

PASSED - 13 to 0.

Z-2215
900 PLACE LLC
CATHERWOOD GARDENS PLANNED DEVELOPMENT
R1 & R3W TO PDRS

STAFF REPORT
8 December 2004

* DELETED CONDITION
No. 6 - INDOT DRIVE
APPROVAL.

Z-2215
900 PLACE LLC
CATHERWOOD GARDENS PLANNED DEVELOPMENT
R1 & R3W to PDRS

Staff Report
8 December 2004

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, John Teibel, is requesting rezoning of approximately 9.58 acres for a mixed-density housing development with 22 detached and 30 attached single-family units to be known as Catherwood Gardens. The development site is located in the triangle north of the intersection of Happy Hollow and North River Roads (SR443 & SR43 respectively) and includes property east of North River Road adjacent to the Wabash River, in West Lafayette, Wabash 17(SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site in this rezone request is zoned R1 and R3W. A portion of the overall development property outside of the zoning request is zoned FP and includes land east of SR 43 along the Wabash River and a drainage ditch running northwest to southeast across the southern two thirds of the site. Flood plain certification submitted by petitioner's surveyor with the preliminary plans was used to update the West Lafayette Zoning map. Only that portion of the site certified out of the flood plain is included in the legal description for this rezone. Property immediately to the north is zoned R3W. Land zoned FP is adjacent west, south and northeast of the site. Large areas of R1, R1U and a small pocket of R1B zoning extend northwest to southwest.

AREA LAND USE PATTERNS:

Petitioner's site, formerly owned by Purdue Research Foundation (PRF), has been vacant since the demolition of 24 homes in 2000 and 2001 to make way for sale and redevelopment of the land. Happy Hollow Park, the city's largest, is across the road to the west. Apartments occupy the land immediately north and one block south of this site. Single-family homes are scattered along both sides of Happy Hollow to the north and on the west side of North River Road both north and south. The office of Indiana-American Water Company is located across Happy Hollow south of the intersection with North River Road. The Wabash River, a city lift station and Mascouten Park, a public river access point, is to the east across North River Road. The river forms the eastern boundary of petitioner's development property.

TRAFFIC AND TRANSPORTATION:

The rezone site is bounded on the west and east by Happy Hollow (SR443) and North River Roads (US 43) respectively. Two existing roads interior to the property, Catherwood Dr. and Catherwood Ct., will remain although the court would be modified and become a private drive. The Engineer's office has express willingness to coordinate the city's plans to resurface public streets with developer's curb and street improvements. Access to 8 lots at the south end of the property referred to as "The Gardens" will come from Happy Hollow using four shared driveways along a stretch that has seven existing drives that would be removed. Four other existing drives (two on Happy Hollow and two on North River Road) would also be removed. The fourteen centrally located lots called "The Village" gain access from Catherwood Drive or Court. These lots have no vehicular access directly onto Happy Hollow or North River Roads from the rear. The thirty rowhouses north of Catherwood Drive are shown with ground level, rear entry

garages and access from two connecting private drives off Catherwood. No vehicular access directly from Happy Hollow or North River Roads is shown to the rowhouses. A special 100-foot building setback from the right-of-way on North River Road exists and applies to both primary use and accessory use structures. North River Road is also found in the definition of *River Road Scenic Byway* in UZO and is the subject of an application for designation as an *Indiana Scenic Byway*.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Water and City utilities already serve the site. Existing sanitary lines coated or relined in 2000-2001 are located in Catherwood Drive and Happy Hollow Road. Lines serving lots on Catherwood Ct. and the proposed rowhouses are private as they are located in private drives. Lines shown along the rear of lots fronting onto Happy Hollow would also be private unless relocated to the front of lots in the right-of-way. The City Engineer mentioned that a private line shown in an easement centrally located in the rowhouses portion of the site has a manhole with a history of blockage that should be smoothed out.

Petitioner's property includes approximately 4 acres of flood plain along the Wabash River and in a 60' wide drainage easement bisecting the southern two-thirds of the site. Neither area is included in the rezone legal description. West Lafayette Parks Superintendent, Joe Payne, expressed interest in acquiring said riverfront property during pre-submission and checkpoint agency review meetings. Preliminary plans label the flood plain adjacent to the river "Area planned to be transferred to City of West Lafayette".

Building setbacks are correctly shown on the preliminary plat for 100' associated with the special setback from North River Road and 25' associated with the flood plain.

