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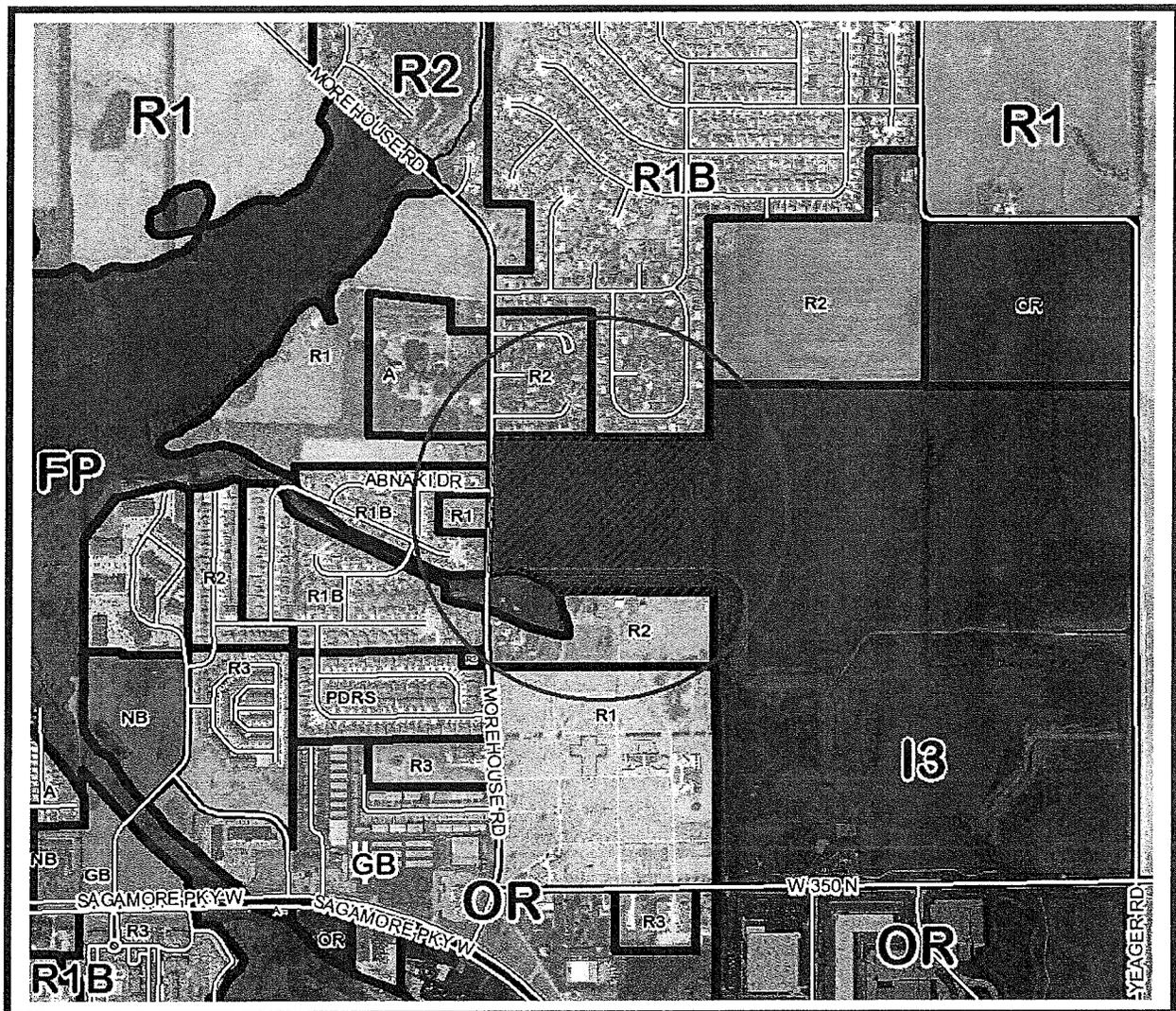
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Z-2582  
SOLBUEN, LLC  
(I3 to R1B)

STAFF REPORT  
August 14, 2014

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Staff Report  
August 14, 2014

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

Petitioner with consent of the owner (Purdue Research Foundation), represented by attorney Daniel Teder, is requesting rezoning of 30.554 acres from I3 to R1B for a single-family detached residential subdivision located on the east side of Morehouse Road, ¼ mile north of its intersection with Kalberer Road in West Lafayette, Wabash 1 (NW) 23-5.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is currently zoned I3 Industrial for the Purdue Research Park. Land surrounding the subject property is a mix of lower-density residential zoning that includes R1, R2 and R1B. The southwest corner of the subject property contains FP Floodplain zoning. Past rezone petitions in the vicinity are all connected with the aforementioned residential zoning mix which surrounds the subject property.

**AREA LAND USE PATTERNS:**

The subject property is currently undeveloped. Land to the north, south and west have all developed residentially. East of the subject property is the northern half of the Purdue Research Park, which is still largely undeveloped.

**TRAFFIC AND TRANSPORTATION:**

Morehouse Road is classified as a rural secondary arterial in the *Thoroughfare Plan*. A connection to the existing NW Greenway Trail, located along the southern boundary of the subject property, is planned with the proposed residential development and will connect to the project's proposed internal sidewalk network. A sidewalk or trail will be installed on subject property's Morehouse Road frontage.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site. A Type-C bufferyard will be required for part of the rezone area that abuts the I3 zoned area to the east.

**STAFF COMMENTS:**

As the development of the Purdue Research Park has unfolded over the years, the Purdue Research Foundation has made many adjustments in its plans for its landholdings. In this case land once thought ripe for Research Park-based industrial development has been shown to actually be better suited, given the steady residential development surrounding the site, to a residential future. The residential development of

this site will secure Morehouse Road's disposition as a residentially-oriented thoroughfare while concentrating the future development of the research park to the east where the bulk of the park's development already exists.

**STAFF RECOMMENDATION:**

Approval