

**ORDINANCE NO. 10-22**  
**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 &PDRS** 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 7 DAY OF June, 2022.

MOTION TO ADOPT MADE BY COUNCILOR Leverenz, AND SECONDED BY COUNCILOR Thomas.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 7 DAY OF June, 2022, HAVING BEEN PASSED BY A VOTE OF 8 IN FAVOR AND 1 OPPOSED, THE ROLL CALL VOTE BEING:

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

  
Peter Bunder, Presiding Officer

Attest:

Nichole Foster  
Nichole A. Foster, First Deputy Clerk



PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE 8 DAY OF June, 2022.

Nichole Foster  
Nichole A. Foster, First Deputy Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 8 DAY OF June, 2022.

John R. Dennis  
John R. Dennis, Mayor

Attest:

Nichole Foster  
Nichole A. Foster, First Deputy Clerk



**Ordinance No. 10-22 EXHIBIT A**  
**Legal Descriptions**

**LOT 1:**

Lot numbered Fifty-two (52) in the Original Plat of the Town of Chauncey, now West Lafayette, Indiana. Located in Wabash Township, Tippecanoe County, Indiana.

**LOT 2:**

Lot numbered Fifty-one (51) in the Town of Chauncey, now Town of West Lafayette; said lot is laid out and platted upon the Northeast Quarter of the Southeast Quarter of Section Nineteen (19) in Township Twenty-three (23) North, Range Four (4) West. Located in Wabash Township, Tippecanoe County, Indiana.

**LOT 3:**

Lot numbered Fifty (50) in the Original Plat of the Town of Chauncey, now West Lafayette, as platted upon a part of the East half of the Southeast Quarter of Section Nineteen (19), in Township Twenty-three (23) North, Range Four (4) West Located in Wabash Township, Tippecanoe County, Indiana.

**LOT 4:**

Lot numbered one (1) in Chase Manor Subdivision, as per plat thereof dated April 13, 1992, recorded April 20, 1992 in Plat Cabinet D, Slide 123, as Document Number 92-07901. Located in the City of West Lafayette, Wabash Township, Tippecanoe County, Indiana.

**LOT 5:**

A part of lot numbered forty-nine (49) in Chauncey, now West Lafayette, Indiana, described as follows. Beginning at the southwesterly corner of said lot numbered forty-nine (49); thence northeasterly along the westerly line of said lot numbered forty-nine (49), a distance of thirty-seven and 5/10 (37.5) feet; thence southeasterly at right angles to said westerly line a distance of eighty-nine and 7/10 (89.7) feet to the easterly line of said lot; thence southwesterly along said easterly line to the southeasterly corner thereof a distance of seventy-three and 5/10 (73 5) feet, thence northwesterly along the southerly line of said lot numbered forty-nine (49) a distance of ninety-four and 5/10 (94.5) feet to the place of beginning. Located in Wabash Township, Tippecanoe County, Indiana

**MODERNIZED**  
**LEGAL DESCRIPTION**

Lot Numbers Forty-nine (49), Fifty (50), Fifty-one (51), and Fifty-two (52) in the Plat of Chauncey, City of West Lafayette, Wabash Township, Tippecanoe County, Indiana, as depicted on the plat thereof, recorded September 18, 1863 as Book 43, Page 278 in the Office of the Tippecanoe County Recorder; containing 1.67 acres, more or less.

