
Z-2481
WEST LAFAYETTE GRANT STREET, LLC
GRANT STREET STATION PLANNED DEVELOPMENT
R3W TO PDRS

STAFF REPORT
March 19, 2012

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting PDRS zoning for 1.22 acres in the City of West Lafayette for a six-story apartment building containing 125 units with 281 bedrooms and 282 parking spaces. The property is located on the southeast corner of the intersection of Grant and Harrison Streets, West Lafayette, Wabash 19 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

R3W zoning completely surrounds the subject property. There has been no rezoning activity in the immediate vicinity for many years and all of the student-oriented private development in the neighborhood has occurred as a matter of right under the R3W zoning district regulations.

AREA LAND USE PATTERNS:

Apart from the university's buildings, multi-family apartments and converted single-family homes dominate the neighborhood. The nearest owner-occupied single-family home, located on South River Road, is over 3,000 feet away from the subject property and not even within the city limits.

TRAFFIC AND TRANSPORTATION:

Grant Street is classified as a primary arterial and Harrison Street is classified as a local road according to the adopted *Thoroughfare Plan*. Right-of-way is being dedicated along both street frontages for the future "Perimeter Parkway" road project. Parking for the project is accessed off of Harrison Street and the alley that bisects the block from Harrison Street to Williams Street. The project is parked at 1 space per bedroom with an option included in the project's narrative document to reduce the required parking amount through the minor modification process by submitting parking reports to the Administrative Officer of West Lafayette, which would then free up parking spaces for lease to others. To support transit usage the developer is also providing a bus shelter along the Grant Street frontage to serve the multiple bus routes that pass the site.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana American water are available to serve the site.

STAFF COMMENTS:

Grant Street Station is an important project in the history of this neighborhood. For many years, the neighborhood south of State Street has developed within the limits of the R3W zoning district with a handful of planned developments established mostly along the perimeter of the neighborhood near the Village and the Levee. Grant Street Station is the first planned development that is in the heart of the neighborhood. At six-stories and set close to the street, it establishes an urban look and density that is appropriate for a near-campus, apartment dominated neighborhood. Encouraging higher density in this neighborhood is consistent with some of the most basic planning principles of sustainability such as utilizing existing urban infrastructure rather than sprawling into the suburbs and designing a project with alternative transportation in mind. Grant Street Station is designed to meet these planning principles and further sets itself apart from other projects with such resident amenities as a second floor open pool deck, a large sixth-floor private fitness center and by bringing Zipcar car-sharing to the site in the event the campus-based program is expanded into the city. In all, this planned development sets a new and welcome standard for this near-campus neighborhood.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator;

Restrictive Covenants – The following items shall be part of the planned development's covenants made enforceable by the Area Plan Commission and irrevocable by the lot owners:

1. The Narrative for Grant Street Station Planned Development, dated February 29, 2012 shall be included as a condition of approval.