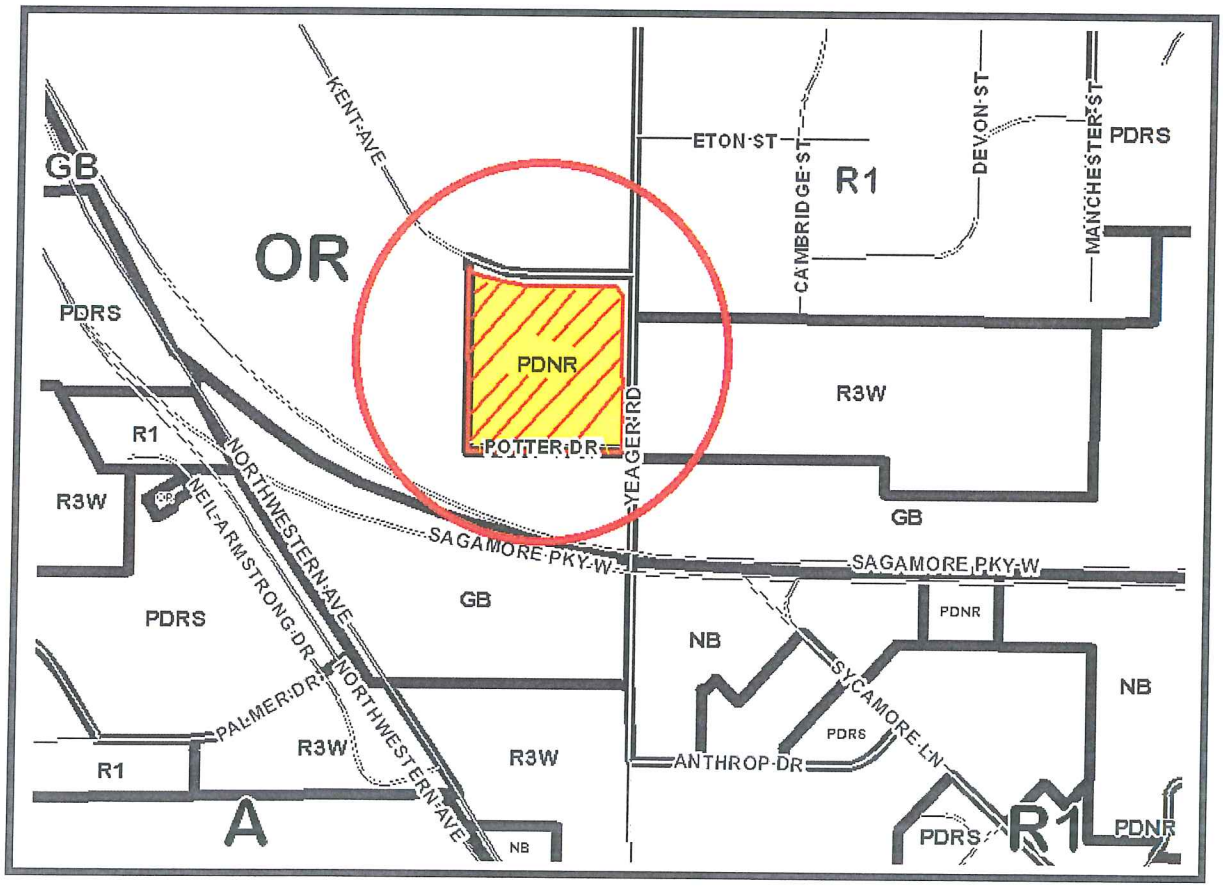
Z-2578
MEDALIST HOLDINGS, LLC
(PDNR to GB)

