

**ORDINANCE NO. 4-05**

**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 Nineteen (19) in Wiggins Addition to the City of West Lafayette, Indiana.

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

FROM: "R3W" District  
TO: "PDRS" District

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

INTRODUCED AND FILED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

DULY ORDAINED PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004, HAVING BEEN PASSED BY A VOTE OF \_\_\_\_\_ IN FAVOR AND \_\_\_\_\_ OPPOSED.

\_\_\_\_\_  
Presiding Officer

Attest:

\_\_\_\_\_  
Judith C. Rhodes, Clerk-Treasurer

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE DAY OF \_\_\_\_\_, 2004, AT THE HOUR OF \_\_\_\_\_

\_\_\_\_\_  
Judith C. Rhodes, Clerk-Treasurer

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004 AT THE HOUR OF \_\_\_\_\_

\_\_\_\_\_  
Jan Mills, Mayor

Attest:

\_\_\_\_\_  
Judith C. Rhodes, Clerk-Treasurer

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765)423-9242  
(765)423-9154 [FAX]

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

December 16, 2004  
Ref. No: 04-674

West Lafayette City Council  
609 W. Navajo Street  
West Lafayette IN 47906

CERTIFICATION

RE: Z-2216 – WILLIAM FLEISCHHAUER (Chauncey Townhomes PD) (R3W TO PDRS):

Petitioner is requesting rezoning of one lot for a townhouse development with 3, 2-bedroom units and adjacent surface parking. The site is located at 124-126 North Street, the northeast corner of North and Chauncey Avenue, Lot 19 Wiggins Addition, West Lafayette, Wabash 19 (NE) 23-4. CONTINUED FROM THE NOVEMBER MEETING.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on December 15, 2004, the Area Plan Commission of Tippecanoe County voted 13 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 City 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 (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B-2-2;
3. Plant schedule approved by the West Lafayette Greenspace Administrator.

Public Notice has been given that this petition will be heard before the West Lafayette City Council at its January 4, 2005 regular meeting.

Sincerely

  
Sallie Dell Fahey  
Executive Director

SDF/bb

Enclosures: Planned Development drawings and Ordinances

cc: William Fleischhauer  
C & S Engineering  
John Meluch, Verizon  
Kerry Plantenga, Insight Communications  
Jim Yarnal, Vectron  
Jeff Beumel, Cinergy PSI

PASSED: 13-0

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Z-2216  
WILLIAM FLEISCHHAUER  
CHAUNCEY TOWNHOUSES PLANNED DEVELOPMENT  
R3W TO PDRS

