

Narrative
for
Faith West Planned Development
A Mixed-Use Development (PDMX)
Zoning Case Number Z-2485



City of West Lafayette, Indiana

PD Narrative

Faith West Planned Development

1. Intent and Overview

Faith Church proposes the rezoning of approximately 6.4 acres, currently zoned PDMX, to a new PDMX (Planned Development – Mixed Use) classification to provide for the development of a faith based campus to be known as Faith West. Faith West is intended to house the west-side community ministries of Faith Church. The facility is intended for daily use throughout the week with the opportunity for worship services of various types ranging from weekly bible study to special events and Sunday worship. Each space within Faith West, from the multipurpose recreation / worship space, fitness center, childcare area, gathering area, lounge area, study area, retail / food service area and housing, is designed to serve the West Lafayette Community and further the mission of Faith Church.

The housing ministry at Faith West is intended to help Faith Church accomplish its mission in West Lafayette by providing ministry housing for:

- (a) Seminary students and their families;
- (b) Graduates of Vision of Hope, Faith Church's faith-based residential treatment ministry to at-risk girls;
- (c) Missionaries home on furlough or in the process of raising support;
- (d) Victims of fire, flood, or domestic violence;
- (e) Persons receiving counseling services at Faith's Biblical Counseling Center (at either the SR 26 campus or Faith West) who will benefit from daily accountability and mentoring in a residential setting;
- (f) Graduates of our planned companion ministry to Vision of Hope for at-risk men; or,
- (g) Students (or other individuals/families) seeking a faith-based covenant community with regular accountability, mentoring, and spiritual oversight.

Each person seeking to live at Faith West's Ministry Housing shall be required to sign a membership covenant that will indicate the person's willingness to live in accordance with a high standard of moral conduct. The staff at Faith West will hold all residents accountable for living up to the terms of the membership covenant.

2. Location and Existing Conditions

The 6.4 acre site is located at 1920 Northwestern Avenue in West Lafayette, Indiana, between Windsor Drive to the north and Lindberg Road to the south. Carlisle Road is located east of the site. The site, which is currently vacant, was formally developed as a motel site and was known as the Family Inn, Champion's Centre PD, Z-2358, and Northpointe PD, Z-2406.

The site is primarily bounded on the north, east and south by single family residential properties. To the north along Northwestern Avenue is an apartment complex zoned R3W and to the south along Northwestern Avenue is a gasoline service station zoned GB (General Business). To the west across Northwestern Avenue is the Purdue Golf Course.

3. Permitted Uses

Faith West is proposed to be a mixed use development. The following listing of permitted uses is provided to: (i) identify specifically enumerated permitted uses; and (ii) establish a framework to allow other uses that cannot be envisioned today but which are consistent or compatible uses which complement the ministries of Faith Church and other uses located with the Faith West PD, and are consistent with the intent of the Faith West PD as described herein. (Note: SIC codes provided for reference purposes only.)

(a) Primary Uses - Lot 1: Lot 1, the main area of the Faith West PD, is designed as a mixed use area in which Permitted Uses include:

- (i) SIC 866 - Worship Facility
- (ii) SIC 83 - Childcare / Pre-School; Adult Day Care
- (iii) SIC 799 - Gymnasium (for community recreation programs and large group meetings);
- (iv) SIC 8699 – Office / Meetings Rooms (to be available for community counseling services and other small group meetings such as bible study or other faith based activities)
- (v) SIC 799 - Community Fitness Center (to promote the physical health of those who live at and around Faith West)
- (vi) SIC 799 – Park / Recreational Area (to provide outdoor fitness and recreational opportunities to the residents, guests and users of Faith West)
- (vii) Multifamily Housing (including Student Ministry apartments, senior housing or other mission-oriented housing)
- (viii) SIC 54 – 58 - Retail / Restaurant Space – including outdoor seating (to meet the needs of the various individuals and groups using Faith West)
- (ix) SIC – 60 - "ATM's" (indoors only)

(b) Primary Uses - Lot 2: Lot 2 is proposed to be developed for uses which are supportive of the Faith Church ministries or the immediate neighborhood. Any building developed on Lot 2 may be a multi-tenant or multi-use building. Permitted Uses on Lot 2 include:

- (i) Any use listed above as "Primary Uses - Lot 1"
- (ii) Retail Trade:
 - (1) SIC 58 - Eating and drinking places (with or without drive-through service – there will only be one use with a drive through on lot 2) (If that use is an eating and drinking establishment, the drive-thru is only permitted one lane.)
 - (2) SIC 5943 - Stationery stores
 - (3) SIC 5944 - Jewelry stores
 - (4) SIC 5945 - Hobby, toy and game shops
 - (5) SIC 5946 - Camera and photographic supply stores
 - (6) SIC 5992 - Florists
 - (7) SIC 5994 - News dealers and newsstands
 - (8) SIC 5995 - Optical goods stores
- (iii) Finance, Insurance and Real Estate:
 - (1) SIC 60 - Depository institutions
 - (2) SIC 60 - "ATMs"
 - (3) SIC 61 - Non-depository credit institutions
 - (4) SIC 64 - Insurance agents, brokers and service