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

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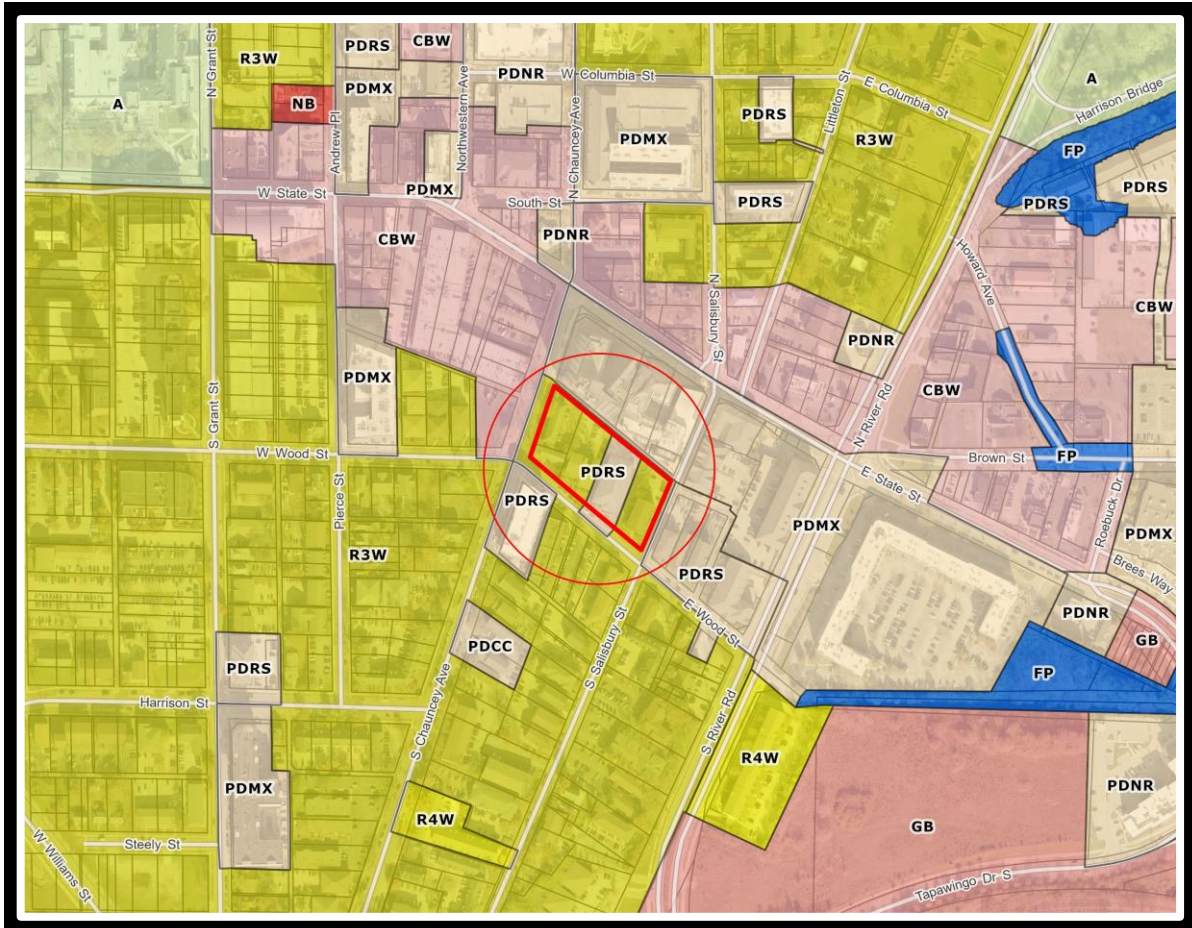
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