Submitted by the Area Plan Commission

ORDINANCE NO. 22-15

TO AMEND CERTAIN PORTIONS OF THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:

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 Thirteen (13) and Lot numbered Fourteen (14) in N. and E. C. Pierce's Addition to the Town of Chauncey, now City of West Lafayette, Indiana, as platted upon part of the East half of the Southeast Quarter of Section Nineteen (19) in Township Twenty-three (23) North, Range Four (4) West. Located in Wabash Township, Tippecanoe County, Indiana.

Section 2: Said real estate is hereby rezoned as follows:

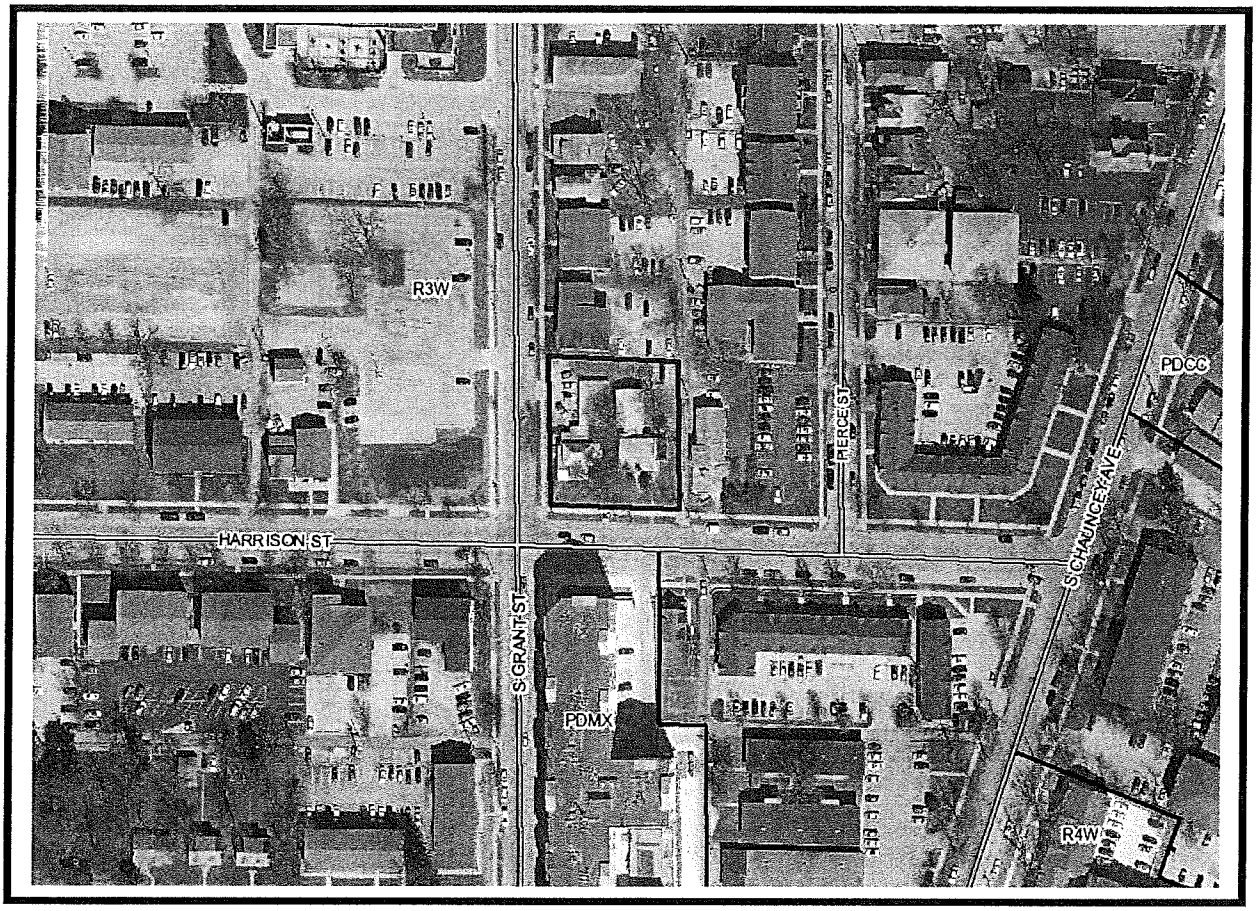
FROM: R3W
TO: PDRS

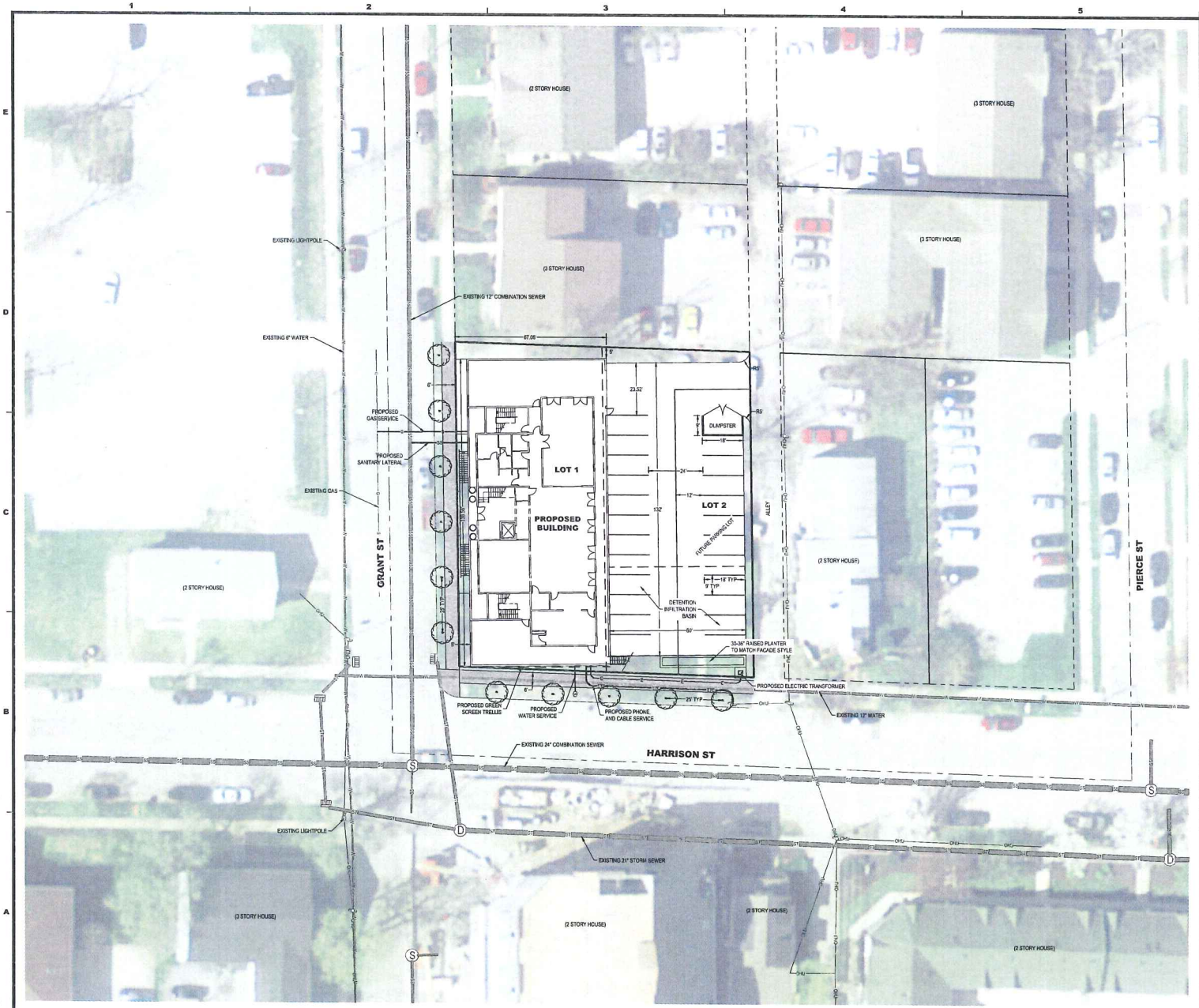
Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

**The jurat for this document was not printed on discussion copies, in order to save paper and copying resources.
If you have questions about this, please contact the Office of the Clerk-Treasurer at clerk@westlafayette.in.gov.
Thank you.**

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

STAFF REPORT
July 9, 2015





N

0' 20' 40'

HORIZONTAL SCALE: 1" = 20'

SITE DATA

BUILDING USE	SORORITY
FLOOR AREA	±15,025 SQFT
TOTAL LAND AREA	±19,096 SQFT
IMPERVIOUS AREA (APPROX)	±16,245 SQFT (85%)
VEGETATED AREA (APPROX)	±2,851 SQFT (15%)
PARKING SPACES	36 SPACES

LEGEND

- S1 = EXISTING STORM SEWER
- = EXISTING STORM STRUCTURE
- SS = EXISTING SANITARY SEWER
- = EXISTING SANITARY STRUCTURE
- SS = PROPOSED SANITARY SEWER
- W = EXISTING WATERMAIN
- W = PROPOSED WATER SERVICE
- ETC = PROPOSED ELECTRIC, PHONE, AND CABLE TV
- G = PROPOSED GAS

