
Z-2197
JOHN H. PURVIS AND E. RACHEL JOHNSON
R3W TO NB

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, John H. Purvis and E. Rachel Johnson, are requesting the rezoning of the 2 lots in H. Nisley Subdivision from R3W to NB. An insurance office is proposed at this site, which is located at the northern corner of the Northwestern Avenue and Yeager Road intersection, commonly known as 2306 Northwestern Ave., City of West Lafayette, Wabash 12 (SE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

In 1965, this property and land to the north was zoned LB, Local Business and it remained as such until LB zoning was changed to NB, Neighborhood Business, when the newly adopted Unified Zoning Ordinance (UZO) went into affect at the beginning of 1998. In 2001, an overall rezone of the City of West Lafayette changed this property's zoning to R3W. While this made the apartments in the area conforming, it also made this site non-conforming. Zoning to the east across Yeager is R3W and A zoning can be found to the west across Northwestern Avenue.

AREA LAND USE PATTERNS:

Currently on site is a single-family home that is vacant and for sale. A travel agency occupied this building from 1984 to 2003. Just to the north is a single-family home. Further north is a mix of apartments, a hotel, a childcare center and a gas station. To the southwest is the Purdue golf course and the Masonic lodge is to the southeast.

TRAFFIC AND TRANSPORTATION:

This site is bordered by two primary arterials: Northwestern Avenue on the west and Yeager Road on the east. Two driveways onto Northwestern Avenue provide access.

With the proposed use of an insurance office, 1 parking space is required per 200 square feet of gross floor area. According to the Wabash Assessor's records, the building measures 1586 square feet requiring 8 parking spaces. The West Lafayette City Engineer's office will verify the plans for compliance.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Indiana-American Water and City sewer serve this site.

STAFF COMMENTS:

Petitioners are requesting NB zoning for a 2-lot subdivision located at the southern tip of the “triangle” formed by Northwestern Avenue, Yeager Road and Sagamore Parkway. The most recent use for this land was a travel agency, which occupied this site as early as 1984. The entire triangle was zoned LB (or NB) from 1965 to 2001, a zone which permitted travel agencies by right. Uses in this area consist mainly of apartments along with a single-family home, a gas station, a motel, and a childcare center. With the passage of *NUZO* in 1998, apartments were not permitted in business zones and they became non-conforming. In an effort to clean up some of these non-conformities, the city adopted a new zoning map incorporating new zones made available with the *NUZO*. Except for the northern lots fronting Sagamore Parkway, the entire triangle was rezoned to R3W. This made the then-present travel agency a non-conforming use. Now an insurance office is proposed, but commercial zoning is required.

For the past 20 years, a travel agency has been located at this highly visible spot. This pie-shaped property is bound on two sides by primary arterials that see a combined traffic count of over 20,000 cars per day. Given this property’s juxtaposition to this busy intersection staff feels that this location is less than ideal for a residential use and can support this request for NB zoning.

STAFF RECOMMENDATION:

Approval