(iv) Service Uses:

- (1) SIC 722 - Photographic studios, portrait
- (2) SIC 723 - Beauty shops
- (3) SIC 724 - Barber shops
- (4) SIC 725 - Shoe repair and shoeshine shops
- (5) SIC 7991 - Physical fitness facilities
- (6) SIC 801 - Offices and clinics of doctors of medicine
- (7) SIC 802 - Offices and clinics of dentists
- (8) SIC 803 - Offices and clinics of doctors of osteopathy
- (9) SIC 804 - Offices and clinics of other health practitioners
- (10) SIC 805 - Nursing and personal care facilities
- (11) SIC 81 - Legal services
- (12) SIC 8322 - Community, neighborhood, senior citizen and youth center (indoor or outdoor utilizing park area of Lot 1)
- (13) SIC 8322 - Adult day care centers
- (14) SIC 835 - Child care centers
- (15) SIC 86 - Membership organizations
- (16) SIC 866 - Religious organizations

(v) Any office only use

(vi) SIC 7011 - Bed and Breakfast

(vii) Accessory parking lot for uses located on Lot 1

- (c) Other Uses: Other uses shall be permitted in the Faith West PD (either as primary uses, accessory uses or temporary uses) which are consistent, compatible and complementary with the ministries of Faith Church, other uses located with the Faith West PD, and the intent of the Faith West PD. Other uses may also include Holiday Displays, which contain no commercial message, are primarily decorative in nature, and are clearly incidental and commonly associated with any national or religious holiday, and which are erected not more than thirty (30) days prior to the start of the holiday and removed no more than fifteen (15) days after the holiday.

4. Development Pattern and Standards

(a) Platting

Faith West PD is proposed to be developed as two lots. The main lot (Lot 1) is to be developed with a mixed use building intended to fulfill the ministry purposes of Faith West. The secondary lot (Lot 2) will occupy the northwest corner of the site. Setback lines shall be shown on the final plat for each lot. Cross parking and cross access easements between the two lots, if needed, shall be provided as approved by the Administrative Officer.

(b) Phasing of Development

The Faith West PD may be developed in phases. This initial phase of development of the Faith West PD is anticipated to include: (i) the main building depicted on the Preliminary Plan for Lot 1, or a portion of the main building; (ii) the development of the three access points depicted on the Preliminary Plan; (iii) sufficient parking to address the needs of the initial phase of development; and, (iv) the improvement of the depicted recreational area as open space available for passive recreational uses, playground area, and other active recreational uses.

Future phases of development of the Faith West PD may include: (i) the build-out of the main building on Lot 1; (ii) an expansion of the main building on Lot 1; (iii) the expansion of the parking lot, as needed; (iv) the installation of active recreational amenities in the recreational area, if not developed as part of the initial phase of development; and, (v) the development of Lot 2.

If the Faith West PD is developed in phases, sufficient parking shall be provided with each phase of development to meet the parking demand of the developed phases at that point in time (see Section 4f below for parking).

(c) **Site Design**

The site design of Lot 1 of the Faith West PD, including minimum setback, building orientation, parking configuration, and location of recreation facilities, shall be as depicted on the Preliminary Plan.

The site design of Lot 2 shall be determined at the time of submission of detailed plans for the development of Lot 2.

(d) **Access**

Vehicular access to the site is proposed with two entrances off Northwestern Avenue and one off Windsor Drive. The southern entrance off of Northwestern Avenue shall be right-in and right-out only. The northern entrance of Northwestern Avenue shall have full access. The Windsor Drive access shall include full access.

Pedestrian access shall be provided from the new sidewalk to be constructed along Northwestern Avenue to each building and the recreational area, substantially as depicted on the Preliminary Plan filed with the Faith West PD. Sidewalks and walkways developed on the site shall have a minimum width of five (5) feet. Perimeter walkways along the north and south boundaries and within the recreational area may be asphalt or other ADA compliant material.

Accommodations shall be made for bicycle access and parking on Lot 1 (see Preliminary Plan).

Accommodations for service vehicles, delivery trucks and trash pick-up for Lot 1 are anticipated to be located along the drive north of the main building (see Preliminary Plan).

