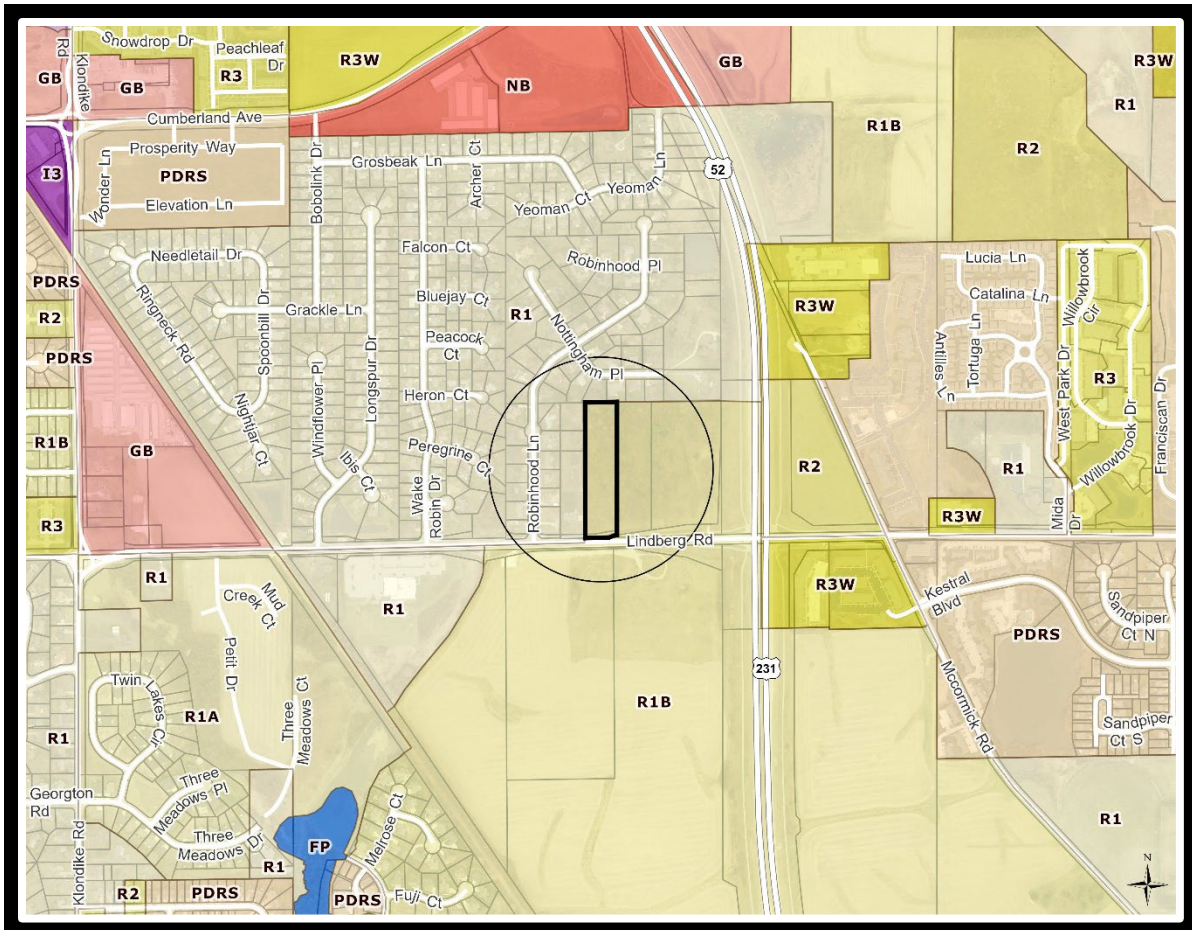

Z-2912
D. A. MAN, LLC
(R1B to R4W)

STAFF REPORT
November 9, 2023



**Z-2912
D.A. MAN, LLC
R1B TO R4W**

**Staff Report
November 9, 2023**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with permission from the owner, is requesting rezoning of 2.709 acres from R1B to R4W. The property is located on the north side of Lindberg Road, between US 231 and Robinhood Lane, in West Lafayette, Wabash 11 (SE) 23-5.04

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is currently zoned R1B, single-family residential. It was rezoned in 2018, along with the entire US 231 Corridor in West Lafayette, after the adoption of the *US 231 Corridor Plan*. Adjacent to the subject property, R1B zoning lies to the east and south while R1 zoning lies to the north and west.

