

ORDINANCE NO. 02-17

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 LEGAL DESCRIPTION ATTACHED HERETO

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

FROM: PDNR District
TO: PDNR 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 6 DAY OF February, 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 6 DAY OF February, 2017, HAVING BEEN PASSED BY A VOTE OF 8 IN FAVOR AND 1 ABSTENTION, 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
Sana G. Booker, Clerk

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON
THE 7 DAY OF February, 2017.

Sana G. Booker
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 8 DAY OF
February, 2017.

John R. Dennis
John R. Dennis, Mayor

Attest:

Sana G. Booker
Sana G. Booker, Clerk

Ordinance No. 02-17

LEGAL DESCRIPTION

A part of Lots number Forty-two (42) and Forty-three (43) in Spalding's Plat to the Town (now City) of West Lafayette, Indiana, and also fourteen (14) foot vacated alley lying between said lots and which said description is more completely described as follows, to-wit:

Beginning on the Northeasterly line of Northwestern Avenue in the City of West Lafayette, at a point Fifty (50) feet Southeasterly from the Northwest corner of said Lot Number Forty-two (42); thence Southeasterly on the Westerly line of said Lots numbered Forty-two (42) and Forty-three (43) and alley, a distance of One Hundred Fifty and four tenths (150.4) feet; thence Northeasterly and parallel with the Northerly line of said Lot Forty-three (43) a distance of Eighty-eight and four tenths (88.4) feet to the division line drawn from the apex of the triangle of Lot Number Forty-three (43) at the intersection of Grant Street and Northwestern Avenue to its intersection with the junction of the two base lines of Lot Number Forty-three (43); thence Northwesterly on said division line to the junction of the two base lines of Lot Number Forty-three (43); a distance One Hundred Nineteen and Sixty-five hundredths (119.65) feet; thence Northwesterly to the Southeast corner of Lot Number Forty-two (42); thence Northwesterly on the Northeasterly line of said Lot Number Forty-two (42) a distance of Twenty-three and Five Tenths (23.5) feet to a point Fifty (50) feet Southerly from the Northeast corner of said Lot Number Forty-two (42); thence Southwesterly a distance of One Hundred Thirty (130) feet to the place of beginning.

Located in Wabash Township, Tippecanoe County, Indiana.

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

January 19, 2017
Ref. No: 17-013

West Lafayette Common Council
c/O Clerk
222 North Chauncey
West Lafayette, IN 47906

CERTIFICATION

RE: Z-2675--INDIANA DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD, INC. (460 Northwestern PD)(PDNR to PDNR):

Petitioner is requesting rezoning on approximately 0.38 acres in order to repurpose the existing three-story Exponent building for a church use, office use, and limited commercial retail use. The property is located at 460 Northwestern Avenue, West Lafayette, Wabash 19 (NE) 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 January 18, 2017, the Area Plan Commission of Tippecanoe County voted 15 yes – 0 no to APPROVE the motion to rezone the subject real estate from PDNR to PDNR. 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. 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,
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its February 6, 2017 regular meeting.