SCHOOLS:

Children in this development would attend West Lafayette Community Schools.

STAFF COMMENTS:

The property in this request has been the subject of numerous development proposals beginning in late 2000 with PRF's plan-review of five prospective developers. In response to learning of PRF's intention to sell the site for redevelopment, the City of West Lafayette compiled a list of goals they would want to see incorporated into any design for the Catherwood property. In a memo to Area Plan Commission Staff from Mayor Margerum dated 16 January 2001 she states, "This tract is a Gateway Property bestowing on it the need to be treated with considered planning reverence".

Site attributes identified in the Mayor's memo include proximity to the Wabash River and Happy Hollow Park, one of few remaining developable sites within the West Lafayette Community School Corporation and nearness to Purdue University and downtown Lafayette. It is the desire of both the former and current city administrations to see a development that targets families rather than Purdue students. The 2001 memo goes on to include a "laundry list" of elements the city feels are crucial in developing a proposal worthy of community support.

- Honor the viewshed setback of 100 feet from North River Road;
- Siting of buildings to take advantage of views to the river and Happy Hollow Park;
- Maximize quantity and quality of greenspace;
- Improve Happy Hollow Road frontage to include curb, gutter and sidewalk;

- Include trail connection between the Wabash Heritage Trail and Happy Hollow Park as well as internal connections;
- Include condos or zero lot line units for sale;
- Have a homeowners association to own and manage common areas;
- Have garages for all units and minimize outdoor parking & parking lots;
- Playground for children;
- Allow for continued access through the development by CityBus;
- Negotiate density with lower density to the south, higher density to the north and possible bonus for a design that maximizes greenspace;
- High quality architectural design and construction
- Townhouses with generous living space directed to a single-family market, not dormitory type units targeting Purdue students;
- Sensitive storm drainage – no pond – treatment for drainage ditch.

Petitioner's proposal addresses nearly all of the elements in the city's wish list above. Catherwood Gardens includes a total of 52 single-family dwelling units ranging in size from 1,800 to 2,900 sq. ft. and in price from \$215,000 to \$350,000. Varied housing products would be available in three distinct styles: Gardens, Village and Rowhouses. Garden homes, eight total, are shown south of the drainage ditch, would be of cottage and bungalow architecture with side-loaded garages and gain access from Happy Hollow Road via four shared driveways. Village homes, fourteen total, are located between Catherwood Drive and the north side of the drainage ditch. Architectural styles are varied and would include the largest of the floor plans in the development. Rowhouses, 30 total, are attached single-family dwellings in combinations of 4 or 5 units in 7, 3-story buildings with ground level, rear-loaded garages. The units would be of Craftsman architectural style and face the perimeter of the site with views of the park or the river creating an interior common area with green space and a community gazebo.

Restrictive covenants for the development require: all units to be owner occupied; landscape maintenance to be included in the homeowner association fees; and adherence to strict standards of new construction governed by a homeowner's Architectural Review Board. Sidewalks are shown throughout the development. Greenspace is maximized in a project that reaches an overall density of 5.42 units per acre while still maintaining the 100' building setback along the city's scenic gateway. In short, most everything the city requested is here. Staff commends the developer's attention to detail and the shared community vision outlined four years and numerous proposals ago.

STAFF RECOMMENDATION:

Approval, 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 (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B-2-2;
3. A final plat per UZO Appendix B-3-2 and B-4 as applicable;
4. Plant schedule approved by the West Lafayette Greenspace Administrator;
5. Inclusion of statement on final plat with language about flood plain protection grade UZO 2-26-18 (a) for homes constructed within 100' of FP zone;

~~X~~ INDOT approval of the 4 shared drives shown on Happy Hollow;

DELETED. RELY ON #7. ✓ VOICE VOTE.