TBIRD Design Services Corporation
Engineering • Surveying
Environmental • Construction Management
105 North 10th Street • Lafayette, Indiana
phone (765) 742-1600 • fax (765) 742-1605
www.tbirddesign.com

CERTIFIED BY

ALPHA OMICRON PI PLANNED DEVELOPMENT 242 GRANT STREET

CHAUNCEY CONSTRUCTION, LLC
WEST LAFAYETTE, IN 47906

MARK	DATE	DESCRIPTION

PROJECT NO:	15041
FILE:	15041-SITE UTIL.DWG
DRAWN BY:	TVL
CHECKED BY:	PEW

LOCATION:
A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

TITLE:
PROPOSED SITE AND UTILITY PLAN

6

Z-2618
CHAUNCEY CONSTRUCTION, LLC
ALPHA OMICRON PI PLANNED DEVELOPMENT
R3W TO PDRS

Staff Report
July 9, 2015

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 ---

241 linear feet of parking lot perimeter

One tree per 30 linear feet of parking lot perimeter

8 trees required, 9 shown

STREET TREE DATA -----

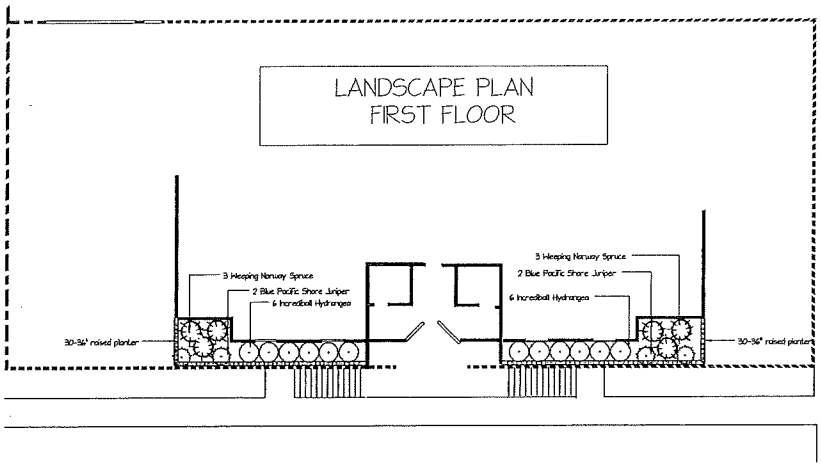
305 linear feet of street frontage

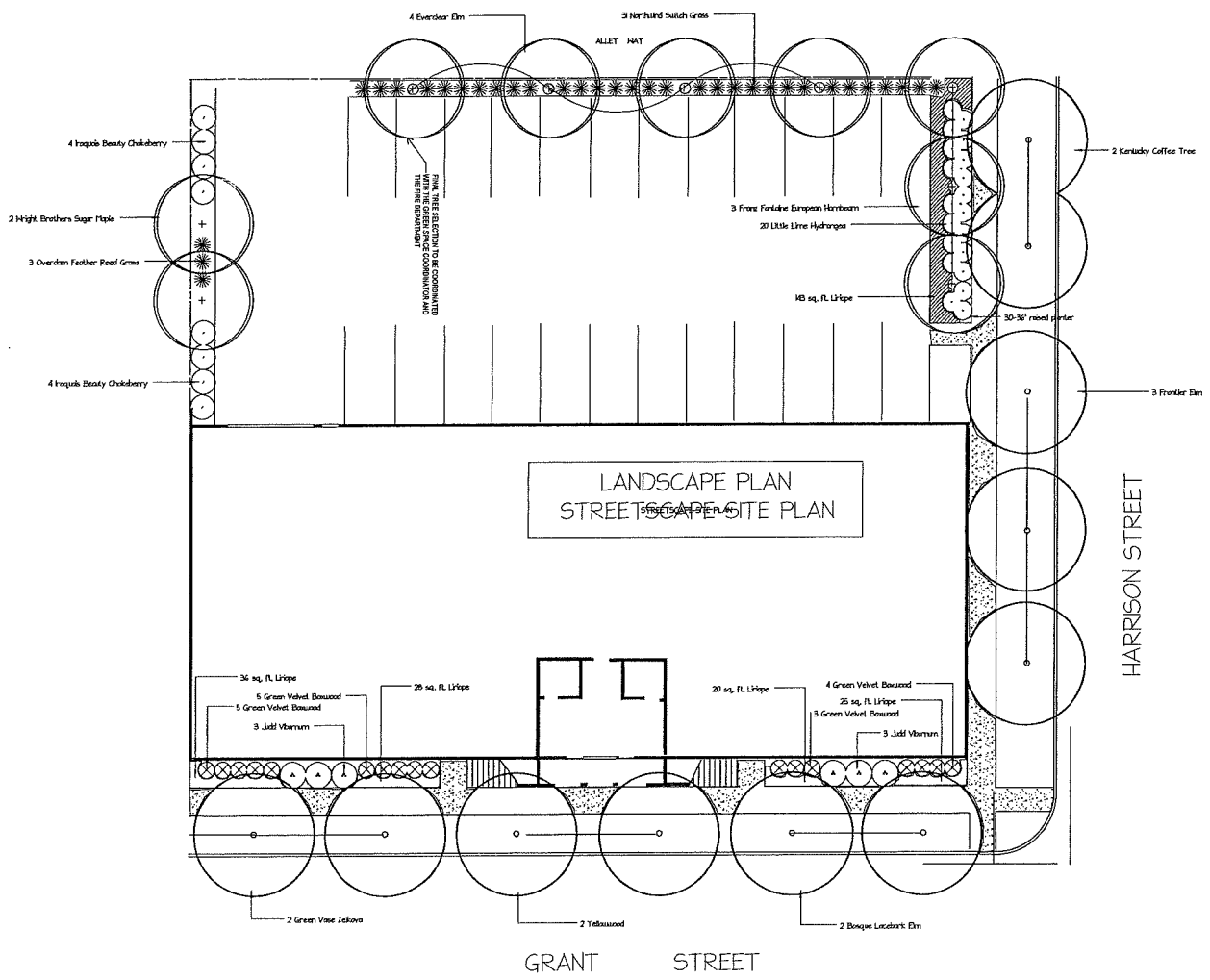
One tree per 40 linear feet of street frontage required

