

---

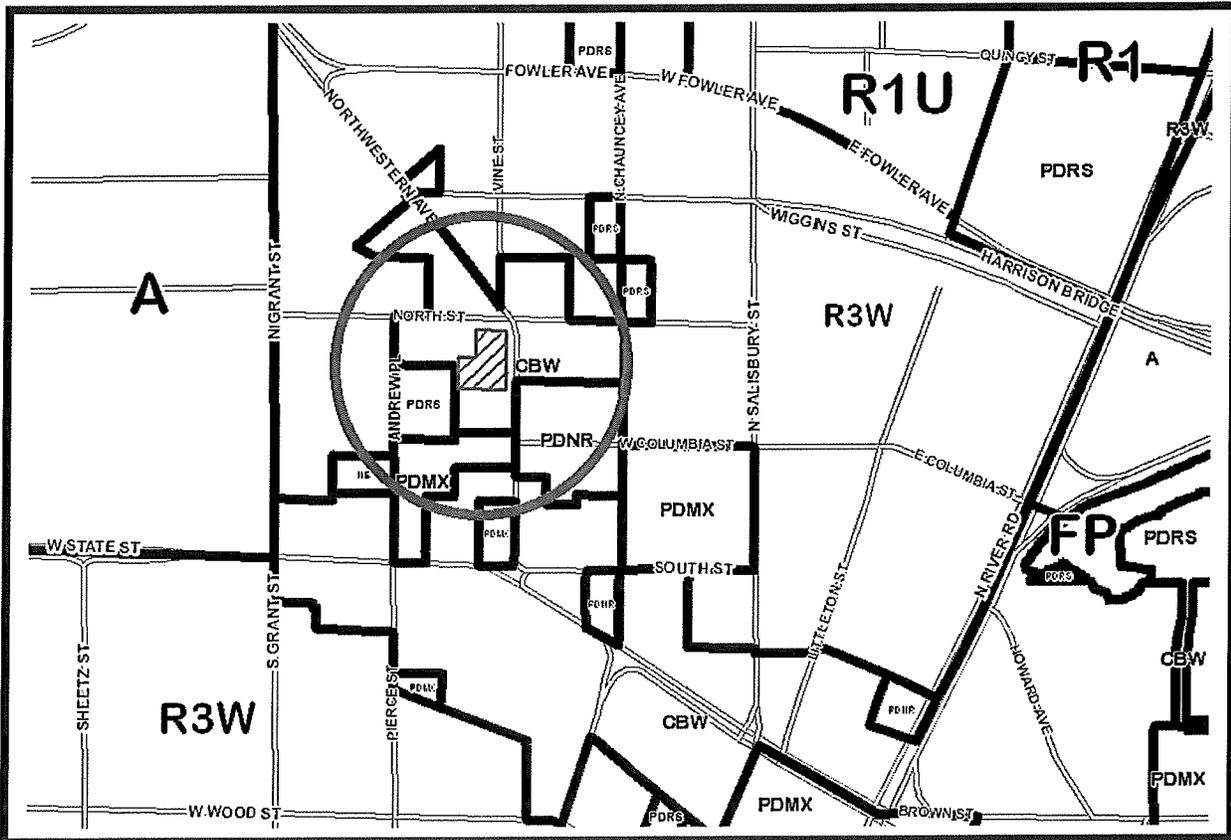
---

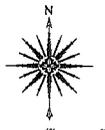
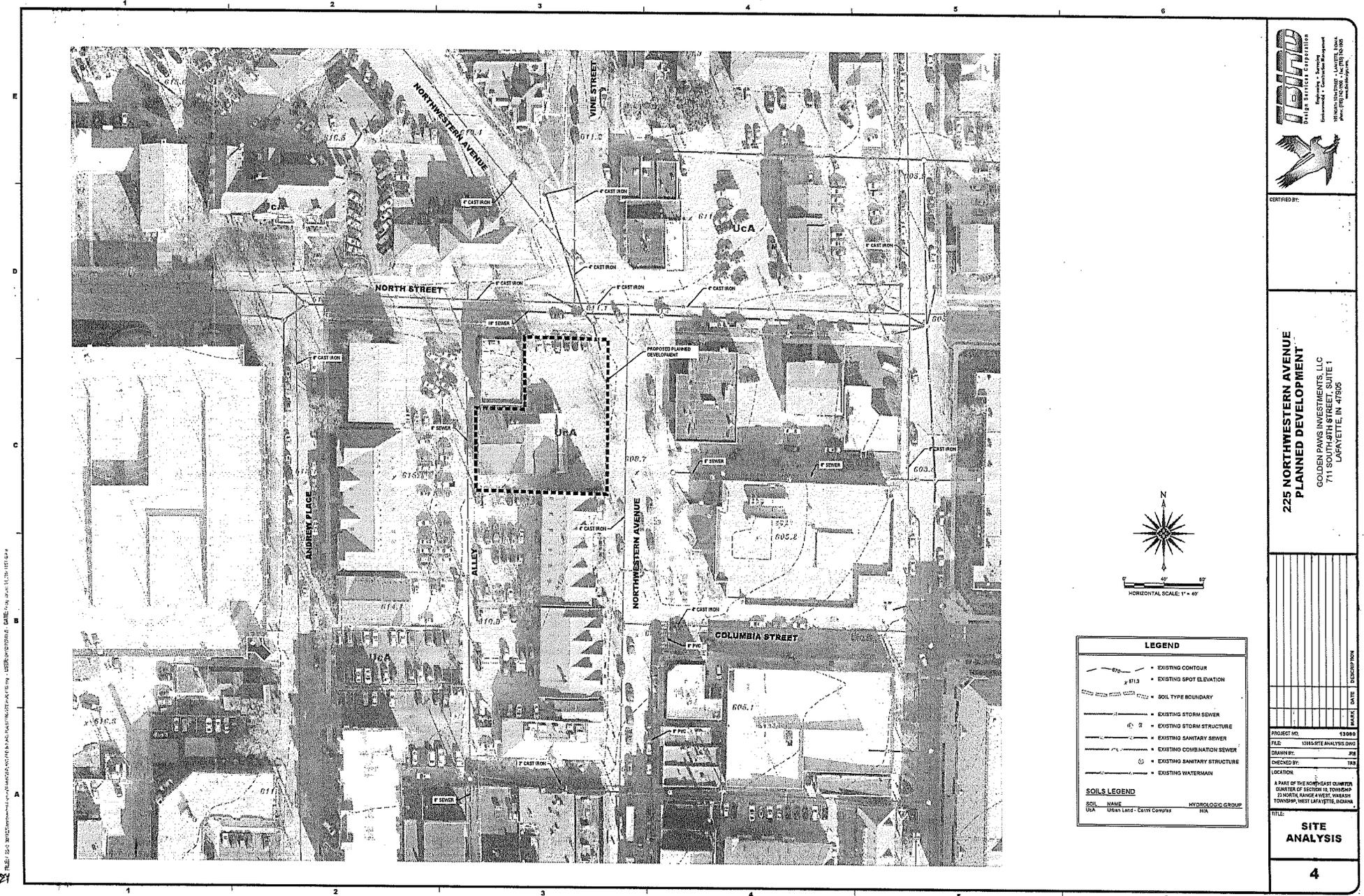
**Z-2562**  
**GOLDEN PAWS, LLC**  
**(CBW to PDMX)**

**STAFF REPORT**  
**February 13, 2013**

---

---





HORIZONTAL SCALE: 1" = 80'

LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	SOIL TYPE BOUNDARY
	EXISTING STORM SEWER
	EXISTING SANITARY STRUCTURE
	EXISTING SANITARY SEWER
	EXISTING COMBINATION SEWER
	EXISTING SANITARY STRUCTURE
	EXISTING WATERMAIN

SOILS LEGEND		
URA	Urban Land - Cerv Complex	HYDROLOGIC GROUP
UCA	Urban Land - Cerv Complex	NA



CERTIFIED BY:

**225 NORTHWESTERN AVENUE  
PLANNED DEVELOPMENT**  
GOLDEN PAWS INVESTMENTS, LLC  
711 SOUTH 8TH STREET, SUITE 1  
LAFAYETTE, IN 47905

DATE	DESCRIPTION

PROJECT NO. 13080  
FILE: 1308-SITE ANALYSIS.DWG  
DRAWN BY: JES  
CHECKED BY: TBS

LOCATION:  
A PART OF THE NORTH-EAST QUARTER  
QUARTER OF SECTION 18, TOWNSHIP  
2 NORTH, RANGE 4 WEST, SHERAR  
TOWNSHIP, WEST LAFAYETTE, INDIANA

TITLE:  
**SITE ANALYSIS**

**GOLDEN PAWS INVESTMENTS, LLC  
225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT  
CBW TO PDMX**

**Staff Report  
February 13, 2014**

---

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

Petitioner, with the consent of the owner and represented by attorney Daniel Teder, is requesting PDMX zoning on approximately 0.41 acres for a 5-story, mixed-use apartment building containing a maximum of 44 units with 56 bedrooms, approximately 5,200 square feet of ground floor retail and 24 on-site parking spaces. The property is located in Chauncey Village at 225 Northwestern Avenue in West Lafayette; Wabash 19(NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is presently zoned (CBW) Central Business West Lafayette as are most of the properties in Chauncey Village with the exceptions being the numerous planned developments in the immediate vicinity that have been approved in past years including: State Street Corner PDMX (Z-2482), Chauncey Square PDMX (Z-2454), University Terrace PDMX (Z-2450), Chipotle PDNR (Z-2255), Chauncey Townhouses PDRS (Z-2216), Villa on Pierce Street PDMX (Z-2122), West Lafayette Public Library PDNR (Z-2109) and State Street Commons PDMX (Z-1966). All rezone petitions in Chauncey Village in recent years have been planned developments.