7. "No Vehicular Access" statement platted on North River Road. Except for the INDOT approved drives, "No Vehicular Access" statement platted on Happy Hollow Road;
8. Show existing drives to be removed on sheet 4 "Site and Utility Plan";
9. Design to smooth out the manhole in private easement on north side of site (with history of blockage) as per City Engineer suggestion submitted with construction plans.
10. Vacate Catherwood Court right-of-way and plat as an outlot and utility/drainage easement;

Restrictive Covenants – The following items shall be part of the planned development's covenants made enforceable by the Area Plan Commission and irrevocable by the lot owners:

11. Page 13, inclusion of the West Lafayette Administrative Officer as a member of the Architectural Review Board;
12. Page 16 & 17, provide missing numbers related to minimum sq. ft. area for homes;
13. Inclusion of the statement under Article 14 "Amendment" concerning changes to the planned development: "Notwithstanding anything to the contrary contained herein, there shall be no amendment of the Declarations, nor any change in use or exterior design without prior approval of the Tippecanoe County Area Plan Commission through the planned development process, which includes the possibility of consideration as a minor modification by the administrative officer.";

Additional Conditions to be met prior to Final Plat approval:

14. Areas within the Rowhouse lot outside of buildings labeled as well as noted common area;
15. River front land to be deeded to WL Parks Department shown and platted as outlot(s);
16. A copy of the Articles of Incorporation for the Home Owners Association of Catherwood Gardens Planned Development Inc., approved and filed with the Indiana Secretary of State, along with the Certificate of Incorporation;
17. Executed deed(s) transferring outlots and common area to the homeowner's association; and
18. All discrepancies and inconsistencies between sections of the covenants and between the covenants and the conditions of approval shall be resolved prior to final plat approval, including but not limited to:
 - a. Article 4 section 3(c) "Association's Rights and Obligations" and the right to deed river front property to the WL Parks Department,
 - b. Article 4, section 7 "Title to Common Area" and the timing of common area transfer to homeowners association,
 - c. Article 15 section 4 "Public Street" and the description of the private court as an outlot and drainage utility easement.

HAPPY HOLLOW
PARK

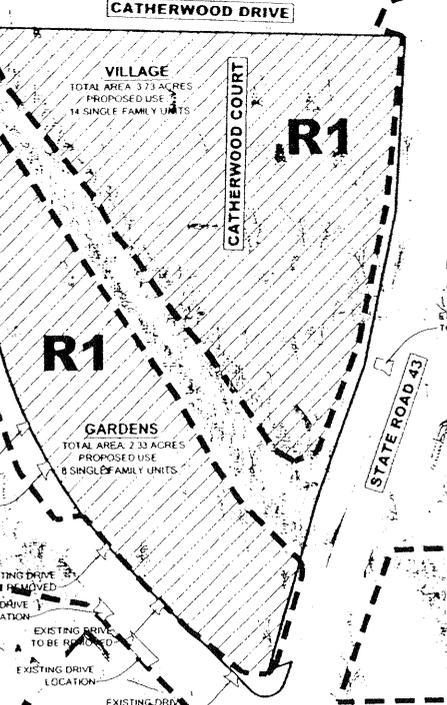
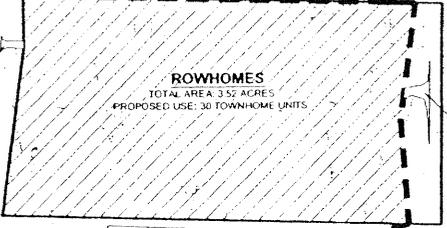
R1

