

ORDINANCE NO. 11-22
**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** district } to complete an amendment to the
TO: **PDRS** district } previously approved narrative

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 A. 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 A. 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 A. Foster
Nichole A. Foster, First Deputy Clerk



Ordinance No. 11-22 Legal Description

EXHIBIT A

State Parcel ID: 79-07-19-428-010.000-026
Alternate ID: 164-02800-0279
Property Address: 214 Pierce Street, West Lafayette, IN 47906

Twenty-eight (28) feet off of the north side of Lot numbered Seventeen (17) in the Ellsworth's Subdivision of a part of Chauncey now, City of West Lafayette, as platted upon part of the East half of the Southeast Quarter of Section Nineteen (19) Township, Twenty-three (23) North, Range Four (4) West. EXCEPT Ten (10) feet on the east side of said Lot being Twenty-eight (28) feet fronting on Pierce Street by One Hundred Twenty-five (125) feet deep.

State Parcel ID: 79-07-19-428-011.000-026
Alternate ID: 164-02800-0280
Property Address: 218 Pierce St., West Lafayette, IN 47906

Lot numbered Seventeen (17) in Ellsworths Subdivision of the Town of Chauncey, now West Lafayette, EXCEPT twenty-eight (28) feet off of the north side extending to within ten (10) feet off of the east boundary of said lot; the part being conveyed herein being described by metes and bounds, as follows: Beginning at the northeast corner of said Lot numbered Seventeen (17) running thence South on the east line of said lot to the southeast corner thereof; thence West on the south line of said lot to the southwest corner thereof; thence North on the west line of said lot to a point twenty-eight (28) feet South of the northwest corner thereof; thence East on the line parallel with the north line of said lot to a point twenty-eight (28) feet South and ten (10) feet West of the northeast corner thereof; thence North parallel with the east line of said lot to the north line thereof; thence East on the north line of said lot to the place of beginning. Located in Wabash Township, Tippecanoe County, Indiana.

State Parcel ID: 79-07-19-428-012.000-026
Alternate ID: 164-02800-0290
Property Address: 222 Pierce St., West Lafayette, IN 47906