Sincerely,


Sallie Dell Fahey
Executive Director

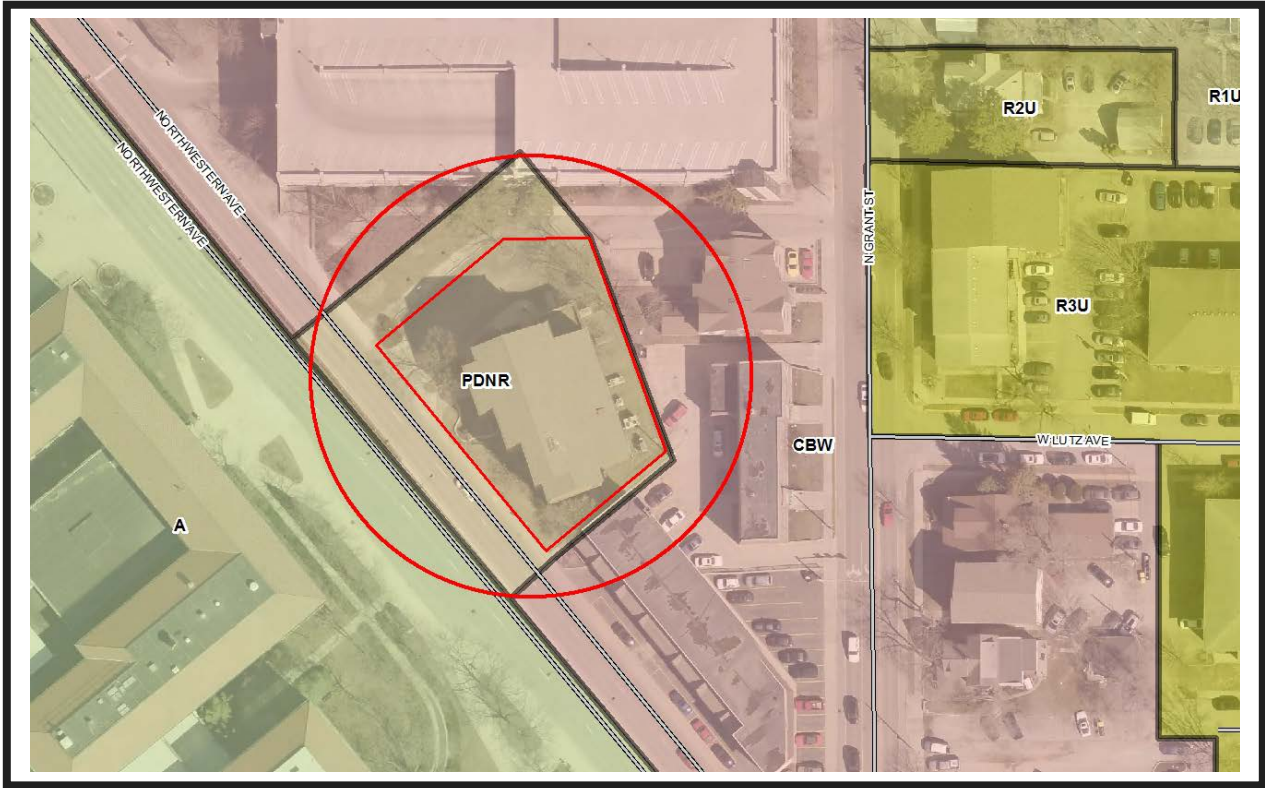
SDF/lmu

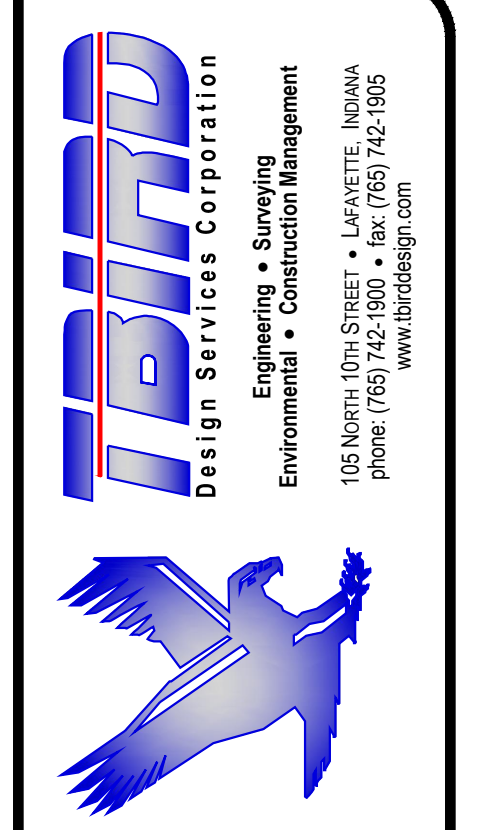
