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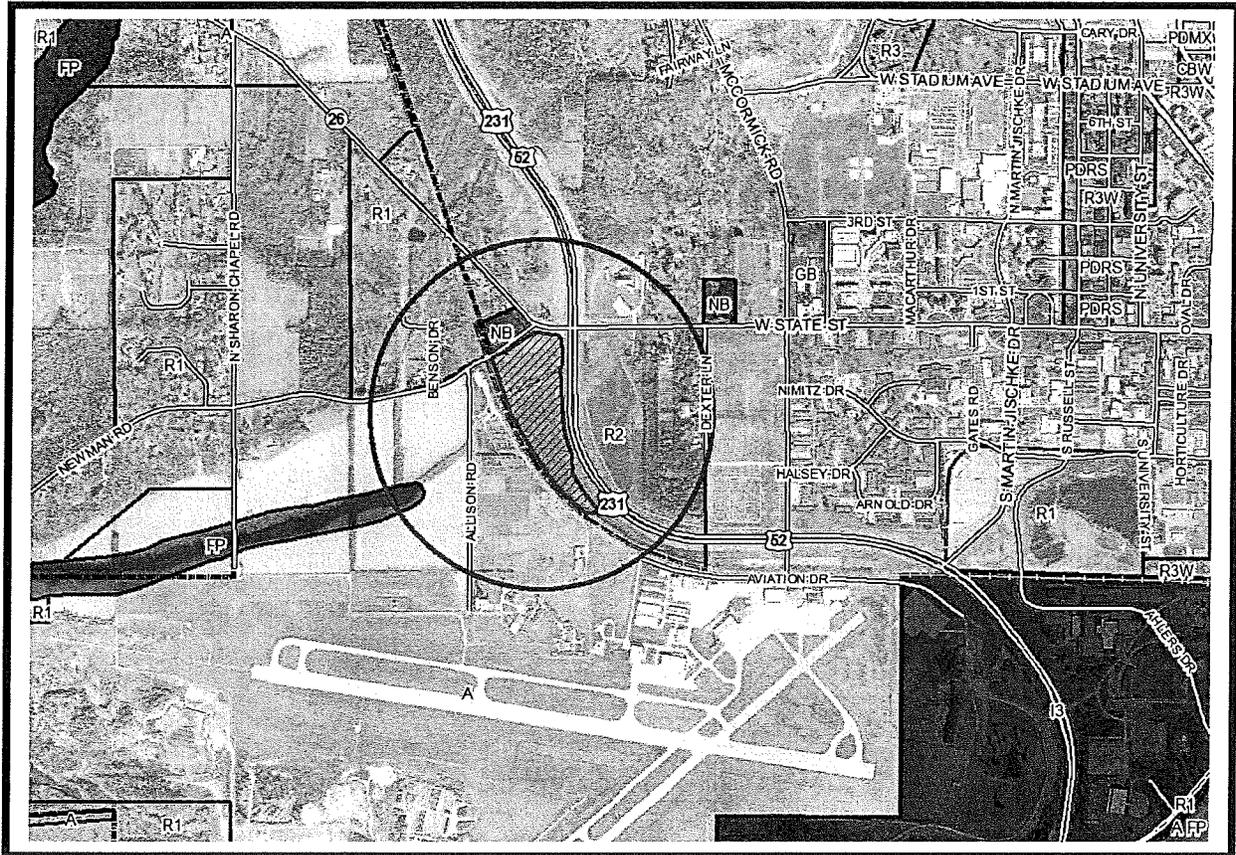
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**Z-2631**  
**PURDUE RESEARCH FOUNDATION**  
**(R2 to OR)**

**STAFF REPORT**  
**October 15, 2015**

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

Owner/Petitioner (Purdue Research Foundation), represented by Jim Pence of Schneider Corp., is requesting rezoning of 21.37 acres from R2 to OR for a proposed Purdue Technology Center – Aerospace District facility. The property is located at the southwest corner of W. State Street and US 231 in West Lafayette, Wabash 23 (SW) 23-5.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property has been zoned R2 for many years and zoning in the vicinity has changed very little over time. The most recent rezone petition (also by Purdue Research Foundation) was in late 2014 (Z-2598) which brought NB zoning to a property on State Street for a Purdue University employee daycare facility. R2 zoning lies to the east, across US 231, while Agricultural zoning is found to the south and north. A small area to the northwest, across Newman Road is zoned NB with R1 zoning just beyond to the north and west.

**AREA LAND USE PATTERNS:**

The property is currently undeveloped as is land to the east. The Purdue University Airport is found south of the property while a scattering of single family residential uses are found to the northwest. Property to the west, across the railroad tracks is also undeveloped or in agricultural production.

**TRAFFIC AND TRANSPORTATION:**

The property has frontage along US 231, though no direct access. Access to the site remains off of State Street, a primary arterial according to the *Thoroughfare Plan*. Commercial driveway entrance permits into the site from State Street are granted by the City of West Lafayette Engineering Department.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site.

**STAFF COMMENTS:**

According to Section 2-14 of the UZO, the intent of the Office/Research Zone is:

*“...to provide areas along interstate highways and other arterials for non-retail commercial and limited industrial activity, all conducted entirely indoors.”*

Adjacent to the Purdue Airport, the subject property is a challenging sell for residential development as evidenced by its current undeveloped state. This location, however, is ideally suited for the proposed use connected with this rezone petition. An aerospace technology research facility at this location is not only an appropriate use for the property but it is in keeping with staff's overall land use plan for the US-231 corridor (from the Purdue Airport area north to Sagamore Parkway) as conceived during the many staff discussions leading up to the publication of the US 52 Corridor Study nearly six years ago.

This land use strategy strives to prevent US 231 from devolving into a commercial strip corridor by holding non-residential uses to three major intersection nodes: State Street, Cumberland Avenue, Sagamore Parkway and their immediate vicinities. In doing this, the large gap primarily between the Cumberland and State Street intersections remains available to develop residentially, with mixes of residential densities being appropriate at the Lindberg Road intersection and those areas closer to the non-residential nodes. The resulting land use pattern leaves a large section of US 231 in a true parkway state with the trail system, roadside landscaping and preserved natural areas being the primary focus.

This rezone petition is in keeping with staff's plan for US 231 and has our full support.

**STAFF RECOMMENDATION:**

Approval