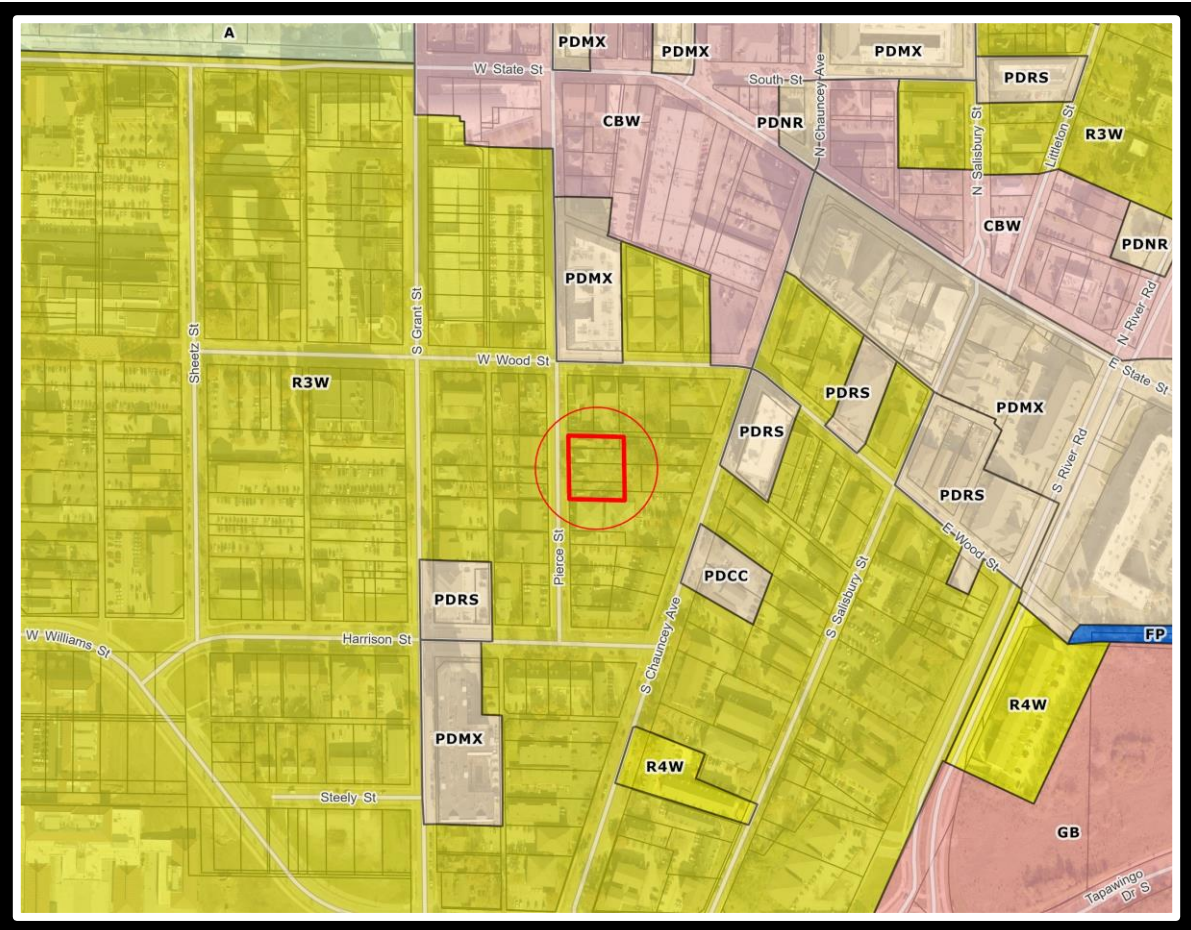
Forty-two (42) feet and six (6) inches off of the north side of Lot numbered Eighteen (18) in Ellsworth's Subdivision of a part of Chauncey, now West Lafayette, Indiana.

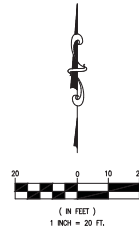
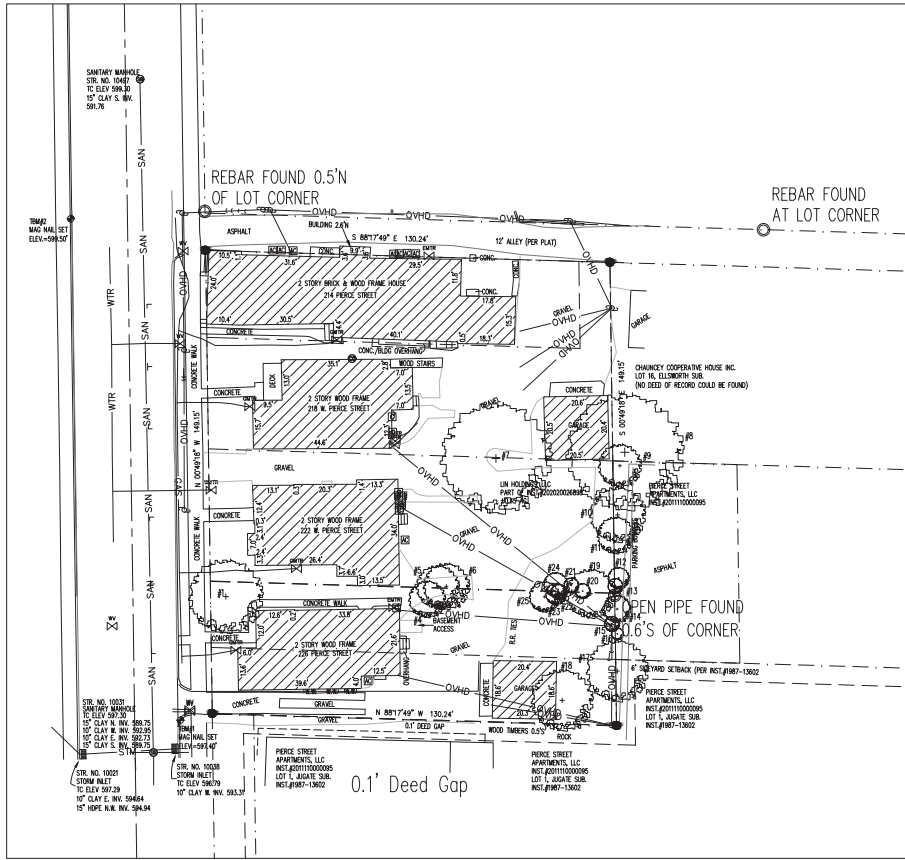
State Parcel ID: 79-07-19-428-013.000-026
Alternate ID: 164-02800-0301
Property Address: 226 Pierce St., West Lafayette, IN 47906