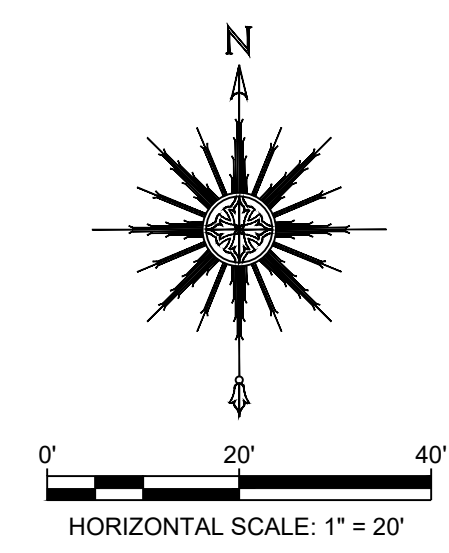
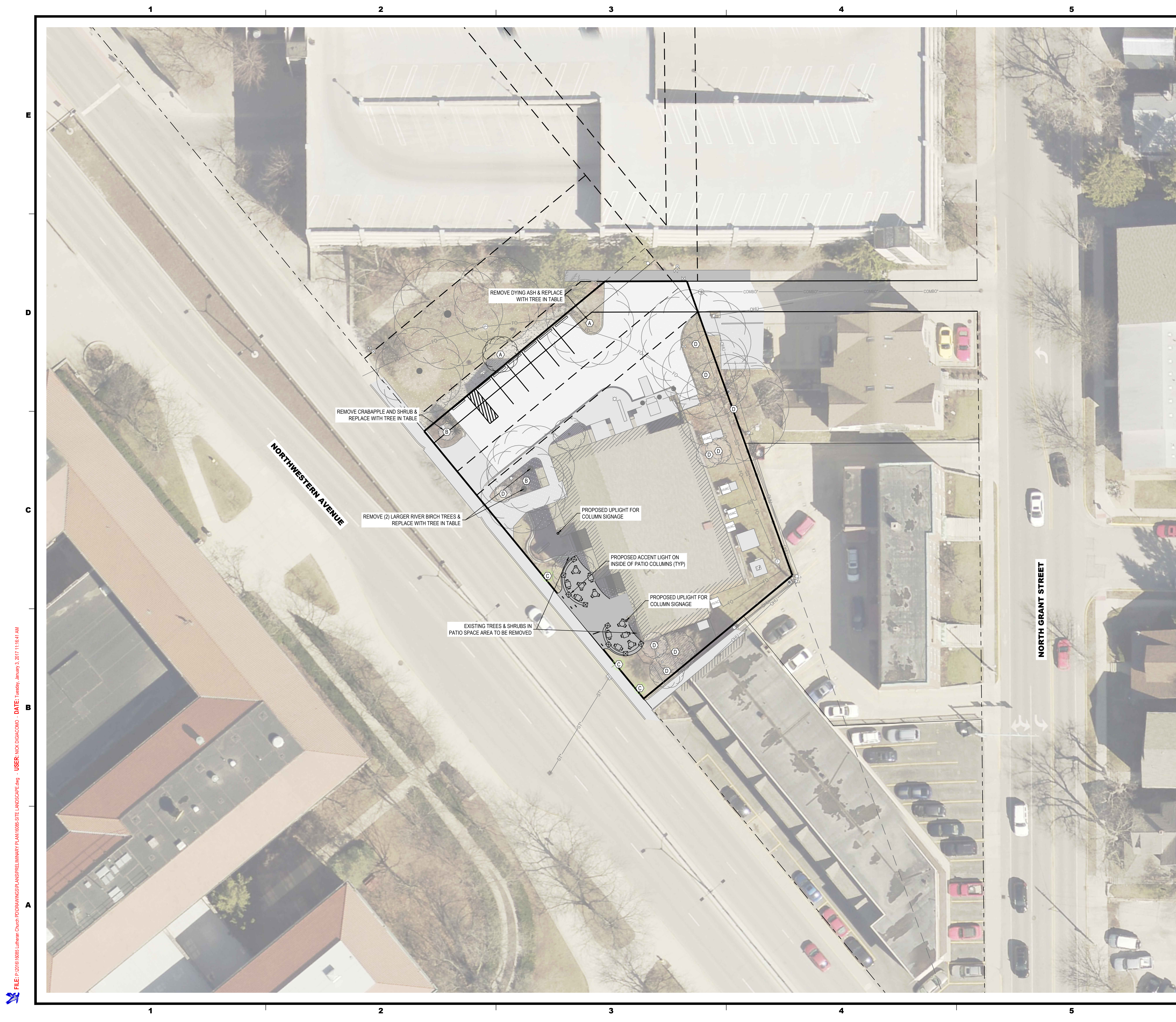
Enclosures: Planned Development drawings and Ordinances