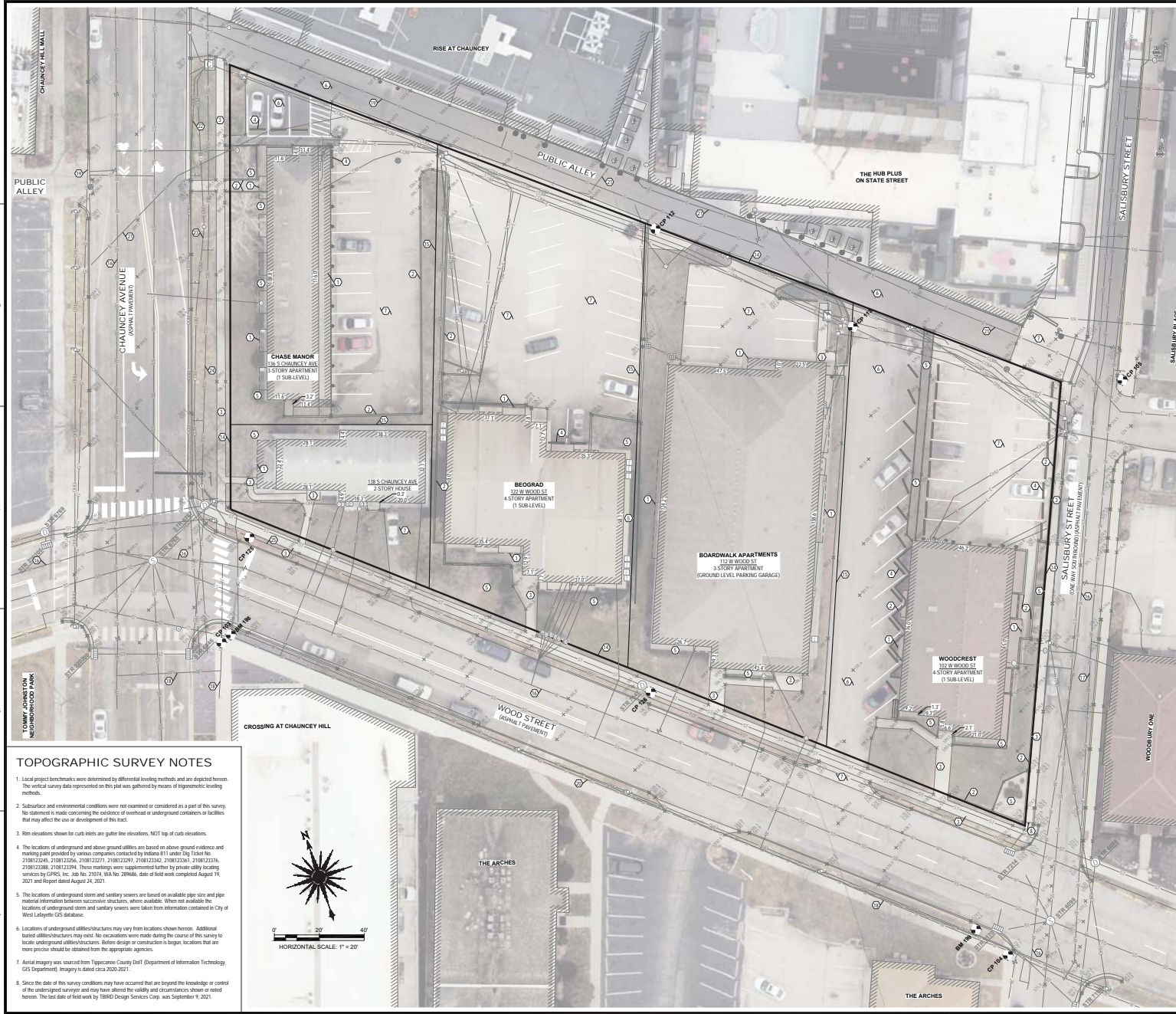
**Z-2849**  
**SUBTEXT ACQUISITIONS, LLC – Brandt Stiles**  
**(Verve West Lafayette PD)**  
**(R3W & PDRS to PDMX)**

