

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

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SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

March 22, 2012  
Ref. No.: 12-063

West Lafayette Common Council  
609 West Navajo  
West Lafayette, IN 47906

### CERTIFICATION

RE: **Z-2485--FAITH WEST PROPERTIES, INC. (Faith West PD)  
(PDMX to PDMX):**

Petitioner Joseph C. Blake is requesting rezoning of 6.39 acres that is to be divided into two lots. On Lot 1 a four-story, mixed-use building is planned containing 42 apartment units with 120 bedrooms and over 30,000 square feet on the ground floor for a campus ministry facility, fitness center, day-care center and retail space along with a 284 space parking lot. On Lot 2 a single story commercial building is planned as a future phase. The property is located at 1920 Northwestern Avenue, (the former Family Inn property) in West Lafayette, Wabash 7(SW) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 21, 2012 the Area Plan Commission of Tippecanoe County voted 13 yes - 0 no on the motion to rezone the subject real estate from PDMX to PDMX. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, 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. A "No Vehicular Access" statement platted along Northwestern Avenue and Windsor Drive except at drives approved by either INDOT or the City of West Lafayette Engineer;
6. Plant schedule approved by the West Lafayette Greenspace Administrator;
7. INDOT permit approval for the proposed driveway changes on Northwestern Avenue (US231).
8. As determined by the Administrative Officer, the cost of that portion of the Northwestern Avenue improvements pertaining to the Faith West Planned Development shall be put in escrow by the owner of Faith West to be used by the City of West Lafayette at such time the reconstruction of Northwestern Avenue along the Faith West property frontage commences.

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 Faith West Planned Development, dated February 29, 2012 shall be included as a condition of approval.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its April 2, 2012 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Joseph Blake  
TBIRD  
Dave Buck, West Lafayette City Engineer  
Terri Griffin, INDOT  
Comcast  
Duke Energy  
Frontier Communications  
Vectren  
Indiana American Water Company

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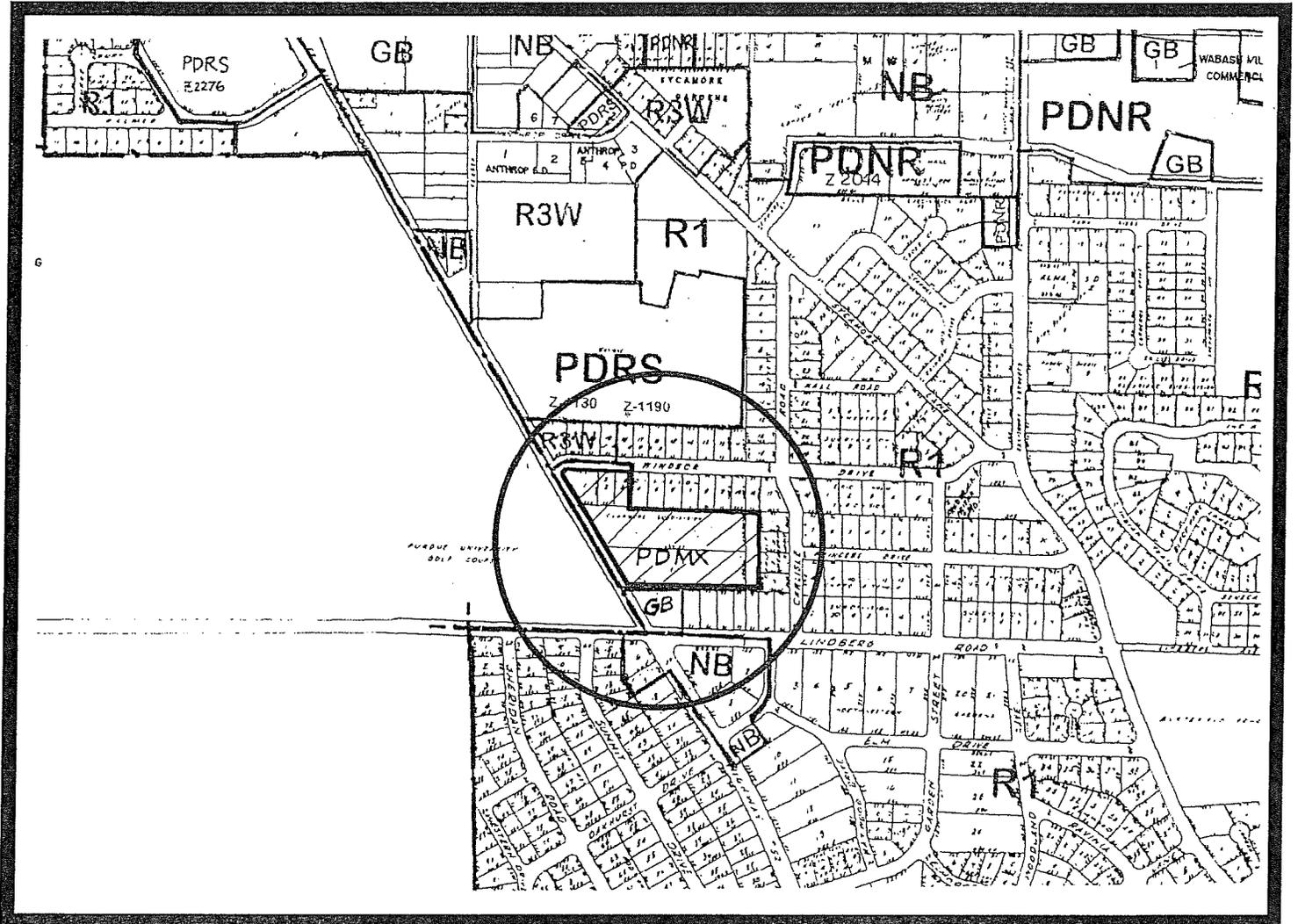
**Z-2485**  
**FAITH WEST PROPERTIES, INC.**  
**FAITH WEST PLANNED DEVELOPMENT**  
**PDMX TO PDMX**

