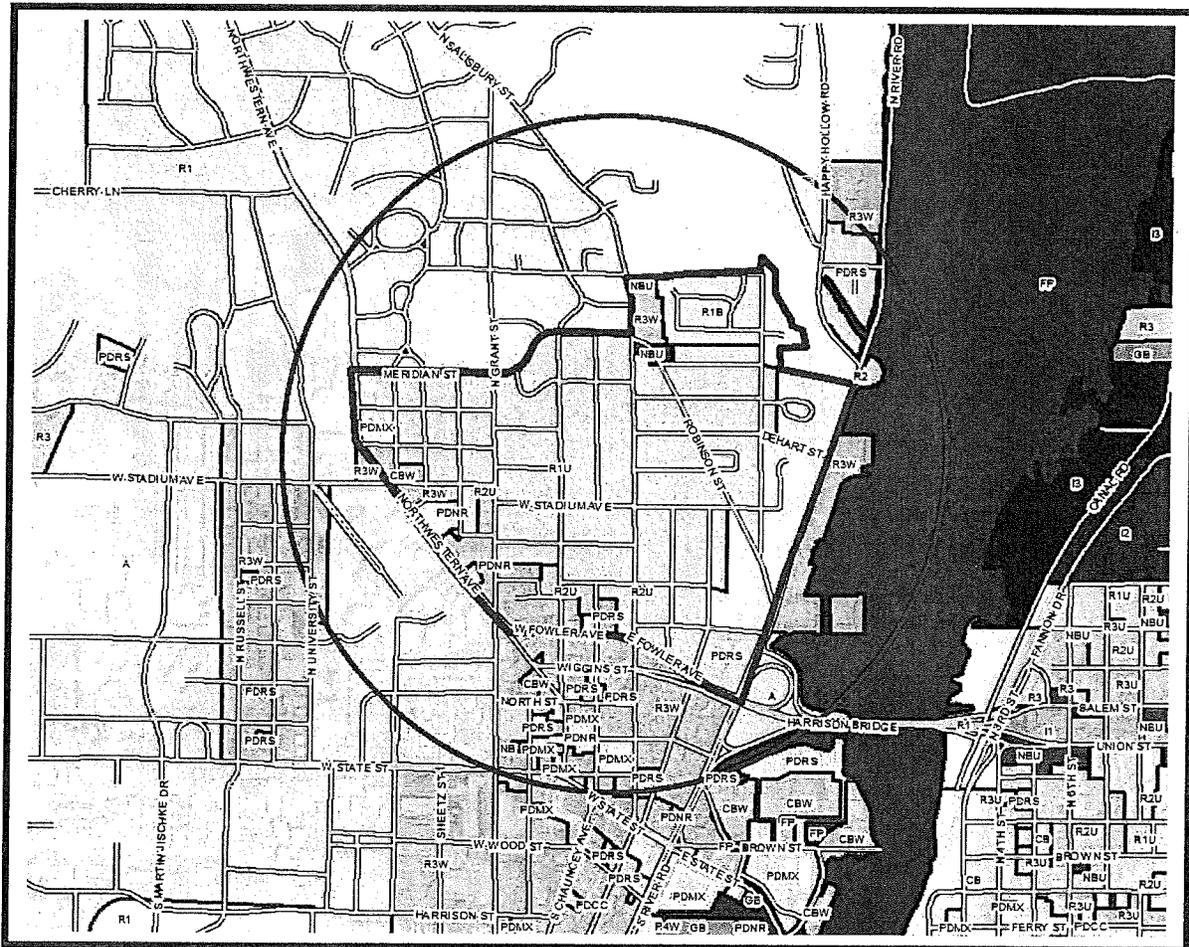
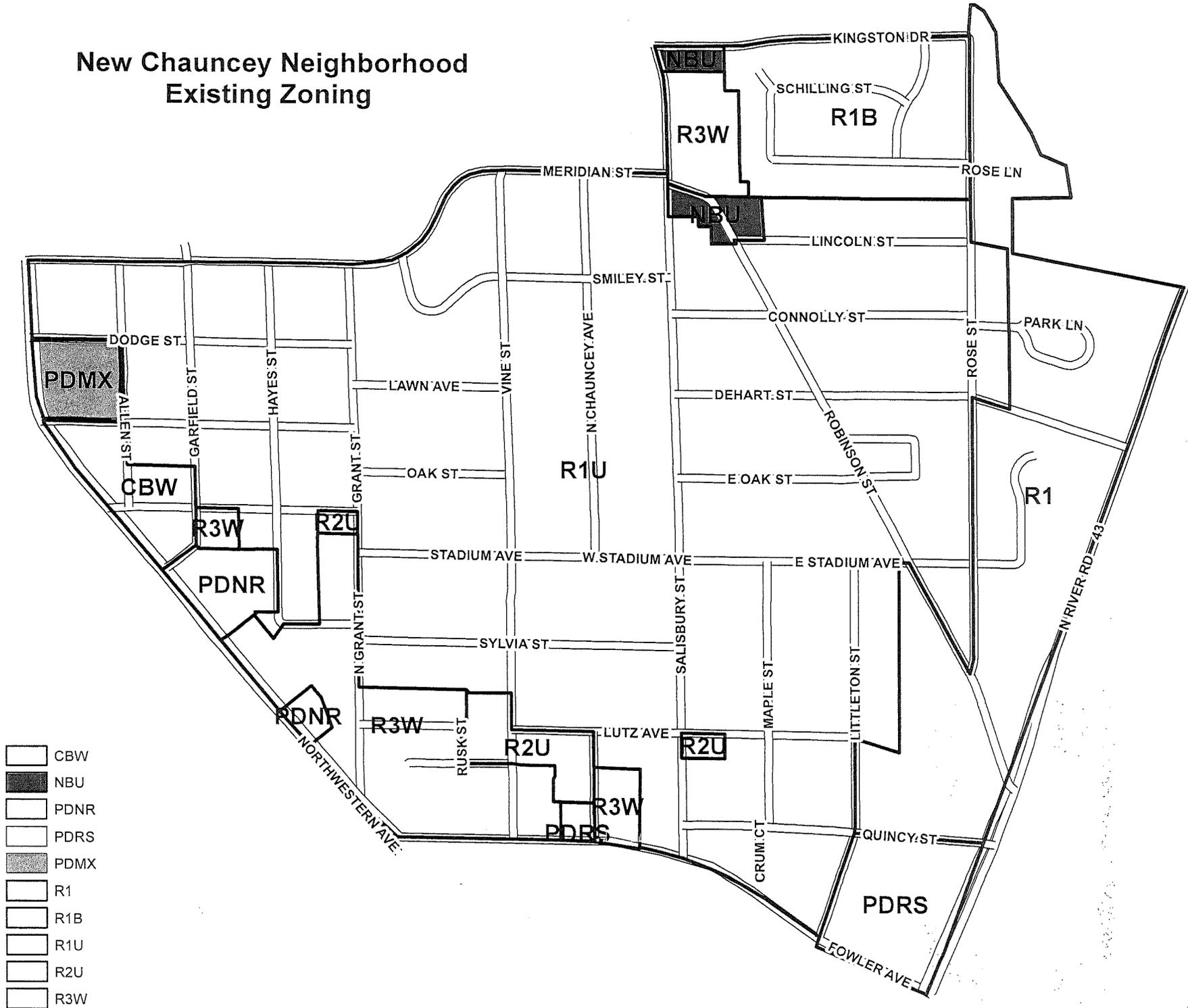

