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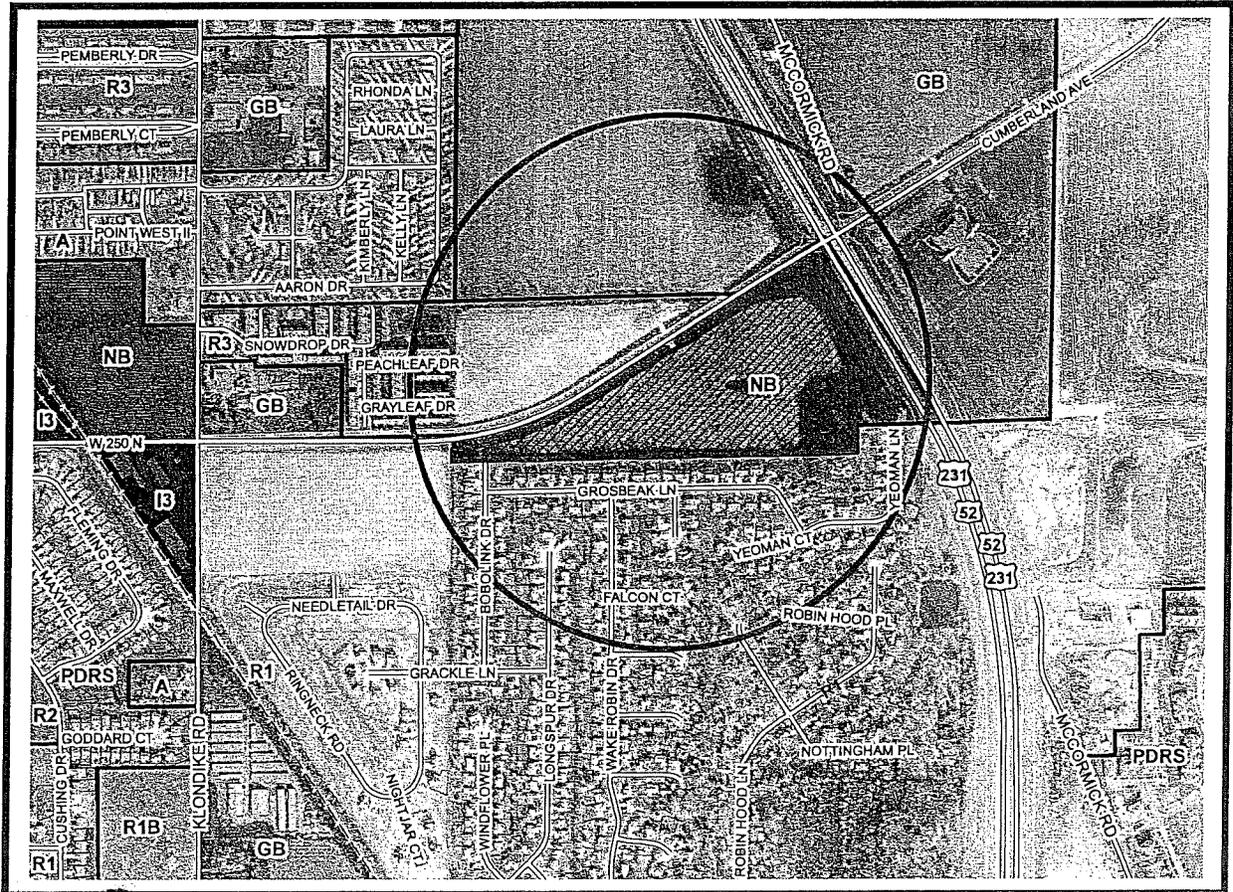
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Z-2620  
ZAC, LLC  
(NB to R3W with Commitment)