cc: Michael Hawk, Indiana District of Lutheran Church
Purdue Student Publishing
TBIRD
Daniel Teder
Ed Garrison, West Lafayette City Engineer

Z-2675
INDIANA DISTRICT OF THE LUTHERAN CHURCH
MISSOURI SYNOD, INC.
(460 Northwestern PD)
(PD to PDNR)

STAFF REPORT
January 12, 2017





CERTIFIED BY:

460 NORTHWESTERN PLANNED DEVELOPMENT
STEVE J. STRAUCH
1145 S BARR STREET
FORT WAYNE, IN 46802

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

PROJECT NO: **16085**
 FILE: 16085-SITE LANDSCAPE.DWG
 DRAWN BY: NMD
 CHECKED BY: PEW
 LOCATION:

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

TITLE:
LANDSCAPE & LIGHTING PLAN

C102

LANDSCAPE INDEX

| ID | COMMON NAME | SCIENTIFIC NAME | QUANTITY |
|----|-------------------------------|-------------------------------------|----------|
| A | OAK, SHUMARD | QUERCUS SHUMARDII | 2 |
| B | SWEETGUM TREE | LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE' | 2 |
| C | BALD CYPRESS | TAXODIUM DISTICHUM | 3 |
| D | TREES INDICATED ARE TO REMAIN | | |