**STAFF REPORT**  
**March 15, 2012**

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Z-2485  
FAITH WEST PROPERTIES, INC  
PDMX to PDMX



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**Z-2485**  
**FAITH WEST PROPERTIES, INC.**  
**FAITH WEST PLANNED DEVELOPMENT**  
**PDMX to PDMX**

**Staff Report**  
**March 15, 2012**

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

The owner/petitioner, Faith West Properties, Inc., represented by attorney Joseph Bumbleburg, is requesting PDMX zoning for 6.39 acres that is to be divided into two lots. On Lot 1 a four-story, mixed-use building is planned containing 42 apartment units with 120 bedrooms and over 30,000 square feet on the ground floor for a campus ministry facility, fitness center, day-care center and retail space along with a 284 space parking lot. On Lot 2 a single story commercial building is planned as a future phase. The property is located at 1920 Northwestern Avenue, (the former Family Inn site) in West Lafayette, Wabash 7(SW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property previously comprised 5 platted lots and one unplatted tract of land. Lots 1 and 2 of Clarmore Subdivision, fronting on Northwestern, were zoned GB since 2001. Prior to 2001 the two lots were zoned NB or LB since 1965 (NB replaced LB zoning in 1998 with the adoption of the current zoning ordinance). Lots 1, 2 & 3 of Revised Plat of J.R. Ross Subdivision at the SE corner of Northwestern and Windsor, and the unplatted tract of land located on the east edge of the project site, were zoned R1. Single-family residential zoning for these lots and tract were in effect since 1965 until the Champions Centre rezoned in 2007.

Portions of the property in this case have been the subject of several unsuccessful rezoning requests dating back to 1969. Owners, Trans-Nation Motel, Inc., filed Z-295 (2/1969), Z-390 (10/70); and Z-514 (5/1972). In each of these requests petitioner attempted to rezone the unplatted and landlocked tract east of the motel from R1 to R3 with the intention of building townhouses. In all three cases both staff and Plan Commission members recommended in favor of the requests but each time were denied by City Council. In 1980, the owners requested R1 to LB zoning for lots 1 & 2 at Northwestern and Windsor. Petitioner withdrew the request after receiving an unfavorable recommendation from staff. The property was successfully rezoned to PDMX in 2007 under Z-2358 to accommodate the Champions Centre Planned Development. The project, however, failed to materialize. In March 2009, after the demolition of the Family Inn Motel, the property was again the subject of an unsuccessful Planned Development rezoning (Z-2403 "The Pointe at Northwestern") which was withdrawn prior to a formal hearing. In September of 2009 the property was successfully rezoned again to PDMX under Z-2406 for the Northpointe Planned

Development and, again, the project failed to develop and fell into abandonment in September of 2011.

