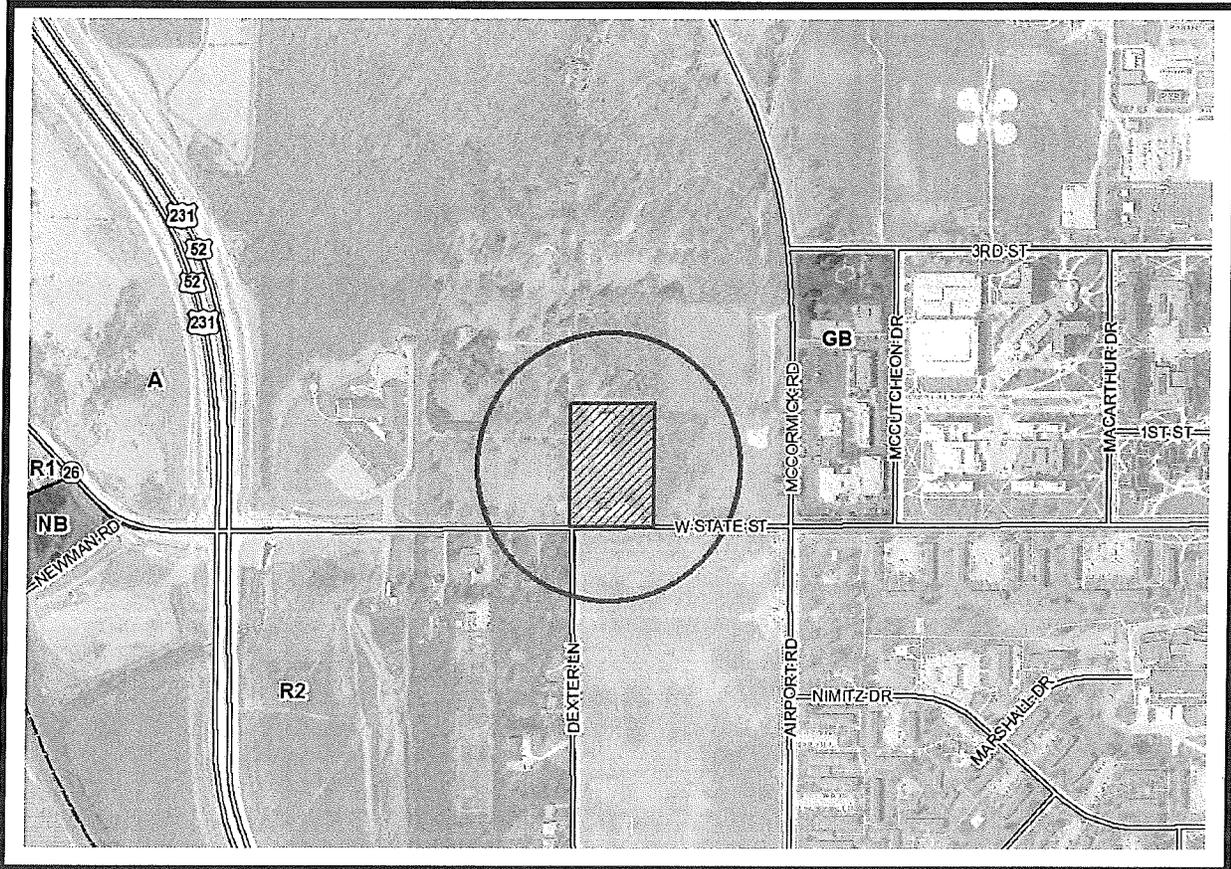

Z-2598
PURDUE RESEARCH FOUNDATION
(A to NB)

STAFF REPORT
December 11, 2014



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner, and represented by the Schneider Corporation, is requesting rezoning of 3.884 acres from A to NB. The site, just west of Purdue's campus near Horticulture Park, is located at 1570 W State Street. Petitioner has indicated the use for this site will be a new university daycare facility.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject site is currently zoned A, and has been since the inception of zoning in the county. Except for an area of R2 zoning south of State Street, most of the surrounding land east is similarly zoned A. An attempt at rezoning the site to R3, multi-family residential failed in 2008 (Z-2379).

Petitioner rezoned the Purdue West shopping center from A to GB in 2012 (Z-2505).

AREA LAND USE PATTERNS:

A former store front, once the Rustic Bouquet, a flower shop, a detached garage and large warehouse occupy the site which is surrounded on three sides by Hort Park. A large church is located west, and the Purdue campus begins east of Airport Road. Scattered residential uses line the south side of State Street.

TRAFFIC AND TRANSPORTATION:

The site is located on State Street, (formerly State Road 26 which was relinquished by INDOT to the City of West Lafayette in 2013) classified as a primary arterial. The site currently has two access points to State Street: one is a dedicated driveway and the other is shared with Hort Park. The eastern drive contains a bridge that crosses a large culvert. This access will be closed in favor of the shared drive with Hort Park. When State Street is redone by West Lafayette, petitioner's representative indicates the culvert will be demolished and the eastern driveway will then be permanently removed.

All drive and parking areas in gravel will need to be paved if the site is rezoned (UZO 4-6-15(a)).

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is not served by sanitary utilities. According to petitioner's representative, West Lafayette sanitary sewer will be connected via the western interceptor along US 231

and water, provided by Indiana-American, will be brought from Stadium Avenue to State Street.

A Type B bufferyard is required where NB zoning abuts A zoning.

STAFF COMMENTS:

When a previous owner tried to rezone the site to multi-family residential six years ago, staff recommended denial based on several factors. The completion date for the new US 231 was not known, West Lafayette had no time table to extend utilities, Purdue's Master Plan wasn't complete and petitioner had no plan for development. Staff also cited the *Comprehensive Plan* which states this area has a recreational future, fitting in with its proximity to Hort Park. Staff further suggested that the property be "purchased by PRF and incorporated into Hort Park, as supported by the *Comprehensive Plan*." Because of those factors, staff recommended denial.

While this rezone request is not to a multi-family residential zone, but rather a commercial request, the loose ends that led staff to recommend denial for R3 in 2008 have been tied up. Almost seven years later, Purdue Research Foundation has purchased the property, US 231 has been open since fall 2013, both sewer and water will be brought to the site according to petitioner, and Purdue's completed 2013 Master Plan calls for a mixed-use collaborative future for this site. Though the request doesn't meet the *Comprehensive Plan's* goal for recreational space, staff recognizes the need for additional land use planning as a collaborative effort including Purdue and West Lafayette to occur now that US 231 is open. Additionally, the site will be developed by PRF who has a vested interest in maintaining the integrity of the University's western lands, as mentioned in the Master Plan.

Neighborhood Business is an appropriate zoning designation to implement Purdue's goal at this site while limiting potential incompatibilities.

STAFF RECOMMENDATION:

Approval