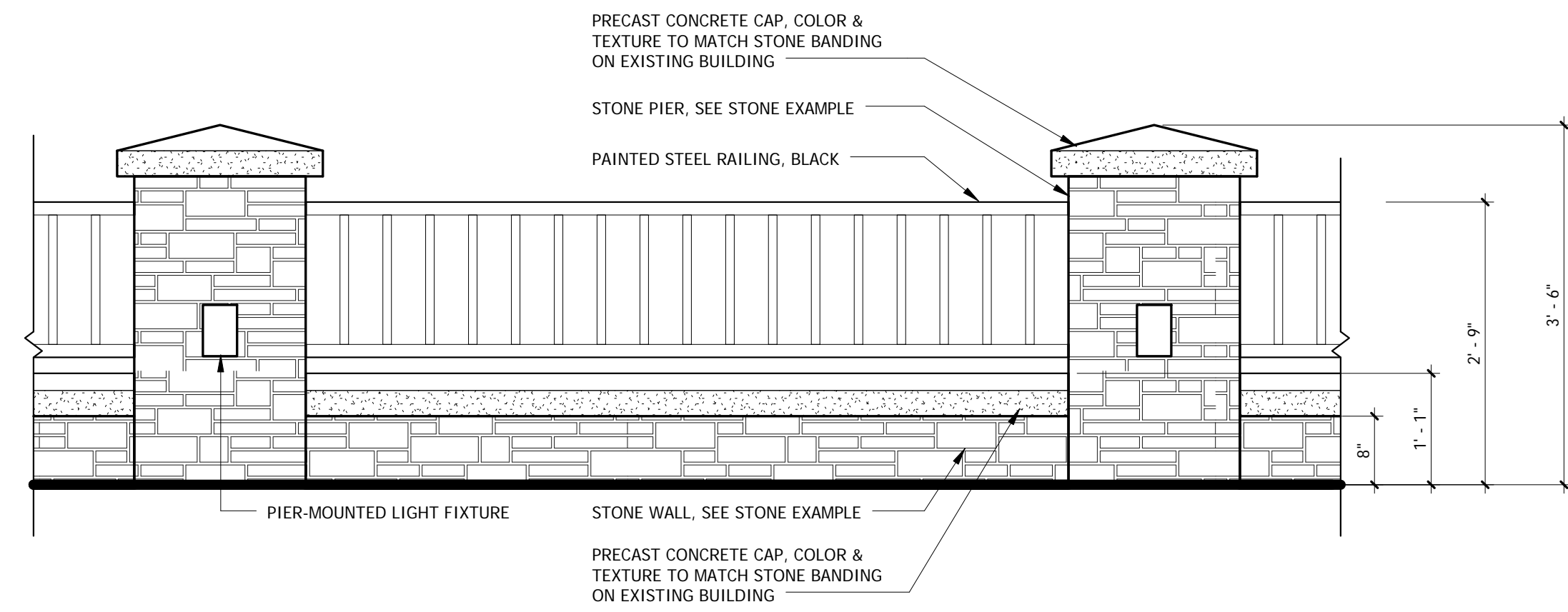
LANDSCAPE NOTES

- REMOVE ANY DEADWOOD IN THE 2 HONEY LOCUST ON THE EAST END OF THE BUILDING FOR BETTER HEALTH OF TREES AND PREVENT ANY LIMBS FROM FALLING
- TREES THAT ARE NEAR THE PATIO SPACE SHOULD BE PLANTED NEAR THE RIGHT OF WAY ALONG NORTHWESTERN
- ALL TREES SHALL BE 2.5' Ø PER CITY ORDINANCE

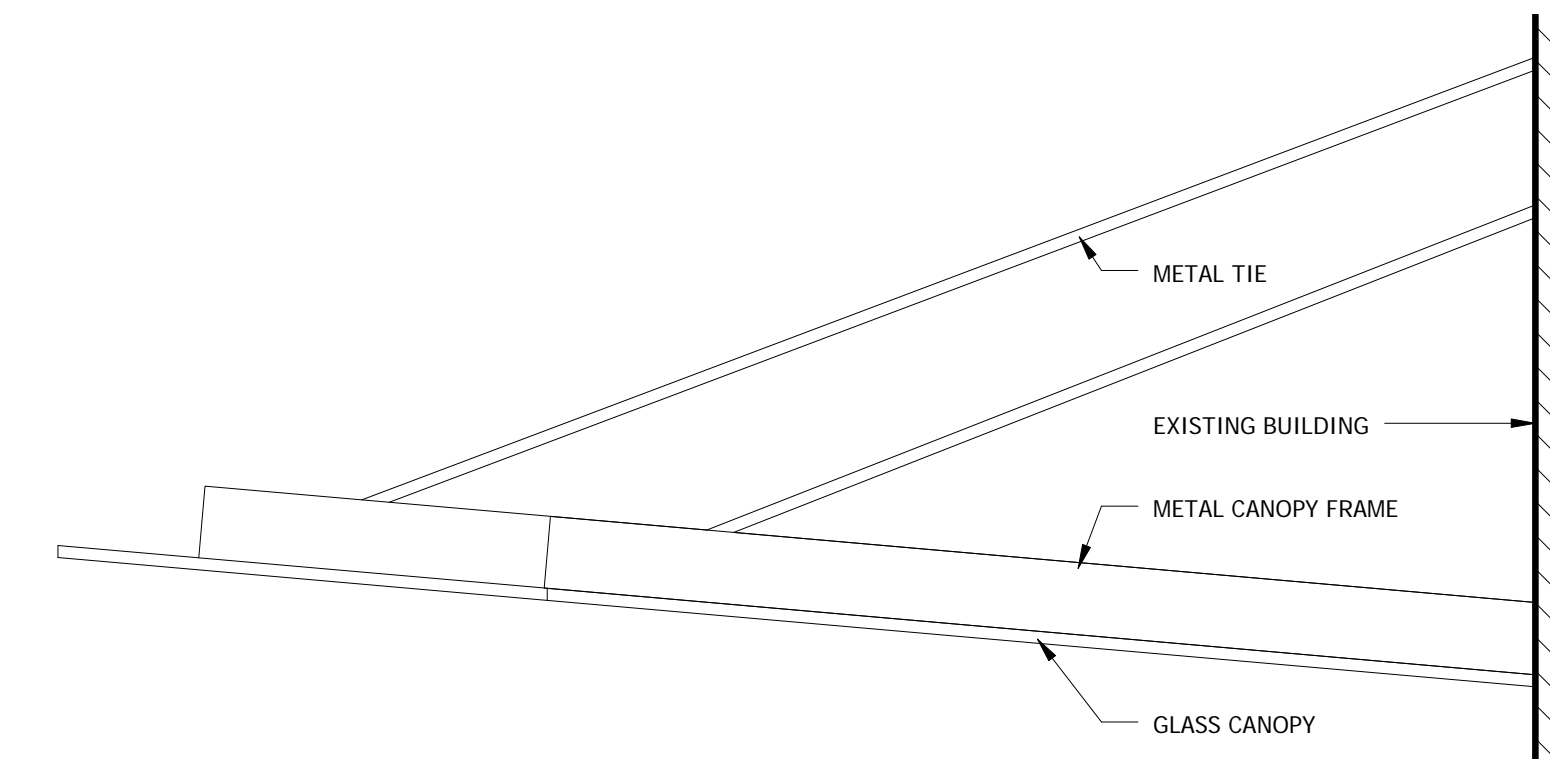
LIGHTING NOTES

- EXISTING LIGHT FIXTURES TO REMAIN
- PROPOSED LIGHTING INFORMATION AND DETAILS ARE ON THE ARCHITECTURAL PLAN SET. (SHEET A303)

