
Z-2618
CHAUNCEY CONSTRUCTION, LLC
(Alpha Omicron Pi PD)
(R3W to PDRS)

STAFF REPORT
July 9, 2015



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**CHAUNCEY CONSTRUCTION, LLC
ALPHA OMICRON PI PLANNED DEVELOPMENT
R3W TO PDRS**

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting PDRS zoning on approximately 0.44 acres for a fraternity house situated partially atop its proposed parking lot that includes 15 bedrooms, a house mother bedroom and 36 on-site parking spaces with additional parking being provided off-site via a license agreement. The property is located on the northeast corner of the intersection of Grant and Harrison Streets in the City of West Lafayette; Wabash 19(NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The existing site has been zoned R3W for many years as has most of the neighborhood south of State Street. The most recent rezone petitions involved the Grant Street Station Planned Development (PDRS rezone in 2012 under Z-2481 and a PDMX rezone in 2014 under Z-2586 to allow commercial and retail uses on the ground floor).

AREA LAND USE PATTERNS:

Apart from the university's buildings to the south and west, 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*. No right-of-way dedication was necessary for this project, according to the city engineer. The project contains 36 on-site parking spaces in a ground level garage/lot that is accessed by the public alley on the east side of the property. Additionally, 10 parking spaces are being provided off-site in Purdue's McCutcheon parking garage via a license agreement with Purdue University. Bicycle parking (totaling 46 spaces) is also being provided on-site in the garage portion of the parking lot.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana American water are available to serve the site. The site will be landscaped in a manner befitting its urban setting with planter walls, street trees and "greenscreen" trellises in appropriate locations.

STAFF COMMENTS:

The Alpha Omicron Pi Planned Development continues the urban transformation of the neighborhood south of State Street, which was begun in earnest in 2012 by the Grant Street Station Planned Development located just to the south across Harrison Street. This new project maintains Grant Street Station's urban standards and, though much different in size, scale and use, elevates the urban architectural theme with elements worthy of emulation.

The two-story building itself sits atop its parking lot - covering half the lot - essentially providing the structure with three functional levels. This immediately separates the residential building from the ground level and, through the use of planter walls, hides the parking lot from street view. The building's pedestrian entrances have a direct and logical relationship with the street and the building's open terrace off the second level creates a unique type of "urban back yard", creating an attractive private open amenity space for the residents (not entirely unlike Grant Street Station's open pool deck on its second floor). These simple urban amenities and design features raise the architectural bar for fraternities and multi-family buildings in the near-campus areas of West Lafayette, particularly in the neighborhood south of State Street.

In our staff report recommending approval of the first Grant Street Station Planned Development rezone (Z-2481), staff commented that the urban look, pedestrian orientation and higher residential density set "...a new and welcome standard for this near-campus neighborhood." With the Alpha Omicron Pi Planned Development those same standards are once again respected and the result is another positive contribution to the urban transformation of the neighborhood south of State Street.

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:

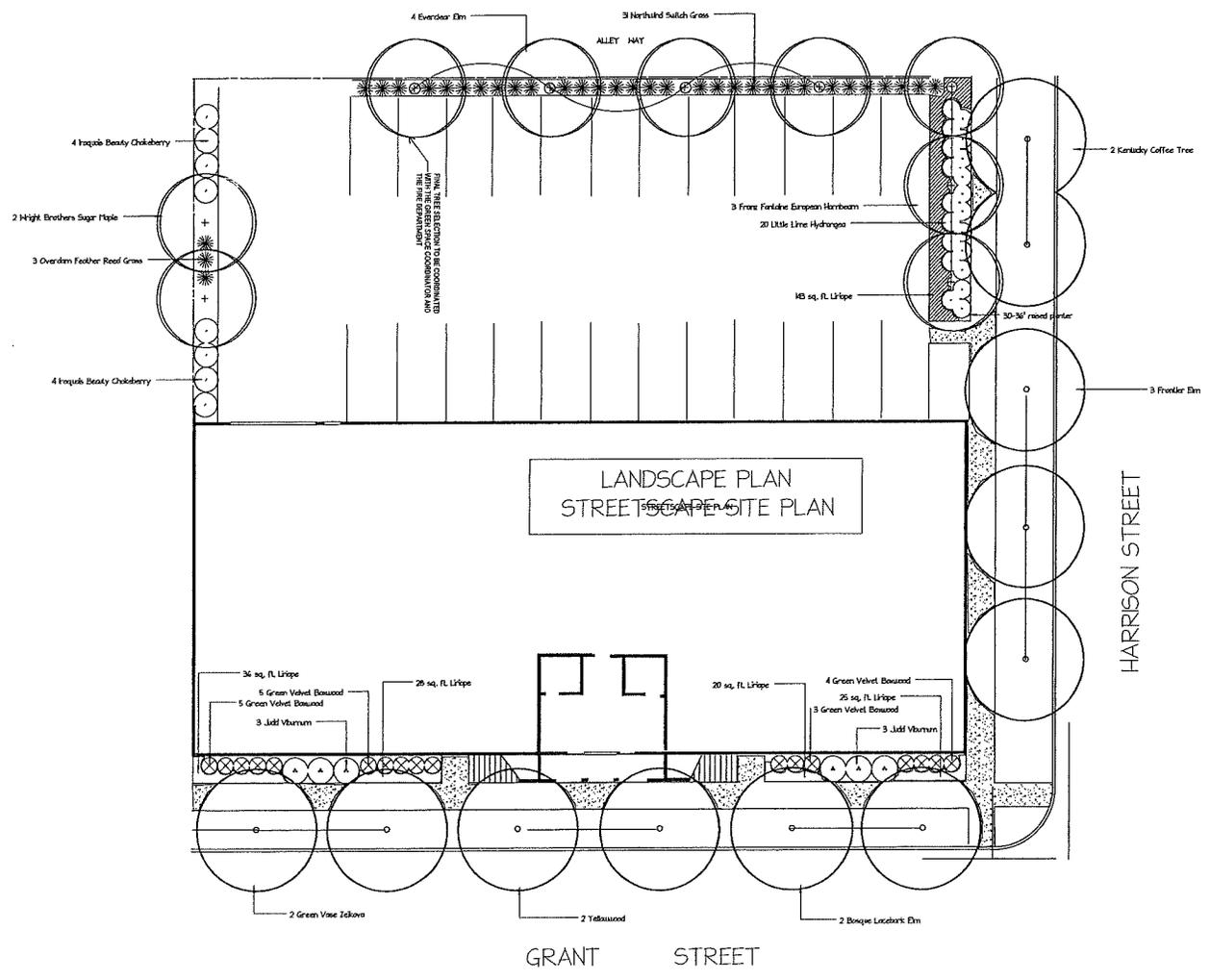
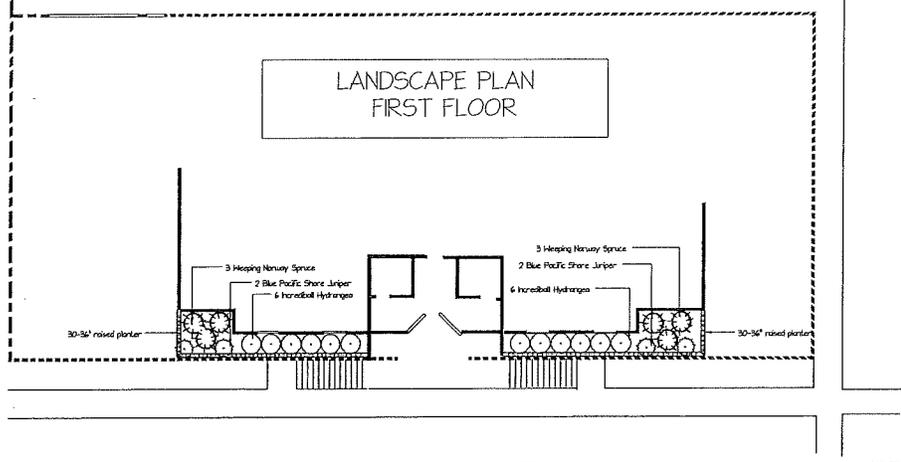
1. All sheets that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. Appropriate surety submitted with final detailed plans;
4. Plant schedule and final landscape plan shall be subject to approval by the West Lafayette Greenspace Administrator
5. The signed/recorded license agreement concerning parking shall be included with the Final Detailed Plans submission;
6. Final lighting plan for the project shall be subject to approval by the Administrative Officer with the submission of the Final Detailed Plans.

LANDSCAPE DATA:

PARKING LOT ---
 24' linear feet of parking lot perimeter
 One tree per 30' linear feet of parking lot perimeter
 8 trees required, 9 shown

STREET TREE DATA ---
 30% linear feet of street frontage
 One tree per 40' linear feet of street frontage required
 75 street trees required
 11 street trees shown

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
ASH	2	<i>Acer saccharum</i> 'High Brothers'	High Brothers Sugar Maple	3"
CAF	3	<i>Cornus florida</i> 'Frax' Fraxinus	Frax Fraxinus European Hornbeam	3"
CL	2	<i>Claytonia karilko</i>	Yellowwood	3"
GL	2	<i>Gymnocladia dioica</i>	Kentucky Coffee Tree	3"
LF	3	<i>Linus Fraxinus</i>	Fraxinus Elm	3"
UB	4	<i>Linus parvifolia</i> 'EGN-FF'	Everclear Elm	3"
UB	2	<i>Linus parvifolia</i> 'FTTIP'	Boisque Locust Elm	3"
ZSS	2	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	3"
Conifers				
JSB	4	<i>Juniperus conferta</i> 'Blue Pacific'	Blue Pacific Shore Juniper	8"
HP	6	<i>Pinus abies</i> 'pendula'	Hoop Pine Norway Spruce	5"
Shrubs				
AVP	8	<i>Arctostaphylos uva-ursi</i> 'Hortol'	Inquisitively Chokeberry	24"
BGV	17	<i>Buxa x Green Velvet</i>	Green Velvet Boxwood	8"
HH	2	<i>Hydrangea arborescens</i> 'NCHW'	Hortoball Hydrangea	24"SG
HJ	20	<i>Hydrangea paniculata</i> 'Inal'	Little Lime Hydrangea	36"
VB	6	<i>Viburnum x Judd</i>	Judd Viburnum	36"
Ornamental Grasses				
GD	3	<i>Chloropectis x confinis</i> 'Overdam'	Overdam Feather Reed Grass	12"
PN	3	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	12"
Groundcovers				
LS	252 sq. ft.	<i>Liriope spicata</i>	Liriope	3" pot, 8" oc.

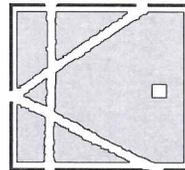


AOII - PURDUE

WEST LAFAYETTE, IN



ARTIST RENDERING NOT FOR BIDDING OR CONSTRUCTION



Krittenbrink Architecture, LLC

PRELIMINARY DEVELOPMENT SET □ KA PROJECT: K0514 □ MAY 18, 2015

AOII - PURDUE PRELIMINARY DEVELOPMENT SET

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