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**Z-2193  
RMD PROPERTIES  
HILLTOP PLANNED DEVELOPMENT  
NB TO PDNR**

**STAFF REPORT  
15 July 2004**

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

Petitioner, RMD Properties LLC by Bob Dahnke, is seeking PDNR zoning for a 1 lot commercial development for the purpose of housing two businesses initially: Overhead Door Company and Dahnke Construction. Future uses will include those permitted in the NB district with some exclusions. Located on Sagamore Parkway West, west of Soldiers Home Road, on a portion of the former University Motors site in West Lafayette, Wabash 7(NE) 23-4.

**STAFF COMMENTS:**

One of the two land uses Petitioner is proposing to establish and perpetuate in the NB district is a use not currently allowed in NB (general contractor over 5,000 sq. ft. in size). The ultimate goal of the project is to gradually shift permitted uses in the project to only those allowed in the existing NB zone. However, petitioner and city staff have not resolved key issues specifically related to outdoor storage of equipment. A meeting scheduled for Friday 16 July may clear up key points and allow APC staff to write a revised report.

**STAFF RECOMMENDATION:**

Continuance