FILE: P:\2016\16085\16085_Site_Landscaping.dwg USER: NICK DRIGACIC DATE: Tuesday, January 3, 2017 11:18:41 AM

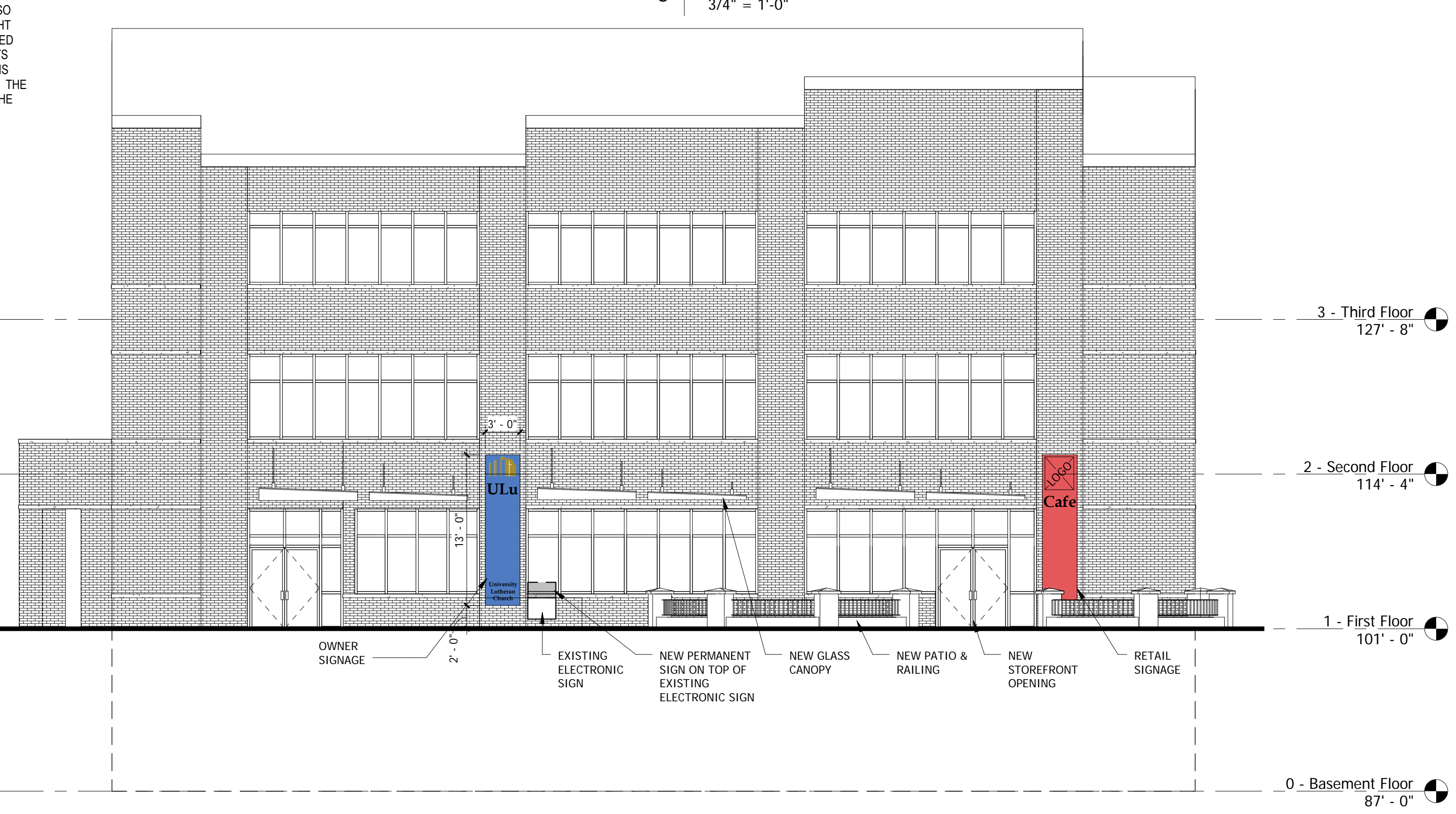
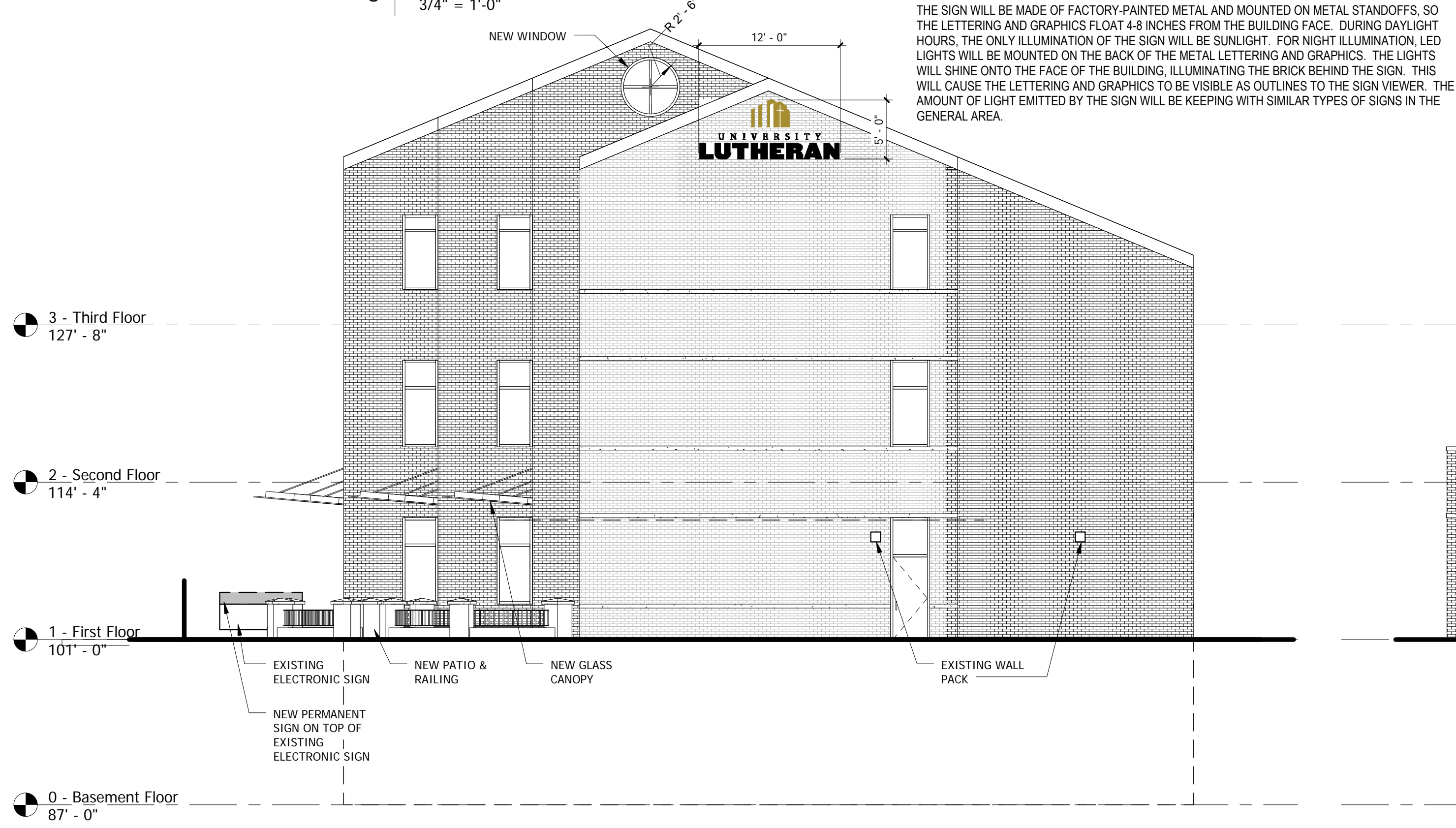


