

**ORDINANCE NO. 19-16**

**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:

**Legal Description**

Lots 14, 15, 16, 17 and 18 in Rising's Addition to Chauncey (now the City of West Lafayette), as per the Plat thereof recorded in Deed Record 85, Pages 456-457, in the Office of the Recorder of Tippecanoe County, on January 7, 1887, as platted on part of the East Half of the Northeast Quarter of Section 19, Township 23 North, Range 4 West, in Wabash Township, Tippecanoe County, Indiana.

ALSO, that portion of the 12-foot wide public alley running east and west between Lots 13 through 18 in said Rising's Addition.

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

FROM: CBW, R3W 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 5 DAY OF July, 2016.

MOTION TO ADOPT MADE BY COUNCILOR Bunder, AND SECONDED BY COUNCILOR Deboer.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 5 DAY OF July, 2016, HAVING BEEN PASSED BY A VOTE OF 6 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

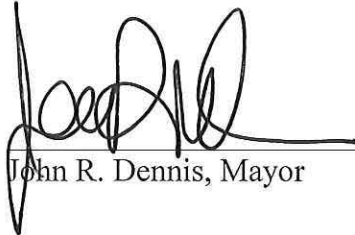
Attest:

  
 Sana G. Booker, Clerk

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON  
 THE 11 DAY OF July, 2016.

  
 Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 11 DAY OF  
July, 2016.

  
 John R. Dennis, Mayor

Attest:

  
 Sana G. Booker, Clerk

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

June 16, 2016  
Ref. No: 16-126

West Lafayette Common Council  
222 North Chauncey, Room 101  
West Lafayette, IN 47906  
ATTN: Clerk

## CERTIFICATION

**RE: Z-2641--JERRY & PATTI WEIDA (302 VINE STREET PD) (CBW & R3W to PDMX):**

Petitioners are requesting rezoning on approximately 0.84 acres for a 5-story mixed use building containing 73 residential apartment units above 12,580 square feet of ground floor retail and a 74-space parking structure. The property is bounded by North Street, Vine Street, Wiggins Avenue and Northwestern Avenue in the City of West Lafayette; Wabash 19 (NE) 23-4. CONTINUED FROM THE MAY APC MEETING AT PETITIONERS' REQUEST

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on June 15, 2016, the Area Plan Commission of Tippecanoe County voted 14 yes – 0 no to APPROVE the motion to rezone the subject real estate from CBW & R3W 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 2-27-10 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;
3. Completion of the partial alley vacation;
4. A final plat including the relocated alley dedication per UZO Appendix B-3 as applicable;
5. Appropriate surety submitted with final detailed plans;
6. 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 Tuesday July 5, 2016 meeting.

Sincerely,

  
Sallie Dell Fahey  
Executive Director

SDF/lmu

Enclosures: Planned Development drawings and Ordinances

cc: Jerry & Patti Weida  
Joseph Bumbleburg  
Dave Buck, West Lafayette Engineer  
John Fisher & Associates  
Frontier Communications  
Comcast  
Vectren  
Duke Energy  
Indiana American Water



---

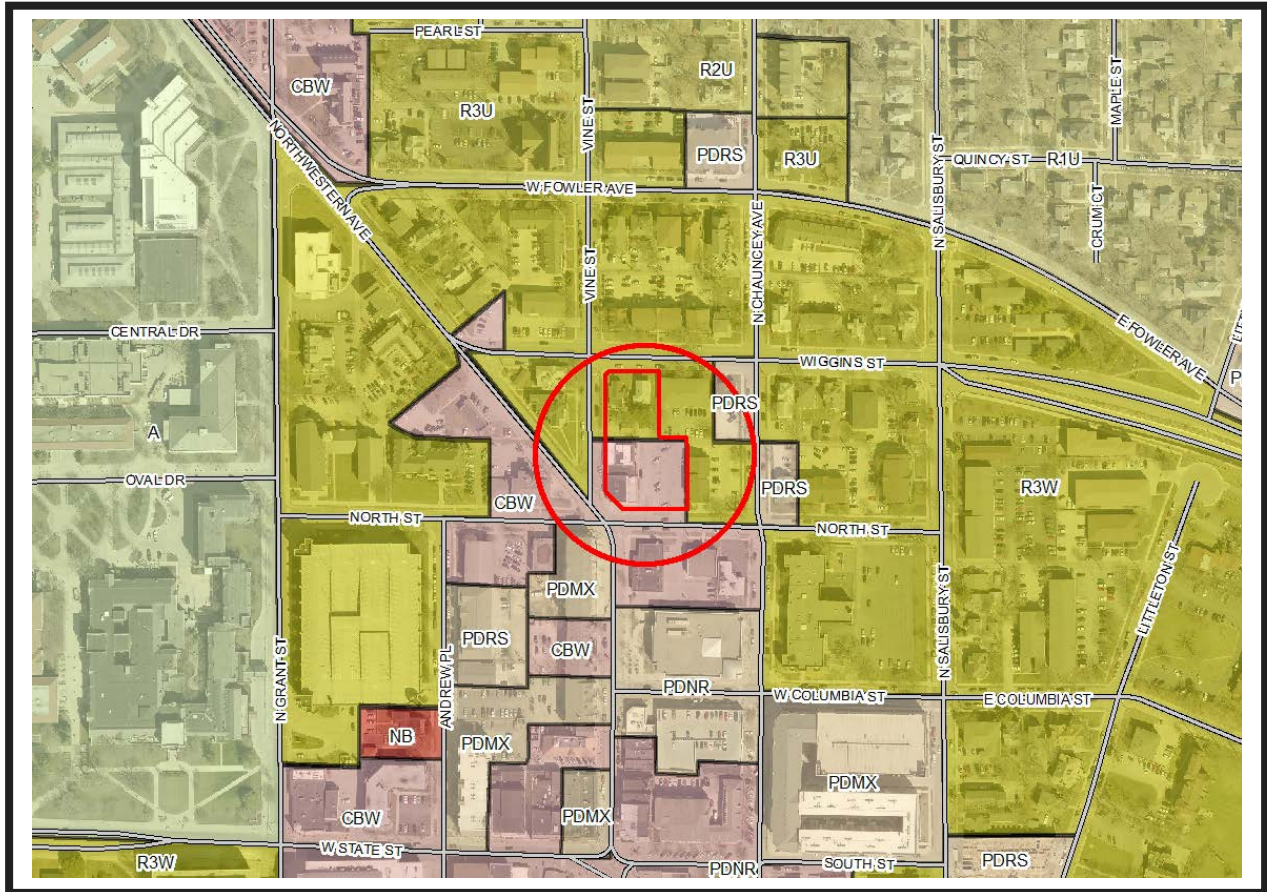
---

**Z-2641**  
**JERRY & PATTI WEIDA (302 VINE STREET PD)**  
**(CBW & R3W to PDMX)**

**STAFF REPORT**  
**May 12, 2016**

---

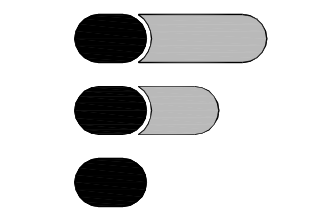
---











**FISHER**

LAND SURVEYORS  
CIVIL ENGINEERS

**JOHN E. FISHER  
& ASSOCIATES, P.C.**  
625-A South East Avenue  
Lafayette, Indiana 47904-3502  
Office (781) 448-1535  
Fax (781) 447-6695  
www.fisher-assoc.net

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------

**DRAWING REVISIONS**

**PRELIMINARY PLAN**  
**302 VINE STREET PD**  
**WEST LAFAYETTE, INDIANA**

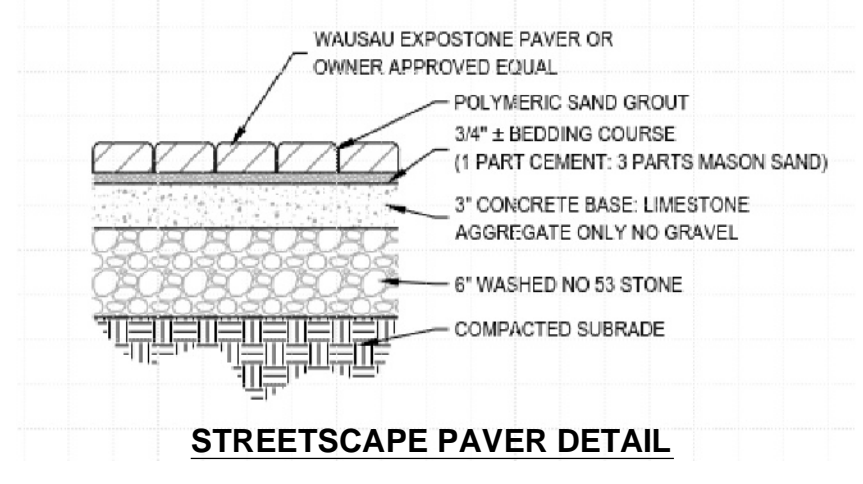
CERTIFIED BY:

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

DRAWN BY:  
CHECK BY:  
DATE: 04/27/2016  
COMMISSION NO.: 16.13.6

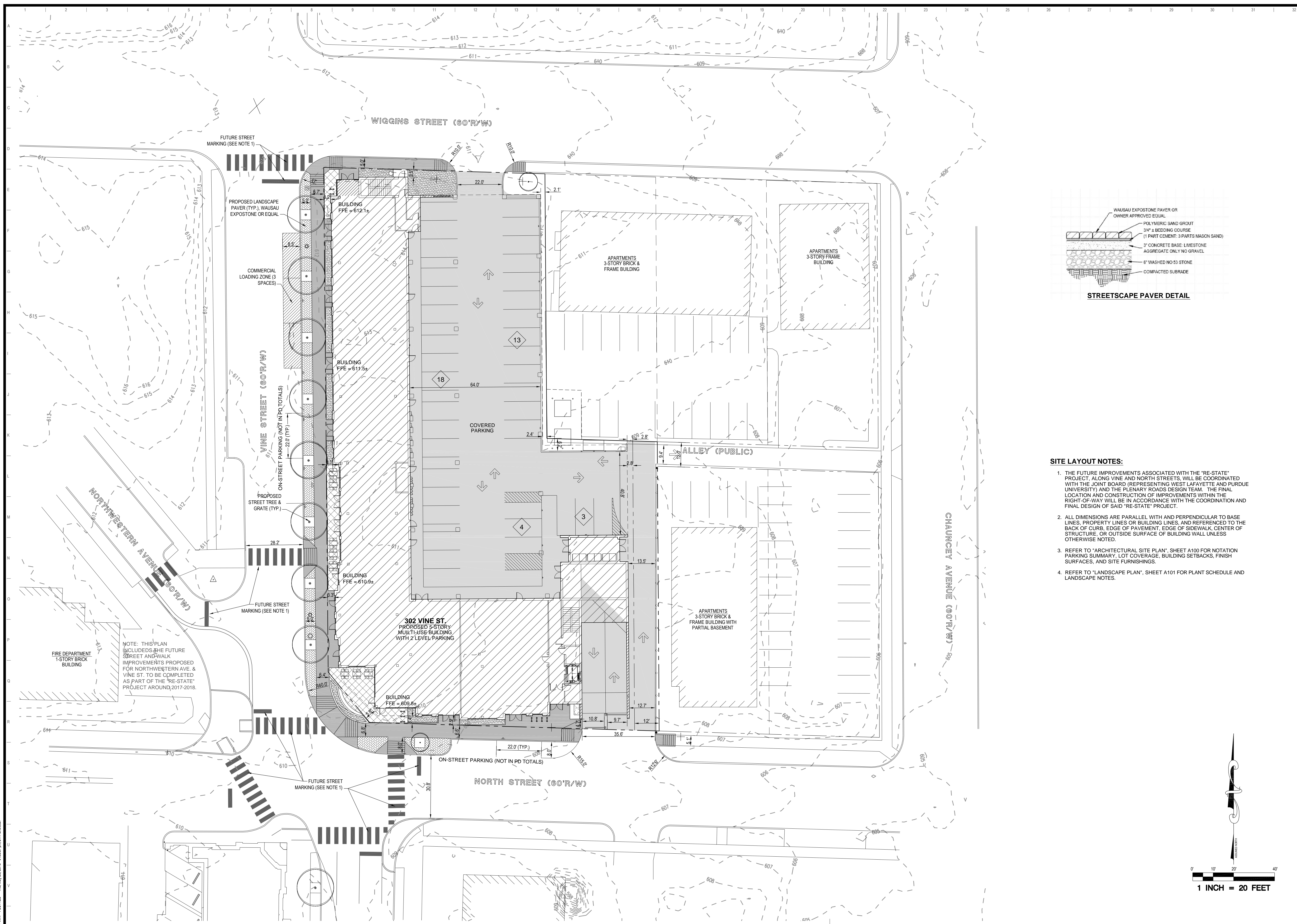
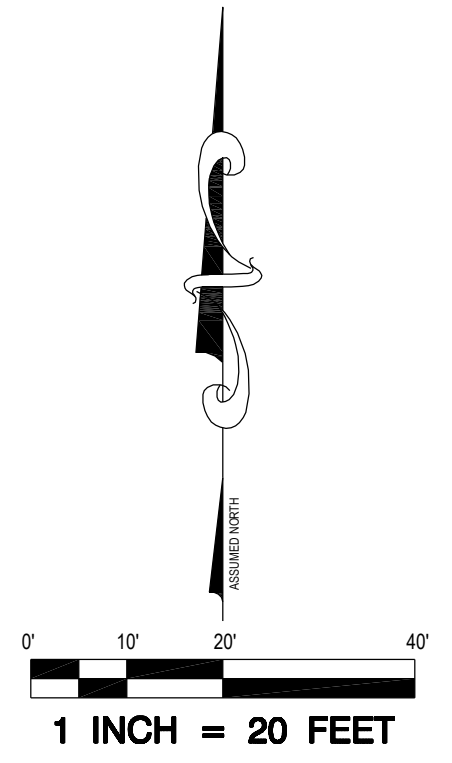
**SITE & GRADING  
PLAN**

**C903**



**SITE LAYOUT NOTES:**

1. THE FUTURE IMPROVEMENTS ASSOCIATED WITH THE "RE-STATE" PROJECT, ALONG VINE AND NORTH STREETS, WILL BE COORDINATED WITH THE JOINT BOARD (REPRESENTING WEST LAFAYETTE AND PURDUE UNIVERSITY) AND THE PLANNING DESIGN TEAM. THE FINAL LOCATION AND CONSTRUCTION OF IMPROVEMENTS WITHIN THE RIGHT-OF-WAY WILL BE IN ACCORDANCE WITH THE COORDINATION AND FINAL DESIGN OF SAID "RE-STATE" PROJECT.
2. ALL DIMENSIONS ARE PARALLEL WITH AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, AND REFERENCED TO THE BACK OF CURB, EDGE OF PAVEMENT, EDGE OF SIDEWALK, CENTER OF STRUCTURE, OR OUTSIDE SURFACE OF BUILDING WALL UNLESS OTHERWISE NOTED.
3. REFER TO "ARCHITECTURAL SITE PLAN", SHEET A100 FOR NOTATION PARKING SUMMARY, LOT COVERAGE, BUILDING SETBACKS, FINISH SURFACES, AND SITE FURNISHINGS.
4. REFER TO "LANDSCAPE PLAN", SHEET A101 FOR PLANT SCHEDULE AND LANDSCAPE NOTES.



NOTE: THIS PLAN INCLUDES THE FUTURE STREET AND WALK IMPROVEMENTS PROPOSED FOR NORTHWESTERN AVE. & VINE ST. TO BE COMPLETED AS PART OF THE "RE-STATE" PROJECT AROUND 2017-2018.

I:\Projects\16136\16136.dwg 16136-Plan-Base.dwg 16136-Plan-Base.dwg 16136-Plan-Base.dwg 16136-Plan-Base.dwg 16136-Plan-Base.dwg 16136-Plan-Base.dwg 16136-Plan-Base.dwg  
 PLOTTED: Thu, May 26, 2016 1:43:32 PM BY: jfowler





7 ON-CANOPY TENANT SIGNAGE EXAMPLE  
A200 SCALE: NA



6 VERTICAL SIGNAGE EXAMPLE  
A200 SCALE: NA



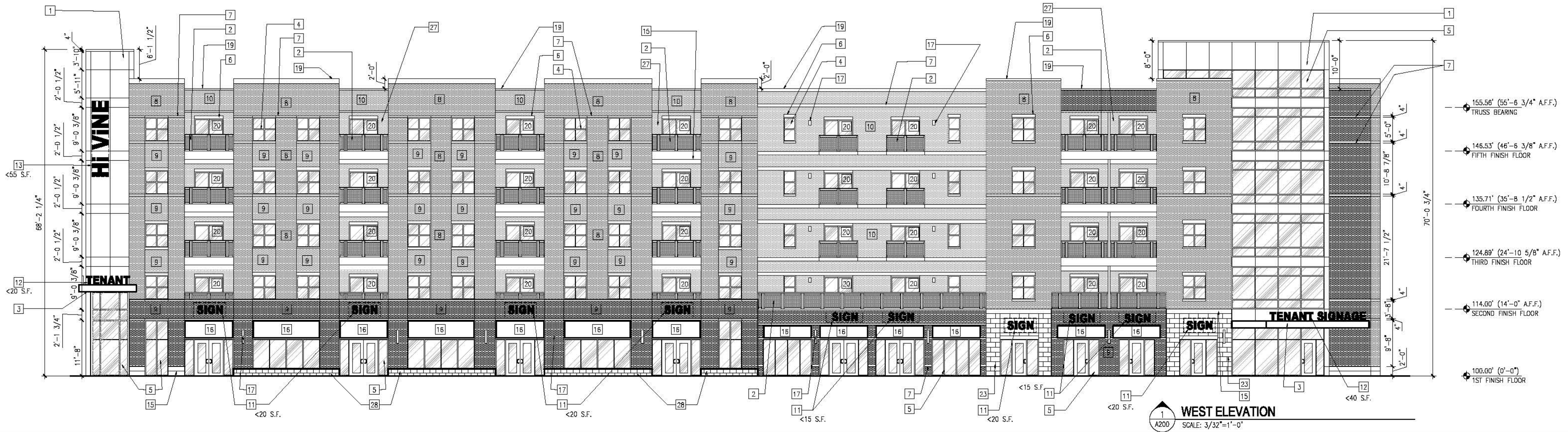
5 CLOTH AWNING EXAMPLE  
A200 SCALE: NA



4 METAL RAILING AND GUARDRAIL EXAMPLE  
A200 SCALE: NA

**PRELIMINARY  
PLAN SUBMITTAL  
04 / 27 / 2016**

ELEVATION KEYNOTES	
1. ARCHITECTURAL METAL PANEL	17. WALL FIXTURE PER LIGHTING SCHEDULE
2. METAL DECK RAILING AND GUARDRAIL	18. PRECAST RAMP SYSTEM
3. ALUMINUM CANOPY	19. CAST STONE PARAPET CAP
4. VINYL SINGLE-HUNG WINDOW	20. VINYL PATIO DOOR
5. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM	21. BUILDING SIGNAGE
6. CAST STONE HEADER	22. PRECAST CONCRETE WALL OR COLUMN
7. CAST STONE BAND	23. SPLIT-FACE CMU VENEER
8. BRICK VENEER- COLOR #1	24. PREFINISHED METAL GUTTER AND DOWNSPOUT
9. BRICK VENEER- COLOR #2	25. ROOF BEYOND
10. BRICK VENEER- COLOR #3	26. HOLLOW METAL DOOR, PAINTED
11. POSSIBLE TENANT SIGN LOCATION	27. FIBER CEMENT BOARD SIDING-AS OPTION: -LOCATED AT RECESSED BALCONIES -LOCATED AT 2ND-5TH LEVELS OF THE EAST AND NORTH BUILDING ELEVATIONS ADJACENT TO ELEVATED PARKING AREA
12. ON-CANOPY TENANT SIGNAGE	28. SPLIT-FACED BLOCK W/ CAST STONE CAP
13. VERTICAL SIGNAGE	29. "GREEN WALL" W/ METAL TRELIS
14. CAST STONE SILL	30. SMOOTH-FACE CMU VENEER, PAINTED
15. CAST STONE VENEER	
16. CLOTH AWNING W/ STEEL FRAME	



PROJECT TITLE:  
**302 VINE STREET PD  
A NEW MIXED-USE STUDENT LIVING CENTER**

302 VINE ST.  
WEST LAFAYETTE, INDIANA

**DISCLAIMER:**  
This is an original design created by KJG Architecture, Inc. The copyright, title, and all other rights in this drawing shall remain the property of KJG Architecture, Inc. None of the information shall be used by or disclosed to any person, in any manner, for any purpose without the prior written permission of KJG Architecture, Inc.

PROFESSIONAL SEAL:

PROJECT DATE:  
**4/27/16**

NO.	DESCRIPTION	DESIGN DATE	DATE REVISION

PROJECT NUMBER: **A2015.109** DRAWN BY:

DRAWING TITLE:  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER:

**A200**



---

Z-2641  
**JERRY M. WEIDA AND PATTI A. WEIDA**  
**302 VINE STREET PLANNED DEVELOPMENT**  
**CBW AND R3W TO PDMX**

**Staff Report**  
**June 9, 2016**

---

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

Petitioners/Owners are requesting PDMX zoning on approximately 0.84 acres for a 5-story mixed use building containing 73 residential apartment units (117 bedrooms maximum) above 12,580 square feet of ground floor retail and a 74-space parking structure. The property is bounded by North Street, Vine Street, Wiggins Avenue and Northwestern Avenue in the City of West Lafayette; Wabash 19 (NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is presently zoned CBW Central Business West Lafayette and R3W Multi-Family Residential West Lafayette as are most of the properties in Chauncey Village with the exceptions being the numerous planned developments in the immediate vicinity that have been approved in past years including: 225 Northwestern Avenue PDMX (Z-2562), State Street Corner PDMX (Z-2482), Chauncey Square PDMX (Z-2454), University Terrace PDMX (Z-2450), Chipotle PDNR (Z-2255), Chauncey Townhouses PDRS (Z-2216), Villa on Pierce Street PDMX (Z-2122), West Lafayette Public Library PDNR (Z-2109) and State Street Commons PDMX (Z-1966). All rezone petitions in Chauncey Village in recent years have been planned developments.

**AREA LAND USE PATTERNS:**

The property is located near the center of Chauncey Village and is surrounded by an increasingly dense mix of commercial and residential uses proper to a central business district. The property presently is the site of two converted single-family homes and a two-story commercial building containing a leasing office, coin laundry and liquor store. West of the subject property, across Northwestern Avenue and Vine Street, is a West Lafayette fire station and student apartments respectively. North and east of the subject property are student apartments and south is a Verizon office and the West Lafayette Public Library.

**TRAFFIC AND TRANSPORTATION:**

North and Vine Streets are classified as local roads while Northwestern Avenue and Wiggins Street are classified as primary arterials according to the adopted *Thoroughfare Plan*. Vehicular access to the project's parking garage is planned off of North Street, Wiggins Street and the alley. Covered bike parking for the residents (44 spaces) is found in the project's parking garage while an additional 18 public bike spaces are provided along the project's street frontages. Off-street vehicular parking for the project is found in its two-level parking garage containing 74 spaces. The residential parking ratio is 0.50 per bedroom (0.80 per unit) or 59 spaces for the residents. Commercial parking for the tenants and customers totals 13 spaces. A total of nine on-street parking spaces will be created along Vine and North Streets. On-street commercial and residential loading areas are being provided on the project's Vine Street and North Street frontages. The existing public alley that bisects the block is planned to be partially vacated and relocated to accommodate this project: The alley will run east to west to roughly the center of the block before turning south and intersecting North Street.

Streetscape improvements planned with this project include: 5-foot sidewalks along Wiggins, minimum 6-foot sidewalks along Vine and North Streets plus 5-foot minimum street tree pits, and street furniture appropriate for a downtown. To further enhance this downtown pedestrian-oriented environment, optional outdoor seating/dining areas can be accommodated along the building's Vine Street and North Street frontages.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities and Indiana American water are available to serve the site.

**STAFF COMMENTS:**

The 302 Vine Street Planned Development is another important contribution to the urban redevelopment and revitalization of Chauncey Village. In its scale, design and mix of uses, the project builds on the contributions of similar past projects in the vicinity while expanding the overall footprint of West Lafayette's downtown.

Situated on the northern edge of Chauncey Village, the proposed project stretches along Vine Street from North Street to Wiggins Street, taking in roughly half the block. With two prominent corners for the ground-floor retail spaces (at North/Vine and Wiggins/Vine), the project succeeds in taking full advantage of these high visibility intersections with fitting architectural elements and a signage program appropriate in scale and tone. The degree of residential densification brought by the project's removal and replacement of the existing 10 units (18 bedrooms) and adding 63 units (99 bedrooms) is very much in keeping with similar past approved redevelopment efforts in Chauncey Village. Parking for the uses in the proposed project is also in keeping with similar past approved projects, projects which have clearly demonstrated (in the parking utilization data they have collected over the past few years) a reduced need for higher parking ratios.

In our most recent student rental study, *2015 Update Tippecanoe County Student Rental Report & Survey*, staff continued to identify that the lowest vacancy rates near campus (from both the postal service's data and our own landlord survey) are largely centered on Chauncey Village. Because of this we promulgated the following policy statement:

*"Continue to support redevelopment efforts centered on West Lafayette's downtown (Chauncey Village and the Levee), along Northwestern Avenue (from State Street to Meridian Street), and the neighborhood south of State Street."*

Given the vacancy data we've collected over the past several years and the relatively modest expansion of on-campus housing options on the part of Purdue University, the 302 Vine Street Planned Development is a project coming at the right time and in the right place.

**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. PD construction plans per UZO Appendix B-2;
3. Completion of the partial alley vacation;
4. A final plat including the relocated alley dedication per UZO Appendix B-3 as applicable;
5. Appropriate surety submitted with final detailed plans;
6. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;