

ORDINANCE NO. 01-17

**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:

SEE ATTACHED LEGAL DESCRIPTION

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

FROM: A 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.

INTRODUCED ON FIRST READING ON THE 3 DAY OF JANUARY, 2017.

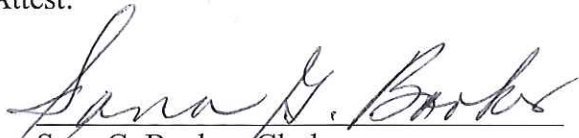
MOTION TO ADOPT MADE BY COUNCILOR Keen, AND SECONDED BY COUNCILOR DeBoer.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 3 DAY OF JANUARY, 2017, HAVING BEEN PASSED BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
DeBoer	✓			
Dietrich	✓			
Jha			✓	
Keen	✓			
Leverenz	✓			
Sanders			✓	
Thomas	✓			
Wang	✓			


Peter Bunder, Presiding Officer

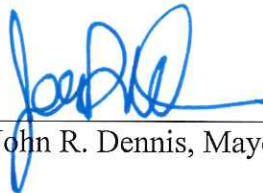
Attest:


Sana G. Booker, Clerk

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON
THE 4 DAY OF JANUARY, 2017.


Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 5 DAY OF
JANUARY, 2017.


John R. Dennis, Mayor

Attest:


Sana G. Booker, Clerk

Ordinance No. 01-17

Legal Description

Preliminary Plat

1203 West State Street

Planned Development

A part of the southeast quarter of Section 24, Township 23 North, Range 5 West and a part of the southwest quarter of Section 19, Township 23 North and Range 4 West, Wabash Township, West Lafayette, Indiana

Commencing at a point being the N.E. Corner, S.E. ¼ Section 24 Township 23 North, Range 5 West, thence along a bearing of S 00°35'07" E a distance of 43.01 feet to the Point of Beginning;

thence bearing S 88°35' 11" E a distance of 284.26 feet; thence bearing S 00°23'42" E a distance of 286.10 feet ; thence bearing S 82°59' 29" W a distance of 608.91 feet ; thence bearing S 82°59' 29" W a distance of 35.28 feet ; thence bearing N 00°28'22" W a distance of 24.58 feet ; thence along a curve to the LEFT, having a radius of 62.500 a delta angle of 73° 48' 53", and whose long chord bears N 02°44'06" E a distance of 75.06 feet ; thence along a curve to the RIGHT, having a radius of 25.000 a delta angle of 33° 41' 57", and whose long chord bears N 17°19'21" W a distance of 14.49 feet ; thence bearing N 00°28'23 " W a distance of 255.71 feet ; thence bearing N 89°34'43" E a distance of 356.28 feet to the point of beginning.

Said described parcel contains 210528.276 square feet (4.833 acres), more or less, subject to any and all easements, reservations, restrictions and conveyances of record.

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

December 22, 2016
Ref. No: 16-316

West Lafayette Common Council
c/o Clerk
222 North Chauncey, Room 101
West Lafayette, IN 47906

CERTIFICATION

**RE: Z-2668--BALFOUR BEATTY CAMPUS SOLUTIONS/MURPHY/ SAVOIA
(INNOVATION PLACE APARTMENTS) (A to PDMX):**

Petitioner with consent of the owner, Purdue Research Foundation, is requesting rezoning of approximately 4.83 acres in order to construct two 5-story mixed-use buildings containing, in all, a maximum of 413 units with 841 beds, approximately 15,000 square feet of ground floor retail, and a 121 space off-site parking lot located off a proposed extension of MacArthur Drive. The property is located on the south side of State Street between the intersections of State & Gates Road and State & MacArthur Drive, West Lafayette, Wabash 24 (NW) 23-5.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on December 21, 2016, the Area Plan Commission of Tippecanoe County voted 14 yes – 0 no to APPROVE the motion to rezone the subject real estate from A 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 (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with final detailed plans, including but not limited to surety for bus stop improvements that serve the project;
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan.

6. With the submission of the Final Detailed Plans, the developer shall furnish compliance with FAA regulations relative to building restrictions for structures adjacent to airports.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its Tuesday, January 3, 2017 meeting.

Sincerely,



Sallie Dell Fahey
Executive Director

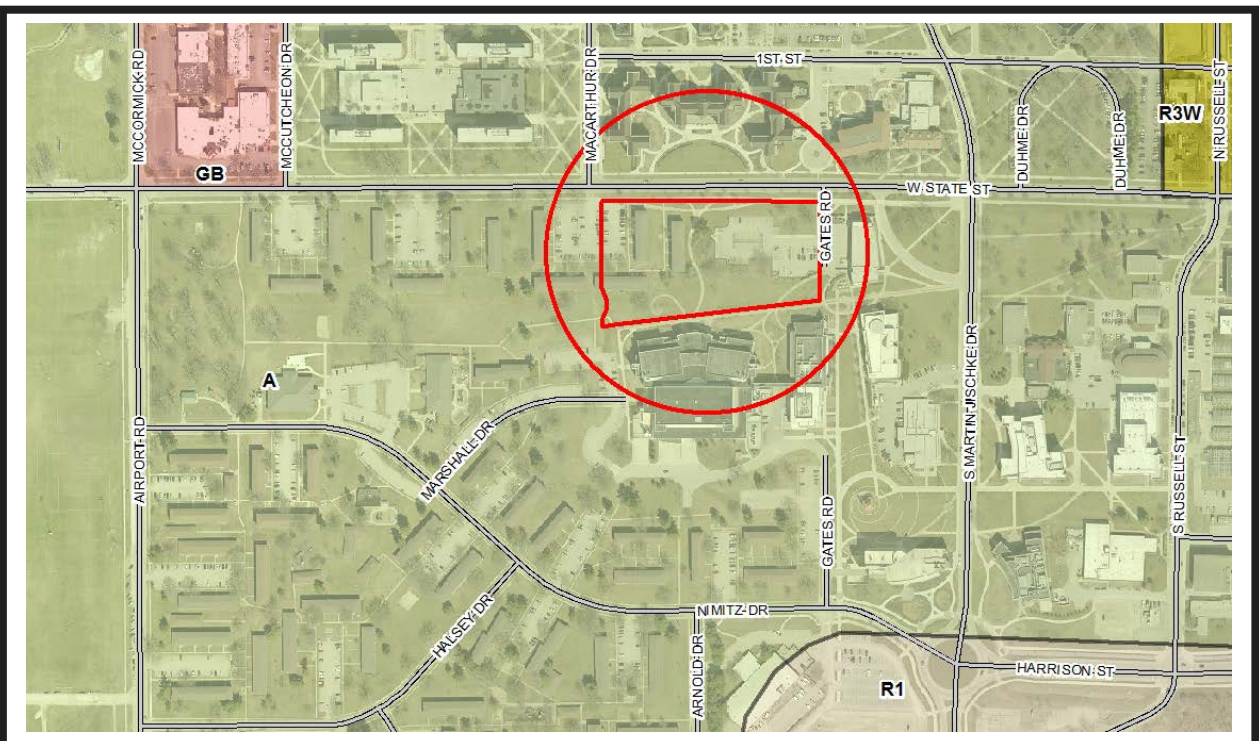
SDF/lmu

Enclosures: Planned Development drawings and Ordinances

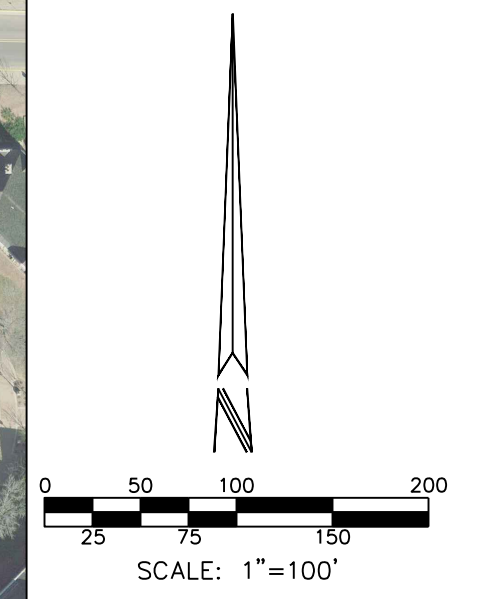
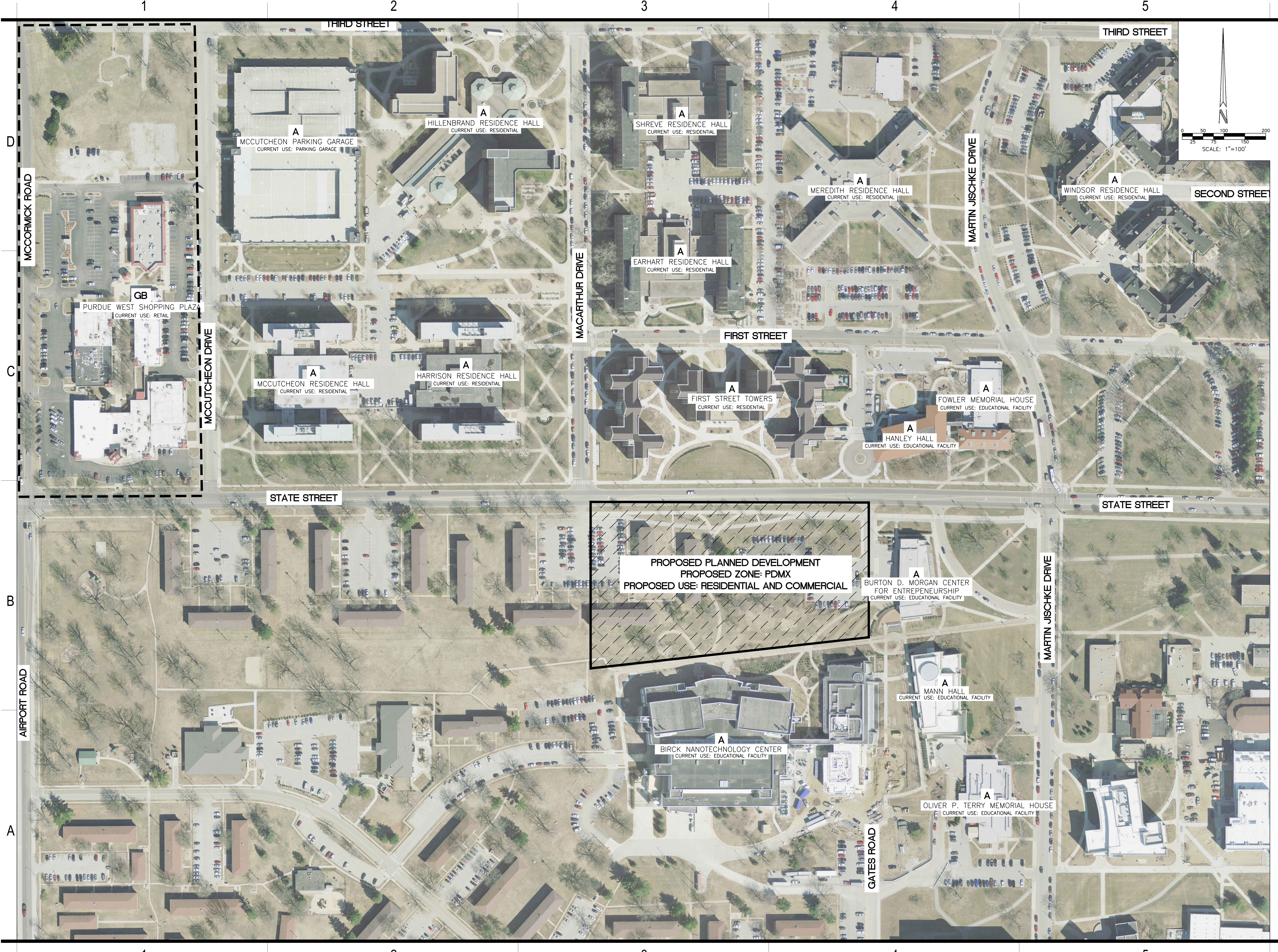
cc: Brad Murphy, Balfour Beatty Campus
Purdue Research Foundation
Joseph Bumbleburg
Chad Spitznagle, West Lafayette City Engineer's Office

Z-2668
BALFOUR BEATTY CAMPUS SOLUTIONS/MURPHY/SAVOIA
(INNOVATION PLACE APARTMENTS)
(A to PDMX)

STAFF REPORT
December 15, 2016



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DRAFT PLAN SUBMITTAL NOT FOR CONSTRUCTION

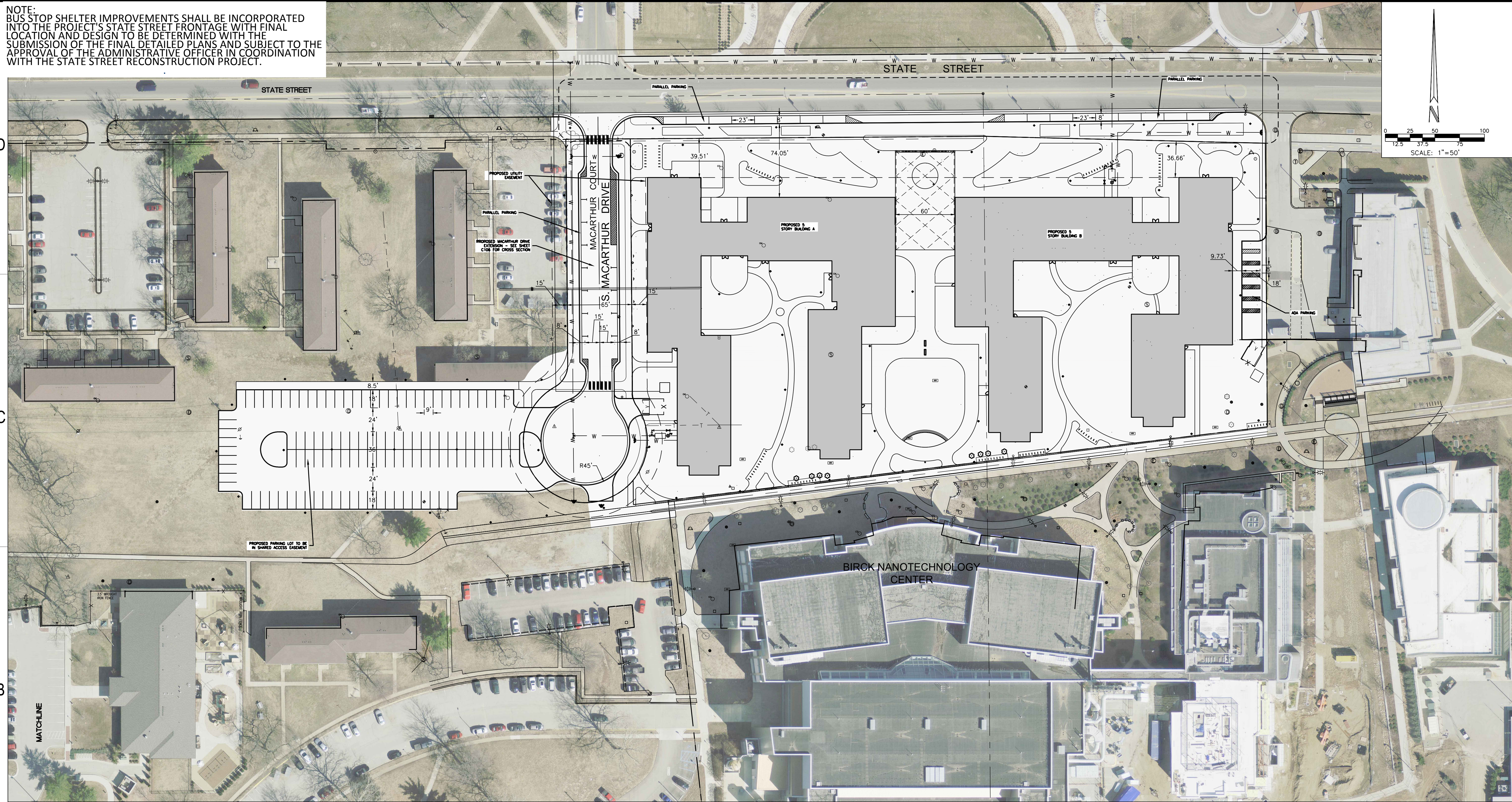
A	09/30/2016	FOR PDMX SUBMITTAL
B	11/22/2016	FOR PDMX SUBMITTAL
C	11/29/2016	FOR PDMX SUBMITTAL

MARK	DATE	DESCRIPTION
PROJECT NO:	16036	
DRAWN BY:	Josh Padgett, EI	
CHECKED BY:	Dave Kuehnen, PE	

COPYRIGHT © 2013
 HANBURY EVANS WRIGHT VLATTAS + COMPANY
 SHEET TITLE:
ZONING EXHIBIT

SHEET NUMBER:
C100

NOTE:
 BUS STOP SHELTER IMPROVEMENTS SHALL BE INCORPORATED INTO THE PROJECT'S STATE STREET FRONTAGE WITH FINAL LOCATION AND DESIGN TO BE DETERMINED WITH THE SUBMISSION OF THE FINAL DETAILED PLANS AND SUBJECT TO THE APPROVAL OF THE ADMINISTRATIVE OFFICER IN COORDINATION WITH THE STATE STREET RECONSTRUCTION PROJECT.



HANBURY

DRAFT PLAN SUBMITTAL NOT FOR CONSTRUCTION

Crpe CONSULTANT

PURDUE RESEARCH FOUNDATION
 INNOVATION PLACE APARTMENTS
 WEST LAFAYETTE, INDIANA
 Balfour Beatty
 Campus Solutions

A	09/30/2016	FOR PDMX SUBMITTAL
B	11/22/2016	FOR PDMX SUBMITTAL
C	11/29/2016	FOR PDMX SUBMITTAL

University - Proximate Residences			
Unit Type	Spaces per unit (per 4-6-4)		Spaces
A	123	3	369
B	63	2.25	142
D	227	1.1	250
Retail - West building			
13060 SF	1 space / 200 GSF		66
Total required			827
Total Provide Onsite (temp lot)			121
Total provide on MacArthur Extension			13
Total Provide along State Street			17
Total provided			151
Total ADA required			17
Total ADA provided onsite			7
Bike parking spaces			158

MARK	DATE	DESCRIPTION
PROJECT NO:	16036	
DRAWN BY:	Josh Padgett, EI	
CHECKED BY:	Dave Kuehnen, PE	

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 HANBURY EVANS WRIGHT VLATTAS + COMPANY

SHEET TITLE:
DIMENSIONED SITE PLAN

SHEET NUMBER:
C107

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1

2

3

4

5

UNIT SCHEDULE													
BUILDING	FLOOR LEVEL	WEST-A					EAST-B					Totals	Totals
		1	2	3	4	5	1	2	3	4	5		
UNIT TYPE	Studio	1	23	23	23	23	6	28	28	28	28	211	211
RA	RA	0	2	2	2	2	0	2	2	2	2	16	16
B	2x1 +1	7	8	8	8	8	4	5	5	5	5	63	126
C	2x2 +2	5	5	5	5	5	2	2	2	2	2	35	140
D	4x1 +2	6	8	8	8	8	8	10	10	10	10	86	344
E	STAFF 2	0	0	0	0	0	2	0	0	0	0	2	4
GRAND TOTAL											413	841	

GSF CALCULATION		
BUILDING LOCATION	Level	Floor Area
West Building - A First Floor	FIRST FLOOR	39178 SF
West Building - A Upper Floors	SECOND FLOOR	37187 SF
West Building - A Upper Floors	THIRD FLOOR	37187 SF
West Building - A Upper Floors	FOURTH FLOOR	37187 SF
West Building - A Upper Floors	FIFTH FLOOR	37187 SF
East Building - B First Floor	FIRST FLOOR	38079 SF
East Building - B Upper Floors	SECOND FLOOR	36058 SF
East Building - B Upper Floors	THIRD FLOOR	36058 SF
East Building - B Upper Floors	FOURTH FLOOR	36058 SF
East Building - B Upper Floors	FIFTH FLOOR	36058 SF
TOTAL GSF		370237 SF



HANBURY

PRELIMINARY PLAN SUBMITTAL
NOT FOR CONSTRUCTION

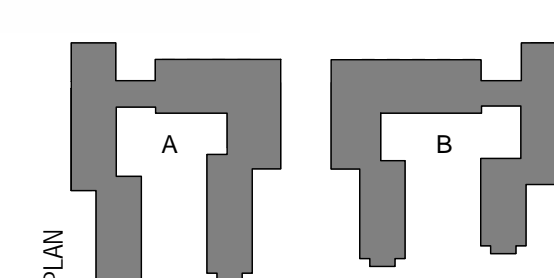
CONSULTANT

PURDUE
RESEARCH FOUNDATION

INNOVATION
PLACE

APARTMENTS
WEST LAFAYETTE, INDIANA

Beaumont
Campus Solutions



MARK	DATE	DESCRIPTION
C	11/30/2016	PRELIMINARY PLAN SUBMITTAL
B	11/22/2016	REVISED DRAFT PLAN SUBMITTAL
A	09/30/2016	DRAFT PLAN SUBMITTAL

PROJECT NO: 16036

DRAWN BY:

CHECKED BY:

COPYRIGHT © 2016
HANBURY EVANS WRIGHT VLATTAS + COMPANY
120 ATLANTIC STREET, NORFOLK, VA 23510
P: 757.321.9600 F: 757.321.9601 WWW.HEWV.COM

ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A100

SITE PLAN
1" = 30'-0"

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Z-2668

**BALFOUR BEATTY CAMPUS SOLUTIONS
INNOVATION PLACE APARTMENTS PLANNED DEVELOPMENT
A TO PDMX**

**Staff Report
December 15, 2016**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner with consent of the owner, Purdue Research Foundation, and represented by attorney Joseph Bumbleburg is requesting PDMX zoning on approximately 4.83 acres in order to construct two 5-story mixed-use buildings containing, in all, a maximum of 413 units with 841 beds, approximately 15,000 square feet of ground floor retail, and a 121 space off-site parking lot located off a proposed extension of MacArthur Drive. The property is located on the south side of State Street between the intersections of State Street & Gates Road and State Street & MacArthur Drive in the City of West Lafayette; Wabash 24(NW) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

Recently acquired by the Purdue Research Foundation from the Purdue University Trustees, the subject property is presently zoned Agriculture as are all of the properties which surround the site and are owned by the trustees. As state-owned, trustee land is exempt from the Unified Zoning Ordinance there have been no rezone petitions in the immediate vicinity since the area was first classified with Agricultural zoning.

