

**ORDINANCE NO. 13-2023**  
**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. 13-2023**

**Legal Description**

Lots numbered twenty-nine (29), thirty (30) and thirty-one (31) in University Park Addition to West Lafayette, as laid out and platted upon a part of the East half of the Northwest quarter of Section nineteen (19) in Township twenty-three (23) north, Range four (4) West.

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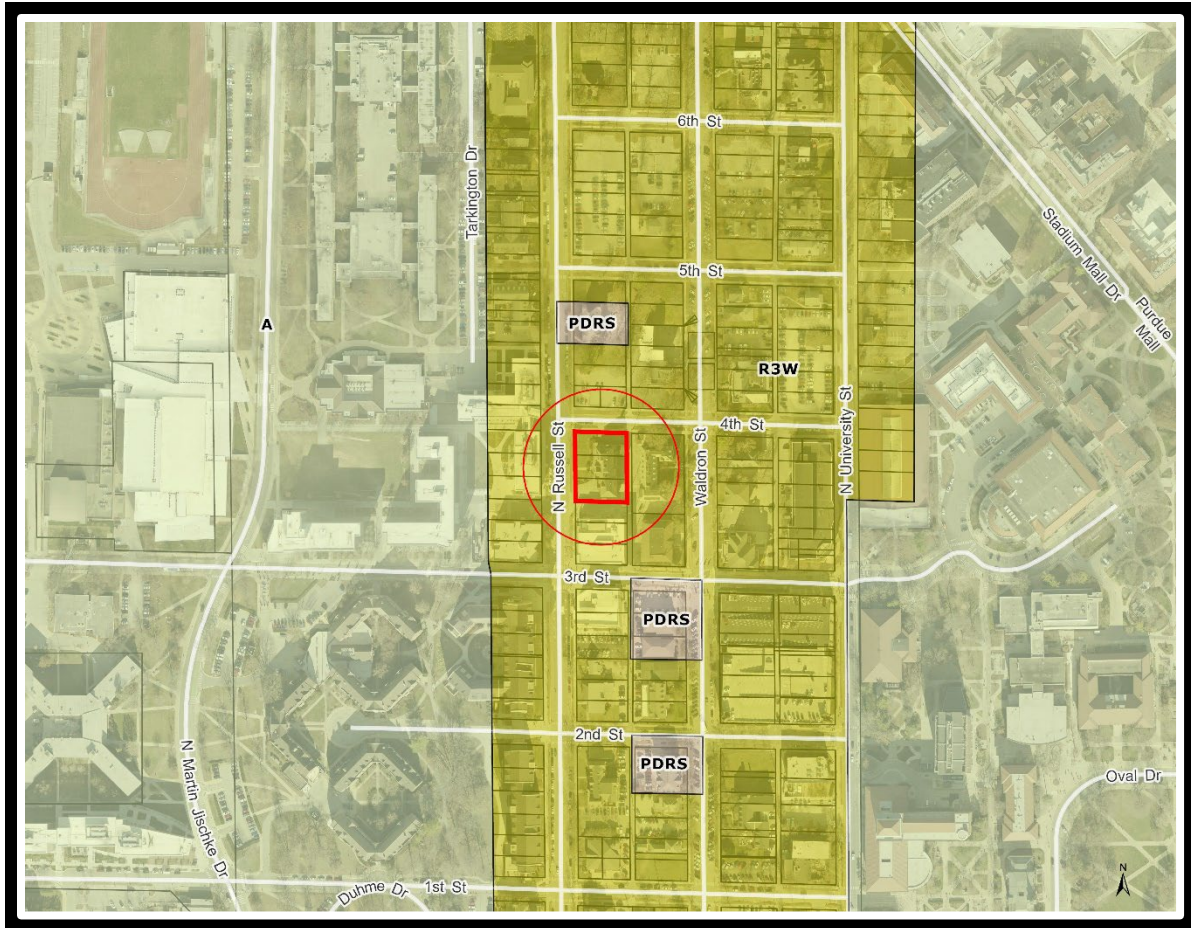
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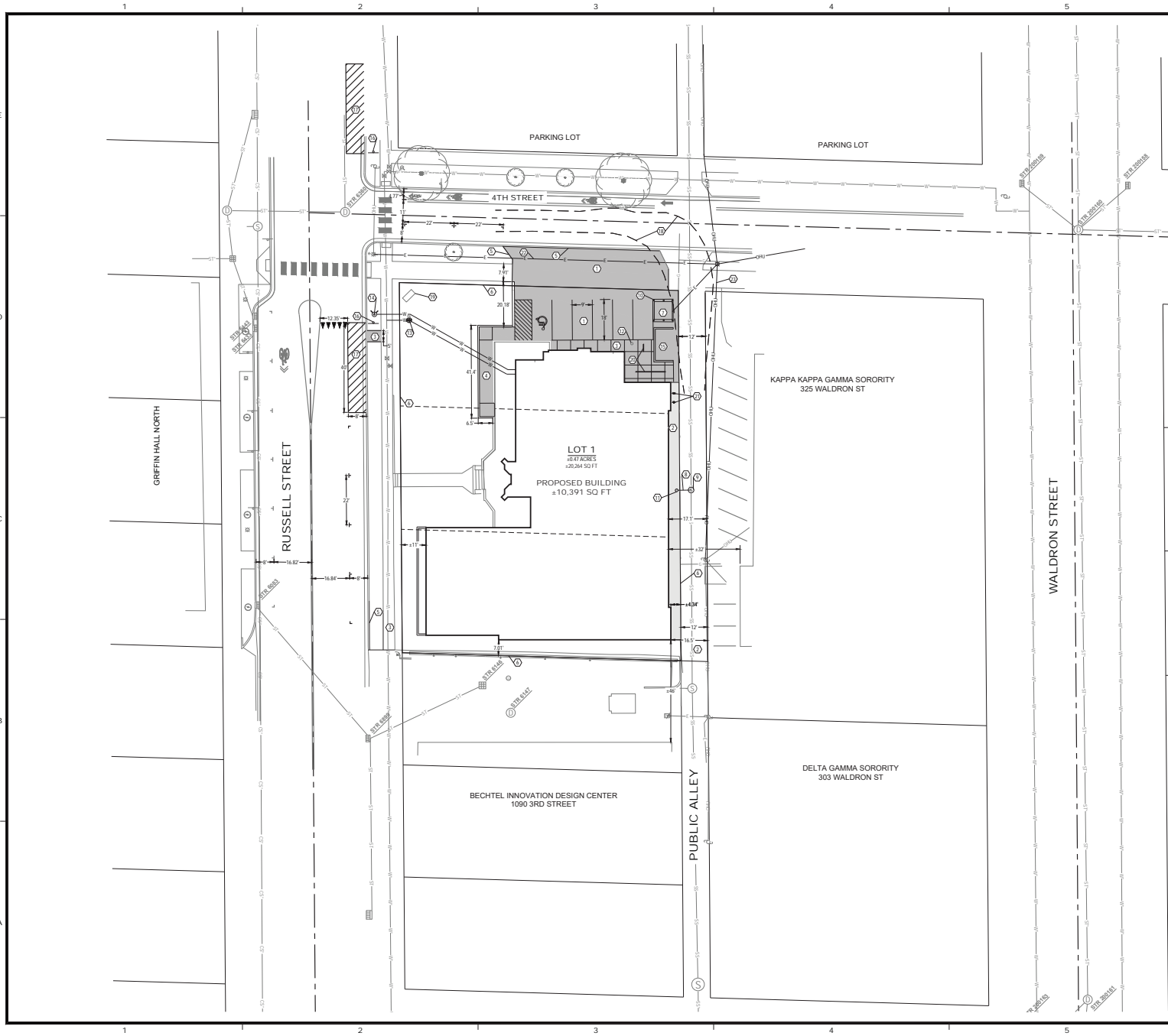
**Z-2883**  
**PCM PROPERTIES, LLC – Mike Cates**  
**(Revive at Russell Planned Development)**  
**(R3W to PDRS)**