Twenty-one and one-fourth (21 ¼) feet off of the south side of Lot numbered Eighteen (18) and Twenty-one and one-fourth (21 ¼) feet off of the north side of Lot numbered Twenty-one (21) in Ellsworth's Subdivision of a part of Chauncey, (now the City of West Lafayette), as platted upon 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.

Z-2851
MONTEREY APARTMENTS, LLC – Dustin Zufall
(Monterey Apartments PD)
(R3W to PDRS)

STAFF REPORT
April 14, 2022





TREE LEGEND

- #1 24" DECIDUOUS TREE (NO #2 & #3 TAGS)
- #4 12" DECIDUOUS TREE
- #5 14" DECIDUOUS TREE
- #6 15" DECIDUOUS TREE
- #7 36" DECIDUOUS TREE
- #8 38" DECIDUOUS TREE
- #9 14" DECIDUOUS TREE
- #10 18" DECIDUOUS TREE
- #11 12" DECIDUOUS TREE
- #12 7" DECIDUOUS TREE
- #13 5" DECIDUOUS TREE
- #14 9" DECIDUOUS TREE
- #15 5" DECIDUOUS TREE
- #16 4" DECIDUOUS TREE
- #17 20" DECIDUOUS TREE
- #18 20" DECIDUOUS TREE
- #19 16" DECIDUOUS TREE
- #20 5" DECIDUOUS TREE
- #21 5" DECIDUOUS TREE
- #22 5" DECIDUOUS TREE
- #23 7" DECIDUOUS TREE
- #24 8" DECIDUOUS TREE
- #25 10" DECIDUOUS TREE