AREA LAND USE PATTERNS:

The subject property is currently undeveloped, as is land to the east and south. The Sherwood Forest single-family subdivision is north and west of the subject property.

TRAFFIC AND TRANSPORTATION:

Lindberg Road is a secondary arterial according to the adopted *Thoroughfare Plan*. Driveway access permits would be granted by the City of West Lafayette.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public facilities are available to serve the site. No bufferyard is required where two residential zones abut.

STAFF COMMENTS:

The *US 231 Corridor Plan* identifies the subject property as “Medium Density Residential”. According to the future land use plan this category is defined, in part, as:

“A denser mix of single, two-family, and multi-family residential structures utilizing, unless a Planned Development, design standards consistent with the R2 and R3W zones.”

With the R3W and R4W having identical development standards in terms of setbacks, building height, parking, etc., the lack of a density cap in the R4W doesn’t materially affect the intent of the land use plan’s recommendations. Both zones support low-rise, suburban-style, multi-family development, therefore this rezone request can be supported by the policies of the plan.

STAFF RECOMMENDATION:
Approval

2563 Nottingham Pl.
West Lafayette, IN 47906
November 7, 2023

Tippecanoe County Area Planning Commission
20 N. 3rd St.
Lafayette, IN 47901

PETITION AGAINST REZONING

Dear Commissioners:

This letter is to officially protest the rezoning request (attached to this letter) presented by D.A. Mann, LLC to change the zoning of property on the north side of Lindberg Road to the west of US 231.

We strongly object to the attached proposal to make the aforesaid property available for development in the form of apartment buildings. Such a development will severely (we believe irreparably) inflict damage upon a much valued, long-established residential neighborhood with a unique environmental character.

There is little question that the proposed rezoning and development of the said property will affect the neighborhood in detrimental ways. We do not wish for, nor are we aware of any compelling need for, more multi-family construction. There is clearly more than enough housing, including housing in apartments, for the reasonably near future in this area, particularly when such a development here would so profoundly change the nature of the community itself.

My wife and I, like most of the residents in the area to be affected, purchased our property specifically because of its unique character. The Sherwood Forest division offers a very special melding of single family dwellings and natural life, a melding deeply treasured by its residents. Many of us have lived here for decades. Among the development's unique attractions are the older trees and the abundant natural life. Within the past month alone, my wife and I have enjoyed in our back yard a doe with her fawns, a raccoon, a woodchuck, a large variety of bird species, and squads of squirrels. Every spring ducks survey our neighborhood for potential nesting sites. The development proposed with this rezoning would irreparably damage this very special marginal natural environment.

The proposed rezoning, moreover, if accepted, represents a deliberate, surgical strike against the very essence of this older, well established residential community and, ultimately against the entire area north of Lindberg, east of Sherwood Forest, and west of US 231. From what we have been able to discover, this particular rezoning request is cunning. The property in question here is one of a few "extra" property sites along Lindberg Road falling within the governance of the City of West Lafayette instead of Tippecanoe County, sites running west from US 231 towards Klondike along Lindberg. In light of that information, it is clear that this request was chosen to strike as deeply and deliberately as possible into this older, established, single family community, leaving nothing to restrain rapid commercial development continuously east along Lindberg, seriously degrading the area. Residents did not purchase housing and property here to be adjacent to commercial housing. And this is not to mention the radical environmental damage the presence of apartments will make. The current environment which allows the community to act as a kind of wildlife refuge will be destroyed. Nothing of it will survive the

LEIN PETITION -2-

noise and carnage of construction. And the concentrated explosion of inhabitants once the apartments are built, the increase in noise and traffic, will remain inescapably detrimental to the character of the neighborhood. A large segment of a remarkably sited community will instantly be transformed into urban mediocrity.

A final issue concerns the speed of this request. Most of us only learned of the rezoning petition quite recently. It has been impossible for us to explore other possibilities for development. (There are some quite worth serious discussion).

In sum, my wife and I **strongly urge that this petition for rezoning be denied** for the sake of the entire Sherwood Forest community. If, for whatever reason, that is not possible, we request a continuance of the meeting now scheduled for November 15 so that the community may have the opportunity to explore alternatives to the commercial development of this property.

