

ORDINANCE NO. 12-2023
**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: **R3W** district
TO: **PDRS** 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 1 DAY OF May, 2023.

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

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 1 DAY OF May, 2023, HAVING BEEN PASSED BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Blanco	✓			
Brown	✓			
Bunder	✓			
DeBoer	✓			
Hardesty	✓			
Leverenz	✓			
Parker	✓			
Sanders	✓			
Thomas			✓	


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 2 DAY OF May, 2023.

Sana G. Booker
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 3 DAY OF May, 2023.

John R. Dennis
John R. Dennis, Mayor

Attest:

Sana G. Booker
Sana G. Booker, Clerk



Ordinance No. 12-2023

Legal Description

LOTS NUMBERED FORTY-FIVE (45), FORTY-SIX (46) AND FORTY-SEVEN (47) IN THE PLAT OF CHAUNCEY, CITY OF WEST LAFAYETTE, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA, AS PER THE PLAT THEREOF, RECORDED SEPTEMBER 18, 1863 IN BOOK 43, PAGE 278 IN THE OFFICE OF THE TIPPECANOE COUNTY RECORDER.

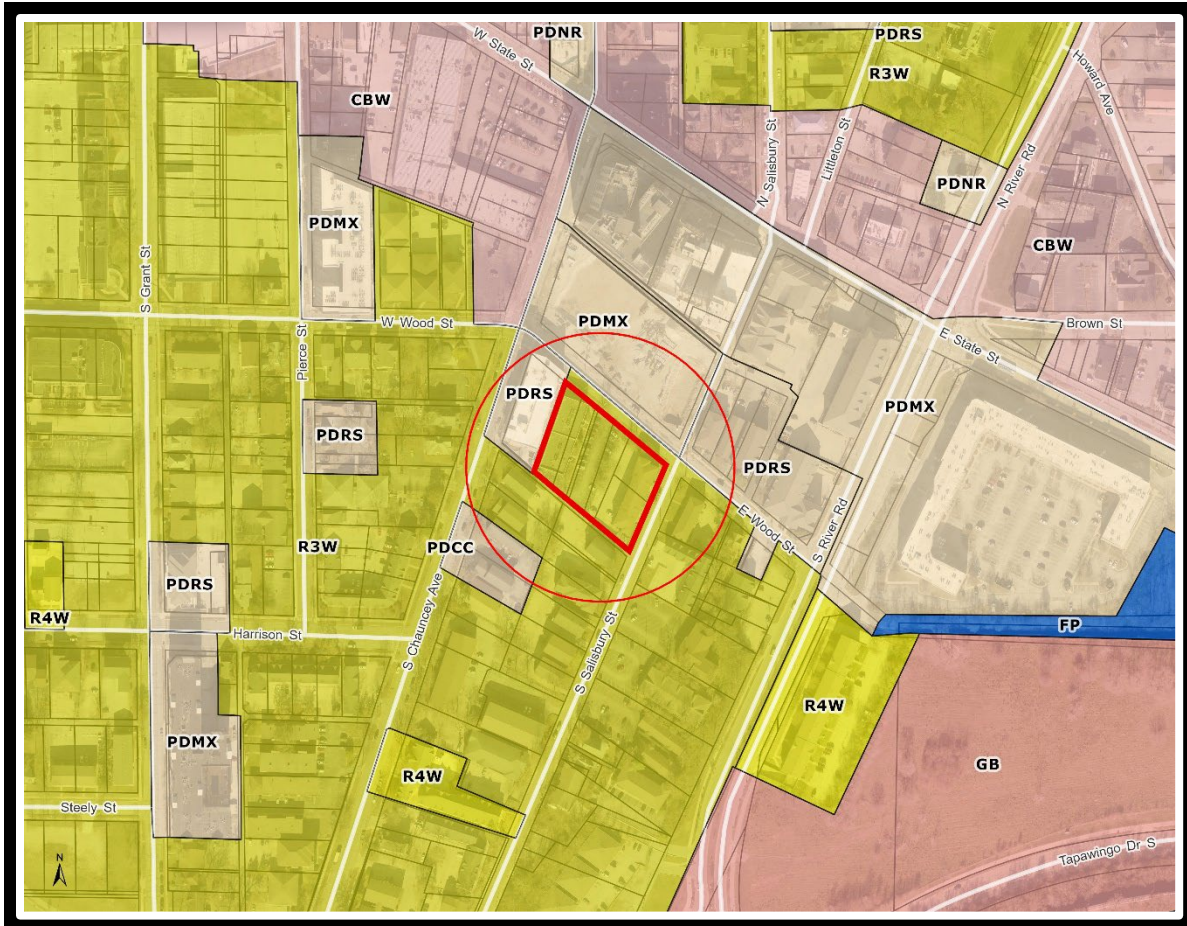
EXCEPT FIVE (5) FEET IN EVEN WIDTH OFF THE EASTERLY SIDE OF LOT FORTY-FIVE (45) TAKEN FOR THE WIDENING OF SALISBURY STREET PER RECORD SIX (6), PAGE FOUR HUNDRED SIXTY-THREE (463) AS DESCRIBED IN WEST LAFAYETTE PLAT BOOK OF ADDITIONS, PAGE THREE (3), ON FILE IN THE OFFICE OF THE WEST LAFAYETTE ENGINEERING DEPARTMENT.

CONTAINING IN ALL, AFTER SAID EXCEPTION, 1.15 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD

Z-2882
SUBTEXT ACQUISITIONS, LLC – Brandt Stiles
(Verve 2 Planned Development)
(R3W to PDRS)

STAFF REPORT
April 13, 2023



VERVE II WEST
LAFAYETTE

FOR
SUBTEXT AQUISSIONS, LLC
3000 LOCUST ST ST. LOUIS, MO 63103

STORM SEWER

ID	DESCRIPTION	PIPE DATA
200	4-FT MANHOLE	24" EXST RCP INV (NE) 12" RCP INV (NW)
210	4-FT MANHOLE	12" RCP INV (SE) 12" RCP INV (NW) 12" RCP INV (S)
215	STORMWATER QUALITY UNIT	12" RCP INV (NW) 12" RCP INV (NW)
220	30-IN X 36-IN BOX	12" RCP INV (SE) 12" RCP INV (NW)
230	30-IN X 36-IN BOX	12" RCP INV (SE)
240	24-IN X 24-IN BOX	12" RCP INV (SE)
250	24-IN X 24-IN BOX	12" RCP INV (SE)

KEYNOTE INDEX

- PROPERTY / RIGHT OF WAY LINE
- CURB AND GUTTER, BARRIER
- SIDEWALK, CONCRETE
- LANDSCAPE PLANTER BED, RAISED, SEE LANDSCAPE PLANS
- ELECTRIC TRANSFORMER, BY DUKE ENERGY
- PAVEMENT, CONCRETE
- PAVEMENT, ASPHALT, MILL AND RESURFACE, RESURFACE TO BE DONE AFTER SITE CONSTRUCTION IS COMPLETE
- LANDSCAPE PLANTER AREA, SEE LANDSCAPE PLANS
- STEPS, SEE ARCHITECTURAL PLANS
- PAVEMENT, ASPHALT, FULL DEPTH
- FIRE DEPARTMENT CONNECTION (4)
- 2.5-IN CONNECTIONS WITH LOCKING METAL CAPS REQ.
- POST INDICATOR VALVE
- WATER MAIN, 8-IN, C-900 PVC
- WATER MAIN, 8-IN, FIRE SERVICE
- WATER MAIN, 8-IN, DOMESTIC
- PIPE, 12-IN, HDPE, SANITARY SEWER LATERAL, CONNECT TO EXISTING MAIN
- RETAINING WALL
- BUILDING LINE, GROUND LEVEL. SEE ARCHITECTURAL PLANS FOR MORE INFO
- BUILDING LINE, OVERHEAD. SEE ARCHITECTURAL PLANS FOR MORE INFO
- SIGN, SHEET, SHORT TERM PARKING UNDERGROUND UTILITY CONDUITS, EXISTING, TO REMAIN, PROTECT. CONTRACTOR SHALL COORDINATE WITH UTILITY TO RELOCATE AS NECESSARY FOR PROPOSED CONSTRUCTION.
- ADA RAMP WITH DETECTABLE WARNING SURFACES
- GENERATOR, BY OWNER
- PAINT, WHITE, 4-IN, PARALLEL PARKING (TYP)
- PAINT, WHITE, 4-IN (TYP)
- PAVEMENT MARKING, STOP BAR / CROSSWALK, MATERIAL AND INSTALLATION PER CITY
- BIKE RACK, SPECIFICATIONS TBD
- TRASH / RECYCLING RECEPTACLE, SPECIFICATIONS TBD
- GAS MAIN, EXISTING, PROTECT
- WATER MAIN, EXISTING, PROTECT
- HANDHOLE, COMMUNICATIONS, PENDING UTILITY COORDINATION
- CONDUIT, ELECTRIC, RELOCATED, PENDING UTILITY COORDINATION
- CONDUIT, COMMUNICATIONS, RELOCATED, PENDING UTILITY COORDINATION
- FIRE HYDRANT, EXISTING, TO REMAIN, PROTECT
- FIRE HYDRANT, EXISTING, TO REMAIN, FLOW TEST IS PENDING WITH INAH. IF FLOW TEST YIELDS ADEQUATE RESULTS, THIS HYDRANT IS PROPOSED TO BE UTILIZED TO MEET THE WFO REQUEST FOR A HYDRANT NEAR THIS POSITION.
- RAMP, SEE ARCHITECTURAL PLANS
- FIRE DEPARTMENT CONNECTION, WALL MOUNTED, (4) 2.5-IN CONNECTIONS WITH LOCKING METAL CAPS REQ.



Not For Construction
03/27/2023 6:58:25 PM

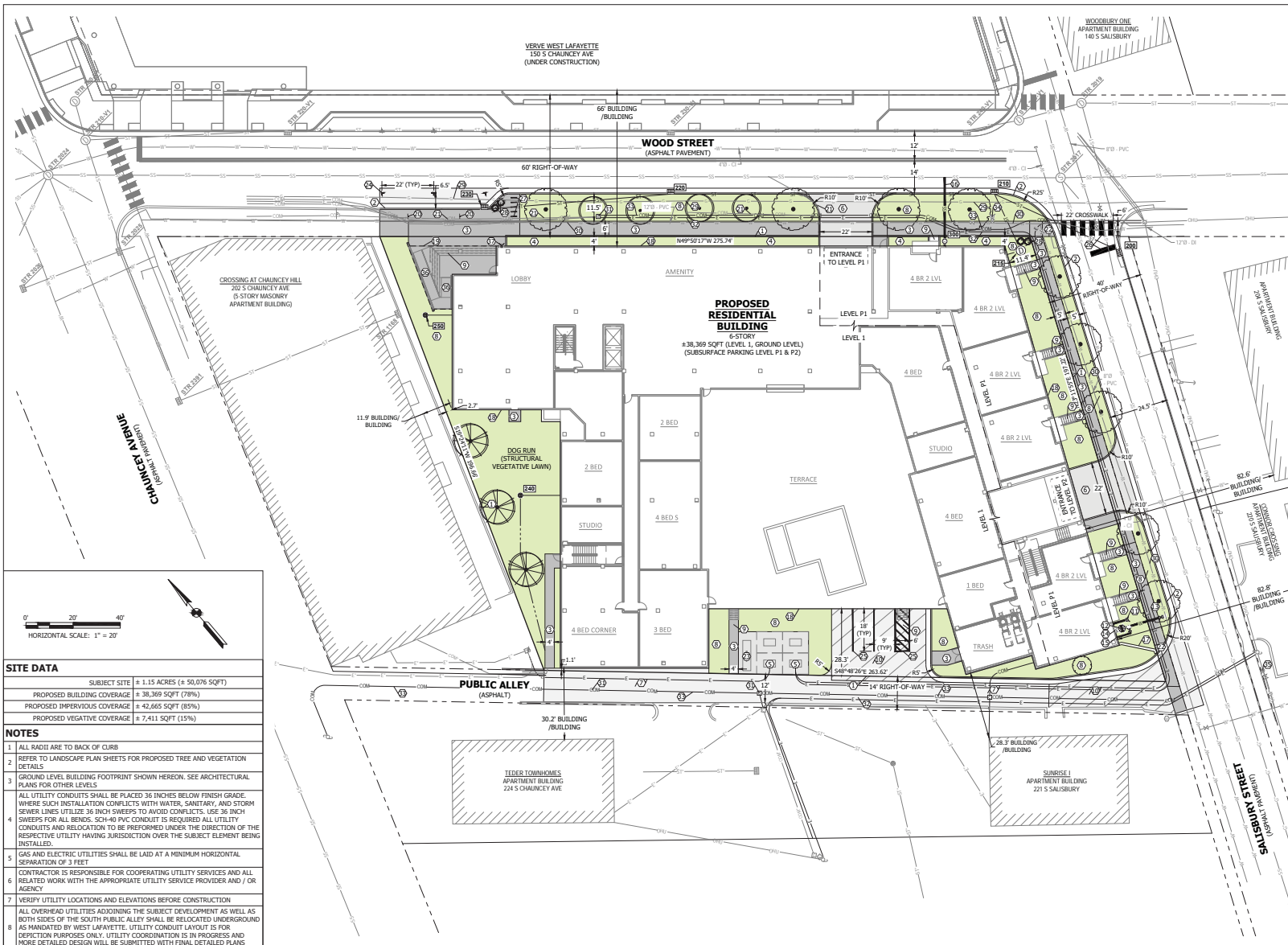
REVISIONS	Description	Date
No.		

2205161
PROJECT NUMBER
MGF/BS CSK
DRAWN BY CHECKED BY

KEY PLAN

VERVE II WEST LAFAYETTE

SITE PLAN
C101



SITE DATA	
SUBJECT SITE	± 1.15 ACRES (± 50,076 SQFT)
PROPOSED BUILDING COVERAGE	± 38,369 SQFT (78%)
PROPOSED IMPERVIOUS COVERAGE	± 42,665 SQFT (85%)
PROPOSED VEGATIVE COVERAGE	± 7,411 SQFT (15%)

NOTES	
1	ALL RADII ARE TO BACK OF CURB
2	REFER TO LANDSCAPE PLAN SHEETS FOR PROPOSED TREE AND VEGETATION DETAILS
3	GROUND LEVEL BUILDING FOOTPRINT SHOWN HEREON. SEE ARCHITECTURAL PLANS FOR OTHER LEVELS
4	ALL UTILITY CONDUITS SHALL BE PLACED 36 INCHES BELOW FINISH GRADE, WHERE SUCH INSTALLATION CONFLICTS WITH WATER, SANITARY, AND STORM SEWER LINES UTILIZE 36 INCH SWEEPS TO AVOID CONFLICTS. USE 36 INCH SWEEPS FOR ALL BENDS. SCH-40 PVC CONDUIT IS REQUIRED. ALL UTILITY CONDUITS AND RELOCATION TO BE PERFORMED UNDER THE DIRECTION OF THE RESPECTIVE UTILITY HAVING JURISDICTION OVER THE SUBJECT ELEMENT BEING INSTALLED.
5	GAS AND ELECTRIC UTILITIES SHALL BE LAID AT A MINIMUM HORIZONTAL SEPARATION OF 3 FEET
6	CONTRACTOR IS RESPONSIBLE FOR COOPERATING UTILITY SERVICES AND ALL RELATED WORK WITH THE APPROPRIATE UTILITY PROVIDER AND / OR AGENCY
7	VERIFY UTILITY LOCATIONS AND ELEVATIONS BEFORE CONSTRUCTION
8	ALL OVERHEAD UTILITIES ADDING THE SUBJECT DEVELOPMENT AS WELL AS BOTH SIDES OF THE SOUTH PUBLIC ALLEY SHALL BE RELOCATED UNDERGROUND AS MANDATED BY WEST LAFAYETTE. UTILITY CONDUIT LAYOUT IS FOR DIRECTION PURPOSES ONLY. UTILITY COORDINATION IS IN PROGRESS AND MORE DETAILED DESIGN WILL BE SUBMITTED WITH FINAL DETAILED PLANS

FILE: P:\2023\2205161 SUBTEXT WEST LAFAYETTE\11 (ARCH)\30 SHEET\DRAWINGS\LANDSCAPE\PRELIMINARY PLANS\2205161 SITE PLAN.DWG USER: MARSHALL TUBBINS DATE: 3/27/2023 10:26:24 AM



MATERIAL LEGEND

MAS-01	TAN BLEND BRICK
MAS-02	BURNISHED BLOCK
PNL-01	FIBER CEMENT PANELS - CHARCOAL
PNL-02	METAL PANELS - BRONZE
PNL-03	METAL PANELS - LIGHT GRAIN TEXTURED
PNL-04	METAL PANELS - BRUSHED METALIC
PNL-05	METAL PANELS - CHARCOAL
WN-01	GLASS WINDOW SYSTEM
WN-02	ALUM. GLASS STOREFRONT SYSTEM

VERVE II DEVELOPMENT
West Lafayette, IN



500 Washington Avenue South, Suite 1000
Minneapolis, MN 55415
612.339.6508 | 1 612.339.6382
www.esgarch.com

Professional Seal

Signature _____
Typed or Printed Name _____
License # Date _____

1 EAST ELEVATION (SALISBURY STREET)
3/32" = 1'-0"

Not For Construction
03/27/2023 6:42:36 PM



3 NORTH ELEVATION (WOOD STREET)
3/32" = 1'-0"

EXHIBIT 3-28-23

ORIGINAL ISSUE: 03/28/23

REVISIONS No.	Description	Date

222535
PROJECT NUMBER
Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN

VERVE II DEVELOPMENT

BUILDING ELEVATIONS
EA3.1

**VERVE II
DEVELOPMENT**
West Lafayette, IN



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
612.209.6508 | 1 612.209.6382
www.esgarch.com

Professional Seal

Signature _____

Typed or Printed Name _____

License # Date _____



VIEW FROM THE NE ON WOOD STREET



VIEW FROM THE NW ON WOOD STREET



VIEW FROM THE SW



VIEW FROM THE SE ON S SALISBURY STREET

Not For Construction

03/27/2023 6:42:36 PM

EXHIBIT 3-28-23

ORIGINAL ISSUE: 02/28/23

REVISIONS	No.	Description	Date

222535

PROJECT NUMBER

Author _____ Checker _____

DRAWN BY _____ CHECKED BY _____

KEY PLAN

VERVE II DEVELOPMENT

RENDERINGS

EA4.1

3/27/2023 10:31 AM

Z-2878

**SUBTEXT ACQUISITIONS, LLC - VERVE 2 PLANNED DEVELOPMENT
R3W to PDRS**

**Staff Report
April 13, 2023**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, on behalf of the owners, is requesting a rezone of 1.15 acres for a multi-family apartment development. The proposed six-story building is planned to contain up to 153 units with approximately 158 parking spaces located in an underground garage. The site is located at the southwest corner of Wood and Salisbury Streets in West Lafayette, Wabash 19 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property in this case is presently zoned R3W and PDRS. Rezoning activity in the vicinity has been limited to Planned Developments, (202 S. Chauncey Avenue Z-2698, The Hub Z-2654 and Rise Z-2767). A mix of multi-family residential, commercial, and mixed-use zoning surround the subject property.

AREA LAND USE PATTERNS:

The rezone site area is currently improved with low-rise, multi-family apartment buildings. This section of West Lafayette's downtown area has been redeveloping in a more intense fashion for many years with numerous high and mid-rise mixed-use projects surrounding the subject property.

PARKING AND TRANSPORTATION:

According to the adopted *Thoroughfare Plan*, Salisbury and Wood Streets are urban local roads. Required rights-of-way are already in place for all streets. To improve traffic flow and safety, the public alley (which forms the south boundary of the site) will be widened with this project, adding an additional 2-feet of public right-of-way bringing the total width of the alley to 14-feet.

Given the slope that runs through the subject property, parking for the project will be accessed from two locations corresponding with the two parking levels. The lower level will be accessed from Salisbury Street while the upper level will be accessed from Wood Street. The two parking levels will not be internally connected with vehicle ramps. The project also includes 173 bicycle parking/storage spaces.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site. A private dog-park is included on the site plan for use of the residents.

STAFF COMMENTS:

According to the *West Lafayette Downtown Plan*, this block (block 28) is located in the “Downtown Village” land use category which supports a variety of mid-density and mixed-use developments:

“This block, designated Downtown Village, completes the transition to a mid-rise environment begun in Block 24. While a mix of uses can be supported on this block (non-residential uses being more appropriate along the Wood Street frontage), residential uses should dominate...”

The step-down to six stories, as prescribed by the *Plan* is accomplished with Verve 2 and, being a strictly residential project, the prescription that “...residential uses should dominate...” is also respected. Along the Salisbury frontage, walkout townhouse units are planned and the addition of a private dog park for the project’s residents is a welcome amenity in this dense part of the city. In all, Verve 2 Planned Development meets the policies of the *Downtown Plan* while adding some unique design elements that will only contribute to the vibrancy of the neighborhood.

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-3-2* as applicable, which includes all required right-of-way dedications;
4. Planned Development construction plans per *UZO Appendix B-2*;
5. Appropriate surety submitted with Final Detailed Plans;
6. Final landscape plan and plant schedule, in general conformity with the approved Preliminary Plans, shall be approved by the Greenspace Administrator with the submission of the Final Detailed Plans;
7. A final MOT plan, subject to the approval of the Administrative Officer, shall be submitted with the Final Detailed Plans;
8. An application for addressing of the units shall be made to APC prior to the submission of the Final Detailed Plans as required; and
9. FAA Determination shall be submitted with the Final Detailed Plans.



Area Plan Commission of Tippecanoe County, Indiana

April 20, 2023
Ref. No.: 2023-076

West Lafayette City Council
222 N Chauncey Ave.
West Lafayette, Indiana 47906

CERTIFICATION

RE: **Z-2882 SUBTEXT ACQUISITIONS, LLC – Brandt Stiles (Verve 2 Planned Development) - (R3W to PDRS):**

Petitioner is requesting a rezone of 1.15 acres for a multi-family apartment development. The proposed six-story building is planned to contain up to 153 units with approximately 158 parking spaces located in an underground garage. The site is located at the southwest corner of Wood and Salisbury Streets in West Lafayette, Wabash 19 (NW) 23-4.

Dear West Lafayette City Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on April 19, 2023, the Area Plan Commission of Tippecanoe County voted 16 yes – 0 no on the motion to rezone the subject real estate from R3W to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette City Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the West Lafayette City Council at its May 1, 2023 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

DH/kl

Enclosures: Staff Report, Ordinance & Site Plan

cc: Brandt Stiles, Subtext Acquisitions LLC
The Arches, LLC
Ryan Munden, Reiling Teder & Schrier
Chad Spitznagle, West Lafayette Building Commissioner