STAFF REPORT  
10 November 2004

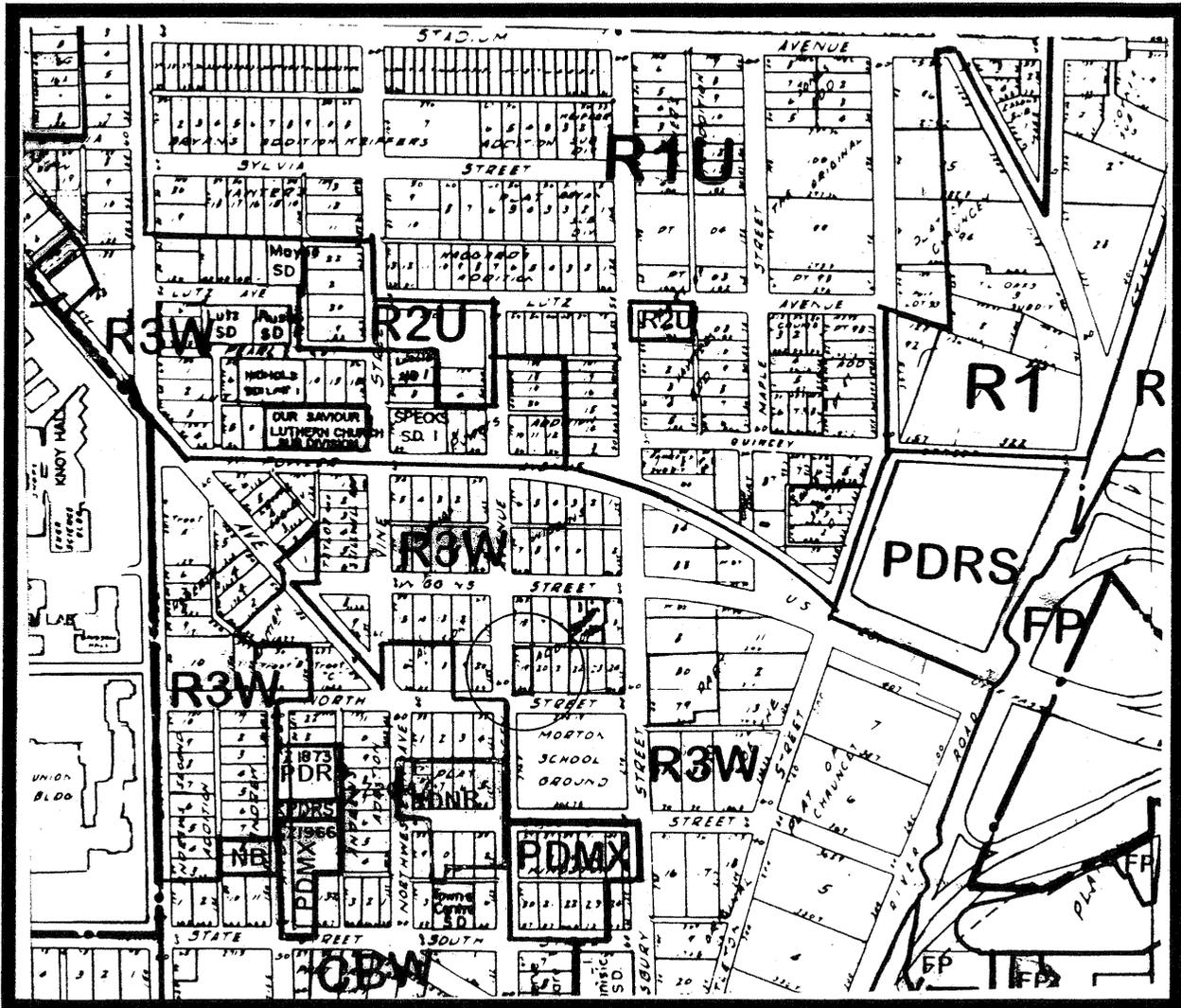
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No CHANGES.

Z-2216  
Chauncey Townhouses

(R3W to PDRS)



Scale 1" = 500'

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Z-2216

**WILLIAM FLEISCHHAUER  
CHAUNCEY TOWNHOUSES PLANNED DEVELOPMENT  
R3W to PDRS**

Staff Report  
10 November 2004

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, William Fleischhauer, is requesting rezoning of one lot for a townhouse development with 3, 2-bedroom units and adjacent surface parking. The site is located at the NE corner of Chauncey Av. and North St., Lot 19 Wiggins Addition, West Lafayette, Wabash 19 (NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

This site is zoned R3W along with the area surrounding it. Land diagonally SW, across the intersection, has CBW zoning which extends both northwest and south along Northwestern Ave and State Street; the commercial corridors that make up the Village. During the past 5 years, virtually all rezoning requests in the vicinity have been planned developments; Chauncey Square PDMX (Z-2192), Capp & Gino's PDNR (Z-2160), State Street Towers PDMX (Z-2134), Villa on Pierce Street PDMX (Z-2122), West Lafayette Library PDNR (Z-2109), Salisbury Place PDMX (Z-2105), Balaji Modur PDRS (Z-2018), Albertson's/Osco PDNR (Z-2013), State Street Commons PDMX (Z-1998), Michael Linn PDMX (Z-1988), Andrew Place PDRS (Z-1873) and River Market PDMX (Z-1856).

**AREA LAND USE PATTERNS:**

Land surrounding the subject property is characterized by university-related uses: older homes converted to multiple dwelling units, newer apartments, community buildings and retail/service properties. The Village is one block west; the newly constructed West Lafayette Library and parking garage is one block southwest; and Morton Community Center is directly across North Street to the south. Petitioner's site has one older residential structure converted into a 2-unit apartment building with 5 bedrooms and the ability to house 6 tenants based on square footage.

**TRAFFIC AND TRANSPORTATION:**

The site in question is located on the northeast corner of the intersection at North Street, an urban local and Chauncey Ave, a primary arterial according the *Thoroughfare Plan*. The site plan shows a paved parking lot with 6 spaces replacing the existing gravel lot and a one-car garage that encroaches onto the public alley. Access to the new lot would come from the east/west alley bordering the north lot line and would eliminate two curb cuts presently coming off Chauncey near the alley.