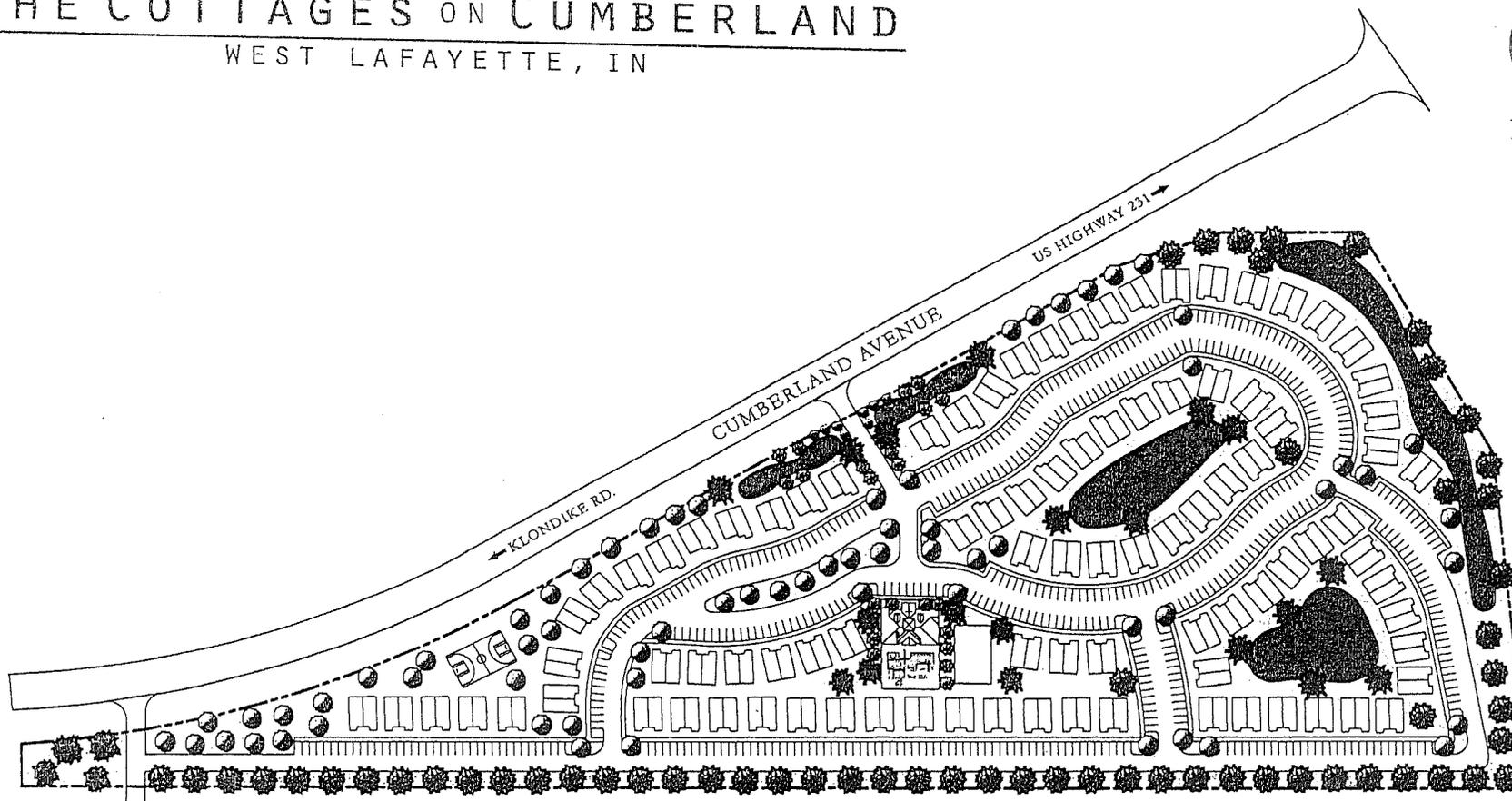
REVISED STAFF REPORT  
August 13, 2015

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ILLUSTRATIVE PLAN FOR  
**THE COTTAGES ON CUMBERLAND**  
WEST LAFAYETTE, IN



**ZIMMER**  
DEVELOPMENT COMPANY

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**Z-2620  
ZAC, LLC  
NB TO R3W (with commitment)**

**Revised Staff Report  
August 13, 2015**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, with consent of the property owner Citation Homes, Inc., and represented by attorney Daniel Teder, is requesting rezoning of 20.6 acres for a proposed student apartment development of 93 duplexes on a single lot, located on the southwest corner of Cumberland Avenue and US 231 in West Lafayette, Wabash 11 (N 1/2) 23-5.