7.5 street trees required

11 street trees shown

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
AsH	2	Acer saccharum 'Wright Brothers'	Wright Brothers Sugar Maple	3"
CbF	3	Carpinus betulus 'Franz Fontaine'	Franz Fontaine European Hornbeam	3"
Ck	2	Cladrastis kentukea	Yellowwood	3"
Gd	2	Gymnocladus dioicus	Kentucky Coffee Tree	3"
UF	3	Ulmus 'Frontier'	Frontier Elm	3"
UpB	4	Ulmus parvifolia 'BSNUPF'	Everclear Elm	3"
UpU	2	Ulmus parvifolia 'UPTTP'	Bosque Lacebark Elm	3"
ZvG	2	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3"
Conifers				
JcB	4	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	18"
Pap	6	Picea abies 'pendula'	Weeping Norway Spruce	5'
Shrubs				
AmH	8	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	24"
BGV	17	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"
HAI	12	Hydrangea arborescens 'NCHA1'	Incrediball Hydrangea	24"SG
HpJ	20	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3G
Vb	6	Viburnum x judd	Judd Viburnum	36"
Ornamental Grasses				
CaO	3	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1G
PuN	31	Panicum virgatum 'Northwind'	Northwind Switch Grass	1G
Groundcovers				
Ls	252 sq. ft.	Liriope spicata	Liriope	3" pot 18" oc





ALPHA OMICRON PI

GRANT AND HARRISON STREETS

SCALE	DATE	DRAWING #
1" = 10'	3/31/2015	schematic one

NORTH

GARDENART INC
5720 N 225 W
WEST LAFAYETTE, IN 47906
Tel 765.463.4000 www.gardenartlandscapes.com

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

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

July 16, 2015
Ref. No: 15-144

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

CERTIFICATION

RE: Z-2618--CHAUNCEY CONSTRUCTION, LLC (Alpha Omicron Pi PD) (R3W to PDRS):
Petitioner is requesting rezoning of approximately 0.44 acres for a fraternity house that includes 16 bedrooms with 61 beds and 36 on-site parking spaces with additional parking being provided off-site via license agreements. The property is located on the northeast corner of the intersection of Grant and Harrison Streets, West Lafayette, Wabash 19 (NW) 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 July 15, 2015, the Area Plan Commission of Tippecanoe County voted 11 yes – 0 no to APPROVE the motion to rezone the subject real estate from R3W to PDRS 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* 2-27-10 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.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its August 3, 2015 regular meeting.

Sincerely,

Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Planned Development drawing, staff report and Ordinance

cc: Shane O'Malley, Chauncey Construction
TBIRD
Daniel Teder
Dave Buck, West Lafayette City Engineer
Verizon
Comcast
Vectron
Duke Energy
Indiana American Water
Frontier Communications