

**ORDINANCE NO. 33-14**

**TO REZONE CERTAIN REAL ESTATE WITHIN  
THE CITY OF WEST LAFAYETTE, INDIANA  
AND DESIGNATING THE TIME WHEN THE  
SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
WEST LAFAYETTE, INDIANA**

Section 1: Ordinance No. 32-97 of the City of West Lafayette, Indiana is hereby amended to rezone the following described real estate, to-wit:

Lot Numbered One (1) in Grant Street Station Planned Development, as per the plat thereof, dated August 28, 2012 and recorded September 6, 2012 in Plan Development Book 11, page 406 as Document Number 201212020100. Located in the East Half of the Southeast Quarter of Section Nineteen (19) in Township Twenty-three (23) North, Range Four (4) West, Wabash Township, Tippecanoe County, Indiana.

Section 2: Said real estate is hereby rezoned as follows:  
FROM: "PDRS" District  
TO: "PDMX" District

Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

THE

# Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242  
(765) 423-9154 [FAX]  
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

November 20, 2014  
Ref. No.: 14-312

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

## CERTIFICATION

RE: **Z-2589--GRANT STREET STATION, LLC (Grant Street Station Retail PD)  
(PDRS to PDMX):**

Petitioner 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 permit up to 7,505 square feet of ground floor retail, increase the residential unit/bedroom maximum count to 128/292 from 126/278, and reduce the on-site parking from 279 to 232 spaces. The property is located on the southeast corner of the intersection of Grant and Harrison Streets, Wabash 19 (SE) 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 November 19, 2014 the Area Plan Commission of Tippecanoe County voted 13 yes - 0 no on the motion to rezone the subject real estate from PDRS 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 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.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its December 1, 2014 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: Tom Peck, Grant Street Station  
Daniel Teder  
Dave Buck, West Lafayette Engineer



**GRANT STREET APARTMENTS (NO RETAIL)**  
 ZONED FORD - REZONE TO PDMA  
 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 SETBACKS:**  
 BUILDING COVERAGE = 42,337 S.F. (79.7%)  
 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 = 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 FORD - REZONE TO PDMA  
 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 SETBACKS:**  
 BUILDING COVERAGE = 42,337 S.F. (79.7%)  
 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 = 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 FORD - REZONE TO PDMA  
 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 SETBACKS:**  
 BUILDING COVERAGE = 42,337 S.F. (79.7%)  
 FRONT YARD = 5'-0"  
 REAR YARD = 10'-0"  
 SIDE YARDS = 5'-0"

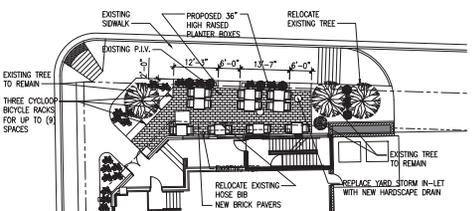
**RETAIL SPACE:**  
 MAXIMUM RETAIL AREA = 7,505 S.F.

**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 = 285 BEDS (MAX.)

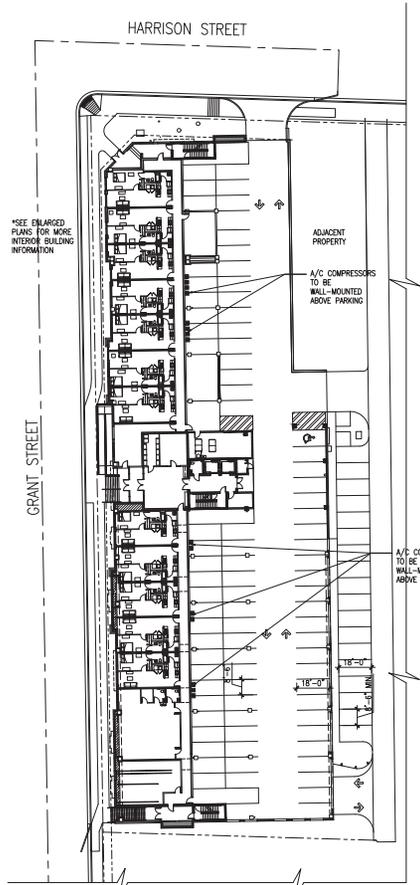
**PROPOSED PARKING:**  
 GARAGE PARKING (UPPER LEVEL) = 84 SPACES  
 (LOWER LEVEL) = 134 SPACES  
 SURFACE PARKING = 17 SPACES  
 TOTAL PARKING PROVIDED = 235 SPACES (INCLUDES 7 ACCESSIBLE SPACES)