The commitment, which petitioner filed after the July APC meeting, would do the following:

1. Increase the minimum amount of vegetative cover from 30% to 31%;
2. Reduce the maximum coverage of all buildings from 40% to 35%;
3. Reduce the maximum building height from 14' at the finished floor of the upper story to 29' measured from ground floor to the top of the roof of all structures; and
4. Increase the minimum bufferyard plant units from no buffer along the southern portion of the property to a 20' wide type C bufferyard utilizing, where appropriate, the existing tree line.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

This site was originally zoned R1, Single-family Residential. It was rezoned to NB in 2012 after the filing was amended from the original GB request (Z-2480). R3-zoned land to the north of this site on the north side of Cumberland is also on this agenda (Z-2621, R3 to GB); beyond that property, land is zoned GB to the north and east. R1 zoning exists adjacent to the south.

**AREA LAND USE PATTERNS:**

These 20 acres are currently unimproved. Wake Robin and Sherwood Forest Subdivisions are adjacent to the south. A church occupies the southeast corner of the US 231/Cumberland Avenue intersection; the north quadrants are currently unimproved.

**TRAFFIC AND TRANSPORTATION:**

Cumberland Avenue is a recently completed, urban secondary arterial. The submitted site plan shows two entrances into the development: one in the middle of the Cumberland frontage and one from the recently constructed Bobolink Drive connection to Cumberland. There is no access from this site to US 231.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Indiana American Water and American Suburban Utilities serve the area. If the rezoning is approved, no bufferyard would be required because there is no requirement where R3W abuts R1 zoning. The 4<sup>th</sup> item of the commitment would create the requirement of a type C bufferyard along the southern property line.

**STAFF COMMENTS:**

Over the years, this area of Wabash Township has seen many rezones with subsequent development in the form of single-family homes, mobile home parks, student apartments, senior living, and some commercial and light industry. In particular, the trend for student housing developments in this area peaked eight to ten years ago, shifting students farther away from campus. Staff has repeatedly said that much of this type of development is better suited closer to Purdue where necessary services were readily available. In several requests for multi-family zoning in the vicinity, staff has written in reports that there is a saturation of student housing, the infrastructure here is incomplete and the route of Cumberland and US 231 is unknown, making these requests premature. Now that Cumberland and US 231 are finished, what has not changed is staff's preference for student housing to be located closer to campus. Staff would prefer to see additional student housing develop where urban amenities are located; recent national trends and APC's student housing study show that college-aged people also share this preference for living within walking distance of coffee shops, services, restaurants and campus.

In staff's opinion, the submitted commitment promises changes so minor, it's hardly worth the discussion: Increasing vegetative coverage by 1 percentage point? Changing the height restriction from 14' at the finished floor of the upper level to a flat 29' at the top of the roof? That is simply providing a different way of measuring what amounts to about the same height limitation. Promising to provide a type C bufferyard along the south property line is another way of saying the developer will not tear down the existing tree line. And reducing the maximum coverage of buildings by 5% is easy when all of the proposed buildings, open spaces, parking and roads are on a single large lot.

The proposal submitted with the rezone request shows 93 duplex units of student housing, similar in nature to the Cottages at Lindberg planned development. Generally, staff favors locating multi-family residences back to back with single-family residences as shown here. R3 zoning adjacent to R1 zoning is usually more compatible than commercial zoning next to R1 uses. However, the US 231/Cumberland commercial node has been planned since the US 52 Corridor Study was completed. NB zoning was approved here (instead of GB) to offer more protection to the neighboring residences. Staff feels a neighborhood commercial center will serve the existing single-family neighborhood and is preferable to more student-housing located so far off-campus.

**STAFF RECOMMENDATION:**

Denial