AREA LAND USE PATTERNS:

The subject property is located just west of the core of campus on State Street. Academic, research, office, and dormitory uses surround the site: To the south is Discovery Park, to the north across State Street is First Street Towers, to the east is the Morgan Center for Entrepreneurship, and to the west is Purdue Village.

TRAFFIC AND TRANSPORTATION:

State Street is classified as primary arterial according to the adopted *Thoroughfare Plan* and is scheduled to be reconstructed per the "Re-State" plan beginning in the spring of 2017. Public on-street parking is planned for State Street and bus stop improvements will be constructed to serve the project. MacArthur Drive, presently classified as an urban local road according to the adopted *Thoroughfare Plan*, is planned to be extended south across State Street to serve this project. It will initially be constructed to terminate in a cul-de-sac from which access to the project's 121 space parking lot is planned. Public on-street parking is planned on both sides of the MacArthur Drive extension as well. Retail public parking shall be accommodated in the project's surface lot and on the streets and residential parking is accommodated also in the surface lot but also in nearby university parking facilities designated for university housing residents.

The project contains a generous, multi-faceted streetscape connecting to an interior plaza space that separates the two buildings. This plaza space is segmented into smaller gathering spaces that will serve multiple functions including space for passive recreation, outdoor dining and even a small performance stage for university events or impromptu performances. Connections to the existing trail along the southern boundary of the project are being provided along with 158 public bicycle parking spaces placed around the site.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

After a successful collaboration on the Wang Hall project (516 Northwestern PD) a few years ago, staff looked forward to the opportunity to once again work with the Purdue Research Foundation on another mixed-use, urban revitalization project near campus. After many discussions of potential projects which might fit into PRF's overall planning efforts the opportunity finally arrived with the Innovation Place Apartments Planned Development. Situated right near the middle of campus just north of Discovery Park on State Street, Innovation Place is to be the first installment of a reimagined urban future for the western end of campus.

Innovation Place's primary objective is to expand on-campus housing opportunities using an urban, mixed-use model which creates vibrancy, activity and a sense-of-place. After numerous meetings with staff, we believe a design has been achieved that delivers on this promise. The large, nearly five acre site will have two 5-story buildings fronting State Street and divided by a spacious plaza. This plaza feature is the heart of the project and all streetscape and architectural elements are designed to draw pedestrians into this space; a space from which an unobstructed view from Discovery Park to First Street Towers is found. The retail and community spaces on the ground floors of each building add to the activation of the streetscape and certain strategically placed hardscape elements (like the fire pit and small outdoor stage features) will only add to the visual interest of the overall project. The residential areas themselves provide a variety of unit types and the combination of the availability of university residence parking areas, bike parking facilities and improved public transit access (in the form of an upgraded bus stop) will ensure the transportation needs of the residents (and retail customers) will be met.

With a modern architectural theme that expands on and elevates the fine themes already present in the newer campus buildings that surround the site, the Innovation Place Apartments Planned Development is a significant and well-designed first step in the urban transformation of the west end of campus.

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 (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with final detailed plans, including but not limited to surety for bus stop improvements that serve the project;
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;

Z-2668
BALFOUR BEATTY CAMPUS SOLUTIONS
INNOVATION PLACE APARTMENTS
PLANNED DEVELOPMENT
A TO PDMX

ADDENDUM

STAFF REPORT
December 21, 2016

Z-2668

**BALFOUR BEATTY CAMPUS SOLUTIONS
INNOVATION PLACE APARTMENTS PLANNED DEVELOPMENT
A TO PDMX
ADDENDUM**

**Staff Report
December 21, 2016**

CONDITION OF APPROVAL ADDITION:

In addition to all the conditions in the 12/15/16 staff report, staff includes the following:

1. With the submission of the Final Detailed Plans, the developer shall furnish compliance with FAA regulations relative to building restrictions for structures adjacent to airports.