SIGNS ON ELEVATIONS SHOW THE INTENDED CHARACTER OF EACH TYPE OF SIGN. FINAL SIGN DESIGN SHALL FIT WITHIN THE PRESCRIBED SQUARE FOOTAGE LIMITATIONS AND BE SUBJECT TO THE APPROVAL OF THE ADMINISTRATIVE OFFICER



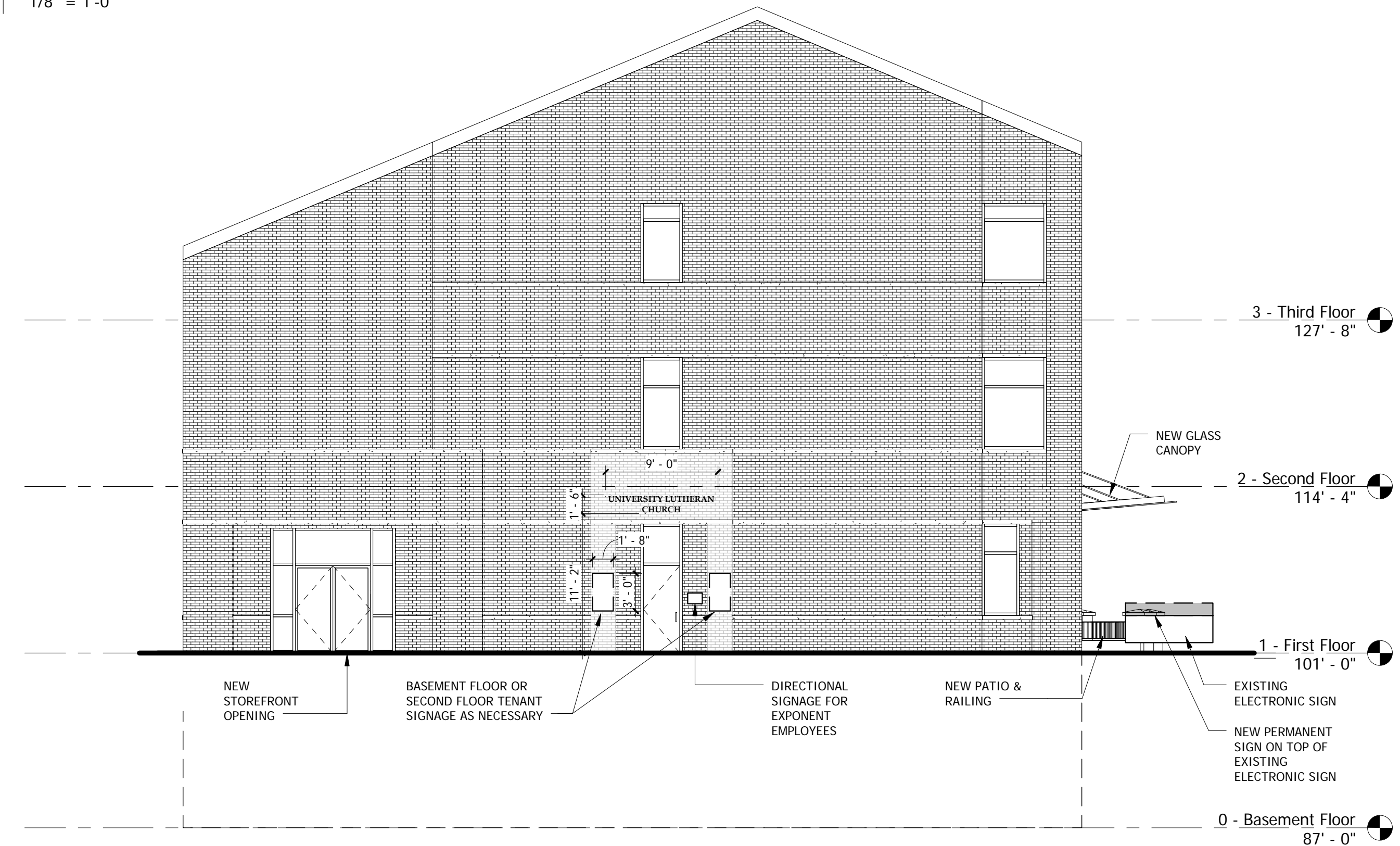
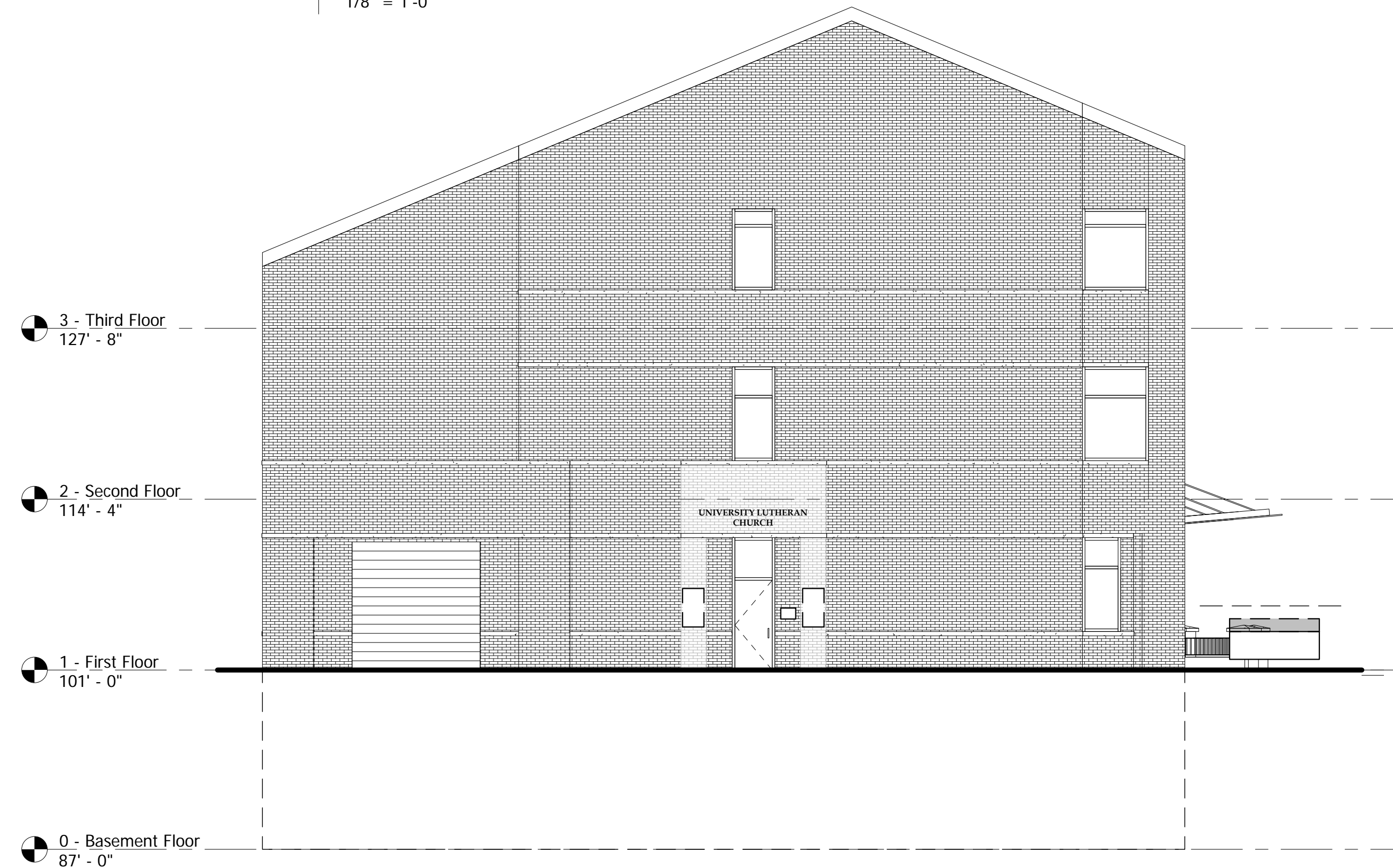
6 PATIO RAILING ELEVATION
3/4" = 1'-0"