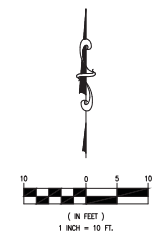
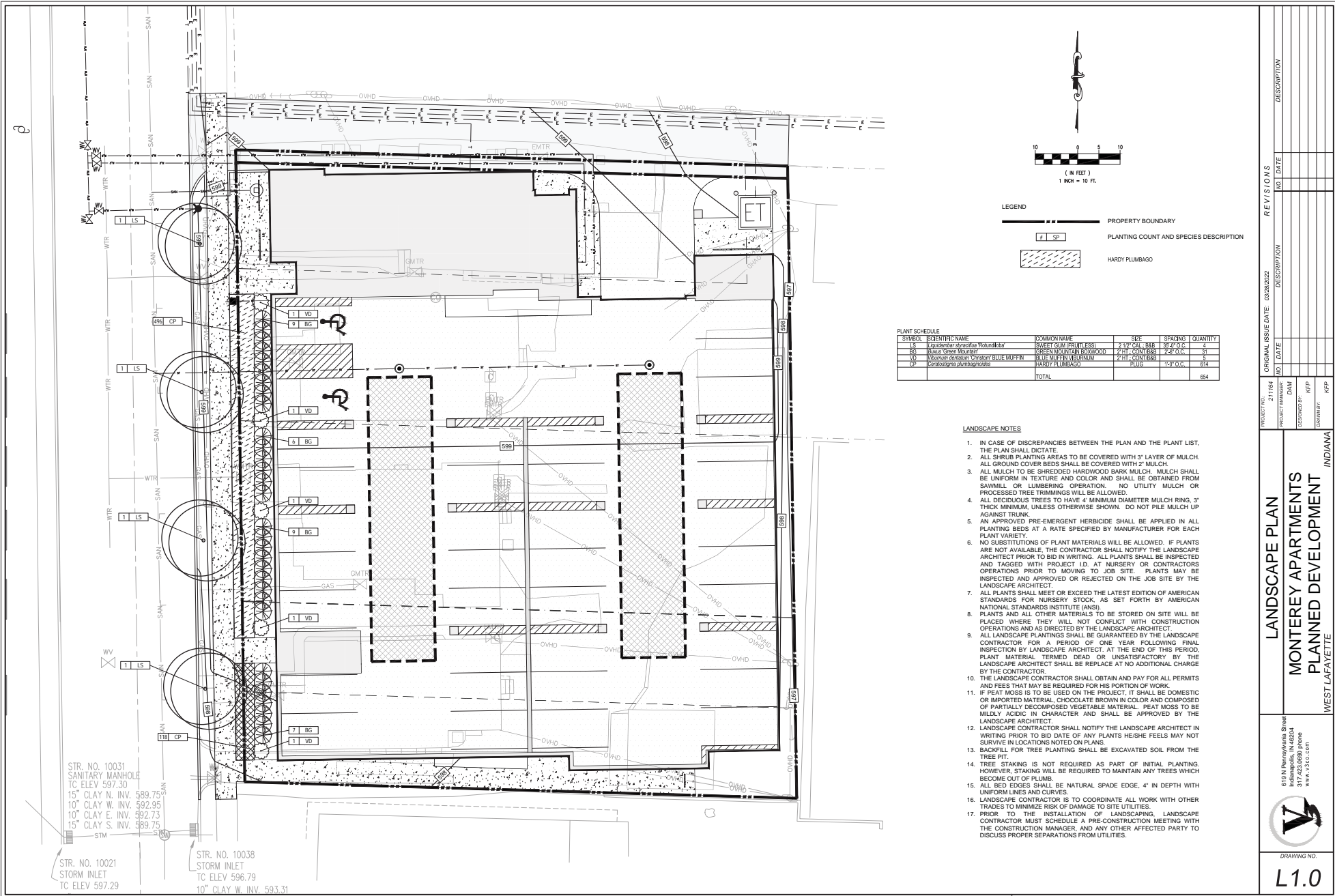


EXISTING CONDITIONS		REVISIONS	
PROJECT ADDRESS	NO. DATE	DESCRIPTION	NO. DATE
628 N Perry Street, West Lafayette, IN 47906			
317.423.0680 phone			
www.v3loc.com			
INDIANA		INDIANA	
WEST LAFAYETTE		WEST LAFAYETTE	
MONTEREY APARTMENTS		MONTEREY APARTMENTS	
PLANNED DEVELOPMENT		PLANNED DEVELOPMENT	

628 N Perry Street, West Lafayette, IN 47906
317.423.0680 phone
www.v3loc.com

1/16/2022
Page 1 of 3

C1.0



LEGEND

- PROPERTY BOUNDARY
- PLANTING COUNT AND SPECIES DESCRIPTION
- HARDSCAPE

PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY
LS	Ligustrum japonicum	WAXY LEAF LIGUSTRUM	4" x 4" x 4" (B&B)	32' O.C.	4
BC	Ilex verticillata	RED GREEN HAWTHORN	2 HT - CONT' B&B	21' O.C.	31
VD	Viburnum dentatum	CRINA	2 HT - CONT' B&B	21' O.C.	31
CP	Cornus rugosa	DOGWOOD	2" O.C.	10' O.C.	674
TOTAL					674