**STAFF REPORT**  
**April 14, 2022**

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### TOPOGRAPHIC SURVEY NOTES

- Local project benchmarks were determined by differential leveling methods and are depicted herein. The vertical survey data represented on this plan was gathered by means of trigonometric leveling methods.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground conditions or facilities that may affect the use or development of this tract.
- Rim elevations shown for curb inlets are gutter line elevations, NOT top of curb elevations.
- The locations of underground and above ground utilities are based on above ground evidence and marking paint provided by various companies, contacted by Indiana 811 under Dig Ticket #s: 210812245, 210812226, 210812271, 210812291, 210812262, 210812261, 210812376, 210812388, 210812374. These markings were supplemented further by private utility locating services by GPS, Inc. Job No. 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121 and Report dated August 24, 2021.
- The locations of underground storm and sanitary sewers are based on available pipe size and pipe material information between successive structures, where available. When not available the location of underground storm and sanitary sewers were taken from information contained in City of West Lafayette GIS database.
- Locations of underground utility structures may vary from locations shown herein. Additional buried utility structures may exist. No excavations were made during the course of this survey to locate underground utility structures. Before design or construction is begun, locations that are more precise should be obtained from the appropriate agencies.
- Aerial imagery was sourced from Topographic County Dept (Department of Information Technology, GIS Department). Imagery is dated circa 2020-2021.
- Since the date of this survey conditions may have occurred that are beyond the knowledge or control of the undersigned surveyor and may have altered the validity and circumstances shown or noted herein. The last date of field work by IBI Group Design Services Corp. was September 9, 2021.



### KEYNOTE INDEX

- OVERHEAD BALCONY / OVERHANG, TYPICAL
- CONCRETE RETAINING WALL
- CONCRETE SIDEWALK
- CONCRETE BIWHEEL STOPS, TYPICAL
- LANDSCAPE AREA
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIGN STOP / DO NOT ENTER
- SIGN SPEED LIMIT 25
- SIGN ONE WAY
- SIGN NO PARKING
- SIGN "POP GOES FORWARD"
- PEDESTRIAN SIGNAL CALL BUTTON
- PROPERTY LINE
- INTERNAL LOT LINE
- PIPE, WATER, 4 IN CI
- PIPE, WATER, 8 IN PVC
- PIPE, WATER, 12 IN PVC
- PIPE, GAS, 2 IN PE
- PIPE, GAS, 6 IN PE
- CONDUIT, BURIED, DUNE
- CONDUIT, BURIED, REPUTABLY FRONTIER
- CONDUIT, BURIED, UNKNOWN OWNERSHIP
- CONDUIT, BURIED, REPUTABLY WINTER (CITY TRAFFIC LINE)
- CONDUIT, BURIED, ZAYD

### EXISTING SANITARY SEWER

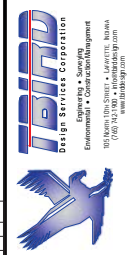
ID	RIM	PIPE DATA
6098	572.34	36" EXST RCP INV (NW) = 562.13
		42" EXST RCP INV (SE) = 559.34
		12" EXST VCP INV (N) = 566.46
		12" EXST VCP INV (S) = 565.94
		12" EXST VCP - DEMO INV (NE) = 565.89
6768	590.59	8" EXST VCP INV (SW) = 566.89
		12" EXST VCP INV (W) = 567.55
		36" EXST RCP INV (W) = 575.83
		36" EXST RCP INV (SE) = 575.84
		36" EXST RCP INV (N) = 576.91
6769	590.88	36" EXST RCP INV (S) = 579.25
		12" EXST VCP INV (NW) = 584.14
		12" EXST VCP INV (S) = 584.79
		12" EXST VCP INV (SW) = 584.23
		12" EXST VCP INV (W) = 584.23

### EXISTING STORM SEWER

ID	RIM	PIPE DATA
6888	571.48	27" EXST RCP - DEMO INV (NW) = 566.08
		27" EXST RCP INV (SE) = 562.80
		24" EXST RCP INV (SW) = 564.63
6767	589.50	27" EXST RCP INV (W) = 588.20
		27" EXST RCP - DEMO INV (SE) = 563.89
6769	590.88	18" EXST RCP INV (SW) = 584.04
		27" EXST RCP INV (W) = 598.11
6844	589.58	21" EXST RCP INV (S) = 587.98
		18" EXST RCP INV (NE) = 585.23
7041	584.95	18" EXST RCP INV (W) = 587.27
		27" EXST RCP - DEMO INV (SE) = 579.79
7170	573.28	27" EXST RCP - DEMO INV (SW) = 579.70
		12" EXST RCP INV (S) = 570.53
7190	569.85	12" EXST RCP INV (NE) = 568.08
		24" EXST RCP INV (NE) = 565.68
7214	573.69	15" EXST RCP - DEMO INV (S) = 570.00
		15" EXST RCP - DEMO INV (NE) = 549.99
200208	566.17	27" EXST RCP INV (W) = 549.99
		27" EXST RCP - DEMO INV (S) = 588.01
220020	596.23	18" EXST RCP INV (W) = 588.01
		12" EXST RCP INV (W) = 588.01

### CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEV	DESCRIPTION
102	388002.07	3001837.14	589.49	MAG NAIL W/BIROD TRAV PT WASHER
103	3884444.82	3001727.80	589.34	CUT X
104	3884204.26	3002015.37	572.76	CUT X
105	3884430.71	3002144.64	574.09	CUT X
106	3884743.50	3001751.75	590.23	MAG NAIL W/BIROD TRAV PT WASHER
112	3884560.13	3001968.80	588.00	MAG NAIL W/BIROD TRAV PT WASHER
113	3884497.09	3002038.29	580.84	MAG NAIL W/BIROD TRAV PT WASHER
125	3884487.20	3001753.99	589.13	10" REBAR W/BIROD TRAV PT CAP
126	3884365.38	3001901.58	584.73	MAG NAIL W/BIROD TRAV PT WASHER
198	3884448.86	3001732.50	589.47	CUT X SET IN TREE TRAFFIC SIGNAL POLE AT SE CORNER CHAUNCEY / SALISBURY
199	3884279.51	3002065.47	575.98	CUT X N BOLT F/W SW CORNER WOOD / SALISBURY



DESIGNED BY:  
**Not For Construction**  
03/29/2022 6:52:59 PM

**VERVE WEST LAFAYETTE**  
 PLANNED DEVELOPMENT  
 FOR  
 SUBTEXT ACQUISITIONS, LLC  
 ST LOUIS, MO 63103

DATE	DESCRIPTION

PROJECT NO: 21074  
 FILE: 2104-SURVEY.DWG  
 DRAWN BY: MGF  
 CHECKED BY: CMK

LOCATION:  
 A PART OF THE SOUTHWEST QUARTER  
 OF SECTION 19, TOWNSHIP 23 NORTH,  
 RANGE 4 WEST, MARSH TOWNSHIP,  
 CITY OF WEST LAFAYETTE, TRIPPLAND  
 COUNTY, INDIANA  
 TITLE:  
**PLAT OF SURVEY**  
**TOPOGRAPHIC SURVEY**  
**C101**

FILE: H:\PROJECTS\WestLafayette\PLANNED DEVELOPMENT\TOPOGRAPHIC SURVEY.DWG  
 USER: MGRICHAL, C. (IBI GROUP) DATE: Tuesday, March 29, 2022 03:31:14 PM



CORNER OF S. CHAUNCEY AVE. AND E. WOOD ST FROM WOOD ST AXIS



SE CORNER VIEWING E. WOOD ST.



AERIAL VIEW ALONG E. WOOD ST.



STREETVIEW FROM E. WOOD ST.

**VERVE WEST LAFAYETTE**  
WEST LAFAYETTE, IN 47907

**SUBTEXT**  
3000 LOCUST ST.  
ST. LOUIS, MO 63013

PRELIMINARY PLAN 03/30/2022


PROFESSIONAL SEAL  
**Not For Construction**  
03/29/2022 6:54:36 PM

© 2022 WDG PROJECT NO: WA21005

RENDERINGS 1

SCALE:  
**A110**



NW VIEW AT S. CHAINCEY AVE. CLOSE UP RETAIL VIEW



CLOSE UP RETAIL VIEW LOOKING AT ICONIC CORNER



CLOSE UP OF SW CORNER



CLOSE UP RETAIL ALONG S. CHAINCEY AVE


**SUBTEXT ACQUISITIONS, LLC - VERVE WEST LAFAYETTE PLANNED  
DEVELOPMENT  
R3W & PDRS to PDMX****Staff Report  
April 14, 2022**