R3W

FP

FP

EXISTING DRIVE
TO BE REMOVED



ROWHOMES
TOTAL AREA: 3.52 ACRES
PROPOSED USE: 30 TOWNHOME UNITS

VILLAGE
TOTAL AREA: 3.73 ACRES
PROPOSED USE: 14 SINGLE FAMILY UNITS

GARDENS
TOTAL AREA: 2.33 ACRES
PROPOSED USE: 8 SINGLE FAMILY UNITS

CATHERWOOD DRIVE

STATE ROAD 443

CATHERWOOD COURT

STATE ROAD 43

WABASH RIVER

FP

R1

R1

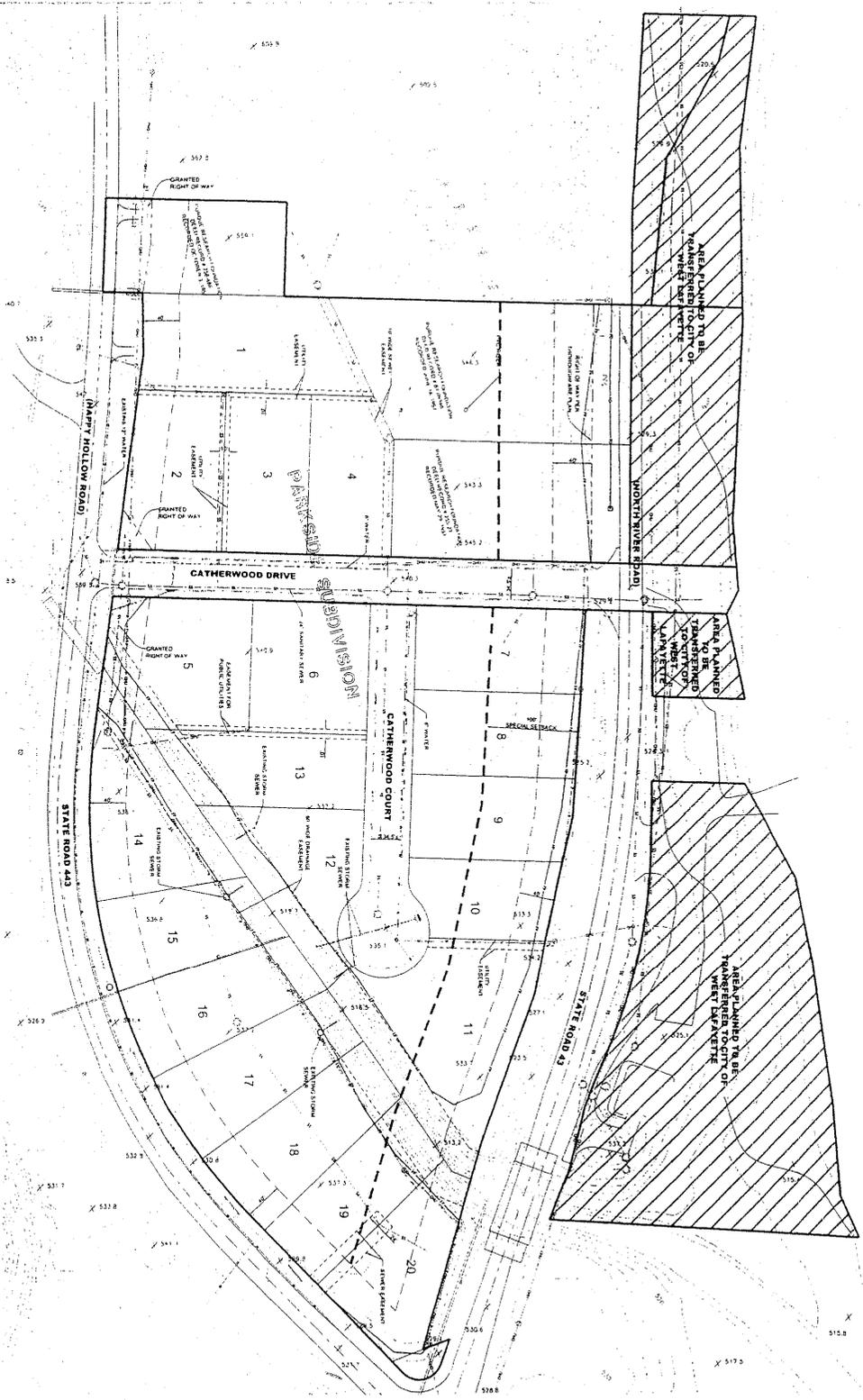
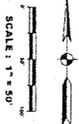
R1

FP

R1

R2

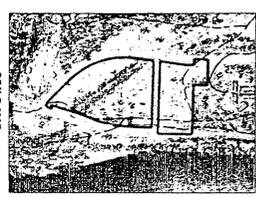
SEE :



SYMBOL	DESCRIPTION
(Symbol)	EXISTING DRIVE
(Symbol)	EXISTING STORM SEWER
(Symbol)	EXISTING UTILITY
(Symbol)	GRANTED RIGHT OF WAY
(Symbol)	AREA PLANNED TO BE TRANSFERRED TO CITY OF WEST LAFAYETTE

SEE SHEET 3 FOR FLOODPLAIN CERTIFICATION

LEGEND	
(Symbol)	EXISTING DRIVE
(Symbol)	EXISTING STORM SEWER
(Symbol)	EXISTING UTILITY
(Symbol)	GRANTED RIGHT OF WAY
(Symbol)	AREA PLANNED TO BE TRANSFERRED TO CITY OF WEST LAFAYETTE



