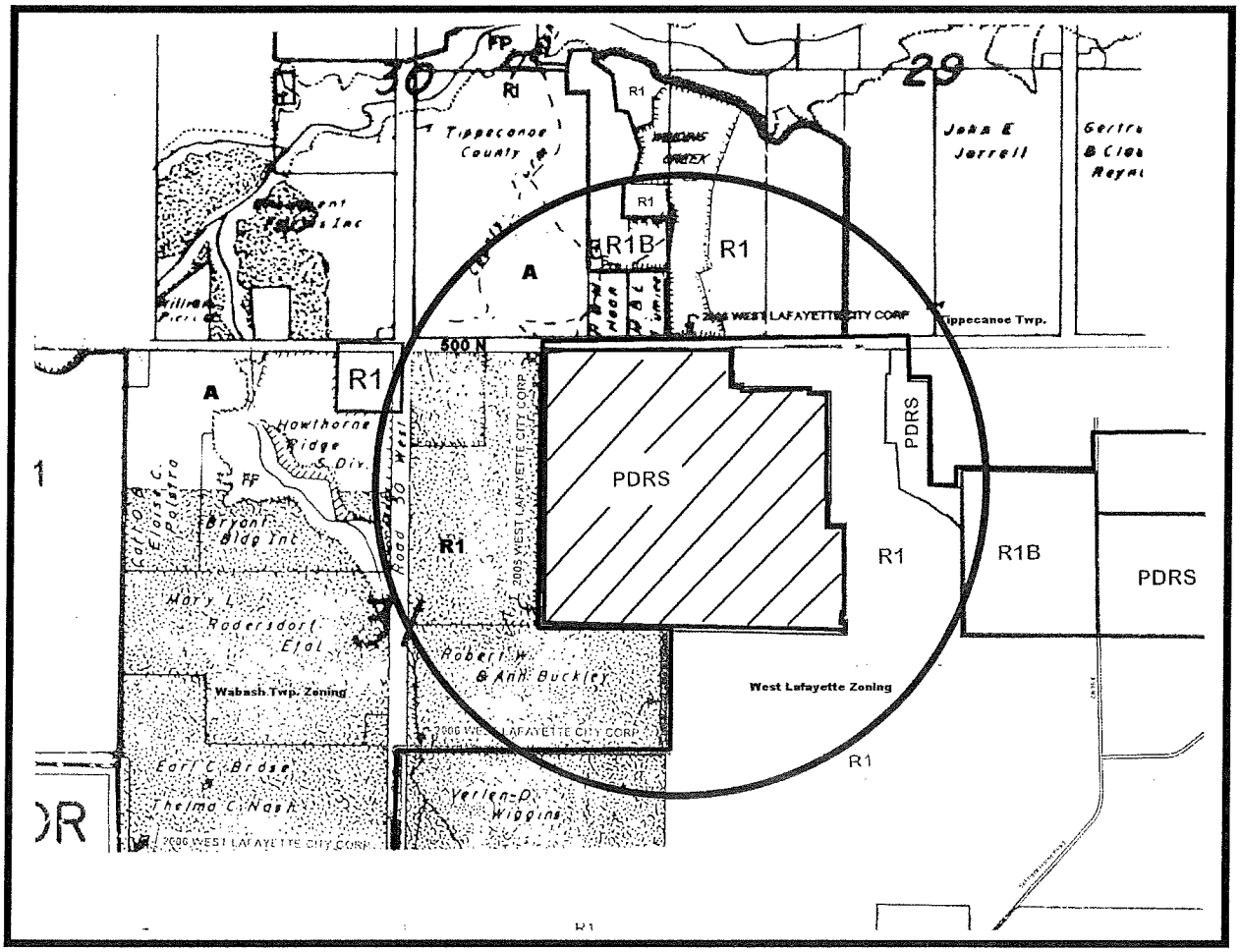
Z-2527
TIMBERSTONE DEVELOPMENT, LLC
(PDRS to R1)

