

**ORDINANCE NO. 16-2023**  
**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: **CBW** 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 5 DAY OF June, 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 5 DAY OF June, 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	✓			
Lee	✓			
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 6 DAY OF June, 2023.

Sana G. Booker  
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 7 DAY OF June, 2023.

John R. Dennis  
John R. Dennis, Mayor

Attest:

Sana G. Booker  
Sana G. Booker, Clerk



**Ordinance No. 16-2023**

**Legal Description**

A part of Lot 10 and 12 known as Chauncey's Plat of Bottom Lands as platted upon a part of Section 20, Township 23 North, Range 4 West, in the City of West Lafayette, Indiana:

Beginning at a point on the North line of Brown Street Levee 407.44 feet East of the intersection formed by the North line of Brown Street Levee and the Easterly line of Howard Avenue; thence running North 89 degrees 48 minutes East a distance of 200.3 feet; thence North 0 degrees 12 minutes West a distance of 215 feet; thence South 89 degrees 48 minutes West a distance of 200.3 feet; thence South 00 degrees 12 minutes East a distance of 215 feet to the place of beginning.

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

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**Z-2879**  
**SHN HOLDINGS, LLC**  
**(332 Brown Street PD)**  
**(CBW to PDNR)**

**STAFF REPORT**  
**May 11, 2023**

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**Z-2879**  
**332 OWNER, LLC -**  
**332 BROWN STREET PLANNED DEVELOPMENT**  
**CBW to PDNR**

**Staff Report**  
**May 11, 2023**

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

Petitioner is requesting PDNR zoning on approximately 1 acre for a proposed hotel development. The proposed seven-story hotel is planned to contain up to 149 guest rooms and a 147-space internal, structured parking garage. The property is located at 332 Brown Street in the City of West Lafayette; Wabash 20(NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is currently zoned CBW as is adjacent land to the north. PDRS zoning is found on adjacent land to the east and west while PDRS and PDMX zoning is found to the south across Brown Street. The most recent rezone activity in the vicinity of the subject property was the 2016 Wabash Landing apartment expansion planned development (Z-2645).

**AREA LAND USE PATTERNS:**

Located within the studied area of the *West Lafayette Downtown Plan*, land use patterns in the Levee/Riverfront neighborhood of West Lafayette's downtown have been largely non-residential in nature with limited mixed-use. Retail, restaurant, multi-family apartments, and hotel uses dominate the immediate vicinity.

**PARKING AND TRANSPORTATION:**

Brown Street is an urban local road according to the adopted *Thoroughfare Plan*. Access to the project's internal structured parking garage and service areas will be from Brown Street. Given the project's location relative to the *Downtown Plan's* proposed street grid, no right-of-way dedication and/or new street construction would be required.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site.

**STAFF COMMENTS:**

Located on roughly the east half of "Block 47" of the *West Lafayette Downtown Plan's* future land use plan and designated with the "Downtown Village" land use category, the 332 Brown Street Planned Development fulfills the *plan's* policy requirements both in terms of uses and design. According to the *plan*, proposed uses for this land use category include all manner of "...retail, service, offices...entertainment, and restaurant uses..." along with limited residential largely in mixed-use buildings. Given this emphasis on commercial development, a proposed hotel with a café/bistro use open to the public in an urban setting is a perfect fit for this part of West Lafayette's downtown.

As for design guidance, according to the *plan*:

*“This block, designated Downtown Village, should continue the theme established on Block 46 with the most intense mixed-use development centered on the Brown Street frontage that highlights the pedestrian-oriented environment...”*

With the four-level structured parking garage hidden in the building (being integrated into the hotel building itself), the design emphasis of the building is free to focus on the proper pedestrian orientation called for in the *plan*. The hotel’s lobby and public seating area is centered on the prominent southeast corner of the building opening onto a planned wider, reconstructed streetscape. This emphasis on the southeast corner continues up the building with the fifth floor containing the main amenity spaces and café/bistro with outdoor patio.

Meeting the *Downtown Plan’s* policy requirements and designed with a strong, urban pedestrian-orientation, this new standard for urban hotels in our community is a welcome addition to West Lafayette’s downtown riverfront.

**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 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;
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 Greenspace Administrator with the submission of the Final Detailed Plans;
6. A final MOT plan, subject to the approval of the Administrative Officer, shall be submitted with the Final Detailed Plans;
7. An application for addressing of the units shall be made to APC prior to the submission of the Final Detailed Plans as required; and
8. FAA Determination shall be submitted with the Final Detailed Plans.





## Area Plan Commission of Tippecanoe County, Indiana

May 18, 2023  
Ref. No.: 2023-097

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

### CERTIFICATION

RE: **Z-2879 SHN HOLDINGS, LLC (332 Brown Street PD) (CBW to PDNR):**  
Petitioner is requesting rezoning of approximately one acre for a proposed hotel development. The proposed seven-story hotel is planned to contain 149 guest rooms and a 147-space internal, structured parking garage. The property is located at 332 Brown Street, West Lafayette, Wabash 20 (SW) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 17, 2023, the Area Plan Commission of Tippecanoe County voted 14 yes - 0 no on the motion to rezone the subject real estate from CBW to PDNR. 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, 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 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;
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 Greenspace Administrator with the submission of the Final Detailed Plans;
6. A final MOT plan, subject to the approval of the Administrative Officer, shall be submitted with the Final Detailed Plans;
7. An application for addressing of the units shall be made to APC prior to the submission of the Final Detailed Plans as required; and
8. FAA Determination shall be submitted with the Final Detailed Plans.

Public Notice has been given that this petition will be heard before the West Lafayette City Council at its June 5, 2023 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle  
Executive Director

DH/kl



Enclosures: Staff Report, Ordinances & Site Plan

cc: SHN Holdings, LLC  
Michael Snyder, 332 Owner, LLC  
Kevin Riley, Reiling Teder & Schrier  
Chad Spitznagle, City of West Lafayette