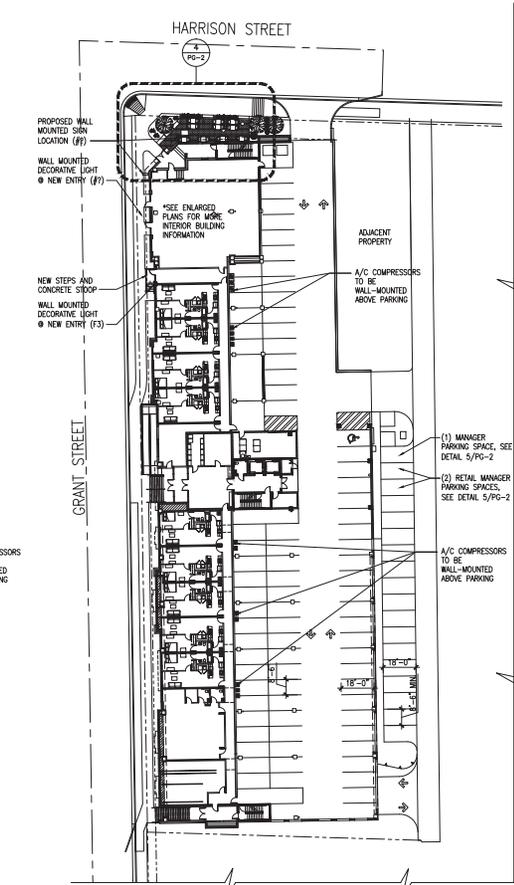
6 EXAMPLE STREET FURNITURE  
 SCALE: N.T.S.



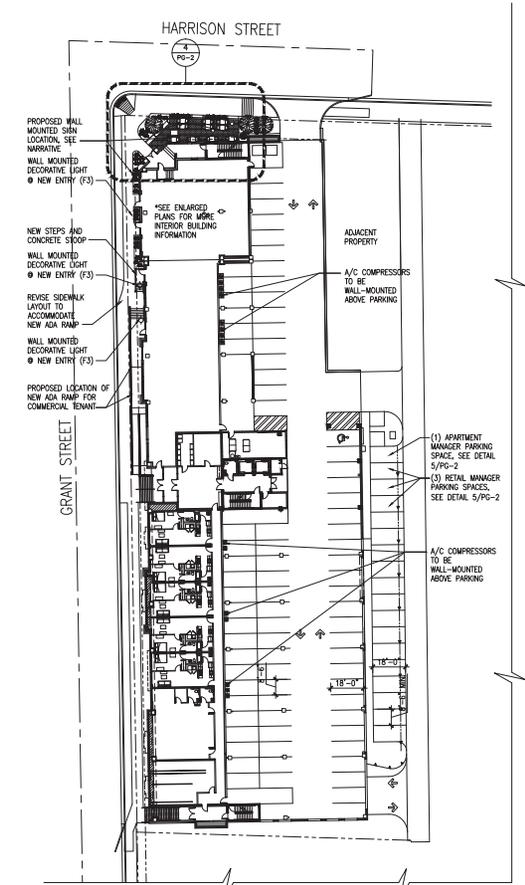
4 PROPOSED ENLARGED PATIO PLAN  
 SCALE: 1/16"=1'-0"



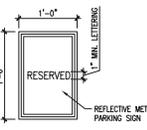
1 ARCHITECTURAL SITE PLAN - ALL LIVING UNITS OPTION  
 SCALE: 1/32"=1'-0"



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



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



3 EAST PARKING SIGN - 1  
 SCALE: 1/4"=1'-0"

**KIG Architecture, Inc.**  
 527 Spangmo Parkway W., Suite 101  
 West Lafayette, Indiana 47906  
 Office: 765.497.4598 Fax: 765.497.4599  
 www.kigarchitecture.com

PROJECT TITLE  
**GRANT STREET APARTMENTS  
 RETAIL PLANNED DEVELOPMENT**

309 GRANT STREET  
 WEST LAFAYETTE, INDIANA

DISCLAIMER  
 This is an original design created by KIG Architecture, Inc. The information shown on this drawing is the property of KIG Architecture, Inc. Use of this information shall be restricted to the project for which it was prepared and shall not be used for any other project without the prior written permission of KIG Architecture, Inc.

PROFESSIONAL SEAL:  
  
 BRIAN K. KIEFER  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 090080  
 STATE OF INDIANA  
 DATE: 10/29/14

PROJECT DATE:  
 10/29/14

NO.	DESCRIPTION	DATE	BY	CHKD BY

PROJECT NUMBER:  
 A2014.004

DRAWN BY:  
 BOK/ACS

DRAWING TITLE:  
**PD ARCHITECTURAL  
 SITE PLAN AND  
 LANDSCAPE PLAN**

SHEET NUMBER:  
**PG-2**

GRANT STREET STATION, LLC  
GRANT STREET STATION RETAIL PLANNED DEVELOPMENT  
PDRS TO PDMX

Staff Report  
November 13, 2014

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**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;