**STAFF REPORT**  
**April 13, 2023**

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### NOTES

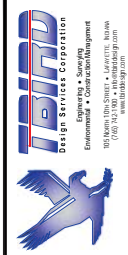
- 1 PROTECT EXISTING FIRE PROTECTION AND OR WATER LINES DURING CONSTRUCTION. ALL UTILITIES, INCLUDING FIRE PROTECTION, SHALL MAINTAIN OPERATION DURING CONSTRUCTION UNLESS OTHERWISE COORDINATED WITH OWNER.
- 2 CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES AND ALL RELATED WORK WITH OWNER AND THE APPROPRIATE UTILITY SERVICE PROVIDER.
- 3 CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND ELEVATIONS BEFORE CONSTRUCTION, INCLUDING UTILITIES THAT ARE POTENTIALLY IN CONFLICT WITH PROPOSED SUBGRADE, WHEN EXCAVATING ACROSS UTILITIES OR WHEN CROSSING EXISTING UTILITIES WITH PROPOSED UTILITY CONSTRUCTION. THE CONTRACTOR SHALL "TWO-HIT" OR WIDEN EXCAVATE IN ORDER TO VISUALLY VERIFY ADEQUATE SEPARATION AND CLEARANCE.
- 4 ALL ON-SITE BORROW TO BE USED WITHIN 2 FEET HORIZONTAL OF BUILDING FACE, DRIVEWAYS AND ALL OTHER PAVED SURFACES EXCLUDING SIDEWALK. ON ANY OTHER AREAS SPECIFICALLY NOTED ON PLANS, SHALL BE CHEMICALLY MODIFIED (J.M. STABILIZED) AND INSTALLED IN 18 INCH COMPACTED LIFTS IN ACCORDANCE WITH MOST RECENT SPECIFICATIONS. SUBGRADE TREATMENT TYPE III - ALL PLACEMENT SHALL BE OBSERVED AND TESTED BY OWNER'S INDEPENDENT INSPECTION AND TESTING FIRM. SUBSEQUENT LIFTS SHALL NOT BE PLACED UNTIL PREVIOUS LIFT APPROVED BY INSPECTOR OR OWNER'S REPRESENTATIVE.
- 5 NO UTILITY CONSTRUCTION SHALL COMMENCE UNTIL SUPERVISORY ENGINEERING HAS BEEN COMPLETED TO MEET THE MINIMUM COVER REQUIREMENTS CONTAINED IN THE CITY OF WEST LAFAYETTE DETAILS INCLUDED IN THESE PLANS.
- 6 PRIOR TO THE START OF ANY GRADING OR UTILITY INSTALLATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR POT-HOLES OR EXPOSING ALL KNOWN, POSSIBLE UTILITY CONFLICTS. THE COST FOR POT-HOLE OR EXPOSING UTILITIES SHALL BE INCLUDED IN THE LUMP SUM BASE BID. KNOWN UTILITIES SHALL INCLUDE ANY DEPTCHS AND DECLARATIONS CONTAINED IN THE CONSTRUCTION DOCUMENTS. POSSIBLE CONFLICTS SHALL INCLUDE BUT NOT BE LIMITED TO THOSE LOCATIONS WHERE SUBSURFACE ITEMS ARE INSTALLED OR EXTENDED AND POTENTIALLY CROSS OR COME IN CLOSE PROXIMITY TO KNOWN UTILITIES.
- 7 UPON DISCOVERY OF A UTILITY CONFLICT WITH A PROPOSED CONSTRUCTION ITEM, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER. IF IT IS DETERMINED THROUGH COOPERATION WITH THE UTILITY OWNER THAT EITHER THE EXISTING UTILITY OR PROPOSED CONSTRUCTION ITEM CAN BE ADJUSTED (DEFLECTED) TO ELIMINATE THE CONFLICT, THIS WILL BE DONE AT THE EXTRA COST TO THE CONTRACT. WHERE SIGNIFICANT REVISIONS OR UTILITY RELOCATIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT A CHANGE ORDER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 8 IT IS UNDERSTOOD AND AGREED THAT THE OWNER DOES NOT GUARANTEE THAT THE MATERIALS AND CONDITIONS ENCOUNTERED DURING CONSTRUCTION WILL BE THE SAME AS INDICATED BY THE INFORMATION SHOWN ON THESE DRAWINGS. THE CONTRACTOR MUST SATISFY HIMSELF REGARDING THE CHARACTER, QUANTITIES, AND CONDITIONS OF THE VARIOUS MATERIALS AND WORK TO BE DONE.
- 9 UTILITY CONDUIT SHALL BE PLACED AT ALL UTILITY CROSSINGS WITHIN THE STREET AND 36 INCHES BELOW PROPOSED GRADE UNLESS EACH INSTALLATION CONFLICTS WITH WATER, SANITARY, AND STORM SEWER LINES. PVC CONDUIT REQUIRED UNDER ALL STREET CROSSING, FROM RIGHT-OF-WAY TO RIGHT-OF-WAY.
- 10 ALL RADIIUS DIMENSIONS ARE TO THE FACE OF CURB OR THE EDGE OF PAVEMENT WHEN CURB IS NOT PRESENT.
- 11 SEE LANDSCAPE PLAN SHEET L100 FOR LANDSCAPE ITEMS.