STAFF REPORT
April 11, 2013



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PDRS TO R1

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting rezoning from PDRS to R1 for 160.59 acres in the City of West Lafayette in the area formerly rezoned for the Lauren Lakes Planned Development, located on the south side of CR 500 N, Wabash 31 (NE) 24-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

From its R1 origins, the property has a long zoning history with mixed results beginning with two unsuccessful planned development rezone attempts: Z-2167, (4/2004), Z-2220, (3/2005). The first PD proposal included 802 building lots and 26 drainage, utility and landscape easement lots, a central 13-acre park containing a clubhouse, playgrounds, pool, ball courts, and paved trail system, with a density of 3.47 units per acre. The Area Plan Commission voted unanimously against the proposal and the case was withdrawn prior to a vote by the County Commissioners. The second proposal included 659 lots, a 22-acre park, clubhouse, pool, playground, ball courts and a trail system. The Plan Commission voted 3-10 against the proposal; it was denied by the County Commissioners on March 7, 2005 with a vote of 1-2. After this denial, the regular subdivision process was employed utilizing the existing R1 zoning resulting in preliminary approval for 677 home lots and 5 outlots for storm water detention with no recreational amenities. In 2005 and 2006, sections 1 and 2 were final platted creating a total of 130 lots in R1 zoned land.

In August of 2006 the City of West Lafayette annexed the subject property as part of a larger 1,173 acre annexation. Later in 2006, a third PD rezone was attempted on the 179.01 acre property (Z-2307) and on October 16, 2006 by a vote of 2 to 9, it received a recommendation of denial by the Area Plan Commission. On November 6, 2006 the West Lafayette Common Council approved the planned development rezone, which consisted of a 543 lot mixed density single-family development. Despite Final Detailed Plans being approved and recorded for one small phase of this PD, the project ultimately failed. After a rezoning attempt in May of 2010 to R1B (Z-2430) resulted in withdrawal, finally in December of 2010, another planned development rezone attempt for Lauren Lakes (Z-2435) was recommended for approval by APC and ultimately approved by the city council in January of 2011. This project called for 517 single-family homes. Despite the successful rezoning, no Final Detailed Plans were submitted and the project fell into abandonment in January of 2013 consistent with Section 2-28-13-b of the Unified Zoning Ordinance.

AREA LAND USE PATTERNS:

Sections 1 & 2 of Lauren Lakes Subdivision are under development. Near the middle of the site is a 20+ acre area of untilled and wooded terrain that contains approximately one half acre of land identified in a wetland delineation report prepared by consulting firm JF New as either wetland or a tributary of Burnett's Creek (.30 and .18 acres respectively). Winding Creek mixed density single-family subdivision (R1 & R1B) is nearing the end of its development across CR 500 to the north. There are two smaller residential subdivisions to the west along County Farm Road (Shepherd's Point and Hawthorne Ridge). Prophet's Ridge, a medium/high-density single-family subdivision (R1B), is under development and adjoins to the east. Approximately one half mile separates this site from Westport PD, Arbor Chase and Greentree Retirement Community to the south in West Lafayette. Elsewhere along CR 500 N, land use is mainly agricultural.

TRAFFIC AND TRANSPORTATION:

Along the northern boundary, access to the development would be off of CR 500 N, a Rural Secondary Arterial according to the *Thoroughfare Plan.* Further connections include two access points to the west and two to the south (connecting presently undeveloped land) and five access points to the existing Lauren Lakes Subdivision to the east.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer serves the site. Indiana-American Water is also available.

SCHOOLS:

Children attending public school in this development would attend Burnett Creek Elementary School, Battle Ground Middle School, and Harrison High School.

STAFF COMMENTS:

The long and troubled zoning history for Lauren Lakes has finally come full circle: After five rezoning attempts, including four failed planned developments, a request to return the property to its original zoning classification of R1 has arrived. The request is in keeping with the residential development patterns already established in the vicinity and the return to R1 would allow the existing neighboring Lauren Lakes subdivision to seamlessly mesh with the former planned development area both in terms of residential density and suburban form.

STAFF RECOMMENDATION:

Approval