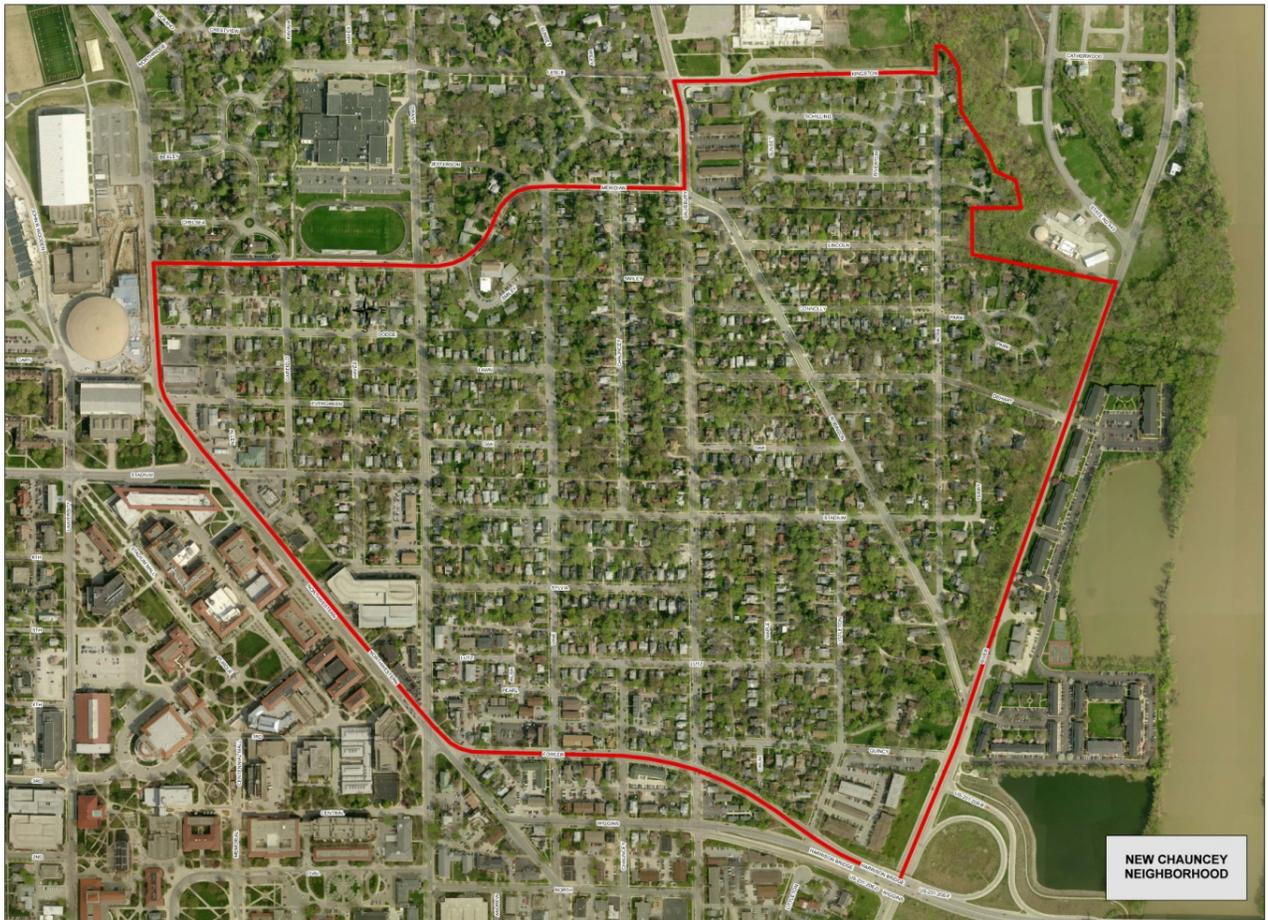

**RESOLUTION 2013-01
COMPREHENSIVE PLAN AMENDMENT
NEW CHAUNCEY NEIGHBORHOOD PLAN**

**STAFF REPORT
January 10, 2013**



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Comprehensive Plan Amendment
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Plan is available for viewing and downloading at:
<http://www.tippecanoe.in.gov/egov/docs/1265215337801.htm>

The New Chauncey Neighborhood is located at an important nexus in the City of West Lafayette. With Purdue University and its sports complexes to the west, Chauncey Village central business district to the south, the Hills and Dales neighborhood to the north and the N. River Road / Happy Hollow Park area to the east and northeast, New Chauncey has historically served as a place of transitions; an urban neighborhood that knits the disparate uses around it together to create a gradual transition from the bustling, urbanized environments of the campus and Chauncey Village areas to quieter, mostly residential and park areas.

