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**Z-2191**  
**O'MALLEY & O'MALLEY LLC / MCCORMICK PLACE LLC**  
**MCCORMICK PLACE PHASE III PLANNED DEVELOPMENT**  
**PDRS & R1 TO PDRS**

**STAFF REPORT**  
**15 July 2004**

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

Petitioners, O'Malley & O'Malley LLC and McCormick Place LLC, are seeking a rezoning of 19.562 acres to PDRS for an expansion of McCormick Place PD (Z-2003) by approximately 5 acres for the purpose of adding surface parking, outdoor recreational facilities and the option for storage facilities to serve the already existing apartments. The site is located at the northeast corner of McCormick and Lindberg Roads, in both unincorporated Wabash Township and West Lafayette, Wabash 11(SE) 23-5 & 12(SW) 23-5.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

In 2001 Petitioners originally rezoned 14.523 acres, known now as McCormick Place PD Ph I, from R1 to PDRS (Z-2003) following two unsuccessful R3 rezone attempts (Z-1924 & Z-1946) and annexation into the City of West Lafayette. One year later, a single lot across Lindberg at the southeast corner, adjoining Blackbird Farms, was rezoned to PDRS making up McCormick Place PD Ph. II (Z-2077). The area has had an active rezoning history over the past decade. Blackbird Farms, which is southeast of the intersection, is zoned PDRS with a mix of apartment units and standard & zero-lot-line single-family homes (Z-1186, Z-1377, Z-1547). The County Commissioners approved an R1 to R3 rezone of about 19 acres, and another for 2 small lots fronting on Lindberg east of this site (Z-1631, Z-1633). Attempts to expand the project through subsequent R1 to R3 requests bordering Petitioners' property to the east have been unsuccessful (Z-1951, Z-2052 & Z-2081).

**AREA LAND USE PATTERNS:**

The property in this case is home to McCormick Place Planned Development, a student oriented apartment complex, with 198 2-, 3- and 4-bedroom units. Several single-family homes, some of which are farmsteads, are north of the site along McCormick. Farmland occupies the areas west and southwest of McCormick Place. Across Lindberg to the south are the apartments and single-family homes of Blackbird Farms and the stand-alone building that is McCormick Place Ph. II. Next to the southern boundary of the property along the north side of Lindberg Road is a Cinergy substation; its power lines and transmission towers border the east edge of this property. West Lafayette Christian Church sits just east of the substation and east of the church is another student apartment complex, Willowbrook West.

### **TRAFFIC AND TRANSPORTATION:**

McCormick is a paved, 2-lane County road. North of Lindberg it also largely represents the preferred route for US 231 (Alignment 7). Recently improved Lindberg east of the intersection with McCormick and McCormick south of the intersection are both urban secondary arterials.

The primary reason for this rezone is to incorporate additional acreage for the purpose of providing more surface parking to the existing 198 units. In 2001 when the project initially gained approval it was with a negotiated parking standard of 2.2 spaces per unit plus over-flow guest parking that would guarantee a total of 669 spaces. Since that time Petitioners have purchased more land and find that the complex is in need of additional parking due to the largely student resident make-up and a reduction of the anticipated number of spaces in the over-flow parking lot area. According to the site analysis sheet there are presently 589 parking spaces to serve the project, 80 fewer than negotiated.

Two separate parking areas are shown in this expansion: an already existing over-flow/guest lot on 2.99 acres to the southeast, north of Cinergy's substation, and a new lot on 1.986 acres to the northwest adjacent to buildings 3, 4, 5, 6 & 7. The southeast lot will remain the same with the exception of landscaping and language to allow the addition of optional storage buildings and/or enclosed parking garages in the future. The northwest lot, a completely new lot, will gain its sole access from a new drive off McCormick, north of the existing main entrance. In addition to open parking the northwest site plans show a volleyball court, picnic area and optional covered parking over some spaces.

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

Utilities already serve the site. A 100' power line easement on the east side of the site required modification of landscape planting material. However, the existing parking lot had no plant material when constructed so everything shown will bring the lot into compliance with the West Lafayette Landscape Ordinance.

### **STAFF COMMENTS:**

Land included in the case is located in both West Lafayette and unincorporated Wabash Township. The West Lafayette Common Council heard the first reading for voluntary annexation in July for 4.985 acres outside the city limits with a second and final reading scheduled for Monday 2 August. Because of the time frame and statutes associated with annexation it will be necessary for both West Lafayette Common Council and County Commissioner to vote on separate parts of the whole.

What has evolved with this phase III proposal is an expanded parking lot design for 198 apartments that exceeds the original negotiated number of 669 spaces by 56 and brings what had been a non-compliant planned development back into compliance. Petitioners state that residents express interest in more parking, passive recreational facilities and the option of nearby storage and covered parking spaces. This redesign greatly

improves the parking situation for units to the north, and provides more greenspace and recreational uses for its residents while also providing the flexibility to construct covered parking and/or storage should demand justify the cost.

**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 B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate performance bonds submitted with final detailed plans
5. Plant schedule approved by the West Lafayette Greenspace Administrator;