STAFF REPORT
July 10, 2014



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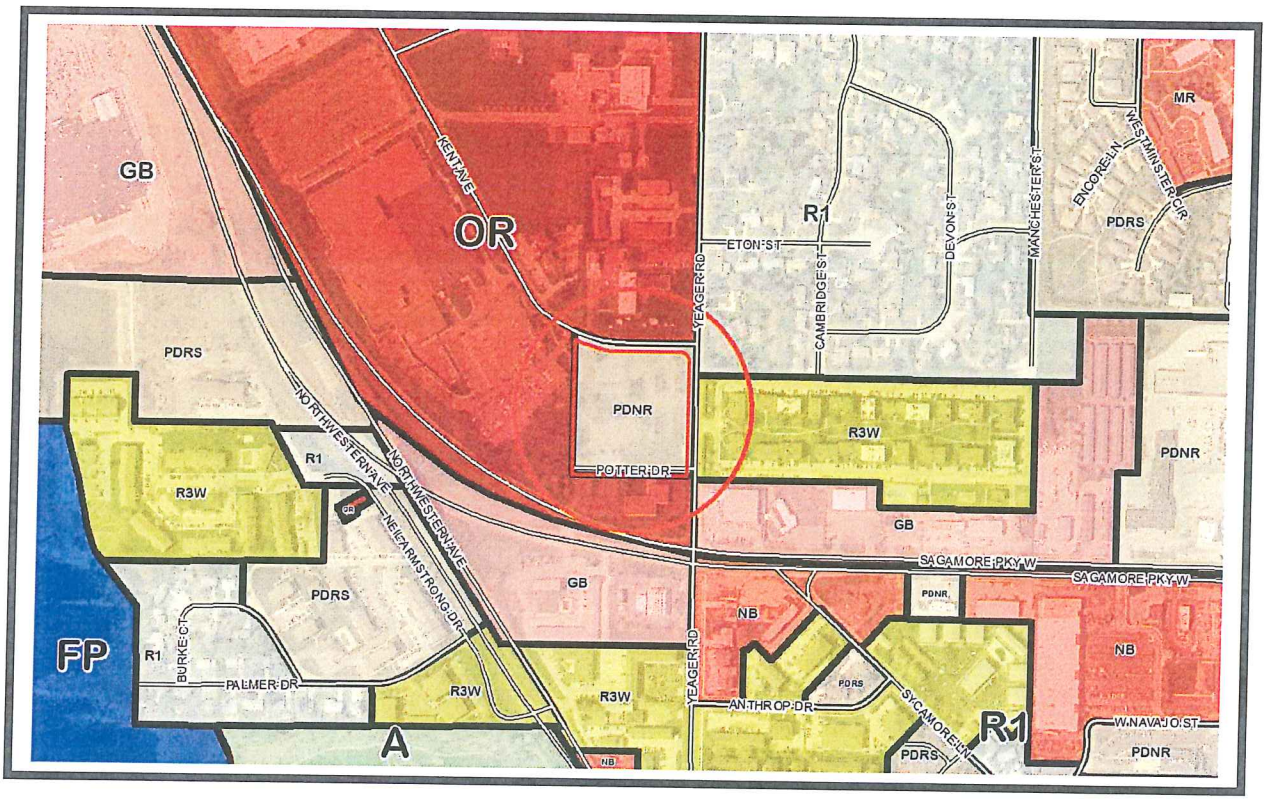

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MEDALIST HOLDINGS, LLC
PDNR TO GB

Staff Report
July 11, 2014

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with owner's consent and represented by attorney Daniel Teder, is requesting the rezoning of 4.19 acres (also known as Lots 1, 2 and 3 and Common Area of Hentschel Complex Planned Development) from PDNR (Planned Development Non-Residential) to GB (General Business). The site, currently owned by Purdue Research Foundation, is undeveloped. Plans for the site include a large strip center and a sit-down restaurant. Earlier this week a 4-lot sketch plan was filed for this land - Yeager Terrace Subdivision S-4471. The land is located on the west side of Yeager Road between Potter Road and Kent Avenue, West Lafayette, Wabash 12 (NE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This site was rezoned in February 2002 by the West Lafayette City Council from OR (Office Research) to PDNR (Z-2050). Land surrounding to the north, west and south is zoned OR. Across Yeager Road is R1 to the northeast, R3W to the east and GB to the southeast.

AREA LAND USE PATTERNS:

The site in question is currently unimproved and has been since around 2011 when three office buildings were razed. Uses to the north and northwest include the television station (WLFI) and State Farm Insurance. East across Salisbury are single-family homes, an apartment complex and an Ace Hardware store. A building formerly housing a bank but now vacant is located to the south.

TRAFFIC AND TRANSPORTATION:

The site is located at the southwest corner of Yeager Road (urban primary) and Kent Avenue (urban local). A short private street, Potter Drive, was created with the planned development and lines the southern portion of this land. Access to the property due south is from Yeager via Potter Drive.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site.

'Type B' bufferyards are required where GB zoning abuts OR zoning.

STAFF COMMENTS:
In 2001, this site had three buildings housing office/research facilities. At that time, all three buildings were located on the same lot preventing the sale of any of the individual buildings. The planned development process was used to not only place each building on its own lot, but also to create a common area for the associated parking lot. Additionally, the buildings were setback from Yeager Road closer than what the ordinance permitted. Replatting this land through the planned development process alleviated this issue.

In 2011 the three buildings and parking lot were razed. This left a PDNR zoning district that made little sense as the planned development was created to accommodate those buildings. Petitioner is now planning on constructing a commercial strip center and a sit-down restaurant; restaurants area a permitted use by right in the OR zone. General Business zoning for this site seems to be somewhat of an anomaly as this property is located in the Purdue Research Park, a park specifically designed to incubate small research businesses and provide for an area of clustered technology based companies. Although this property is on the edge of the Park and near commercial areas, the entire research park should be preserved for uses permitted in the Office Research zone and commercial development should occur along established commercial corridors such as Sagamore Parkway.

STAFF RECOMMENDATION:
Denial