The property is surrounded on three sides by R1 (Residential) zoning with the exception of the single GB (General Business) zoned lot at the northeast corner of the Northwestern Avenue and Lindberg Road intersection.

**AREA LAND USE PATTERNS:**

The petitioner's site is currently cleared and vacant since the demolition of the Family Inn Motel. Single-family homes surround the site to the north and east, while a gas station and single-family homes abuts the site to the south. Single family homes, the Purdue Golf Course and a small collection of neighborhood commercial uses comprise the surrounding land uses in the vicinity of the Lindberg/Northwestern intersection.

**TRAFFIC AND TRANSPORTATION:**

Petitioner's property has frontage on Northwestern Avenue (US 231), an urban primary arterial and on Windsor Drive, an urban local according to the *Thoroughfare Plan*. Faith West has two entrances off of Northwestern (the southern-most one being right-in-right-out only), subject to INDOT approval, and one off of Windsor, similar to the Northpointe PD. Access to the Lot 2 commercial site and the primary site on Lot 1 will typically be made from Northwestern, with the entrance on Windsor providing an alternate point of entry/exit.

The project has a surplus of parking beyond what staff negotiated. The residential parking is parked at one space per bedroom and the non-residential uses largely follow current Unified Zoning Ordinance parking standards. With this, the project is required to have 228 parking spaces on Lot 1 and 284 are being provided. Given the multiple uses and events that will occur on the property, Faith West believes this 56 space surplus provides sufficient overflow parking in the likely event that it is needed. Lot 2, when it is developed, shall be parked using the UZO parking standards based on its use.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities and Indiana American water are available to serve the site. After discussing the project with the neighborhood's residents and to better draw people to the site, no fencing is being planned for the perimeter of the property. Instead, the perimeter will be attractively landscaped and the property will also include park space on the eastern portion of the property that is designed to serve as a Faith Church owned and maintained community park.

**STAFF COMMENTS:**

The Faith West Planned Development is a unique project that successfully blends multiple community-oriented uses onto a single site while, at the same time, providing appropriate transitions into the residential neighborhood it borders. At four-stories and placed close to Northwestern Avenue, the main building on Lot 1 has a generous landscaped parking lot and park space that serves as a buffer to the single-family residences that surround the site on three sides. All of the primary uses of Lot 1

(church, campus ministry, day care, fitness center, apartments, and commercial space) are designed to work in harmony with one another as they are all connected to each other internally in the building. The future commercial building on Lot 2 will be a single story structure and will serve as a neighborhood commercial business node or as an extension of the Faith Church ministry uses on Lot 1.

The narrative document for the planned development restricts the permitted uses on both lots and the architecture of the future building on Lot 2 shall be similar to the architecture on Lot 1. The project has the option of developing in phases. The first phase will include the main building or a portion of the main building on Lot 1, sufficient parking to address the needs of the first phase, the three vehicular access points to the property and the improvement of the park space for a playground. Lighting and signage for the entire project is modest in scale and was negotiated with sensitivity to the residential neighborhood to ensure there would be no negative impacts.

The property at 1920 Northwestern Avenue has arguably become one of the most rezoned sites in the city. The past three attempts at planned development failed largely due to the economic circumstances the whole nation began facing in late 2007. While each of the former planned development attempts (Champions Centre, The Pointe at Northwestern, and Northpointe) all would have brought considerable value to the community compared to what the Family Inn brought in its last years, the Faith West Planned Development, in staff's opinion, strikes the best balance in terms of establishing a dense, mixed-use, truly community-oriented development that relates appropriately to its immediate surroundings. Staff's positive collaborative work with the petitioner on the Faith West Planned Development should serve as a model for negotiations with other parties on all future planned development projects. When negotiations are thoughtful, robust and common ground is found, the community always wins.

