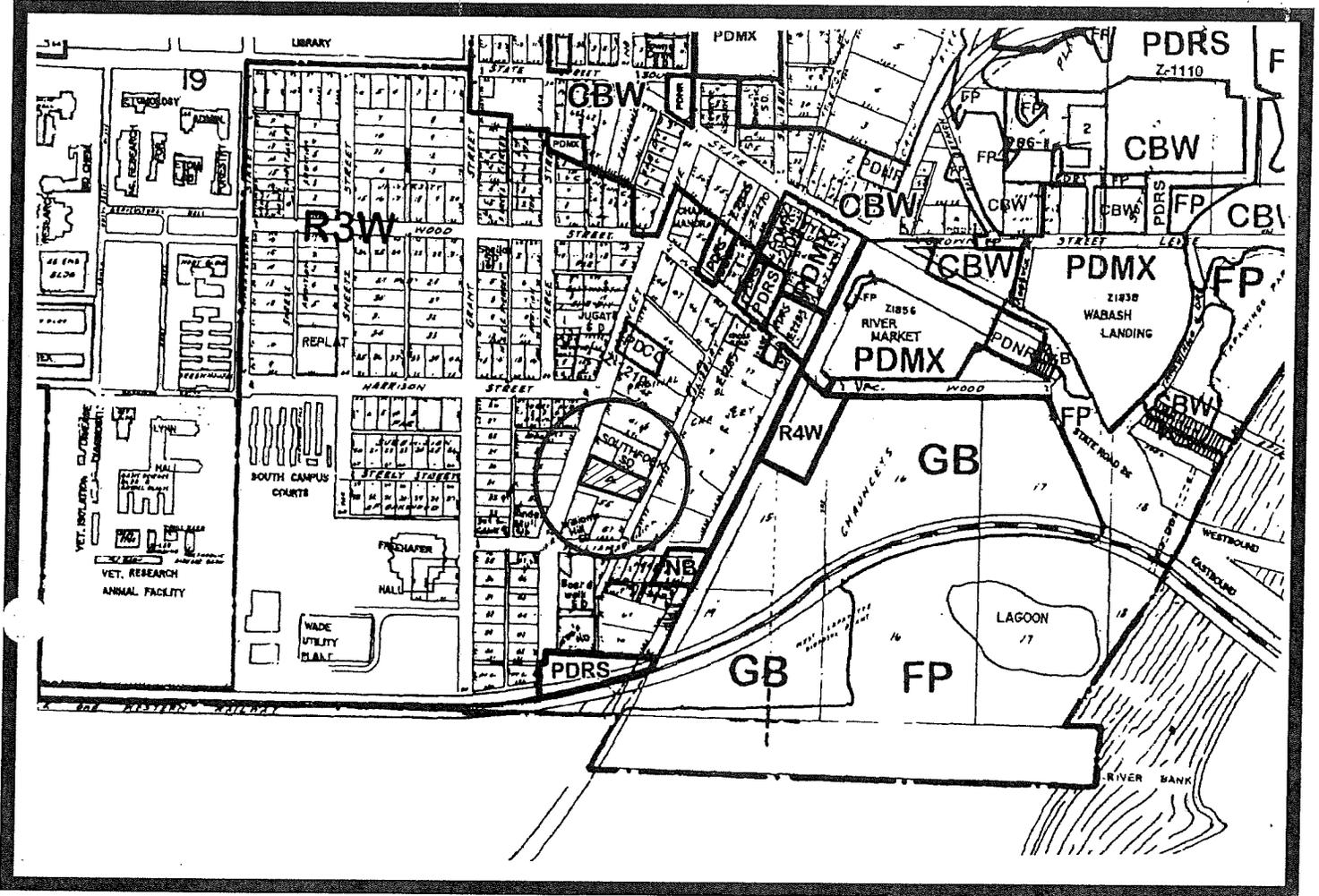

Z-2491
JOHN R. BASHAM II AND CONNIE L. BASHAM
R3W TO R4W

STAFF REPORT
June 14, 2012

Z-2491
JOHN R. BASHAM & CONNIE L. BASHAM
(R3W to R4W)



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who own a portion of the property and have consent for the other portion, and represented by attorney Daniel Teder, are requesting the rezoning of 0.46 acres from R3W to R4W. This site consists of two lots and form an L-shaped property between South Chauncey Avenue and South Salisbury Street, three lots north of West Williams Street. The proposal includes demolishing the existing structures and building an apartment building with 18 units, 2 bedrooms each. The land is commonly known as 326 South Chauncey Avenue, West Lafayette, Wabash 19 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The earliest zoning maps for West Lafayette show this property zoned R3. R3W zoning was introduced in 1998 when the current Unified Zoning Ordinance was adopted.

Surrounding land is zoned R3W with the exception of a few planned developments, namely Park Place Apartments (Z-2407) at the end of South Chauncey and Grant Street Station (Z-2481) about one block to the west.

AREA LAND USE PATTERNS:

This area of West Lafayette is one of the most densely populated areas of our community. Numerous apartment buildings and converted homes housing Purdue students surround the area. The site in question currently contains an apartment building and a rental house; the land was heavily wooded with some large trees but has recently been cleared. The site drops down about 15' in elevation from Chauncey to Salisbury.

TRAFFIC AND TRANSPORTATION:

The site consists of two lots: one lot fronts on Chauncey Avenue and the other is a "through-lot" with frontage on both Chauncey and Salisbury. The *Thoroughfare Plan* classifies the roads as an urban primary arterial and an urban local road, respectively.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site.

STAFF COMMENTS:

This is only the second request for R4W zoning since its inception in 1998. (Under the previous ordinance, there were only two requests for its predecessor R4 zoning within West Lafayette; both requests were withdrawn.) Currently, the R3W zone caps density at 15 units per acre (not variable by the ABZA). Any development with a higher density must be located in an R4W zone, which has no density cap.

This part of our community is without a doubt our most densely populated area. For several blocks in all directions, Purdue students are housed in either apartment buildings or converted single-family homes. Staff encourages our multi-family developments catering to Purdue students to be located close to campus and this area south of State Street is clearly a prime location for more dense student housing.

STAFF RECOMMENDATION:

Approval