Sincerely,

Clayton D. Lein
Nancy E. Lein

Dr. Clayton D. Lein
Nancy E. Lein

John Burns

From: Area Plan Commission
Sent: Tuesday, November 7, 2023 7:59 AM
To: John Burns
Subject: FW: Rezoning Robinhood Lane Meeting

From: Irina Hinkel <irina.hinkel@yahoo.com>
Sent: Tuesday, November 7, 2023 6:39 AM
To: Area Plan Commission <apc@tippecanoe.in.gov>
Subject: Rezoning Robinhood Lane Meeting

Irina Hinkel

Sherwood Forest (Robinhood Lane)

Resident (7654769874)

To: Area Plan Commission

I write this letter to ask to reschedule the meeting for Rezoning Petition that is scheduled for 15 of November 2023.

I have been living in the neighborhood for 19 years and it is very important for me to come for the meeting, but I teach the class at Ivy Tech at that day and time. I teach on Monday and Wednesday 6:00 pm- 8:00 pm. There is no one to replace me for that day. I am the only one to teach the subject. I will have to leave students without class that day. And then other meetings might follow. It is very important for me to come to the meeting; I want to participate. My home means a lot to me.

Sincerely,

Irina Hinkel

[EXTERNAL EMAIL] Exercise caution before opening any attachments or clicking any links.

John Burns

From: Area Plan Commission
Sent: Tuesday, November 7, 2023 10:12 AM
To: John Burns
Subject: FW: Sherwood Forest Rezoning Project Opposition

From: Irina Hinkel <irina.hinkel@yahoo.com>
Sent: Tuesday, November 7, 2023 9:53 AM
To: Area Plan Commission <apc@tippecanoe.in.gov>
Subject: Sherwood Forest Rezoning Project Opposition

I oppose the Rezoning Project in Scherwood Forest/ Lindberg/ Robinhood Neighborhood.

Why do we destroy what we have already and what is rare and don't find better solutions for situations? There are other places to build. Why it has to be distortion of rare piece of land and established neighborhood? Could we have more time to make better solutions for this situation? The beautiful piece of wildlife will be destroyed. It takes years, if not more, for wildlife to occur, and if we destroy it, it will be no way back to restore it. People are impacted. Residents of our neighborhood don't want this project to happen. People invested money in homes. It will be disturbing process of building itself as also impact afterwards. There are older seniors, little children living in the neighborhood who need to sleep, they need peace. and we need oxygen to go for a walk. There are not many trees left in our city area already. It is bad impact not only on our neighborhood, but for the city also. only trees produce oxygen .

Irina Hinkel
Resident Sherwood Forest

[EXTERNAL EMAIL] Exercise caution before opening any attachments or clicking any links.

John Burns

From: Area Plan Commission
Sent: Tuesday, November 7, 2023 10:12 AM
To: John Burns
Subject: FW: Rezoning Req- Wabash 11(SE) 23-5

From: Brandi Guida <bbguida@hotmail.com>
Sent: Tuesday, November 7, 2023 9:53 AM
To: Area Plan Commission <apc@tippecanoe.in.gov>
Subject: Fw: Rezoning Req- Wabash 11(SE) 23-5

From: Guida, Leonard <Leonard.Guida@thekelly-group.com>
Sent: Tuesday, November 7, 2023 9:31 AM
To: Brandi Guida <bbguida@hotmail.com>
Subject: Rezoning Req- Wabash 11(SE) 23-5

To the Area Planning Commission:

Please reference- Z-2912 D. A MAN, LLC- R1B(single- family residential) to R4W (single, two family & multifamily residential, West Lafayette):
North side of Lindberg Rd, between US 231 and Robinhood Lane, in West Lafayette.

Hello,

I'm sending this email to voice my opposition to the rezoning of Lindberg West Lafayette from R1 to R4W. Our yard (2127 Robinhood Ln.) backs up to the mentioned property. We have a wonderful neighborhood with many of the neighbors being the original homeowners. Our children and grandchildren play safely in our back yards. Please, do not devalue our homes or our quality of life by letting someone from out of state come in and clear out a beautiful lot full of deer, red shouldered hawks and more to just put-up apartments. The owner of the property should have the right to sell the property, but only as R1 which it is currently zoned as.

Thank you,

Brandi Guida
2127 Robinhood Ln

[EXTERNAL EMAIL] Exercise caution before opening any attachments or clicking any links.