### **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer, private water and utilities are all available to the site. Ample landscape treatment for the site includes the addition of six new street trees; perimeter trees and screening on the east and west sides of the parking lot; shrubs and 8' tall concrete dumpster enclosure along the alley and foundation plants on the North Street side of the building.

### **STAFF COMMENTS:**

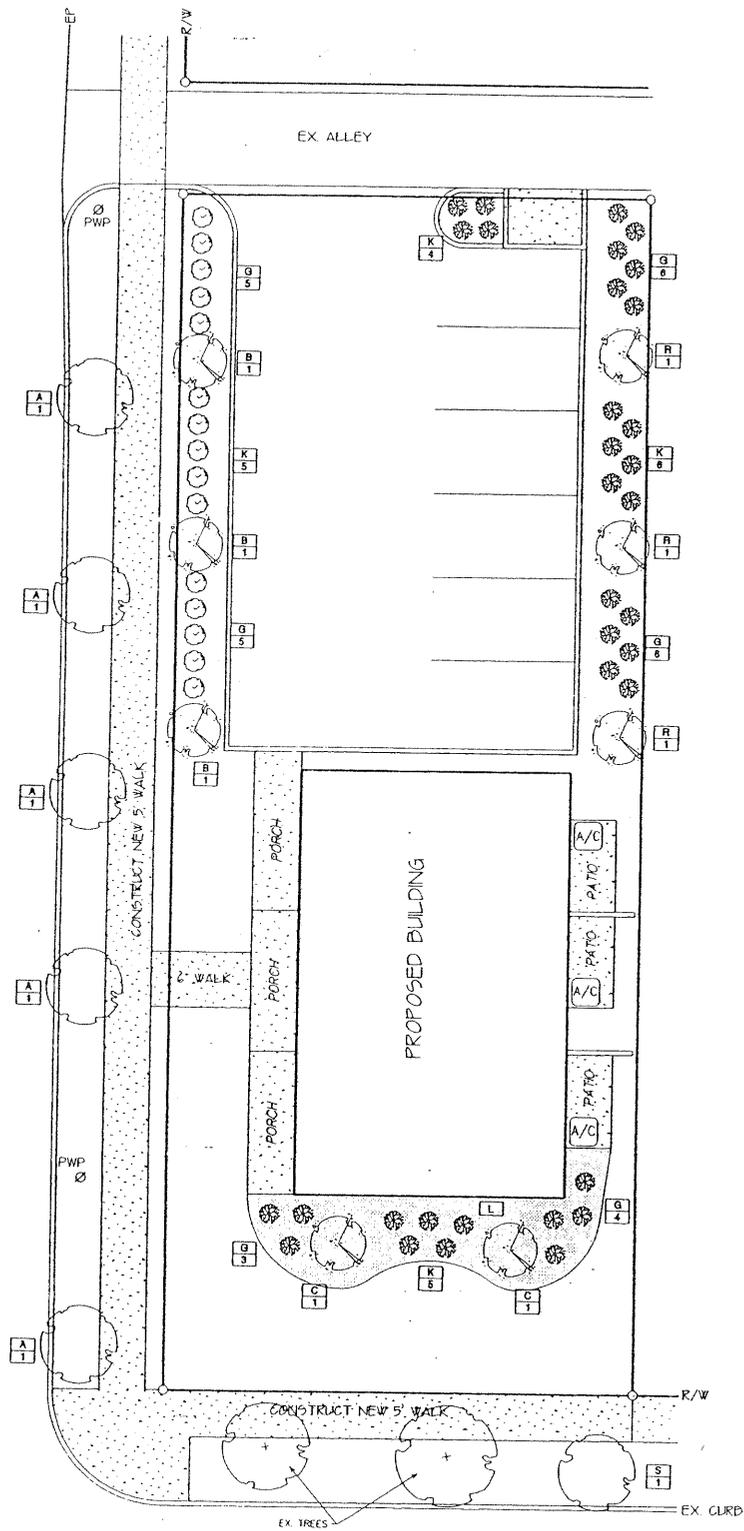
Petitioner is seeking to replace one older converted residence with a new townhouse design housing the same number of tenants. The location and proximity to campus one block east of the Village make it an ideal site for student or staff housing. Petitioner has stated that the lease will restrict occupancy of the 6 bedrooms to one person per bedroom thereby assuring the need for only 6 parking spaces. For years City policy has supported the provision of a single parking space per bedroom, if the building is situated in close proximity to the University, and if these requirements are locked in through the PD process. The City has participated with petitioner in designing suitable landscaping, and petitioner has agreed to replace the sidewalks on both North and Chauncey. Staff fully supports the negotiated end product.