**AREA LAND USE PATTERNS:**

The property is located in the center of Chauncey Village and is surrounded by an increasingly dense mix of commercial and residential uses proper to a central business district. The property presently is the site of a Bar Barry Liquors store which replaced an old Texaco gas station back in the mid 1980's. Being a non-historically significant structure, the existing liquor store building was constructed in a suburban style (set back from the street with parking in front), a now inappropriate architectural style for a downtown pedestrian-oriented environment like Chauncey Village.

North of the subject property, across North Street, is a West Lafayette fire station while west of the subject property is a small warehouse building used by University Bookstore. To the east of the subject property, across Northwestern Avenue, is the West Lafayette Public Library and a telecommunications building while to the south is 201 Northwestern Avenue, a three-story mixed-use structure presently containing Einstein Bagels on the ground floor and rental apartments above.

**TRAFFIC AND TRANSPORTATION:**

North Street is classified as a local road while Northwestern Avenue is classified as a primary arterial according to the adopted *Thoroughfare Plan*. Vehicular access to the project's planned off-street surface parking lot can be made either from a new one-way entry-only driveway off of North Street or from a planned two-way entry/exit driveway that connects to the existing alley that bisects the block.

The planned 24-space parking lot is being augmented with 10 additional residential parking spaces located in the West Lafayette Public Library's parking garage across the street. Being the center of Chauncey Village and given its proximity to campus, city and APC staff have long considered the block bounded by Northwestern Avenue, State Street, Andrew Place and North Street to be an appropriate place to allow reduced off-street parking requirements for both residential and non-

residential uses in planned development negotiations. The proposed 0.57 parking space/bedroom ratio for this project is consistent with previous approvals on this downtown block (State Street Corner PD received a 0.53/bedroom parking ratio while State Street Commons PD received a 0.50/bedroom parking ratio). A single off-street parking space is being reserved in the project's surface parking lot for each of the likely two commercial tenant spaces and four new on-street public parking spaces are being created along the project's Northwestern Avenue frontage where none now exist.

Also consistent with past approvals (most recently State Street Corner PD and Chauncey Square PD) no off-street customer or public parking is being provided. Short-term on-street public parking is routinely available in Chauncey Village as well as in the nearby Purdue Grant Street garage and West Lafayette Public Library garage. Parking in the Grant Street garage is typically free and unrestricted on weekends/holidays and after 5pm on weekdays and parking in the library's garage is typically free and unrestricted when the library is closed.

Commercial loading for the project will be accommodated by a new on-street loading space planned along the project's North Street frontage while trash removal will be handled in the alley behind the building. Bike loops, including a covered bike parking area located behind the building for the residents, are being provided around the site accommodating up to 20 bikes. Residential loading needs are likely to be minimal as it is anticipated that many of the rental units will be furnished. In spite of this, residential loading can be accommodated by the project's drive-aisle connecting North Street with the alley.

Significant streetscape improvements are planned with this project. Along both street frontages an approximate 12-foot sidewalk is planned containing 6.5-feet of clear sidewalk, street trees, bicycle loops and other street furniture appropriate for a downtown environment. To further enhance this downtown pedestrian-oriented environment, optional outdoor seating/dining areas can be accommodated along the building's Northwestern Avenue frontage adjacent to the sidewalk at the commercial tenants' discretion.

#### **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities and Indiana American water are available to serve the site. A planned replacement of an older 6-inch sanitary sewer line, located in the alley, with an 8-inch line is to be completed with this project. With respect to the Texaco gas station that previously occupied the property, both a Phase 1 and Phase 2 environmental analysis have been conducted on the subsurface soils. No anomalies or soil contamination were detected.

#### **STAFF COMMENTS:**

Chauncey Village has been in transition for many years and the transition has been positive. Begun in earnest nearly fourteen years ago with the approval and completion of the State Street Commons Planned Development, the transformation of this historic urban center from an underutilized and, in places, neglected central business district to an increasingly thriving and desirable near-campus downtown location has continued unabated. Through its design and appropriate mix of uses, the 225 Northwestern Avenue Planned Development further advances this transformation while successfully achieving balance with its established surroundings.

In its proposed design the project's building makes the most of its corner location. Though not as prominent as State Street Corner PD's location on State Street and Northwestern Avenue, the 225 project nonetheless orients itself to the corner of Northwestern Avenue and North Street and places its most active pedestrian-oriented design elements along its Northwestern Avenue frontage. This has, in effect, expanded the footprint of Chauncey Village by removing the pedestrian-unfriendly trappings of the existing Bar Barry Liquors site (a single-use building set back

from the street, multiple curb cuts breaking up the sidewalks, and off-street parking areas separating the pedestrians from the building) and replacing them with the exact opposite: A mixed-use building fronted to the street with off-street parking behind, expanded and continuous sidewalks, new on-street parking spaces, and a streetscape truly befitting a busy, pedestrian-oriented downtown.

Relative to the project's mix of uses, the 225 Northwestern Avenue Planned Development contains two ground floor commercial areas separated by a residential lobby that runs through the building from east to west. This dual-entrance lobby allows the residents of 225 to have expanded access to project's commercial uses, parking, and mail and trash receptacle areas. The separation of the commercial areas by the residential lobby also allows for the creation of two distinct optional outdoor seating areas to serve each commercial tenant. Additionally, the commercial space on the northeast corner of the building takes full advantage of this highly visible corner by "wrapping" the corner and extending the commercial area along the project's North Street frontage as well.

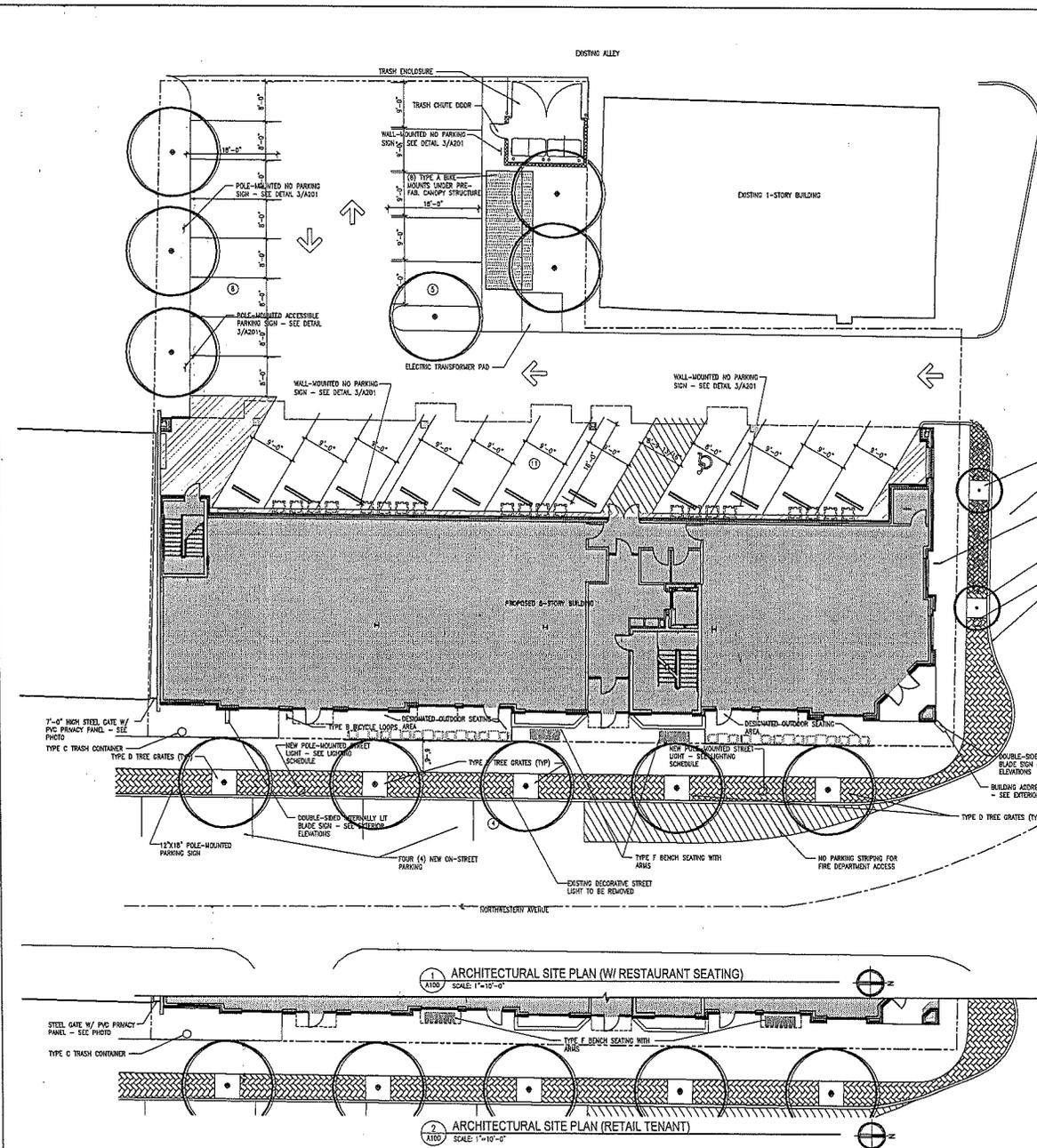
The building's pitched-roof design was chosen so as to better relate with the project's immediate neighbor to the south (201 Northwestern Avenue) while at the same time provide some architectural variety in Chauncey Village (Chauncey Square- building B, State Street Corner and State Street Commons all have flat-roof designs for example). The residential units' balconies contain a mix of recessed and modestly projecting balconies, breaking up the building's façades and providing some visual interest from the street. Finally, the building's lighting and signage are modest in scale and strike an appropriate balance between highlighting a prominent downtown building and maintaining a pedestrian-oriented disposition.

In all, the 225 Northwestern Avenue Planned Development is a welcome addition to Chauncey Village's expanding urban mosaic.

**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 B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;



STREETSCAPE SCHEDULE			
KEY	QTY	MANUFACTURER	DESCRIPTION
A	2	PAW - B&B	HURRY MOBILE UTILITY
B	1	COLLIER CASCADE	CASCADE ORNAMENTAL COLUPTUS 3115-3-1
C	2	COLLIER CASCADE	CASCADE RENAISSANCE 2814-41-P
D	5	MEDIAN FOLIANT	ARMORACK COLLECTION 2814-41-B&B
E	2	MEDIAN FOLIANT	ARMORACK COLLECTION 2814-41-VEAN
F	7	COLLIER CASCADE	CASCADE RENAISSANCE 2814-41

**SITE PLAN INFORMATION:**

ZONING CLASSIFICATION: CBW TO PDW (PLANNED DEVELOPMENT)

PARKING PROVIDED: = 23 SPACES  
 ACCESSIBLE: = 1 SPACES  
 TOTAL ON-SITE PARKING PROVIDED: = 24 SPACES

ADDITIONAL RESIDENTIAL PARKING IS BEING PROVIDED OFF-SITE. SEE PARCEL ON SHEET 2 FOR DETAILS.

LOT COVERAGE: 6.5% MINIMUM  
 LOT AREA: 16,284 S.F.  
 BUILDING COVERAGE: 6.53% S.F. (53.1%)  
 VEGETATION COVERAGE: 1,170 S.F. (7.2%)

BUILDING HEIGHT: 64'-0"

PROPOSED BUILDING SETBACKS:  
 EAST FRONT YARD SETBACK: 0'-0"  
 SOUTH SIDE YARD SETBACK: 3'-6"  
 NORTH SIDE YARD SETBACK: 0'-0"  
 WEST REAR YARD SETBACK: 17'-0"

RETAIL SPACE: 5,200 S.F. MAX

**UNIT MIX**

SECOND FLOOR:  
 (9) 1-BEDROOM UNITS PER FLOOR = 9 BEDS  
 (1) 2-BEDROOM UNITS PER FLOOR = 2 BEDS  
 (1) 3-BEDROOM UNITS PER FLOOR = 3 BEDS

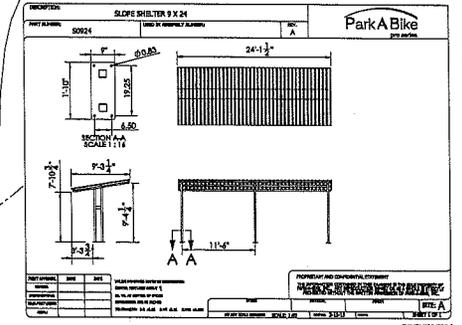
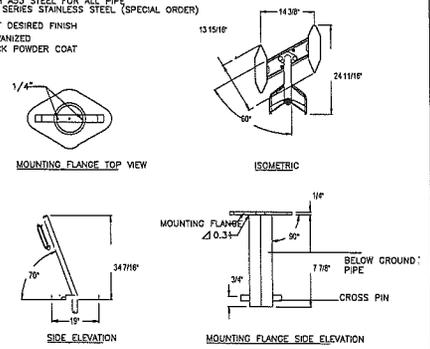
THIRD FLOOR:  
 (9) 1-BEDROOM UNITS PER FLOOR = 9 BEDS  
 (1) 2-BEDROOM UNITS PER FLOOR = 2 BEDS  
 (1) 3-BEDROOM UNITS PER FLOOR = 3 BEDS

FOURTH FLOOR:  
 (9) 1-BEDROOM UNITS PER FLOOR = 9 BEDS  
 (1) 2-BEDROOM UNITS PER FLOOR = 2 BEDS  
 (1) 3-BEDROOM UNITS PER FLOOR = 3 BEDS

FIFTH FLOOR:  
 (9) 1-BEDROOM UNITS PER FLOOR = 9 BEDS  
 (1) 2-BEDROOM UNITS PER FLOOR = 2 BEDS  
 (1) 3-BEDROOM UNITS PER FLOOR = 3 BEDS

TOTAL: 44 UNITS = 56 BEDS (MAX.)

- SELECT DESIRED MATERIAL
- ASTM A36 STEEL STRUCTURAL STEEL PLATE
- ASTM A53 STEEL FOR ALL PIPE
- 300 SERIES STAINLESS STEEL (SPECIAL ORDER)
- SELECT DESIRED FINISH
- GALVANIZED
- BLACK POWDER COAT



1 ARCHITECTURAL SITE PLAN (W/ RESTAURANT SEATING)  
 SCALE: 1"=10'-0"

2 ARCHITECTURAL SITE PLAN (RETAIL TENANT)  
 SCALE: 1"=10'-0"



**KJG Architecture, Inc.**  
 503 S. WESTERN AVENUE, SUITE 101  
 WEST LAFAYETTE, INDIANA 47906  
 Office: 765.497.4508 Fax: 765.497.4509  
 www.kjgarchitecture.com

---

PROJECT TITLE:  
**225 NORTHWESTERN AVE.  
 PLANNED DEVELOPMENT  
 CBW TO PDW**

---

225 NORTHWESTERN AVE.  
 WEST LAFAYETTE, IN 47906

---

DISCLAIMER:  
 This is a preliminary plan. It is not intended to be used for construction. It is subject to change without notice. The user of this plan assumes all liability for any errors or omissions.

---

PROFESSIONAL SEAL:  
**PRELIMINARY PLAN  
 SUBMITTAL - NOT FOR  
 CONSTRUCTION**

---

PROJECT DATE:  
**01/28/14**

---

PROJECT NUMBER:  
**A2013.087**

---

DRAWN BY:  
**BGK**

---

ARCHITECTURAL  
 SITE PLAN

---

SHEET NUMBER:  
**A100**



**KJG Architecture, Inc.**  
 527 Sagonne Parkway/W. Suite 101  
 West Lafayette, Indiana 47906  
 Office: 765.497.4558 Fax: 765.497.4559  
 www.kjgarchitecture.com

PROJECT TITLE:  
**225 NORTHWESTERN AVE.  
 PLANNED DEVELOPMENT  
 CBW TO PDMX**  
 225 NORTHWESTERN AVE.  
 WEST LAFAYETTE, IN 47905

DISCLAIMER:  
 This is a preliminary design prepared by KJG Architecture, Inc. The design is preliminary and is subject to change without notice. It is not intended to be used for construction. It is not a contract document. It is not to be used for any other purpose without the written consent of KJG Architecture, Inc.

PROFESSIONAL SEAL:  
 PRELIMINARY PLAN  
 SUBJECT NOT FOR  
 CONSTRUCTION

PROJECT DATE:  
 01/28/14

REV.	DESCRIPTION	DATE	BY	CHK

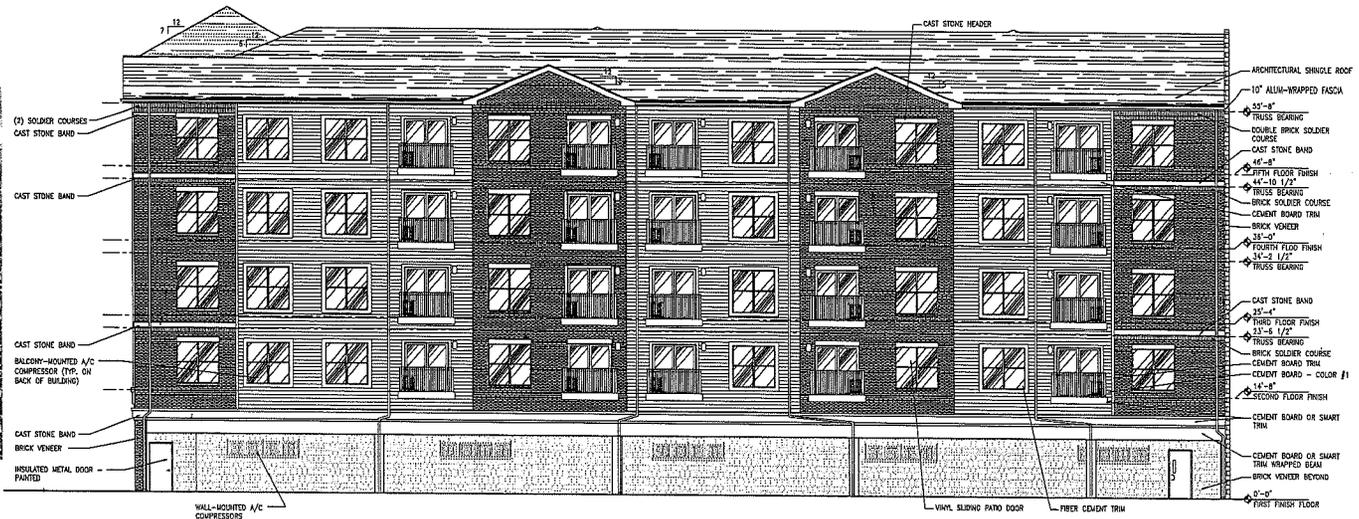
PROJECT NUMBER:  
 A2013.087

DRAWN BY:  
 BGK

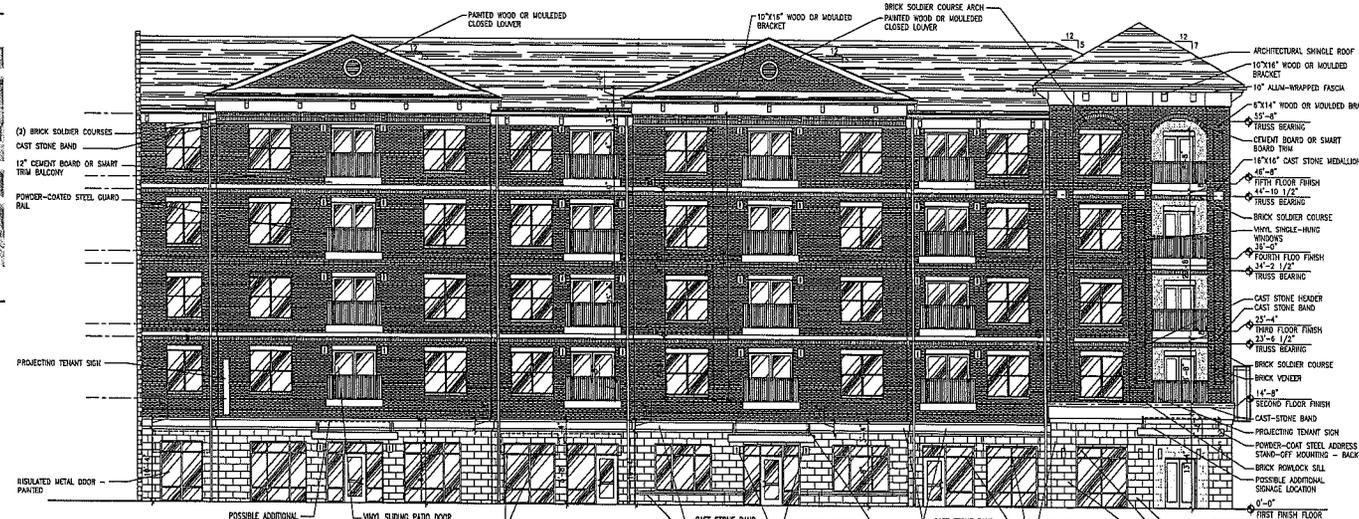
UNANNOTATED  
 EXTERIOR  
 ELEVATIONS

SHEET NUMBER:

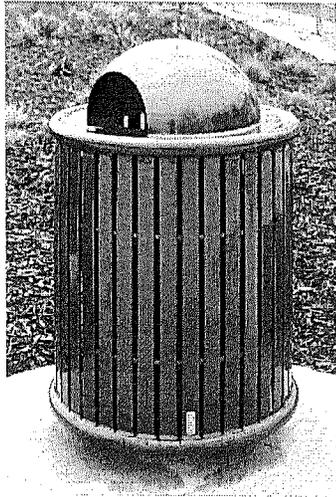
**A200**



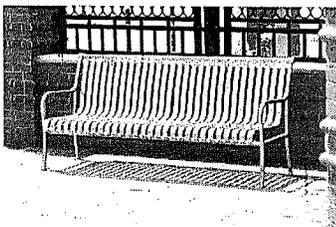
**WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



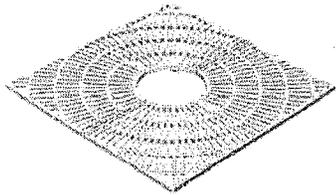
**EAST ELEVATION**  
 SCALE: 1/8"=1'-0"



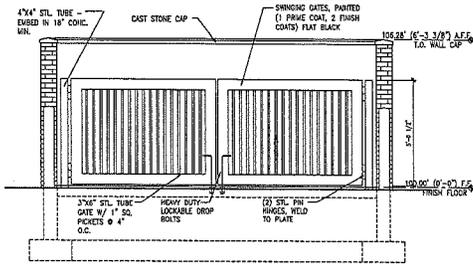
**STREETSCAPE TRASH CONTAINER**  
 SCALE: N.T.S.



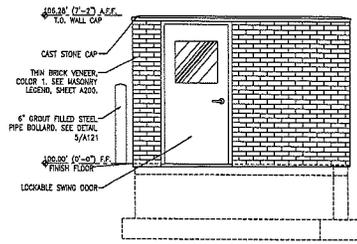
**STREETSCAPE BENCH**  
 SCALE: N.T.S.