Sherwood Forest is an established neighborhood. Some residents have been living here their entire life. People put hard work and all their heart into their homes.

We oppose this project because of many different reasons.

This project will lead to cutting the forest. In our situation cutting woods is a devastation. There is 231 Highway right behind our neighborhood. There is a lot of noise. Cars go at high speed 24 hours a day every day disposing a lot of pollution. It is a lot of dust and noise now. Car oil pollutants are very poisoning. It is not imaginable without existing woods, there is not so much of it there, we can't make it thinner. The Highway is very close to the neighborhood. We have to keep this forest shield otherwise the neighborhood will be just destroyed. We can't replace trees with artificial barriers. We need oxygen production to breathe. It is not fair to people who worked so hard and are attached to their homes. In addition there are wild animals that will lose their home and will be killed. They are innocent. Building apartments will bring flow of people with even more traffic behind the neighborhood with new additional road behind us for new people to get access to their apartments or homes.

We oppose this proposal and project.

(signature pages attached)

11/5/2023

We oppose the Reasoning Project.

Irina Hinkel	2213 Robinhood Ln.	Irina Hinkel
Leonard Guida	2127 Robinhood Ln.	Leonard Guida
LEO Guida	2127 Robinhood Ln.	Leo Guida
Nancy Kester	2450 Lindberg Rd	Nancy Kester
DAN KESTER	2450 LINDBERG RD	Dan Kester
ANDREA KLUTZKE	2480 Lindberg Rd	Andrea Klutzke
Kit Klutzke	2480 " "	Kit Klutzke
JOHAN HOLLADAY	2024 ROBINHOOD LN.	Johan Holladay
Susan Holladay	2024 Robinhood Ln	Susan Holladay
Aiden Holladay	2024 Robinhood Ln	Aiden Holladay
Ashley Carte	2050 Robinhood Ln	Ashley Carte
Sam Carte	2050 Robinhood Ln	Sam Carte
BILL ROSS	2100 ROBIN HOOD LN	Bill Ross
Brandi Guida	2127 Robinhood Ln	Brandi Guida
Allison Stover	2190 Robinhood Ln	Allison Stover
Zach Powers	2190 Robinhood Ln	Zach Powers
Nancy Lein	2563 Nottingham Pl	Nancy Lein
CHAYTON D. LEIN	2563 Nottingham, Place	Chayton D. Lein
Carol J. Caldwell	2540 Nottingham Pl.	Carol J. Caldwell
John H. Caldwell	2540 Nottingham Pl.	John H. Caldwell

Diane F. Gray

2531 Nottingham Pl.
West Lafayette, IN 47906

Diane F. Gray

Ryan Drown

2523 Nottingham Place
West Lafayette IN 47906

Ryan Drown

William Buchanan

2525 Nottingham Pl
West Lafayette IN 47906

William Buchanan

Kathy Jordan

2596 Nottingham Pl
West Lafayette IN 47906

Kathy Jordan

Thomas Jordan

2596 Nottingham Pl
West Lafayette IN 47906

Thomas Jordan

Susie Hutson

2595 Nottingham Pl west Laf
In 47906

Susie Hutson

Gary D. Williams

216 Robinhood Ln.
W. Laf., IN 47906

Linda Merritt

2124 Robinhood Ln
WL. IN 47906

Linda Merritt

Rose Raskin

2216 Robinhood Ln
West Laf. IN 47906

Rose Raskin

Den Cassidy

2204 Robinhood Ln
West Laf IN 47906

D - C

Jon Cantey

2200 Robinhood Ln.
West Laf, IN 47906

Jon Cantey

Tom Moore

2579 Nottingham Pl.
West Lafayette, IN 47906

Tom Moore

CINDY MOORE

2579 Nottingham Pl
W. LAF. IN 47906

Cindy Moore

David & Kathy-Lynn Dull 2051 Robinhood Ln Wc 37
Megan + Andrew Banta 2075 Robinhood Ln
Sarah & Jordan
Gilman 2025 Robinhood Lane
Sarah Gilman
Britte Brown 2074 Robinhood Lane
Daniel Yankert 2101 Robinhood Lane
DIANE ROSS 2100 ROBINHOOD LANE
DAVID JOHNSON 2205 Robinhood Ln