JOB NO.	2775
SHEET	3
DATE	04/30/04

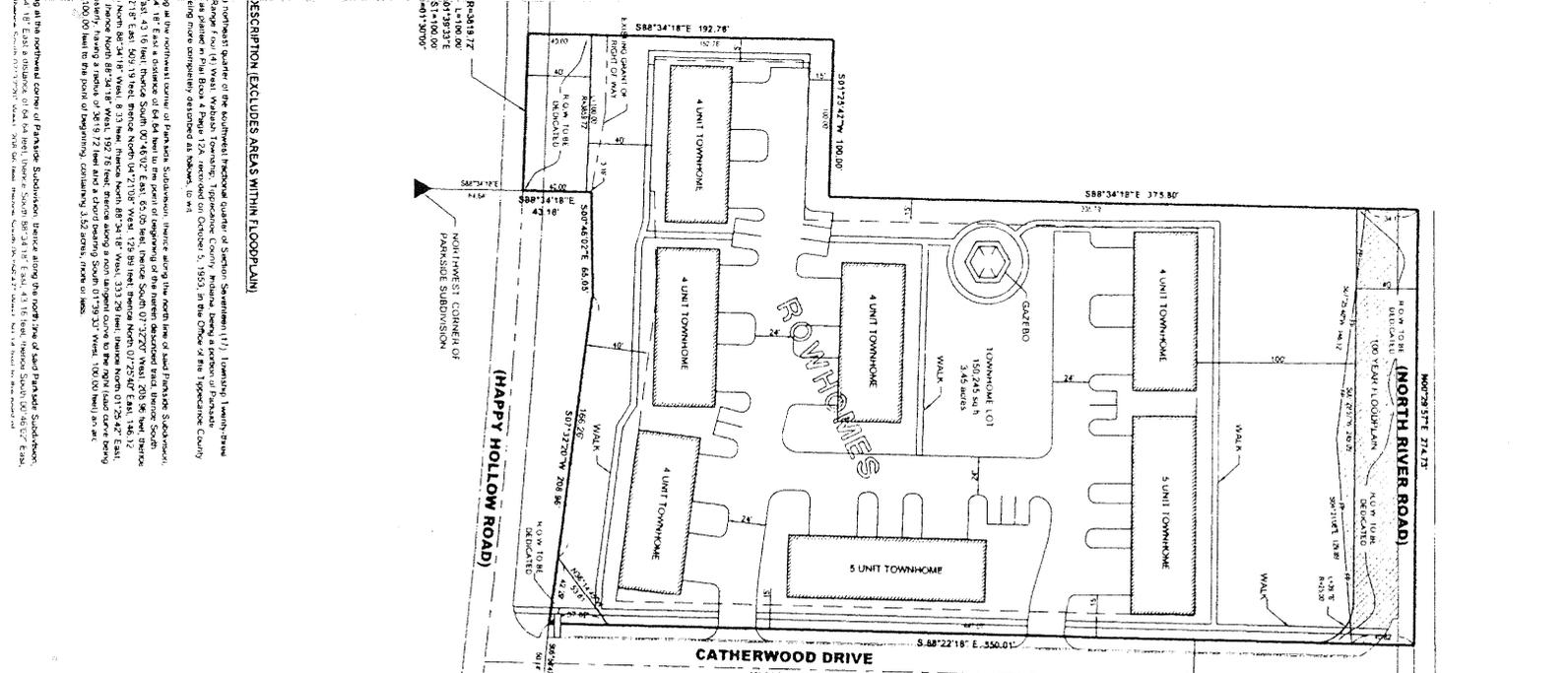
Vester and Associates Inc.
LAND SURVEYING AND ENGINEERING

OFFICE LOCATION:
380 COLLEGE STREET, SUITE 101
LAFAYETTE, INDIANA, 47904
PHONE: (765) 846-2848
FAX: (765) 846-2871
http://www.vea.com

Catherwood Gardens
STATE ROAD 443 AND STATE ROAD 43
WEST LAFAYETTE, INDIANA
SITE ANALYSIS

PART OF THE SOUTHWEST QUARTER,
SECTION 17, TOWNSHIP 23 NORTH, RANGE 4
WEST LAFAYETTE, INDIANA
TIPPECANOE COUNTY, INDIANA

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		



DESCRIPTION EXCLUDES AREAS WITHIN (LOOP) PLAN

...at the northwest corner of Parslow Subdivision, located along the north line of said Parslow Subdivision, Section 17, Township 12 north, Range 14 West, Webster County, Missouri, being a portion of said Block 2, Parcel 12, recorded as Plat Book 2, Parcel 12, recorded on October 5, 1951, in the Office of the Recorder of Deeds, Webster County, Missouri, being a portion of said Block 2, Parcel 12, recorded as Plat Book 2, Parcel 12, recorded on October 5, 1951, in the Office of the Recorder of Deeds, Webster County, Missouri.