### SITE DATA

SUBJECT SITE	0.07 ACRES (1,0534 SQ FT)
EXISTING BUILDING COVERAGE	+32.2% (4,125 SQ FT)
EXISTING IMPERVIOUS COVERAGE	+45.8% (4,925 SQ FT)
EXISTING VEGETATIVE COVERAGE	+24% (4,484 SQ FT)
PROPOSED BUILDING HEIGHT	SAME AS EXISTING
PROPOSED BUILDING COVERAGE	+49% (9,495 SQ FT)
PROPOSED IMPERVIOUS COVERAGE	+75.3% (15,254 SQ FT)
PROPOSED VEGETATIVE COVERAGE	+24.7% (15,095 SQ FT)

### KEYNOTE INDEX

- 1 PAVEMENT: CONCRETE
- 2 PAVEMENT: ASPHALT
- 3 PAVEMENT: SIDEWALK
- 4 RAMP: ASP
- 5 CURB: CONCRETE. FINISH ALONG 4TH STREET, AND 6 IN ALONG RUSSELL STREET
- 6 PROPERTY LINE
- 7 TRANSFORMER: BY UTILITY
- 8 SANITARY SEWER LATERAL
- 9 SANITARY SEWER MANHOLE
- 10 BOLLARD: SEE DUKE ENERGY "GOLD BOOK", FIG 122B, PAGE 121 FOR SPECIFICATIONS
- 11 CLEANSUIT
- 12 ELECTRIC CHARGING STATION
- 13 POST INDICATOR VALVE
- 14 FIRE DEPARTMENT CONNECTION
- 15 DAMPSTER ENCLOSURE
- 16 BUS STOP SIGN OPTION
- 17 BUS STOP PARKING STRIPE OPTION 1 TO THE NORTH / OPTION 2 TO THE SOUTH
- 18 FIRE TRUCK MANEUVER
- 19 EXISTING MONUMENT SIGN, SEE SHEET L100
- 20 BIKE CYCLOOPS, SEE SHEET L100
- 21 PROPOSED BOLLARD
- 22 NEW UNDERGROUND ELECTRICAL LINE
- 23 OVERHEAD UTILITY



CERTIFIED BY: \_\_\_\_\_

REVIVE AT 314 RUSSELL  
PLANNED DEVELOPMENT  
102 4TH ST, WEST LAFAYETTE, INDIANA  
FOR  
PCW RPOPERTIES, LLC  
PO BOX 689, MIDDLETOWN, IN

MARK	DATE	DESCRIPTION

PROJECT NO: 21023  
FILE: 21023 SITE.DWG  
DRAWN BY: SB  
CHECKED BY: PSL  
LOCATION:  
TITLE:

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 4 WEST, GRASSHOP TOWNSHIP, TIPS-EAGLE COUNTY, INDIANA  
SITE-A  
PLAN  
C101

## ELEVATION KEYNOTES

1. EXISTING ROOF, NEW ARCHITECTURAL ROOF SHINGLES (GAF WILLIAMSBURG SLATE)
2. REPAIR/REPLACE STUCCO
3. REPAIR/REPLACE WOOD TRIM, PAINTED (SHERWIN WILLIAMS FRENCH ROAST)
4. NEW METAL CLAD WINDOW, CASEMENT (EKED (WHITE)
5. NEW PVC WINDOW, GLIDER (WHITE)
6. EXISTING BRICK VENEER, MODULAR SIZE
7. EXISTING LIMESTONE VENEER, TO BE CLEANED
8. NEW CAST STONE SELBANKING (NATURAL)
9. NEW STANDING SEAM METAL ROOF (MBCI CHARCOAL GRAY)
10. NEW BRICK VENEER, MODULAR SIZE (BOWERSTON CHOCOLATE W/C FR)
11. NEW CAST STONE PANELS (NATURAL)
12. NEW CAST STONE QUOINS (NATURAL)
13. NEW 12X24" CAST STONE VENEER UNITS (NATURAL)
14. FIBER CEMENT PANELS, PAINTED (SHERWIN WILLIAMS GRAYISH)
15. METAL TYP E GUTTER AND DOWNSPOUTS (AMERICAN BRACKET BRONZE)
16. NEW 6" BOX GUTTER AND DOWNSPOUTS (GUTTER GRAPHITE)
17. SINGLE PLY MEMBRANE ROOFING (WHITE)
18. NEW 6'S CORNER (STO INDIANA LIMESTONE)
19. NEW BRICK VENEER, MODULAR SIZE (ELEN GARY ADIRAN)
20. REPAIR OR REBUILD EXISTING WOOD DOOR
21. NEW HOLLOW METAL DOORFRAME - PAINTED (SHERWIN WILLIAMS FRENCH ROAST)
22. A/C CONDENSER
23. EXTERIOR LIGHT FIXTURE, SEE LIGHTING PLAN FOR SPECIFICATIONS
24. NEW ARCHITECTURAL ROOF SHINGLES (GAF CHARCOAL)
25. NEW ADA ACCESSIBLE ENTRANCE DOOR