In the event that proper governing authorities deem it reasonable and necessary to provide for a bus stop / bus shelter along the frontage of the site, Faith Church will undertake all reasonable efforts to accommodate such request at a mutually agreeable location.

(e) **Building Information**

The main building on Lot 1 shall use exterior building materials as depicted on the Preliminary Plan, which feature the use of brick, stone (limestone, granite, fieldstone, etc.) or fiber-cement siding on each façade.

Future phases shall use like materials and design features.

(f) **Parking**

Parking for uses on Lot 1 or Lot 2 may be partially located on the other Lot provided that the total number of spaces required by all uses is provided on both lots combined. However, the amount of

parking for uses on Lot 2 will minimally meet 50% of the parking requirement otherwise mandated by the UZO. Parking in the building setback area shall be permitted.

In the event that Lot 2 is sold to a third party not affiliated with Faith Church, parking provided on Lot 2 for uses located on Lot 2 shall meet the requirements of the UZO.

Up to 25% of parking spaces provided on Lot 1 may be designed for compact cars. Such compact car spaces shall have minimum parking stall dimensions of 8' X 18' and shall be identified by pavement markings.

Parking shall be allowed within the building setback area provided a minimum 5' parking setback around perimeter of the parking area shall be maintained.

The total number of parking spaces to be provided on Lot 1 or Lot 2 shall be in compliance with the following table:

Faith West Parking Requirements

Parking - Lot 1

| Use | Requirement | Value | | Parking Spaces at these Times | | | |
|------------------------|---------------------|-------|----------|-------------------------------|----------------|----------|-----------|
| | | | | Mon-Fri Days | Mon-Fri Nights | Saturday | Sunday AM |
| Ministry Housing | 1 spaces/bed | 120 | Beds | 120 | 120 | 120 | 120 |
| Retail-Eating/drinking | 1 space/100 SF | 3,308 | SF | 33 | 33 | 33 | 33 |
| Fitness Center | 1 space/200 SF | 5,580 | SF | 28 | 28 | 28 | 0 |
| Fitness Center Staff | 2 staff members | 2 | Staff | 2 | 2 | 2 | 0 |
| Building Mntnc Staff | 2 staff members | 2 | Staff | 2 | 2 | 2 | 0 |
| Child Care | 1 space/10 children | 79 | Children | 8 | 0 | 0 | 0 |
| Child Care Dropoff | 1 space/20 children | 79 | Children | 4 | 0 | 0 | 0 |
| Child Care Staff | 1 space/10 children | 8 | Staff | 8 | 0 | 0 | 0 |
| PBF Use | 1 space/4 chairs | 100 | Chairs | 0 | 25 | 0 | 0 |
| PBF Staff | 1 space | 1 | Staff | 1 | 1 | 1 | 0 |
| Worship Use | 1 space/4 chairs | 300 | Chairs | 0 | 0 | 0 | 75 |

TOTAL **206** **211** **186** **228**

Current Spaces (plans dated 2/29/12) **284**
Surplus spaces for Lot 1 **56**

Parking - Lot 2

In the event that Lot 2 is sold to a third party not affiliated with Faith Church, parking provided on Lot 2 for uses located on Lot 2 shall meet the requirements of the UZO.

In the event that ownership for Lot 2 remains with Faith Church, some sharing of parking will be allowed between Lot 1 and Lot 2. However, the amount of parking for uses on Lot 2 will minimally meet 50% of the parking requirement otherwise mandated by the UZO for said use.

(g) Sign Regulations

Signs within the Faith West PD shall be provided in compliance with the following regulations:

(i) Monument Signs

- (1) Lot 1 (Main Lot): One (1) monument sign shall be permitted on Lot 1 near the main entrance drive as depicted on the Preliminary Plan. Such monument sign shall comply with the following regulations:
 - a. Maximum height: 8 feet above grade
 - b. Maximum sign surface area: 40 square feet
 - c. Minimum setback from right-of-way: 10 feet
- (2) Lot 2: One (1) monument sign shall be permitted near the northwest corner of Lot 2. Such freestanding sign shall comply with the following regulations:
 - a. Maximum height: 6 feet above grade
 - b. Maximum sign surface area: 40 square feet
 - c. Minimum setback from right-of-way: 10 feet

(ii) Building Signs

- (1) Lot 1: The number, size and location of initial building signs to be placed on the main building shall be as depicted on the Preliminary Plan. Individual letter or logos of replacement building signs shall not exceed the maximum height of the largest individual letter or logo approved for such sign location as part of the initial building sign program. Additional building signs, within the size and context of already approved signs, may be approved by Administrative Officer.
- (2) Lot 2: Building fascia signs on Lot 2 shall not exceed a maximum sign surface area forty (40) square feet per tenant.
- (3) Awning / Canopy Signs

Awning / Canopy signs shall be permitted on any awning or canopy provided that such signs shall not exceed thirty (30) percent of the area of the awning / canopy upon which the sign is located and shall be included in the calculation of the maximum square feet of building fascia signs allowed per tenant.
- (4) Suspended Signs / Blade Signs

Suspended signs / blade signs shall be permitted over each building entrance subject to the following regulations:

 - a. There shall be no more than one (1) suspended sign per building entrance.
 - b. The maximum sign surface area of a suspended sign shall not exceed five (5) square feet.
 - c. All portions of the suspended sign shall be not less than eight feet (8') above finished grade.