NOTES

1. ALL AREAS WITHIN THE TOWNHOME LOT OUTSIDE OF BUILDINGS SHALL BE DESIGNATED AS COMMON AREA.

2. DESIGNATED COMMON AREAS SHALL BE USED FOR UTILITY DRAINAGE, AND/OR LANDSCAPING AS WELL AS DRIVES AND ROADS AS SHOWN.

LAND SURVEYOR'S CERTIFICATE

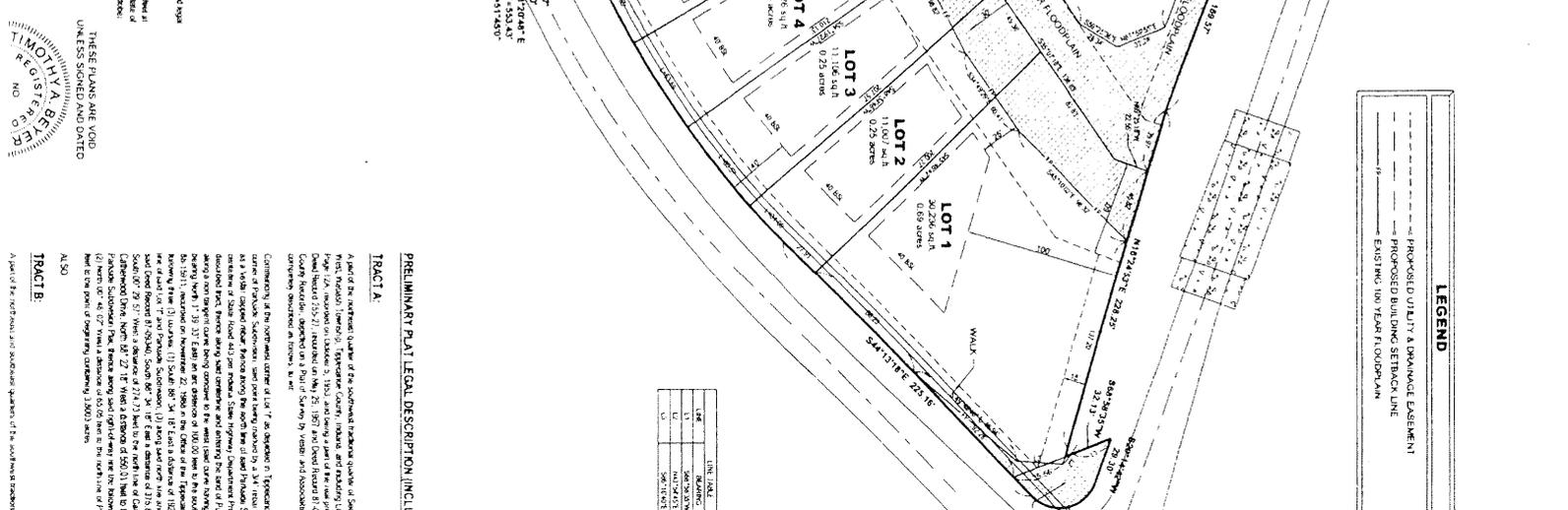
I, the undersigned, a Registered Professional Land Surveyor of the State of Missouri, do hereby certify that the attached plan and map description were prepared under my direct supervision.

I declare under penalty of perjury that I am a duly Licensed Professional Land Surveyor of the State of Missouri, and that I am not under any suspension or revocation of my license. I am duly qualified to perform the service herein rendered, and I am duly qualified to certify the accuracy of the information herein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at the City of St. Louis, Missouri, this 11th day of January, 2004.

TIMOTHY A. BEYER
REGISTERED LAND SURVEYOR
NO. 001077

THESE PLANS ARE VOID UNLESS SIGNED AND DATED AS ABOVE.