**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;
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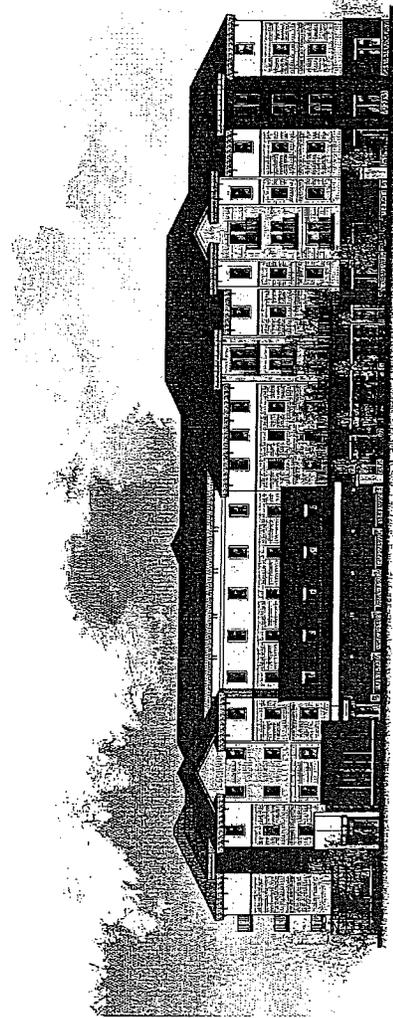
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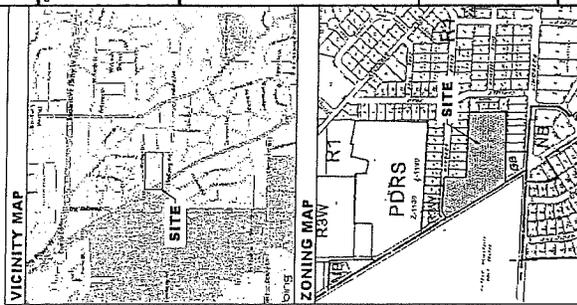
# PRELIMINARY PLAN FAITH WEST

Z-2485  
PLANNED DEVELOPMENT (PDMX TO PDMX)

A PART OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP TWENTY-THREE (23) NORTH,  
RANGE FOUR (4) WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA



FAITH WEST  
PLANNED DEVELOPMENT  
528 STATE ROAD 26  
LAFAYETTE, IN 47905



**CONTACT INFORMATION**

**OWNER:**  
Faith West Properties, Inc.  
100 West 10th Street  
Lafayette, IN 47905

**DEVELOPER:**  
The American Group, Inc.  
100 West 10th Street  
Lafayette, IN 47905

**ARCHITECT:**  
The American Group, Inc.  
100 West 10th Street  
Lafayette, IN 47905

**ENGINEER:**  
The American Group, Inc.  
100 West 10th Street  
Lafayette, IN 47905

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430	427TH FLOOR PLAN
431	428TH FLOOR PLAN
432	429TH FLOOR PLAN
433	430TH FLOOR PLAN
434	431ST FLOOR PLAN
435	432ND FLOOR PLAN
436	433RD FLOOR PLAN
437	434TH FLOOR PLAN
438	435TH FLOOR PLAN
439	436TH FLOOR PLAN
440	437TH FLOOR PLAN
441	438TH FLOOR PLAN
442	439TH FLOOR PLAN
443	440TH FLOOR PLAN
444	441ST FLOOR PLAN
445	442ND FLOOR PLAN
446	443RD FLOOR PLAN
447	444TH FLOOR PLAN
448	445TH FLOOR PLAN
449	446TH FLOOR PLAN
450	447TH FLOOR PLAN
451	448TH FLOOR PLAN
452	449TH FLOOR PLAN
453	450TH FLOOR PLAN
454	451ST FLOOR PLAN
455	452ND FLOOR PLAN
456	453RD FLOOR PLAN
457	454TH FLOOR PLAN
458	455TH FLOOR PLAN
459	456TH FLOOR PLAN
460	457TH FLOOR PLAN
461	458TH FLOOR PLAN
462	459TH FLOOR PLAN
463	460TH FLOOR PLAN
464	461ST FLOOR PLAN
465	462ND FLOOR PLAN
466	463RD FLOOR PLAN
467	464TH FLOOR PLAN
468	465TH FLOOR PLAN
469	466TH FLOOR PLAN
470	467TH FLOOR PLAN
471	468TH FLOOR PLAN
472	469TH FLOOR PLAN
473	470TH FLOOR PLAN
474	471ST FLOOR PLAN
475	472ND FLOOR PLAN
476	