(iii) Directional Signs

Directional signs, which may include a Faith Church, Faith West or similar logo, shall be permitted at any critical turning decision point necessary to safely and efficiently direct vehicular, pedestrian or bicycle traffic around the Faith West PD and shall comply with the following regulations:

- (1) Location: Directional signs shall be permitted at each critical turning decision point as approved by the Administrative Officer
- (2) Maximum height: 4 feet above grade
- (3) Maximum sign surface area: 12 square feet
- (4) Minimum setback from right-of-way: 10 feet
- (5) Minimum setback from interior back of curb: 2 feet

(iv) Light Pole Banner Signs

Light pole banner signs shall be permitted subject to the following:

- (1) Light Pole banner signs shall be:
 - a. Mounted on light poles located along entrance drives or within the parking area; and,
 - b. Mounted to the light poles with upper and lower horizontal supports;
- (2) Individual light pole banner signs shall not exceed the maximum dimensions specified below, either:
 - a. Three feet in width by eight feet in height (3 ft. X 8 ft.); or,
 - b. Three and one-half feet in width by five and one-half feet in height (3 ½ ft. X 5 ½ ft.).
- (3) All individual light pole banner signs shall be of the same dimensions and shall be placed at the same relative height on all light poles;
- (4) No light pole shall contain more than two (2) banner signs; and,
- (5) Light pole banner signs shall not be located on more than fifty percent (50%) of the total number of light poles located along the entrance drive or within the parking area.
- (6) Light pole banner signs shall contain no commercial message.

(v) Event Oriented Signs, which may include wall mounted banner signs or other form of temporary sign structure, may announce any special or seasonal information related to the Faith West PD or in accordance with the provisions of Chapter 4-8-9 (a), (d), (e) or (f) of the UZO and shall be permitted with a duration and frequency of not more than 21 consecutive days within a 90 day period and no more than 4 times during a year. Wall mounted banner signs, if used, shall comply with the following additional regulations:

- (1) Wall mounted banner signs shall not exceed two (2) banner signs per building façade; and,
- (2) Wall mounted banner signs shall not exceed one-hundred and twenty (120) square feet in area.

(vi) Exempt Signs

- (1) Menu Boards (wall mounted), not exceeding six (6) square feet in area
- (2) A-Frame / Sandwich Board Signs (freestanding), not exceeding ten (10) square feet in area, two and one-half (2.5) feet in width or five (5) feet in height
- (3) Flags, subject to the following:
 - a. Freestanding poles on which flags are located shall not exceed of thirty-five (35) feet in height;
 - b. Roof-mount poles on which flags are located shall not exceed the height of the building by more than fifteen (15) feet;
 - c. The maximum size of a flag shall not exceed forty (40) square feet in area.
- (4) Window signs – limited to first floor windows and not exceeding 25% of the window upon which the window sign is placed

(vii) Prohibited Signs:

- (1) Outdoor Advertising Signs (i.e. billboards) shall be prohibited in the Faith West PD.
- (2) Internally illuminated box backlit signs.

(h) Landscaping and Green Space

Landscaping and green space areas shall be provided around the Faith West PD. It is the intent of Faith Church to provide sufficient landscaping to make the site visually attractive while maintaining an open, accessible feeling for the immediate neighbors. Highlights of the landscaping and green space areas include perimeter landscaping, interior parking lot landscaping, a perimeter walking/running trail (which may include additional pedestrian access from the surrounding street(s) if such access can be successfully negotiated with neighbors), and a park area (which may include such amenities as a picnic shelter, playground equipment, a game court, or the like).

Landscaping and green space requirements for future phases of development on Lot 1 and for any development on Lot 2 shall be determined at the time of submission of detailed plans for such development.

(i) Lighting

Parking lot light poles shall not exceed 20' in height.

Parking lot light fixtures shall be full cut-off fixtures equipped with a flat lens so as to limit light trespass onto abutting properties, as specified in plans.

Detailed lighting requirements for future phases of development on Lot 1 and for any development on Lot 2 shall be determined at the time of submission of detailed plans for such development.