LEGEND

--- PROPOSED UTILITY & DRAINAGE EASEMENT

--- PROPOSED BUILDING SETBACK LINE

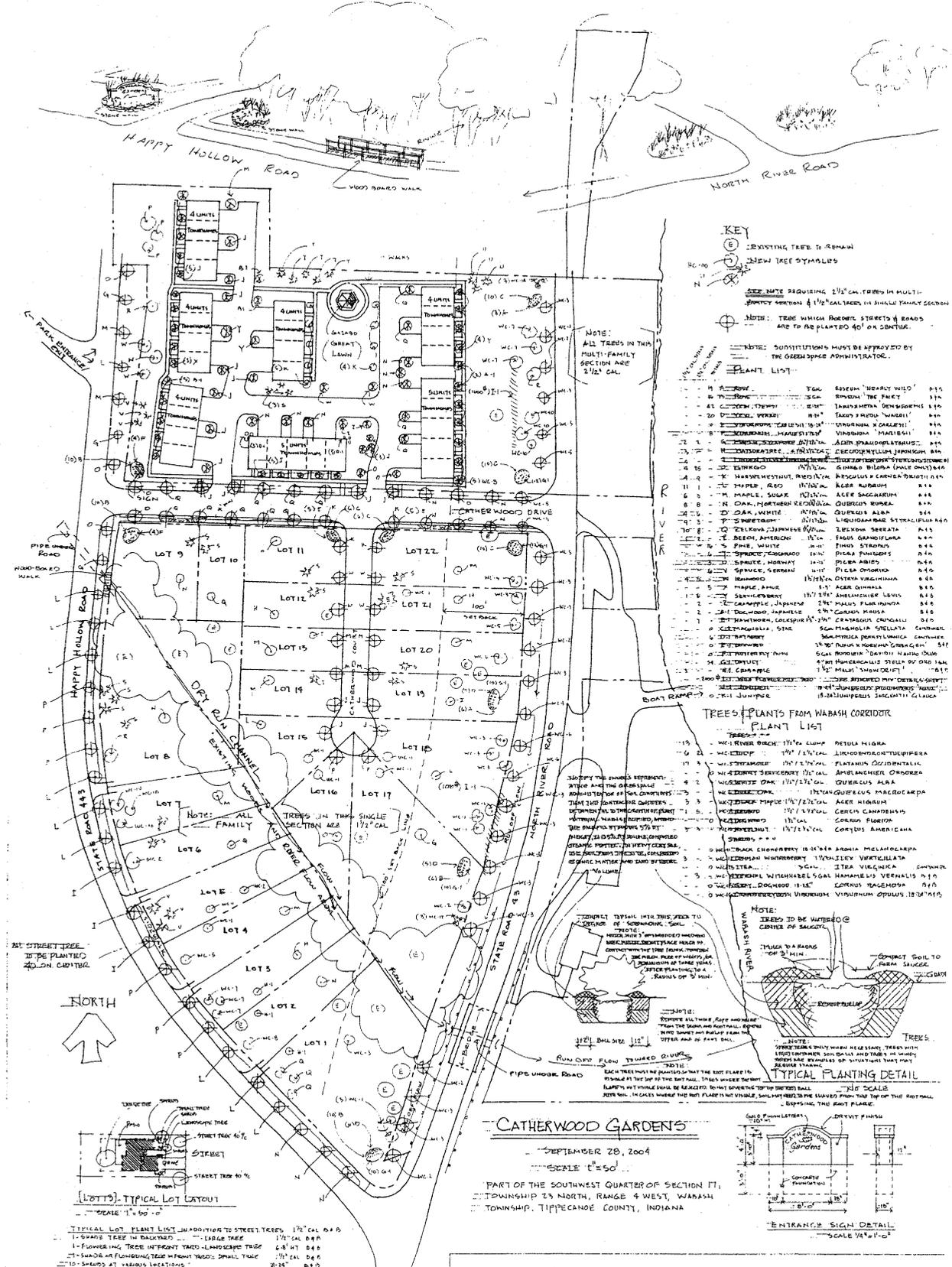
--- EASTING 100 YEAR FLOODPLAIN

TRACT A

PRELIMINARY PLAT LEGAL DESCRIPTION (INCLD)

...at the southwest corner of the southeast fractional quarter of Section 17, Township 12 North, Range 14 West, Webster County, Missouri, being a portion of said Block 2, Parcel 12, recorded as Plat Book 2, Parcel 12, recorded on October 5, 1951, in the Office of the Recorder of Deeds, Webster County, Missouri, being a portion of said Block 2, Parcel 12, recorded as Plat Book 2, Parcel 12, recorded on October 5, 1951, in the Office of the Recorder of Deeds, Webster County, Missouri.

...at the southwest corner of Parslow Subdivision, located along the north line of said Parslow Subdivision, Section 17, Township 12 north, Range 14 West, Webster County, Missouri, being a portion of said Block 2, Parcel 12, recorded as Plat Book 2, Parcel 12, recorded on October 5, 1951, in the Office of the Recorder of Deeds, Webster County, Missouri.



KEY

(E) EXISTING TREE TO REMAIN

(S) NEW TREE SYMBOLS

NOTE: TREE WHICH BUREAU, STREETS & ROADS ARE TO BE PLANTED 40' OR DISTANCE

NOTE: SUBSTITUTIONS MUST BE APPROVED BY THE GREENSPACE ADMINISTRATOR.

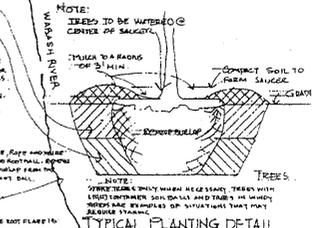
PLANT LIST

NO.	SYMBOL	TREE	COMMON NAME	HT.
1	(S)	ACER	RED BARK	40'
2	(S)	ACER	FRANCISANA	40'
3	(S)	ACER	GLABRUM	40'
4	(S)	ACER	RUPESTRIS	40'
5	(S)	ACER	SACCHARINUM	40'
6	(S)	ACER	SACCHARINUM	40'
7	(S)	ACER	SACCHARINUM	40'
8	(S)	ACER	SACCHARINUM	40'
9	(S)	ACER	SACCHARINUM	40'
10	(S)	ACER	SACCHARINUM	40'
11	(S)	ACER	SACCHARINUM	40'
12	(S)	ACER	SACCHARINUM	40'
13	(S)	ACER	SACCHARINUM	40'
14	(S)	ACER	SACCHARINUM	40'
15	(S)	ACER	SACCHARINUM	40'
16	(S)	ACER	SACCHARINUM	40'
17	(S)	ACER	SACCHARINUM	40'
18	(S)	ACER	SACCHARINUM	40'
19	(S)	ACER	SACCHARINUM	40'
20	(S)	ACER	SACCHARINUM	40'

TREES & PLANTS FROM WABASH CORRIDOR

PLANT LIST

NO.	SYMBOL	TREE	COMMON NAME	HT.
1	(S)	ACER	RED BARK	40'
2	(S)	ACER	FRANCISANA	40'
3	(S)	ACER	GLABRUM	40'
4	(S)	ACER	RUPESTRIS	40'
5	(S)	ACER	SACCHARINUM	40'
6	(S)	ACER	SACCHARINUM	40'
7	(S)	ACER	SACCHARINUM	40'
8	(S)	ACER	SACCHARINUM	40'
9	(S)	ACER	SACCHARINUM	40'
10	(S)	ACER	SACCHARINUM	40'
11	(S)	ACER	SACCHARINUM	40'
12	(S)	ACER	SACCHARINUM	40'
13	(S)	ACER	SACCHARINUM	40'
14	(S)	ACER	SACCHARINUM	40'
15	(S)	ACER	SACCHARINUM	40'
16	(S)	ACER	SACCHARINUM	40'
17	(S)	ACER	SACCHARINUM	40'
18	(S)	ACER	SACCHARINUM	40'
19	(S)	ACER	SACCHARINUM	40'
20	(S)	ACER	SACCHARINUM	40'

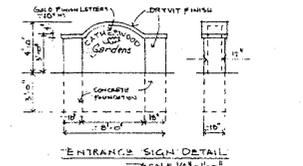


CATHERWOOD GARDENS

SEPTEMBER 28, 2004

SCALE 1/8" = 1'-0"

PART OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH
TOWNSHIP, TIPPECANOE COUNTY, INDIANA



CONCEPTUAL LANDSCAPE PLAN

CATHERWOOD GARDENS

WEST LAFAYETTE, INDIANA

DESIGNED BY

RONALD F. HOWE, ASLA, LANDSCAPE ARCHITECT

CARMEL, IN | REGISTRATION # 0400012 INDIANA

SEPT. 28, 2004
REVISED OCT. 1, 2004
REVISED NOV. 11, 2004

2-2215