FIRST FLOOR PLAN

FATH WEST

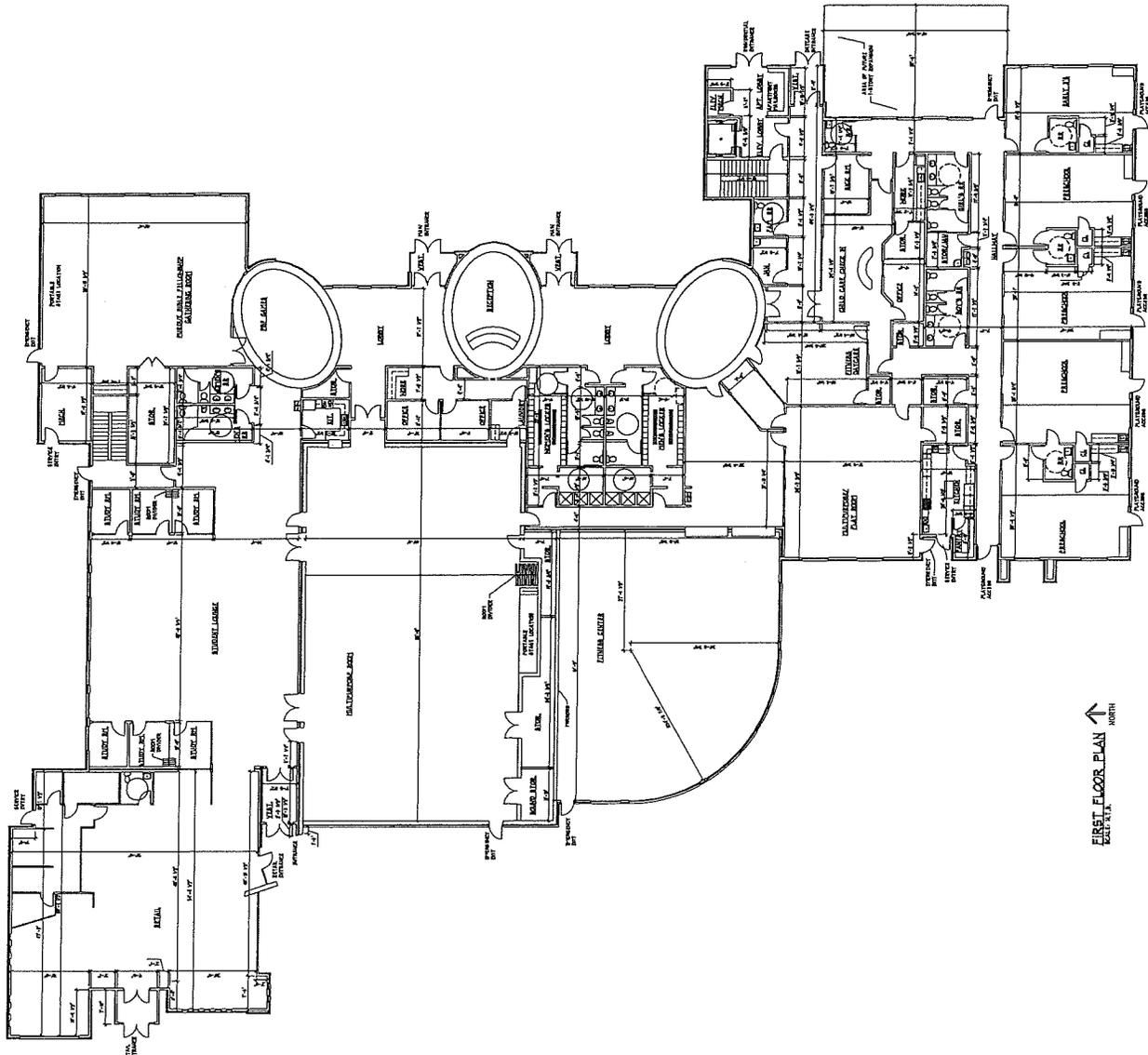
WEST LAUREL, MONTANA



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DRAWING  
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CONSTRUCTION

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FIRST FLOOR PLAN  
NORTH