PROFESSIONAL SEAL:

DISCLAIMER:  
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**EXTERIOR ELEVATIONS**  
REVIVE 314 RUSSELL PLANNED DEVELOPMENT  
PCM PROPERTIES, LLC  
314 RUSSELL STREET  
WEST LAFAYETTE, INDIANA 47906  
TIPIECANOE COUNTY

PROJECT DATE:  
**03.29.2023**  
SHEET REVISIONS:  
NO. DESCRIPTION DATE

PROJECT NUMBER: CHECKED BY:  
C2022.119

SHEET NUMBER:  
**A200**



**2** NORTH EXTERIOR ELEVATION  
SCALE: 3/16"=1'-0"



**1** WEST EXTERIOR ELEVATION  
SCALE: 3/16"=1'-0"

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**Z-2883**

**PCM PROPERTIES, LLC - REVIVE AT RUSSELL PLANNED  
DEVELOPMENT  
R3W to PDRS**

**Staff Report  
April 13, 2023**

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

Petitioner/owner is requesting a rezone of 0.47 acres for a single-lot, 4-story apartment building containing up to 80 residential units with 6 surface, off-street parking spaces. The site is located at the southeast corner of Russell and 4th Street in West Lafayette, Wabash 19 (NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is currently zoned R3W as are most of the properties in this part of the city. Successful rezoning activity in the vicinity has been limited to three PDRS zones while ABZA activity has been limited to a few properties seeking a relaxation in development standards in order to develop within the R3W zone in a more urban fashion.

**AREA LAND USE PATTERNS:**

Centered in the heart of the Purdue campus, the area surrounding the subject property is surrounded by campus buildings, fraternities, student apartments, and other university-related developments. The subject property itself contains a historic fraternity mansion (presently vacant) that once housed the Alpha Tau Omega fraternity.

**PARKING AND TRANSPORTATION:**

Russell and 4<sup>th</sup> Streets are both urban local roads according to the adopted *Thoroughfare Plan*. Access to the project's parking spaces will be from 4<sup>th</sup> Street while access to the project's trash and utility areas will be from the existing alley. The alley itself is to be widened along this site's rear property line as part of the project in order to better accommodate emergency vehicles.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site.

**STAFF COMMENTS:**

Redevelopment in this part of the city has been limited over the years and has been focused primarily along State Street. This site, at the Russell / 4<sup>th</sup> Street intersection is in the heart of campus. This proposed adaptive-reuse development seeks to repurpose and expand a historic fraternity house for multi-family use. With architectural design approved by the West Lafayette Historic Preservation Commission earlier this year, the Revive at 314 Russell Planned Development is a welcome addition to the city's student housing stock.

**STAFF RECOMMENDATION:**

Approval, contingent on meeting all requirements of UZO 2-28-10 and the following 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. Final landscape plan and plant schedule, in general conformity with the approved Preliminary Plans, shall be approved by the city's urban forester with the submission of the Final Detailed Plans; and
6. Street addressing and private street name applications shall be made with APC prior to the submission of the Final Detailed Plans.





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## Area Plan Commission of Tippecanoe County, Indiana

April 20, 2023  
Ref. No.: 2023-077

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

### CERTIFICATION

RE: **Z-2883 PCM PROPERTIES, LLC – Mike Cates (Revive at Russell Planned Development) - (R3W to PDRS):**

Petitioner is requesting a rezone of 0.47 acres for a single-lot, 4-story apartment building containing up to 80 residential units with 6 surface, off-street parking spaces. The site is located at the southeast corner of Russell and 4<sup>th</sup> Street 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: Mike Cates, PCM Properties, LLC  
Tim Balensiefer, TBIRD Design  
Ryan Munden, Reiling Teder & Schrier  
Chad Spitznagle, West Lafayette Building Commissioner