5 GLASS CANOPY
3/4" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

3 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION - YEAR 0 - 1
1/8" = 1'-0"

1 NORTH ELEVATION - AFTER YEAR 1
1/8" = 1'-0"

DATE: 03 JAN 2017
DRAWN BY: JDS
CHECKED BY: Checker

REVISIONS

University Lutheran Church
Purdue Campus Ministry Center
460 Northwestern Avenue
West Lafayette, Indiana 47906

Courthouse Square
322 Main Street
Lafayette, Indiana 47901
Phone: 765-420-7400
Fax: 765-420-7444

Keystone
architecture, inc.

12016.01
JOB NUMBER

A301
SHEET NUMBER

**INDIANA DISTRICT OF THE LUTHERAN CHURCH, MISSOURI SYNOD, INC.
460 NORTHWESTERN PLANNED DEVELOPMENT
PDNR TO PDNR**

**Staff Report
January 12, 2017**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner with consent of the owner and represented by attorney Daniel Teder is requesting PDNR zoning on approximately 0.38 acres in order to repurpose the existing three-story Exponent building for a church use, office use, and limited commercial retail use (coffee shop). The property is located at 460 Northwestern Avenue in the City of West Lafayette; Wabash 19 (NE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property was last rezoned to PDNR in 1987 (Z-1278) to establish the Purdue Exponent Planned Development. The most recent rezone petitions in the area include “Wang Hall” and “Fuse”: also known as 516 Northwestern Avenue Planned Development (Z-2460 approved in 2011) and 720 Northwestern Planned Development (Z-2494 approved in 2012) respectively. A neighborhood-wide rezone action, prompted by the adoption of the *New Chauncey Neighborhood Plan* in 2013, was successfully adopted by the city council in the summer of 2015, though this action did not affect any of the planned development zones.

AREA LAND USE PATTERNS:

The subject property is located on the western edge of the New Chauncey Neighborhood, across Northwestern Avenue from campus. Purdue University’s visitor center and Northwestern Avenue garage lie to the north, while to the east and south student apartments are found. The Northwestern Avenue corridor, as evidenced by the construction of Wang Hall and Fuse, is steadily transitioning to a more urban environment.

TRAFFIC AND TRANSPORTATION:

Northwestern Avenue is classified as primary arterial according to the adopted *Thoroughfare Plan*. Parking for the project will remain largely unchanged from the existing conditions with seven on-site parking spaces being provided. Staff supports the modest parking allotment due to the pedestrian orientation of the project relative to its proposed uses. The church expects the majority of its congregants to walk or use alternative means of transportation and the lingering Exponent use already has a demonstrated history of low parking demand. To further encourage alternative means of transportation, bicycle parking for the site will increase with 23-spaces provided. Trash and loading will also remain unchanged from the original planned development.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site. An updated landscape plan for the site is part of this planned development proposal and will bring, among other things, an outdoor seating area along Northwestern Avenue that accompanies the proposed coffee shop use.

COMPREHENSIVE PLAN CONSIDERATIONS:

The *New Chauncey Neighborhood Plan* presently classifies this property under the “High Density Mixed Use” category, as defined in its land use plan, which promotes: “...a more intense mix, typically within a single structure, of professional/personal services: retail, cafes, etc. located on the ground floor with residential and/or office uses on the upper levels.” While no residential uses are being proposed with this planned development, the addition of the church use and ground floor

café mixed with church and Exponent office uses in an existing urban building clearly falls within the intent of the land use category. Moreover, the future land use block description found in the land use plan (Block 14) specifically addresses the urban character this block should strive for with proposals concentrating on: "...creating a lively, pedestrian oriented, mixed use environment to take full advantage of this block's proximity to the densely developed eastern part of the university campus." By all measures, this proposal meets the *Neighborhood Plan's* goals and objectives.

STAFF COMMENTS:

The Purdue Exponent's eventual transition away from its print service has opened up an opportunity for the reuse of its multi-story building. University Lutheran Church (presently located at 100 S. Chauncey Avenue) has taken advantage of this opportunity in an attempt to be closer to its congregation and to reintegrate their activities in a more urban setting.

The project is designed to unfold in phases: The first phase will convert the third floor to a sanctuary space for church services, the existing second floor Exponent offices will remain, the first floor will be converted to church offices and a coffee shop, and the basement will continue to house the Exponent's printing facility. The second phase (taking place about a year after the church begins occupancy) will see the transition of the basement from a printing facility into a church fellowship hall and gym. The third phase (taking place ten years after the church begins occupancy) will see the Exponent's offices leave the second floor and the space made available for the church's use within the bounds of the planned development's permitted use table.

In promoting that "livelier" pedestrian environment envisioned by the *Neighborhood Plan* and bringing a more dynamic mix of uses within an existing urban building, the 460 Northwestern Planned Development is a model project for urban adaptive reuse in our community.

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; and
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan.