

ORDINANCE NO. 29-17

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: PDMX 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 6 DAY OF November, 2017.

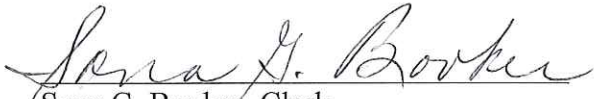
MOTION TO ADOPT MADE BY COUNCILOR Keen, AND SECONDED BY COUNCILOR DeBoer.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 6 DAY OF November, 2017, HAVING BEEN PASSED BY A VOTE OF 7 IN FAVOR AND 1 OPPOSED, THE ROLL CALL VOTE BEING:

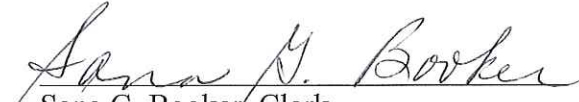
	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
DeBoer	✓			
Dietrich	✓			
Jones	✓			
Keen	✓			
Leverenz	✓			
Sanders		✓		
Thomas			✓	
Wang	✓			


Peter Bunder, Presiding Officer


Attest:


Sana G. Booker, Clerk

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


Sana G. Booker, Clerk

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

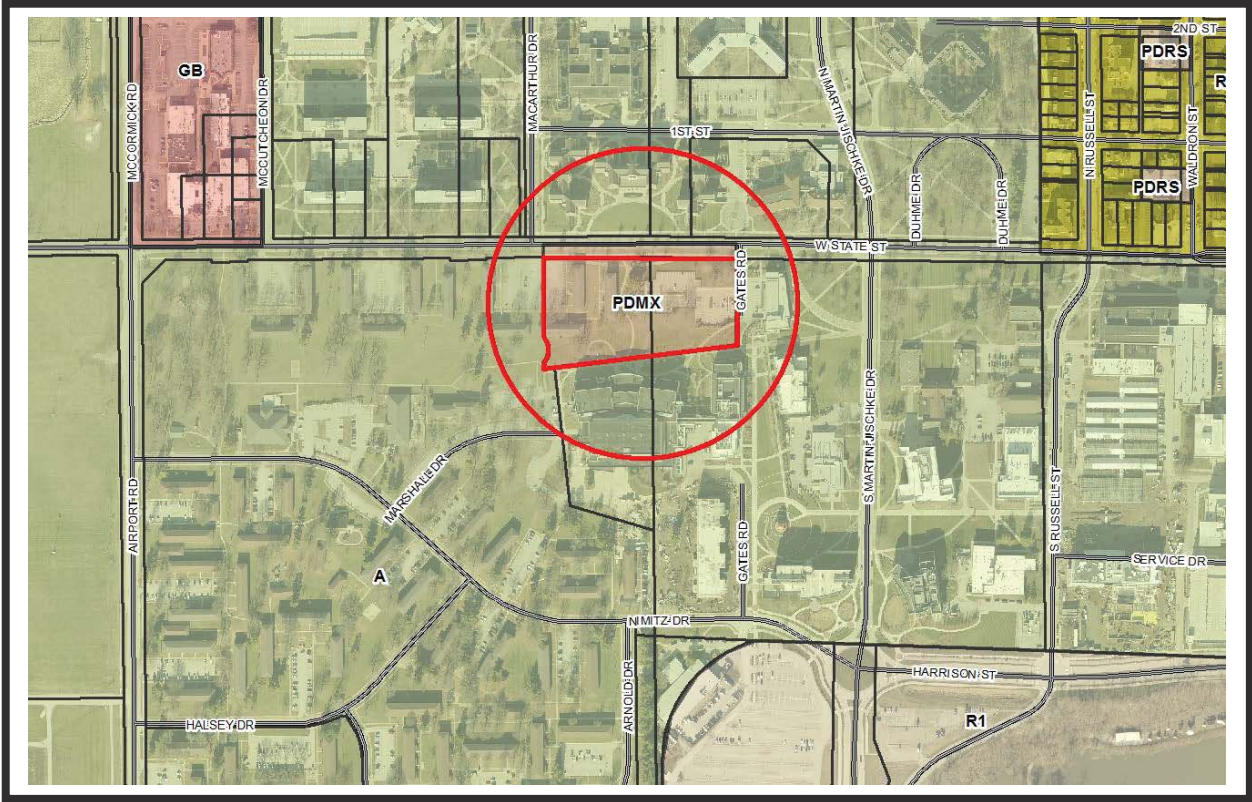

John R. Dennis, Mayor

Attest:


Sana G. Booker, Clerk

Z-2702
BALFOUR BEATTY CAMPUS SOLUTIONS/DAN SAVOIA
(Innovation Place PD 2017)
(PDMX to PDMX)

STAFF REPORT
October 12, 2017





CONSULTANT

PURDUE RESEARCH FOUNDATION
INNOVATION PLACE
APARTMENTS
WEST LAVERGHE, INDIANA
BRUNNEN BEATY ARCHITECTS



KEY PLAN

NO.	DATE	DESCRIPTION
01	08/13/2021	FOR PERMITTING
02	08/13/2021	FOR PRELIMINARY REVIEW
03	08/24/2021	FOR PERMIT PLAN

PROJECT NO. 19009.00
 DRAWN BY: Jacoby Adams, EI
 CHECKED BY: David Kuchta, PE
 COPYRIGHT © 2018
 HANBURY EVANS WRIGHT LATTAS - COMPANY
 1000 W. UNIVERSITY AVENUE, SUITE 200
 INDIANAPOLIS, IN 46202-1000
 P: 317.221.2000 F: 317.221.8001 WWW.HEWCO.COM

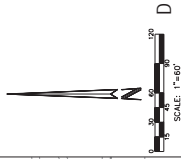
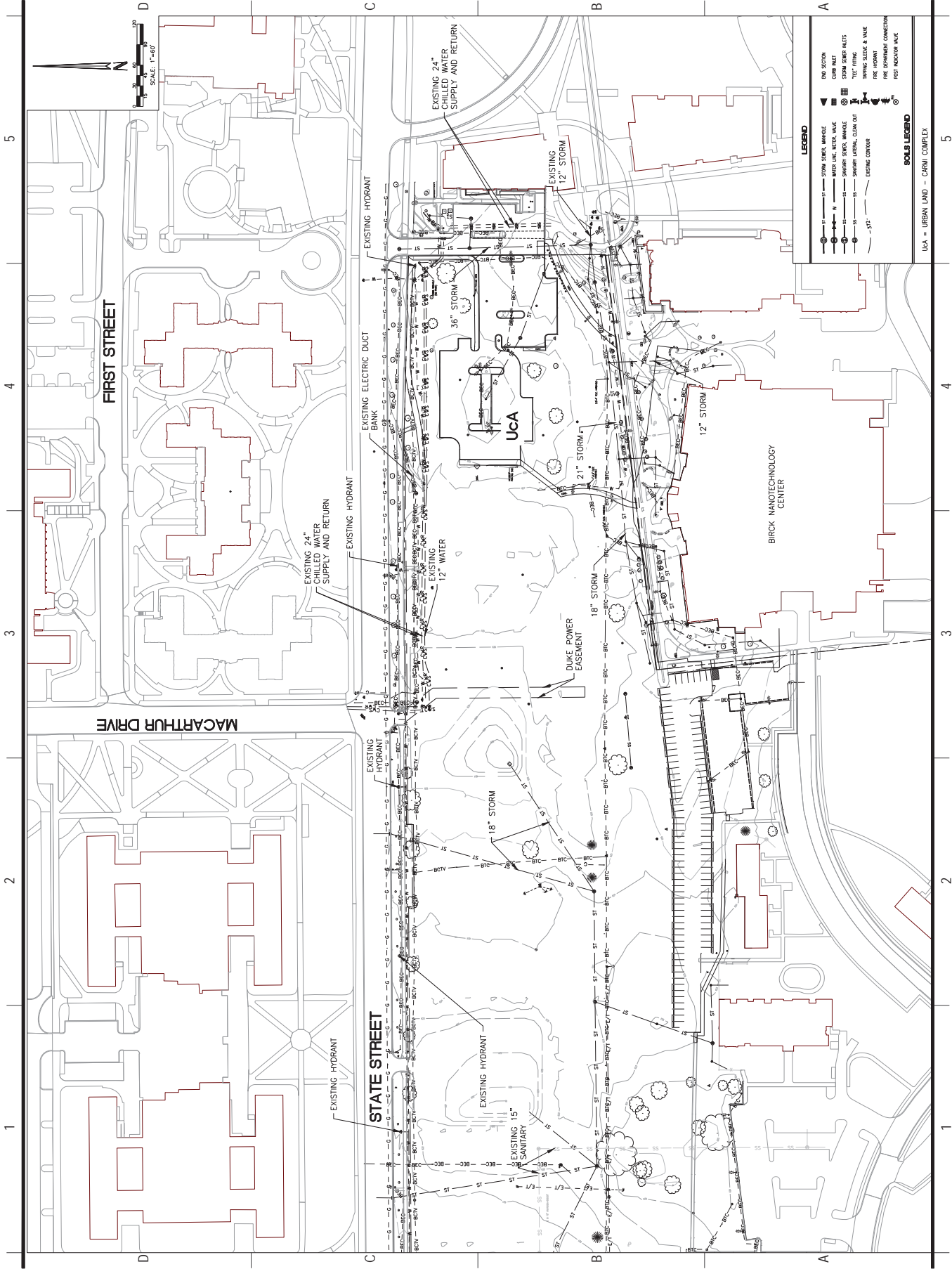
SHEET TITLE

SITE ANALYSIS

SHEET NUMBER

C101

USA = URBAN LAND - CARUM COMPLEX



LEGEND

- 1" DIA SECTION
- 3" DIA SECTION
- 6" DIA SECTION
- 12" DIA SECTION
- 18" DIA SECTION
- 24" DIA SECTION
- 36" DIA SECTION
- 48" DIA SECTION
- 60" DIA SECTION
- 72" DIA SECTION
- 84" DIA SECTION
- 96" DIA SECTION
- 108" DIA SECTION
- 120" DIA SECTION
- 132" DIA SECTION
- 144" DIA SECTION
- 156" DIA SECTION
- 168" DIA SECTION
- 180" DIA SECTION
- 192" DIA SECTION
- 204" DIA SECTION
- 216" DIA SECTION
- 228" DIA SECTION
- 240" DIA SECTION
- 252" DIA SECTION
- 264" DIA SECTION
- 276" DIA SECTION
- 288" DIA SECTION
- 300" DIA SECTION

SOILS LEGEND

- U = URBAN LAND
- C = CARUM COMPLEX



DEFINITION
CONSTRUCTION

MARK	DATE	DESCRIPTION
A	10/25/2017	PO DRAFT PLAN
B	08/22/2017	PO DRAFT PLAN
C	08/22/2017	PO PRELIMINARY PLAN

PROJECT NO: 5806
 DRAWN BY: DSJ/SAS
 CHECKED BY: DAF/ESK
 COPYRIGHT © 2016
 HANBURY ARCHITECTURAL COMPANY
 120 ATLANTIC STREET, NORFOLK, VA 23510
 P: 757.421.6800 F: 757.251.0001 WWW.HANBURY.COM

Landscapes Plan

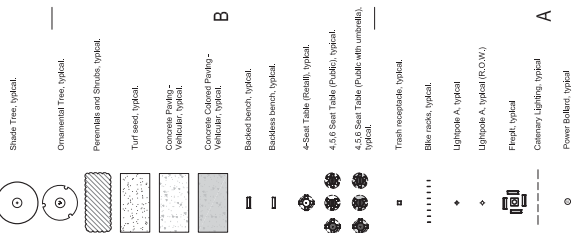
SHEET NUMBER

L101

PLANTING NOTES

1. See Notes 101-105 for construction. See to type of grades and abundance. Contractor responsible for restoration of any areas disturbed during construction. Contractor to provide a detailed site plan showing the proposed construction areas.
2. Contractor responsible for erosion control in all seeded areas.
3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees and shrubs. Contractor shall provide a mulch ring around all existing trees and shrubs to be planted and provide a typical sketch as shown.
4. Borders are to be spaced out to a minimum depth of 3 feet. Borders are to be smooth and not segmented. All borders are to be smooth and not segmented. All borders are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' of underground utility lines unless otherwise noted. All utility lines shall be marked with Landscape Markers in accordance with these conditions.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies.
7. All quantities are based on the information provided in this plan and are subject to the approval of the Government Administrator with the submission of the final planting plan.
8. Substitutions require prior approval from the responsible administrator, only in case of a minor modification.
9. Mulch is to be amended hardwood bark mulch.
10. Approximate quantities for perennials and shrubs are as follows:
 -2-2 Evergreen Shrubs (30%): 1,432 shrubs @ 4" o.c.
 -2-2 Deciduous Shrubs (30%): 387 shrubs @ 5" o.c.
 -1-1 Galium Perennials (30%): 10,185 plants @ 18" o.c.
 -1-1 No more than 20% of shrubs or perennials will be of one species.
11. Specifics for additional conditions, including:
 -1-1 Shade Tree (typical)
 -1-1 Ornamental tree (typical)
 -1-1 Perennial and Shrub (typical)
 -1-1 Turf (typical)
 -1-1 Concrete Paving (typical)
 -1-1 Concrete Bench (typical)
 -1-1 Backless Bench (typical)
 -1-1 4-Seat Table (Retail) (typical)
 -1-1 4-Seat Table (Public) (typical)
 -1-1 4-Seat Table (Public, with umbrella) (typical)
 -1-1 Train receptacle (typical)
 -1-1 Elm niche (typical)
 -1-1 Uplight A, typical
 -1-1 Uplight B, typical
 -1-1 Flush light
 -1-1 Canopy Lighting (typical)
 -1-1 Power bollard (typical)
12. Specifics for additional conditions, including:
 -1-1 Shade Tree (typical)
 -1-1 Ornamental tree (typical)
 -1-1 Perennial and Shrub (typical)
 -1-1 Turf (typical)
 -1-1 Concrete Paving (typical)
 -1-1 Concrete Bench (typical)
 -1-1 Backless Bench (typical)
 -1-1 4-Seat Table (Retail) (typical)
 -1-1 4-Seat Table (Public) (typical)
 -1-1 4-Seat Table (Public, with umbrella) (typical)
 -1-1 Train receptacle (typical)
 -1-1 Elm niche (typical)
 -1-1 Uplight A, typical
 -1-1 Uplight B, typical
 -1-1 Flush light
 -1-1 Canopy Lighting (typical)
 -1-1 Power bollard (typical)
13. Final planting plan shall be submitted for approval. Final planting plan shall be in general conformity with the approved preliminary plan and subject to the approval of the Government Administrator with the submission of the final planting plan.

PLANTING LEGEND



OPEN SPACE CALCULATION

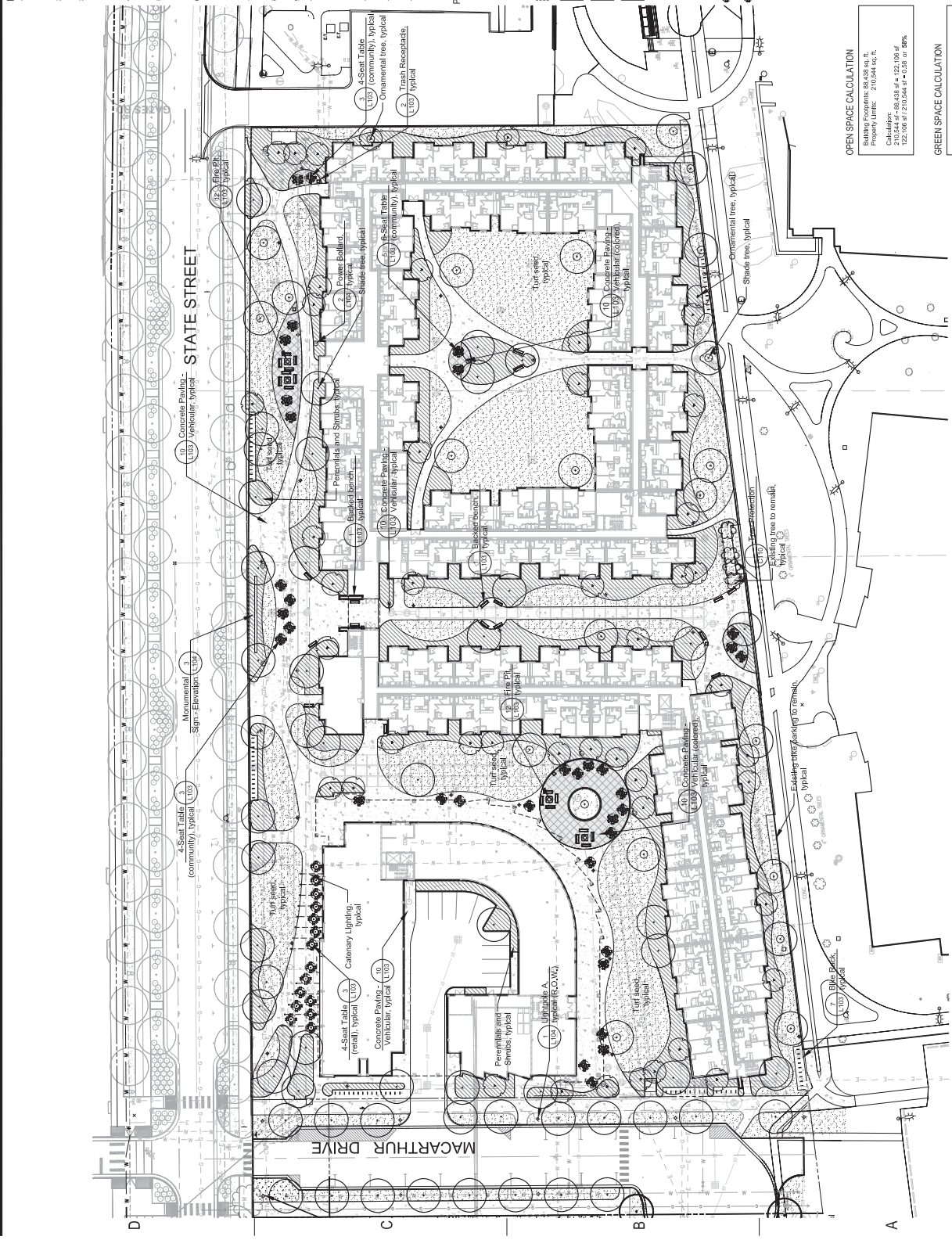
Building Footprint:	86,938 sq. ft.
Property Limits:	210,644 sq. ft.
Calculation:	$210,644 - 86,938 = 123,706$ sq. ft.
	$123,706 \div 210,644 = 0.586$ or 58.6%

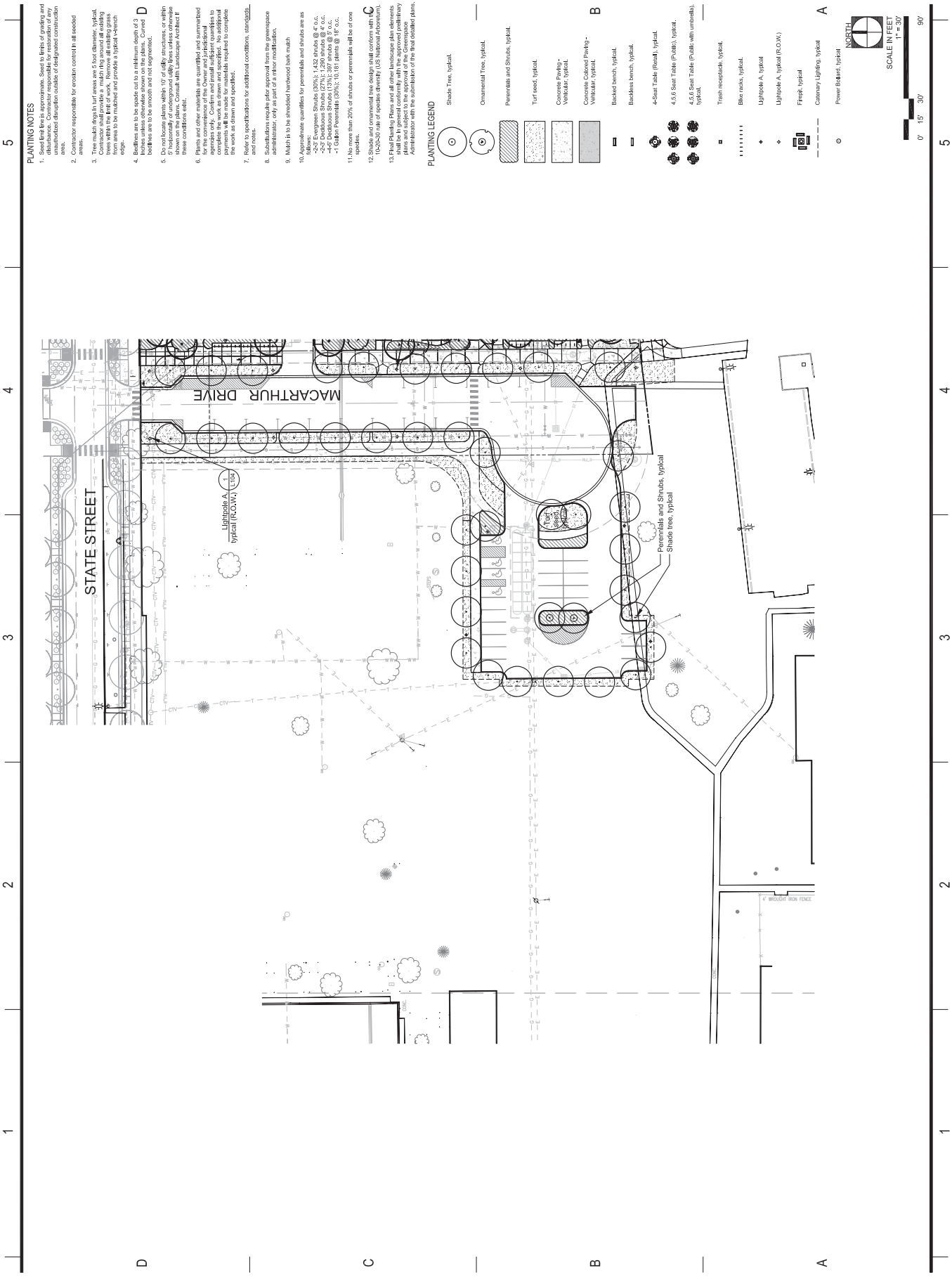
GREEN SPACE CALCULATION

Green Spaces:	76,300 sq. ft.
Property Limits:	210,644 sq. ft.
Calculation:	$76,300 \div 210,644 = 0.362$ or 36.2%



SCALE IN FEET
 1" = 30'





PLANTING NOTES

1. Seed list here is approximate. Seed to firm of grading and unexcavated distribution outside of designated construction areas.
2. Contractor responsible for erosion control in all seeded areas.
3. Tree marks show in surface are 5 feet diameter. Typical Contractor shall provide a 12 inch ring around all existing trees within the limit of work. Remove all existing grass trees which are to be replaced and provide a typical edge.
4. Borders are to be spaced out to a minimum depth of 3 feet. Borders are to be spaced out to a minimum depth of 3 feet. Borders are to be spaced out to a minimum depth of 3 feet.
5. Dimensions are to be spaced out to a minimum depth of 3 feet. Dimensions are to be spaced out to a minimum depth of 3 feet.
6. Plants and other materials are quantified and summarized in the schedule. Confirm and install sufficient quantities to meet the schedule. Confirm and install sufficient quantities to meet the schedule. Confirm and install sufficient quantities to meet the schedule.
7. Refer to specifications for additional conditions, strengths, and notes.
8. Substitutions require prior approval from the greenpace administrator, only as part of a firm modification.
9. Match to be simulated hardwood bark mulch.
10. Approximate quantities for perennials and shrubs are as follows:
 - 20' Evergreen Shrubs (ES): 1,432 shrubs @ 4' o.c.
 - 20' Deciduous Shrubs (DS): 1,250 shrubs @ 4' o.c.
 - 10' Perennials (P): 10,181 plants @ 18" o.c.
11. No more than 20% of shrubs or perennials will be of one species.
12. Shade and ornamental tree design shall conform with the 100:50 rule of species diversity (US National Arboretum).
13. Final Planting Plans and all other landscape plan elements shall be subject to the approval of the Greenpace Administrator with the submission of the final detailed plans.

PLANTING LEGEND

- Shade Tree, typical.
- Ornamental Tree, typical.
- Perennials and Shrubs, typical.
- Turf seed, typical.
- Concrete Paving - Vegetation, typical.
- Concrete Colored Paving - Vegetation, typical.
- Blackless bench, typical.
- Blackless bench, typical.
- 4-Seat Table (Recall), typical.
- 4.5.6 Seat Table (Recall), typical.
- 4.5.6 Seat Table (Recall), typical.
- Trash receptacle, typical.
- Bike racks, typical.
- Lightpole A, typical.
- Lightpole A, typical (R.O.W.).
- Fresh, typical.
- Cemetery Lighting, typical.
- Power Balance, typical.

MARK	DATE	DESCRIPTION
A	10/23/2017	FOR DRAFT PLAN
B	08/15/2017	FOR DRAFT PLAN
C	03/27/2017	FOR DRAFT PLAN

PROJECT NO: 16038
 DRAWN BY: DSK/SAS
 CHECKED BY: DAF/ESK
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 HANBURY EVANS WRIGHT TULLIUS + COMPANY
 P: 717.321.4800 F: 717.321.5001 WWW.HEWCO.COM

Landscape Plan

SHEET NUMBER
L102





INNOVATION PLACE

IPA

Z-2702

**BALFOUR BEATTY CAMPUS SOLUTIONS
INNOVATION PLACE APARTMENTS PLANNED DEVELOPMENT (2017)
PDMX TO PDMX**

**Staff Report
October 12, 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 4.80 acres in order to construct three 4-story mixed-use buildings containing, in all, a maximum of 375 units and 835 beds, approximately 7,852 square feet of ground floor retail, and a 24 space off-site parking lot located in a lot off a proposed extension of MacArthur Drive (with additional parking available in Purdue's McCutcheon garage and other Purdue parking facilities). 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:

Acquired in 2016 by the Purdue Research Foundation from the Purdue University Trustees, the subject property was rezoned from A to PDMX on January 3, 2017 for the original "Innovation Place" project; a concept since abandoned by the petitioner. All properties surrounding the site are presently zoned Agriculture and are owned either by the trustees of Purdue University or the Purdue Research Foundation.

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 recently cleared land that once was part of Purdue Village.

TRAFFIC AND TRANSPORTATION:

State Street is classified as a primary arterial according to the adopted *Thoroughfare Plan*. 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 temporary cul-de-sac from which access to the project's 24-space temporary parking lot (to serve the project's commercial spaces) and service drive is gained. Public on-street parking is planned on both sides of the MacArthur Drive extension as well. Residential parking is accommodated, on a temporary basis, in nearby university parking facilities and is parked at a rate of 0.29 spaces per bed. The planned development is structured so that within three years of occupancy, permanent structured parking serving all the uses of the planned development will be in place within a reasonable walking distance, likely on property immediately adjacent to the west.

The project contains a generous, multi-faceted streetscape connecting to pedestrian plaza spaces that separates the three buildings. These spaces will serve multiple functions including space for passive recreation and outdoor dining. 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:

Adjusting to changing student housing demands, the Purdue Research Foundation has elected to revisit and revise the recently approved Innovation Place Apartments Planned Development to better serve the university's needs. No longer strictly designed to be incorporated into the Purdue University Housing (RES-LIFE) system, this reimagining of the original concept replaces the two 5-story buildings centered on a single pedestrian plaza with three 4-story buildings incorporating multiple plazas and open spaces. Apart from the reduction in building height, the retail program has been scaled back from approximately 15,000 square feet to 7,852 square feet and is now housed on the ground floor of the westernmost building. The residential program, spread across all three buildings, has also been reduced from 413 units with 841 beds to 375 units with 837 beds.

Modern architectural themes, established with the original PD approval, continue with this version as well and include residential balconies, expanded lounge/study spaces, and a large outdoor dining plaza in front of the retail space along State Street. Signage for the project is appropriate in scale with the mass of the buildings and the landscape plan has been further expanded and enhanced providing both a buffer for the ground floor residential units as well as numerous private and public open spaces.

Staff supports this reimagining of the Innovation Place concept and considers it a solid first step in the development of the larger innovation district.

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;

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

October 19, 2017
Ref. No: 17-342

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

CERTIFICATION

**RE: Z-2702 BALFOUR BEATTY CAMPUS SOLUTIONS/DAN SAVOIA
(Innovation Place PD 2017) (PDMX to PDMX):**

Petitioner with consent of the owner, Purdue Research Foundation, is requesting rezoning on approximately 4.80 acres in order to construct three 4-story mixed-use buildings containing, in all, a maximum of 375 units and 835 bedrooms, approximately 7,852 square feet of ground floor retail, and a 24 space off-site parking lot located in a lot off a proposed extension of MacArthur Drive (with additional parking available in Purdue's McCutcheon garage and other Purdue parking facilities). 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.

Dear Council:

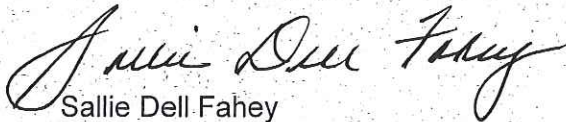
As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on October 18, 2017, the Area Plan Commission of Tippecanoe County voted 16 yes – 0 no to APPROVE the motion to rezone the subject real estate from PDMX to PDMX. Therefore, the Area Plan Commission 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. 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.

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

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Planned Development Drawings and Ordinances

cc: Dan Saviano, Balfour Beatty Campus Solutions
Joseph Bumbleburg
Ed Garrison, West Lafayette Engineer