Z-2619
AREA PLAN COMMISSION – NEW CHAUNCEY NEIGHBORHOOD
(R1, R1B, R1U, R2U, R3W, NBU, and CBW to
R1, R1B, R1U, R2U, R3U, NBU, and CBW)

STAFF REPORT
July 9, 2015



New Chauncey Neighborhood Existing Zoning



-  CBW
-  NBU
-  PDNR
-  PDRS
-  PDMX
-  R1
-  R1B
-  R1U
-  R2U
-  R3W

Z-2619

AREA PLAN COMMISSION
NEW CHAUNCEY NEIGHBORHOOD REZONE
CBW, NBU, R3W, R2U, R1U, R1B and R1 to CBW, NBU, R3U, R2U, R1U, R1B and
R1

Staff Report
July 9, 2015

REQUEST MADE, PROPOSED USE, LOCATION:

The Area Plan Commission, with support from the City of West Lafayette and the New Chauncey Neighborhood Association, is requesting rezoning of the New Chauncey Neighborhood (excluding all existing planned developments) which is approximately bounded by Northwestern Avenue, Fowler Avenue, North River Road, Kingston Drive and Meridian Street in West Lafayette, Wabash 17 & 18 (S1/2) and 19 & 20 (N 1/2).

ZONING HISTORY AND AREA ZONING PATTERNS:

Since the 1998 rezone brought about by NUZO, rezoning activity in the neighborhood has been limited largely to planned development projects including: Morris Rentals Planned Development (Z-2526), 720 Northwestern Avenue Planned Development (Z-2494) and the 516 Northwestern Avenue Planned Development (Z-2460).

AREA LAND USE PATTERNS:

The New Chauncey Neighborhood is known for its pre-WW2 urban single-family residential pattern with denser and more mixed uses limited mostly to the Northwestern Avenue and Fowler Avenue corridors.

TRAFFIC AND TRANSPORTATION:

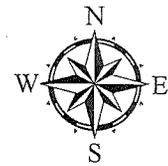
New Chauncey is an important crossroads of many primary and secondary arterials, as classified by the *Thoroughfare Plan*. Among them are: Northwestern Avenue, Fowler Avenue, Salisbury Street, Grant Street, Robinson Street and River Road.