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

Petitioner, represented by attorney Dan Teder, is requesting rezoning on approximately 1.64 acres for a proposed single-lot, mixed-used, planned development. The proposed seven-story building would contain a maximum of 247 residential units with 763 bedrooms, approximately 5,000 square feet of ground floor retail and a 231-space parking garage. The property is located on the south half of the block bounded by a public alley, Chauncey Avenue, Wood Street, and Salisbury Street, 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, with two high-rise PDs directly north of the subject property across the alley (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*, Chauncey Avenue is an urban, primary arterial while 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 north boundary of the site) will be widened with this project, adding an additional 2.5-feet of public right-of-way bringing the total width of the alley to 20-feet.

Given the steep-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 the public alley. The two parking levels will not be connected with vehicle ramps. The parking garage includes two EV charging stations in addition to one public EV charging station planned in an on-street parking space on Wood Street. The project also includes 230 bicycle parking/storage spaces and a loading area along Chauncey Avenue.



## **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site.

## **STAFF COMMENTS:**

According to the *West Lafayette Downtown Plan*, this block (block 24) is located in the “Downtown Core” land use category which supports a variety of higher-density mixed-use developments. Moreover, architecturally, the land use plan chapter of the *Downtown Plan* has specific details on how new development should take shape:

*“...The south half of Block 24 should begin the architectural transition to the mid-rise environments south of Wood Street. Building heights and intensities should diminish using a combination of lower building heights and upper-story stepbacks to ensure an appropriate transition...”*

In its design and mix of uses, the Verve West Lafayette Planned Development addresses both the use and architectural policies of the *Downtown Plan*. Complimenting the residential units, the 5,000 square feet, ground-floor retail area along the project’s Chauncey Avenue frontage extends the downtown’s commercial footprint nearly to the Wood Street intersection where expanded curbs will decrease the crossing distances at the intersection’s crosswalks. A widened sidewalk along Chauncey Avenue will also provide sufficient room for optional outdoor seating areas to serve the commercial spaces. The streetscapes of Wood Street and Salisbury Street will also be enhanced. Architecturally, the building “steps-down” from the two high-rises to the north (as the *Downtown Plan* recommends) so that a transition from the 16-story and 11-story high-rises on State Street to the 5-story 202 South Chauncey Avenue Planned Development (at the southeast corner of Wood/Chauncey) is bridged by the 7-story “Verve”.

Fulfilling the policies of the *Downtown Plan*, the Verve West Lafayette Planned Development is a fitting addition to West Lafayette’s vibrant downtown mosaic.

## **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 vacations/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;
9. FAA Determination shall be submitted with the Final Detailed Plans;



Area Plan Commission of Tippecanoe County, Indiana

April 21, 2022  
Ref. No.: 2022-069

West Lafayette City Council  
222 N Chauncey Avenue  
West Lafayette, Indiana 47906

**CERTIFICATION**

**RE: Z-2849 SUBTEXT ACQUISITIONS, LLC – Brandt Stiles (Verve West Lafayette PD) (R3W & PDRS to PDMX):**

Petitioner is requesting rezoning on approximately 1.64 acres for a proposed single-lot, mixed-use, planned development. The proposed seven-story building would contain a maximum of 247 residential units with 763 bedrooms, approximately 5,000 square feet of ground floor retail and a 231-space parking garage. The property is located on the south half of the block bounded by a public alley, Chauncy Avenue, Wood Street, and Salisbury 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 20, 2022 the Area Plan Commission of Tippecanoe County voted 15 yes – 0 no on the motion to rezone the subject real estate from R3W & PDRS to PDMX. 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 02, 2022 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle  
Executive Director

DH/jae

