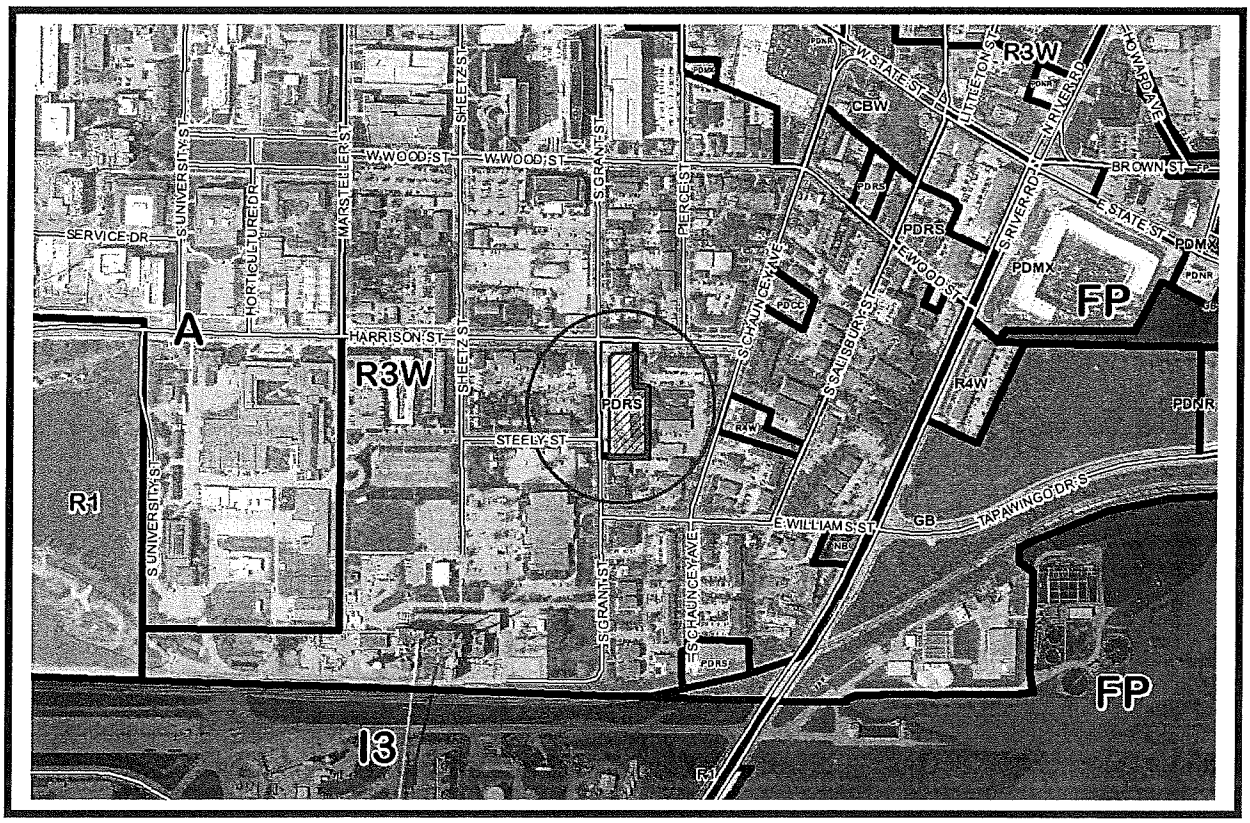
Z-2589
GRANT STREETSTATION, LLC
(Grant Street Station Retail PD)
(PDRS to PDMX)

STAFF REPORT
November 13, 2014



GRANT STREET APARTMENTS (NO RETAIL)
ZONED PDRS – REZONE TO PDMX
TOTAL LAND – 1.22 ACRES

GREENSPACE:
AT-GRADE PERVIOUS = 6,145 S.F.
BUILDING MOUNTED GREENSPACE = 361 S.F.
TOTAL GREENSPACE = 6,506 S.F. (12.2%)

BUILDING COVERAGE = 42,337 S.F. (79.7%)

BUILDING SETBACKS:
FRONT YARD = 5'-0"
REAR YARD = 10'-0"
SIDE YARDS = 5'-0"

UNIT MIX
(35) 1-BEDROOM UNITS PER FLOOR = 36 BEDS
(73) 2-BEDROOM UNITS PER FLOOR = 146 BEDS
(17) 3-BEDROOM UNITS PER FLOOR = 51 BEDS
(15) 4-BEDROOM UNITS PER FLOOR = 60 BEDS
TOTAL
140 UNITS = 292 BEDS (MAX.)

PROPOSED PARKING:
GARAGE PARKING
(UPPER LEVEL) = 87 SPACES
(LOWER LEVEL) = 134 SPACES
SURFACE PARKING = 17 SPACES
TOTAL
PARKING
PROVIDED = 238 SPACES (INCLUDES 7 ACCESSIBLE SPACES)

GRANT STREET APARTMENTS (MIXED USE RETAIL)
ZONED PDRS – REZONE TO PDMX
TOTAL LAND – 1.22 ACRES

GREENSPACE:
AT-GRADE PERVIOUS = 5,645 S.F.
BUILDING MOUNTED GREENSPACE = 361 S.F.
TOTAL GREENSPACE = 6,006 S.F. (11.3%)

BUILDING COVERAGE = 42,337 S.F. (79.7%)

BUILDING SETBACKS:
FRONT YARD = 5'-0"
REAR YARD = 10'-0"
SIDE YARDS = 5'-0"

RETAIL SPACE:
MAXIMUM RETAIL AREA = 7,505 S.F.

UNIT MIX
(32) 1-BEDROOM UNITS PER FLOOR = 32 BEDS
(73) 2-BEDROOM UNITS PER FLOOR = 146 BEDS
(17) 3-BEDROOM UNITS PER FLOOR = 51 BEDS
(15) 4-BEDROOM UNITS PER FLOOR = 60 BEDS
TOTAL
137 UNITS = 289 BEDS (MAX.)

PROPOSED PARKING:
GARAGE PARKING
(UPPER LEVEL) = 84 SPACES
(LOWER LEVEL) = 134 SPACES
SURFACE PARKING = 17 SPACES
TOTAL
PARKING
PROVIDED = 235 SPACES (INCLUDES 7 ACCESSIBLE SPACES)

GRANT STREET APARTMENTS (MAX RETAIL)
ZONED PDRS – REZONE TO PDMX
TOTAL LAND – 1.22 ACRES

GREENSPACE:
AT-GRADE PERVIOUS = 5,645 S.F.
BUILDING MOUNTED GREENSPACE = 361 S.F.
TOTAL GREENSPACE = 6,006 S.F. (11.3%)

BUILDING COVERAGE = 42,337 S.F. (79.7%)

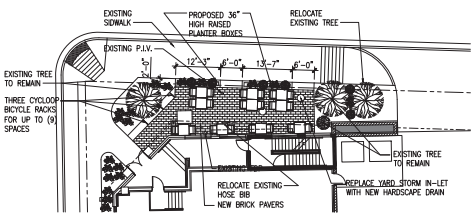
BUILDING SETBACKS:
FRONT YARD = 5'-0"
REAR YARD = 10'-0"
SIDE YARDS = 5'-0"

RETAIL SPACE:
MAXIMUM RETAIL AREA = 7,505 S.F.

UNIT MIX
(28) 1-BEDROOM UNITS PER FLOOR = 28 BEDS
(73) 2-BEDROOM UNITS PER FLOOR = 146 BEDS
(17) 3-BEDROOM UNITS PER FLOOR = 51 BEDS
(15) 4-BEDROOM UNITS PER FLOOR = 60 BEDS
TOTAL
133 UNITS = 285 BEDS (MAX.)

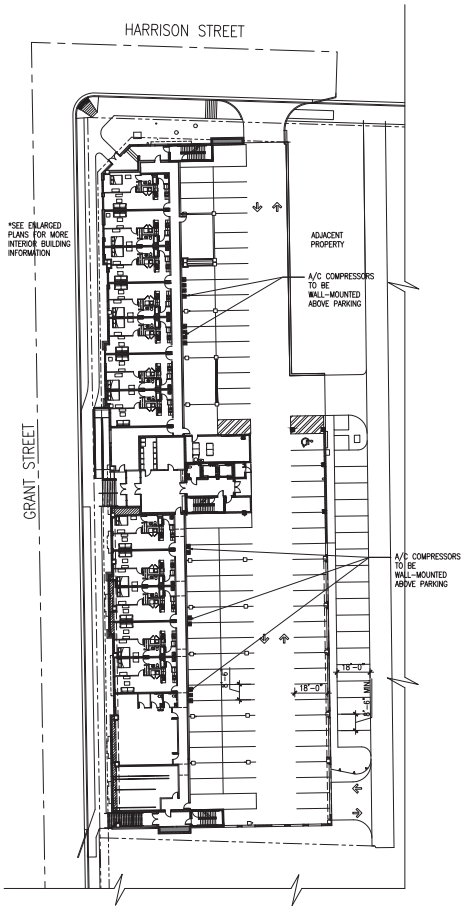
PROPOSED PARKING:
GARAGE PARKING
(UPPER LEVEL) = 84 SPACES
(LOWER LEVEL) = 134 SPACES
SURFACE PARKING = 17 SPACES
TOTAL
PARKING
PROVIDED = 235 SPACES (INCLUDES 7 ACCESSIBLE SPACES)

6 PG-2 EXAMPLE STREET FURNITURE
SCALE: N.T.S.

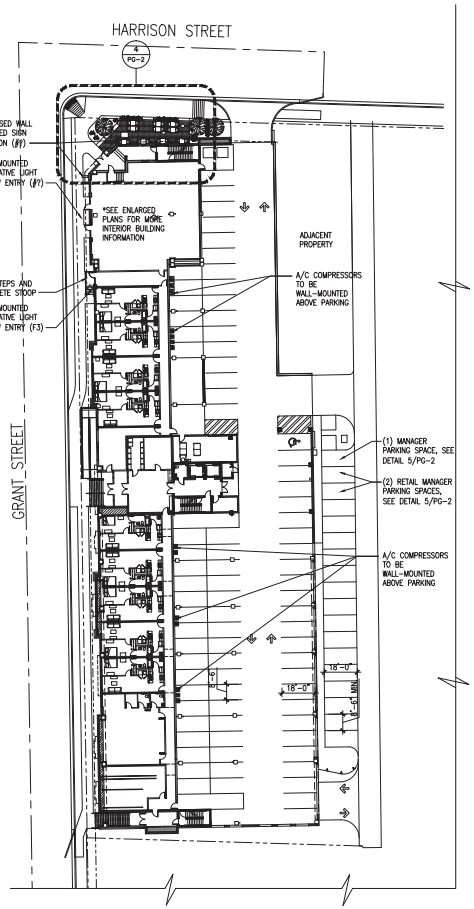


4 PG-2 PROPOSED ENLARGED PATIO PLAN
SCALE: 1/16"=1'-0"

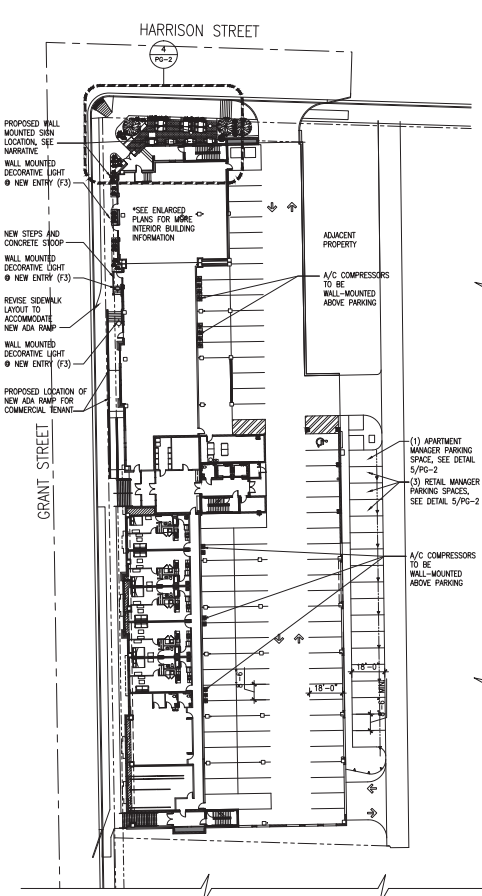
ALL NEW LANDSCAPING SHOWN SHALL BE RELOCATED FROM EXISTING STOCK.