Efforts by the members of New Chauncey Neighborhood Association (NCNA) in the near campus neighborhoods two blocks north of this property include a long history of neighborhood preservation through a mix of owner-occupied housing and lower-density rental housing. Though this site is south of what is considered New Chauncey Neighborhood, staff finds the design of this project consistent with their philosophy of appropriate lower-density rental housing close to campus. The fact that this proposal does not increase occupancy while it improves the appearance and safety of the property through ample landscaping and elimination of two curb cuts makes the request a worthwhile candidate for a planned development. As a result of this process, petitioner benefits from negotiated standards that make best use of the site and the community benefits from a well designed project with amenities that continue to raise the bar for future projects in the area.

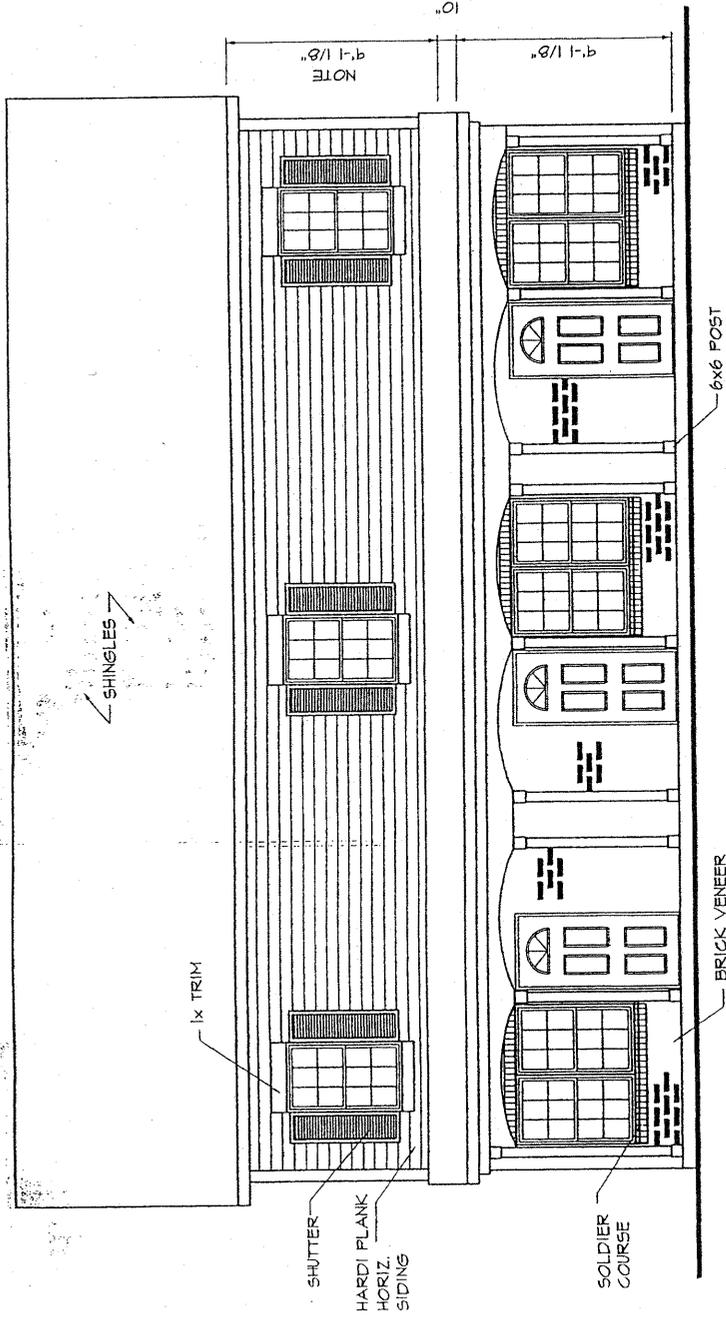
### **STAFF RECOMMENDATION:**

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. Appropriate performance bonds submitted with final detailed plans; and
4. Plant schedule approved by the West Lafayette Greenspace Administrator;



LANDSCAPING PLAN



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"