STAFF COMMENTS:

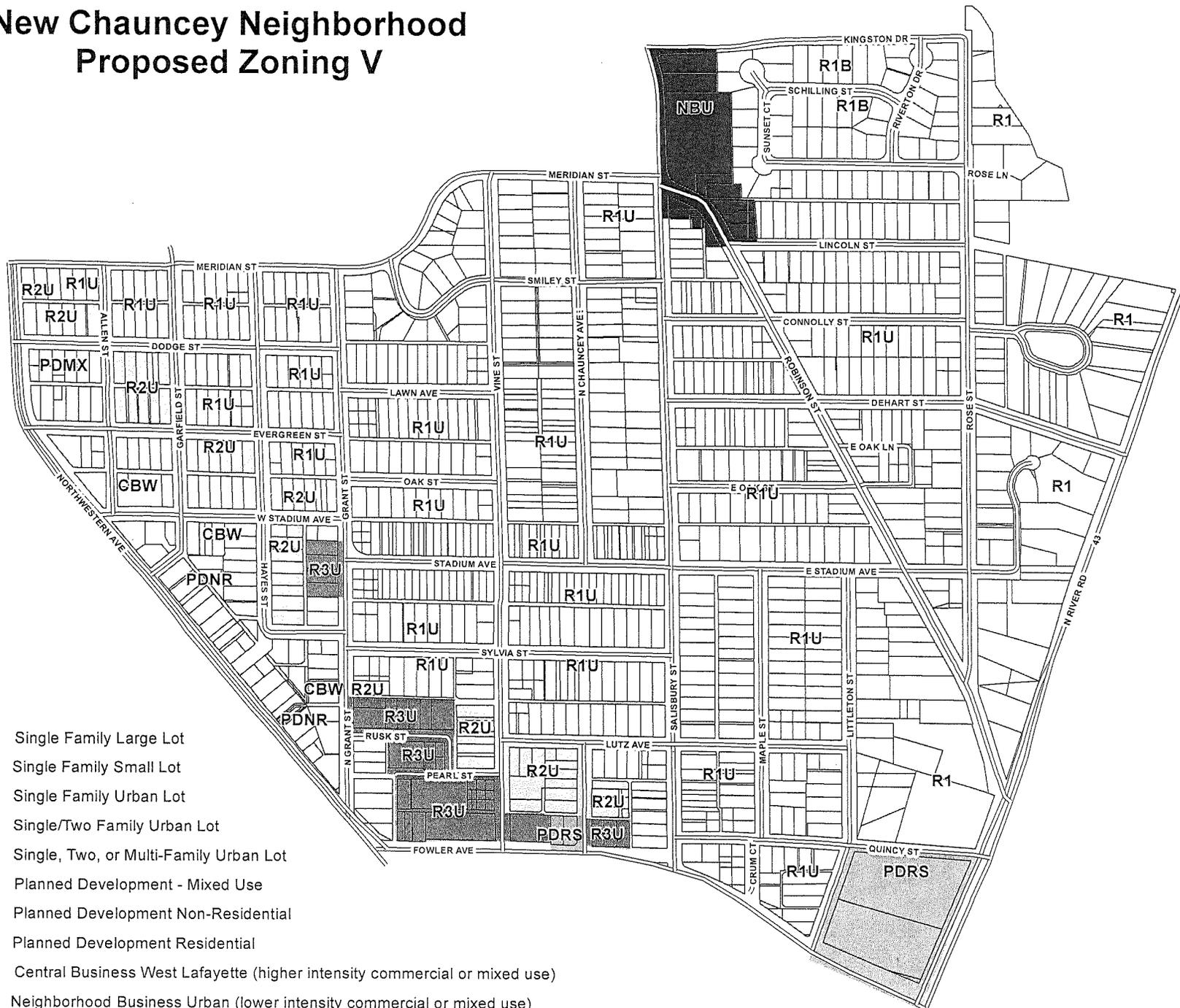
After multiple Ordinance Committee public hearings with substantial public input resulting in five draft map amendments and formal endorsement by the Ordinance Committee in June of this year, the proposed rezone of New Chauncey is ready. The 2013 adopted *New Chauncey Neighborhood Plan* has guided the creation of this first of two neighborhood rezone steps. This first "conventional rezone" effort aims to bring the neighborhood into as close conformance with the neighborhood's future land use plan as possible, utilizing the existing zoning tools found in the UZO. If it is adopted by the city council, the following second step shall introduce form-based zoning which will bring the neighborhood into complete conformance with the future land use plan and fulfill the promise made by the *Neighborhood Plan*.

STAFF RECOMMENDATION:

Approval



New Chauncey Neighborhood Proposed Zoning V



- R1 Single Family Large Lot
- R1B Single Family Small Lot
- R1U Single Family Urban Lot
- R2U Single/Two Family Urban Lot
- R3U Single, Two, or Multi-Family Urban Lot
- PDMX Planned Development - Mixed Use
- PDNR Planned Development Non-Residential
- PDRS Planned Development Residential
- CBW Central Business West Lafayette (higher intensity commercial or mixed use)
- NBU Neighborhood Business Urban (lower intensity commercial or mixed use)