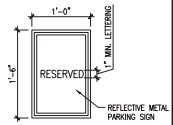
3 PG-2 ARCHITECTURAL SITE PLAN - ALL LIVING UNITS OPTION
SCALE: 1/32"=1'-0"



2 PG-2 ARCHITECTURAL SITE PLAN - MIXED USE OPTION
SCALE: 1/32"=1'-0"



1 PG-2 ARCHITECTURAL SITE PLAN - MAX RETAIL OPTION
SCALE: 1/32"=1'-0"



5 PG-2 EAST PARKING SIGN - 1
SCALE: 1/4"=1'-0"

KJG Architecture, Inc.
527 Sagamore Parkway W., Suite 101
West Lafayette, Indiana 47906
Office: 765.497.4598 Fax: 765.497.4599
www.kjgarchitecture.com

PROJECT TITLE:
GRANT STREET APARTMENTS
RETAIL PLANNED DEVELOPMENT
309 GRANT STREET
WEST LAFAYETTE, INDIANA

DISCLAIMER:
This is an original design, created by KJG Architecture, Inc. The information contained herein is the property of KJG Architecture, Inc. None of the information contained herein may be used or disclosed to any person, firm or organization for any purpose without the prior written permission of KJG Architecture, Inc.

PROFESSIONAL SEAL:
BARRY G. KINCAID REGISTERED No. 10900104 STATE OF INDIANA ARCHITECT PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATE:
10/29/14

No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: A2014.004
DRAWN BY: BGK/ACS

DRAWING TITLE:
PD ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN

SHEET NUMBER:
PG-2

Z-2589
GRANT STREET STATION, LLC
GRANT STREET STATION RETAIL PLANNED DEVELOPMENT
PDRS TO PDMX

Staff Report
November 13, 2014

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting rezoning for the existing Grant Street Station Planned Development in order to include a commercial retail option for the ground floor. The proposal would allow a mix of options that could include up to 7,505 square feet of ground floor retail, an increase in the residential unit/bedroom maximum count to 133/292 from 126/278, and a reduction in the on-site parking from 279 to 225 spaces. The property is located in West Lafayette on the southeast corner of the intersection of Grant and Harrison Streets, Wabash 19(NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The existing site was rezoned from R3W to PDRS in April of 2012 (Z-2481) for the original Grant Street Station PD. 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.

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 has already been dedicated along both street frontages for the future "Perimeter Parkway" road project. Parking for the project remains off of Harrison Street and the alley that bisects the block from Harrison Street to Williams Street. The project is proposed to be parked at 0.75 spaces per bedroom minimum for the residential use and also include 3 spaces for the commercial use.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana American water remain available to serve the site. If the commercial retail option is triggered an outdoor dining space is planned to be constructed on the corner of Harrison and Grant Streets to further enhance the project.

STAFF COMMENTS:

At the onset of the negotiations for the first Grant Street Station in late 2011, staff was presented with a mixed-use project seeking PDMX zoning. During the course of the negotiations, however, the petitioner elected to switch to PDRS zoning and seek approval of a strictly residential project. Since the project's completion and occupancy, the ownership has identified that, despite being 100% occupied, barely 2/3 of the parking spaces in the project's two garage levels are typically utilized. This, coupled with interest from various commercial establishments in setting up shop in Grant Street Station, has compelled the ownership to once again seek PDMX zoning.

Their new proposal calls for removing some of the unused parking spaces and converting them to commercial space. Also, the previously approved mix of units and bedrooms has been altered, resulting in a slight increase in density, to accommodate the demand for primarily single-bedroom units. In order to allow for some flexibility to respond to market demands for both the commercial and residential spaces, multiple commercial/residential mix options are available in this proposal so long as the square footage and unit/bedroom count maximums are not exceeded.

In the final analysis, Grant Street Station is, with this proposal, on track to becoming a more efficient and sustainable project. The more efficient use of parking, the addition of a commercial ground floor and the streetscape enhancements to come with the outdoor dining space all serve to uphold best planning practices while positively contributing to the urbanizing fabric of this transitioning 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 that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. Appropriate surety submitted with final detailed plans;
4. Plant schedule approved by the West Lafayette Greenspace Administrator, if required;