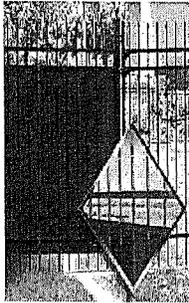
**TREE GRATE EXAMPLE**  
 SCALE: N.T.S.



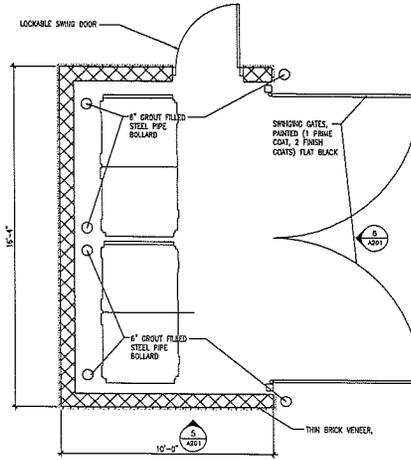
5 TRASH ENCLOSURE FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



4 TRASH ENCLOSURE SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



11 METAL GATE W/ PVC PRIVACY SCREEN  
SCALE: N.T.S.



7 TRASH ENCLOSURE PLAN  
SCALE: 3/8" = 1'-0"



10 OUTDOOR SEATING COMPONENT EXAMPLE  
SCALE: N.T.S.



9 ON-OVERHANG SIGNAGE EXAMPLE  
SCALE: N.T.S.



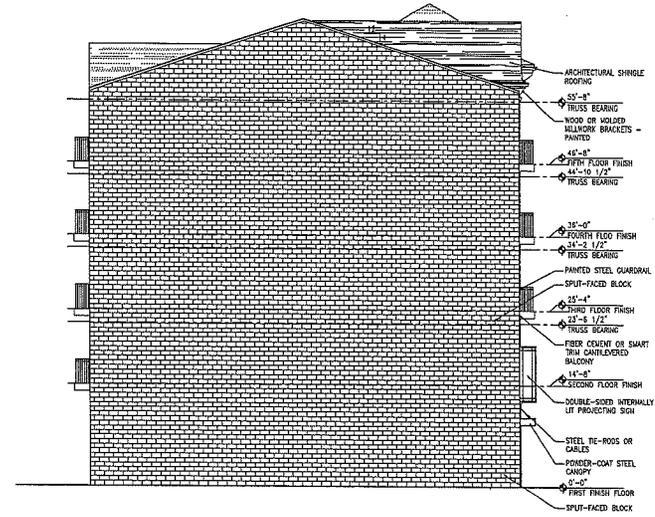
8 PROJECTING TENANT SIGN EXAMPLE  
SCALE: N.T.S.



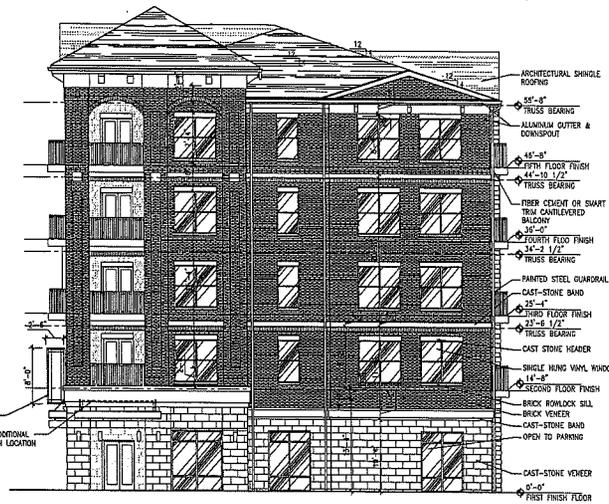
4 12"X18" ADA PARKING SIGN  
SCALE: N.T.S.



3 12"X18" PERMIT PARKING SIGN  
SCALE: N.T.S.



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT TITLE:  
225 NORTHWESTERN AVE.  
PLANNED DEVELOPMENT  
CBW TO PDMW  
225 NORTHWESTERN AVE.  
WEST LAFAYETTE, IN 47906

DISCLAIMER:  
This is a preliminary plan. It is not intended to be used for construction. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this plan. The architect is not responsible for any construction delays or cost overruns. The architect is not responsible for any damage to property or persons. The architect is not responsible for any other matters. This disclaimer is subject to the terms and conditions of the architect's standard contract documents.

PROFESSIONAL SEAL:  
PRELIMINARY PLAN  
SUBMITTAL NOT FOR  
CONSTRUCTION

PROJECT DATE:  
01/28/14

REV.	DESCRIPTION	DATE	BY	CHKD.

PROJECT NUMBER:  
A2013.087

DRAWN BY:  
BGK

DRAWING TITLE:  
EXTERIOR  
ELEVATIONS

SHEET NUMBER:  
**A201**