Recognizing that New Chauncey is such an indispensable part of the city, on May 4, 2009, the West Lafayette City Council adopted Resolution #5-09 which requested the APC to study the New Chauncey Neighborhood and create, with its residents and property owners, a neighborhood plan to provide a long-term vision for neighborhood preservation and future development within the neighborhood. In November of 2009 APC staff assisted in forming a steering committee of nine neighborhood stakeholder representatives who represented the City Council, city staff, homeowners, Purdue students, landlords, commercial property owners and business owners. Their task was to guide and influence the development of the neighborhood plan. The foundation of the final document they endorsed is one rooted in the policies of the "Housing Element" of the *Comprehensive Plan of Tippecanoe County* which was approved by the City of West Lafayette, and all other member jurisdictions of Area Plan Commission, in 2011.

According to policies 27 and 28 in the housing element:

27. *"...In developing neighborhood plans, staff shall encourage the active participation of neighborhood associations with all other property owners and residents..."*
28. *"Zoning and land use decisions impacting neighborhoods rich in diversity, including those near Purdue University, shall consider all competing interests and promote an improved quality of life for all neighborhood residents."*

The plan is designed to influence the city council and the board of zoning appeals as they render decisions on land use changes. The plan is also intended to influence public improvements and steer private investment to promote neighborhood stabilization, preservation, and compatible redevelopment. Additionally, within the plan are goals, policies and implementation strategies that provide recommendations for improvements within the neighborhood.

The plan's six goals, which were developed by the neighborhood during a Visioning Workshop meeting held in March of 2010, are:

1. Neighborhood Preservation
2. Neighborhood Redevelopment
3. Neighborhood Business Development
4. Neighborhood Environmental Preservation
5. Neighborhood Communication and Partnership with Purdue University and the Purdue Research Foundation
6. Neighborhood Safety Improvements.

The plan's future land use chapter, with its map, land use descriptions and narrative, is the first completed implementation strategy to be delivered with the plan. It specifically targets the first four goals through the tool of future land use planning. Block-by-block, the future preservation and redevelopment of the neighborhood is outlined along with establishing concepts for a linear park system which are designed to serve as both gathering spaces and buffers between uses of different intensities.

Relative to the first goal, Neighborhood Preservation, approximately 75% of the area of the neighborhood is planned to remain in its existing low-density residential state (this area includes almost 90% of the neighborhood's existing single-family housing stock). Relative to the second and third goals, Neighborhood Redevelopment and Business Development, approximately 22% of the area of the neighborhood, located primarily along the Northwestern Avenue and Fowler Avenue corridors, is planned for an increase in development intensity. Within this area, 8% is planned for mixed-use developments, 9% is planned for a medium-density residential developments and 5% is planned for high-density residential developments. The remaining 3% of the area of the neighborhood is comprised of existing parks, the Purdue parking garage and the existing commercial areas at the Robinson/Salisbury intersection, which are all planned to remain.

The fourth goal, Neighborhood Environmental Preservation, is addressed in part by identifying approximately 32 acres (or 18% of the area of the neighborhood) as a proposed park area overlay within which parks, trails and open spaces should be implemented. A specific implementation strategy in chapter 4 of the plan calls for the city, working with the New Chauncey Neighborhood Association and the Purdue Research Foundation, to develop a neighborhood parks and open space master plan to bring the park concepts outlined in the future land use narrative to fruition.

The New Chauncey Neighborhood is a unique and vital part of the City of West Lafayette. Being adjacent to the university campus, the development pressures the neighborhood has faced over the years, combined with the increase in rental conversions of single-family homes, has served to underscore the need to bring order and certainty to a place where presently no policy protections concerning future growth exist. This neighborhood plan, born out of a true spirit of compromise on the part of all the steering committee members whose varied competing interests often came into conflict, is the first concrete step in establishing a firm vision for both neighborhood preservation and growth in the City of West Lafayette.

Staff recommends adoption of the New Chauncey Neighborhood Plan and its inclusion in the *Comprehensive Plan of Tippecanoe County*.

RECOMMENDATION:

Approval

RESOLUTION NO. 2013-01

WHEREAS, the *Comprehensive Plan* was adopted in 1981 and allows for the inclusion of neighborhood plans; and

WHEREAS, the Area Plan Commission of Tippecanoe County derives authority to approve amendments to the adopted *Comprehensive Plan* from *Indiana Code Section 36-7-4-511*; and

WHEREAS, the Area Plan Commission of Tippecanoe County did hold a public hearing following proper publication of meeting notices under *Indiana Code Section 36-7-4-507*, to inform and hear discussion on this amendment to the adopted *Comprehensive Plan*; and

WHEREAS, the Area Plan Commission of Tippecanoe County after due consideration, adopted this amendment known as the *New Chauncey Neighborhood Plan*, an amendment to the adopted *Comprehensive Plan*, finding it to be in accord with its own goals, thus recommending the amendment to the City of West Lafayette;

NOW THEREFORE, BE IT RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY, THAT:

The *New Chauncey Neighborhood Plan*, a part of the *Comprehensive Plan for Tippecanoe County*, is hereby adopted.

This Resolution shall be in full force and effect from and after its passage.

Roland K. Winger, President

Attest:

Sallie Dell Fahey, Secretary