- LANDSCAPE NOTES**
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
 - ALL SHRUB PLANTING AREAS TO BE COVERED WITH 3" LAYER OF MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" MULCH.
 - ALL MULCH TO BE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATION. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
 - ALL DECIDUOUS TREES TO HAVE 4" MINIMUM DIAMETER MULCH RING, 3" THICK MINIMUM, UNLESS OTHERWISE SHOWN. DO NOT PILE MULCH UP AGAINST TRUNK.
 - AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
 - NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
 - ALL PLANTS SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, AS SET FORTH BY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT SHALL BE REPLACE AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
 - PEAT MOSS IS TO BE USED ON THE PROJECT. IT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE MILDLY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
 - BACKFILL FOR TREE PLANTING SHALL BE EXCAVATED SOIL FROM THE TREE PIT.
 - TREE STAKING IS NOT REQUIRED AS PART OF INITIAL PLANTING, HOWEVER, STAKING WILL BE REQUIRED TO MAINTAIN ANY TREES WHICH BECOME OUT OF PLUMB.
 - ALL BED EDGES SHALL BE NATURAL SPADE EDGE, 4" IN DEPTH WITH UNIFORM LINES AND CURVES.
 - LANDSCAPE CONTRACTOR IS TO COORDINATE ALL WORK WITH OTHER TRADES TO MINIMIZE RISK OF DAMAGE TO SITE UTILITIES.
 - PRIOR TO THE INSTALLATION OF LANDSCAPING, LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AND ANY OTHER AFFECTED PARTY TO DISCUSS PROPER SEPARATIONS FROM UTILITIES.

REVISIONS	
NO.	DESCRIPTION

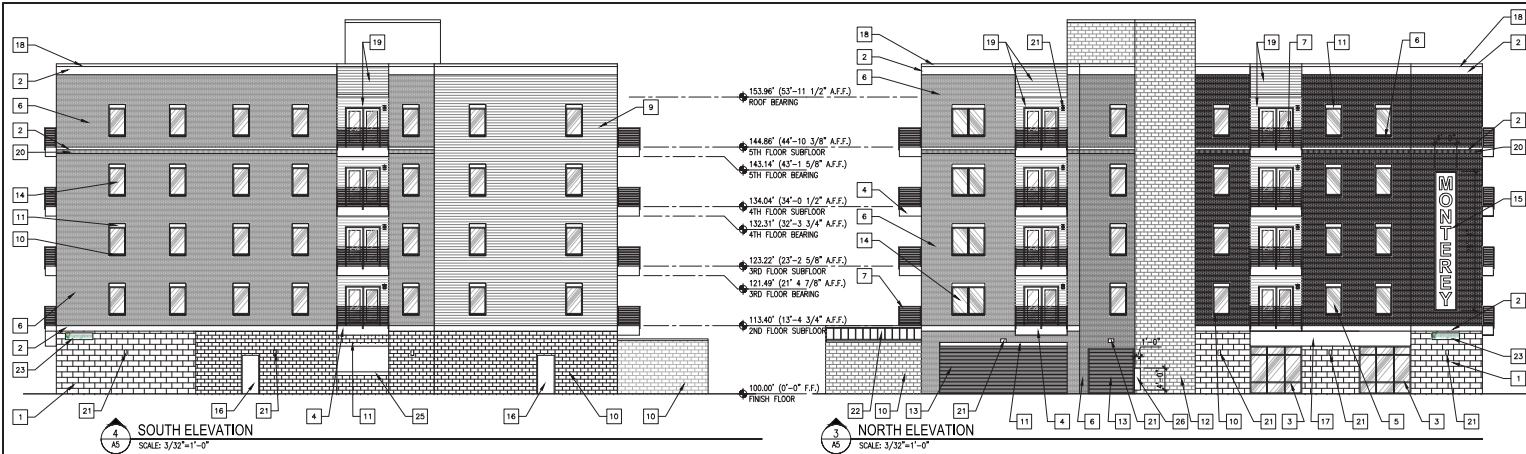
PROJECT NO. 21164
 PROJECT MANAGER: DMH
 DESIGNED BY: KFP
 DRAWN BY: KFP

ORIGINAL ISSUE DATE: 03/28/2022
 REV. DATE:

LANDSCAPE PLAN
 MONTEREY APARTMENTS
 PLANNED DEVELOPMENT
 WEST LAFAYETTE, INDIANA

618 N. Pennsylvania Street
 Indianapolis, IN 46204
 Phone: 317.352.5500
 www.23co.com

DRAWING NO.
L1.0



ELEVATION KEYNOTES

1. 12x24" MODULAR CAST OR Limestone VENER.
2. CAST OR Limestone BANDING.
3. ALUMINUM STOREFRONT WINDOWS, ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM, "CLEAR" ANODIZED BASIS OF DESIGN; KAMNEER "651T" SERIES.
4. ALUMINUM PREFAB BALCONIES.
5. CAST STONE BAND.
6. BRICK VENEER, RUNNING BOND.
7. 42" ALUMINUM GUARDRAIL.
8. FIBER-CEMENT OR METAL TRIM.
9. FIBER-CEMENT OR METAL HORIZONTAL SIDING.
10. CMU VENEER OR EXPOSED BLOCK, PAINTED.
11. CAST STONE HEADER.
12. HOLLOW METAL DOOR AND FRAME ASSEMBLY, PAINTED TO MATCH ADJACENT FINISH.
13. COILING ROLL-UP OR SECTIONAL OVERHEAD DOOR.
14. CASEMENT OR GLIDER COMPOSITE WINDOW ASSEMBLY, "WHITE" FRAME FINISH. BASIS OF DESIGN ANDERSON "100" SERIES.
15. CAST STONE BUILDING SIGN WITH INTEGRATED LETTERING.
16. HOLLOW-METAL DOOR, PAINTED.
17. METAL CANOPY.
18. METAL PARAPET CAP.
19. WOOD-LOOK METAL SIDING.
20. BRICK SOLDIER COURSE.
21. WALL-MOUNTED LIGHT FIXTURE - SEE LIGHTING PLAN.
22. METAL ROOF WITH METAL FASCIA.
23. 24"X60" WALL RENTAL COMPANY SIGNAGE LOCATION.
24. CAST STONE SILL.
25. ARCHITECTURAL WOVEN MESH. FINAL DESIGN SUBJECT TO APPROVAL OF THE ADMINISTRATIVE OFFICER.
26. STEEL PLATE CORNER GUARD, PAINTED.

KJG Architecture, Inc.
 527 Spigmore Parkway W, Suite 101
 West Lafayette, Indiana 47906
 Office: 765.497.4598 Fax: 765.497.4599
 www.kjgarchitecture.com

PROJECT TITLE
**MONTEREY APARTMENTS
 PLANNED DEVELOPMENT**

214 PIERCE STREET
 WEST LAFAYETTE, INDIANA

DISCLAIMER
 This is an original design created by KJG Architecture, Inc. The company name shall not be used in any other project without the prior written permission of KJG Architecture, Inc.

PROFESSIONAL SEAL:

PROJECT DATE:
03.28.2022

No.	DESCRIPTION	DATE (MM/DD/YY)	BY (NAME)

PROJECT NUMBER:
A2021.092

DRAWN BY:
BGK

DRAWING TITLE:
**EXTERIOR
 ELEVATIONS**

SHEET NUMBER:
A5

Monterey Apartments Planned Development

214 Pierce Street
West Lafayette, Indiana 47906



Z-2851

**MONTEREY APARTMENTS, LLC - MONTEREY APARTMENTS
PLANNED DEVELOPMENT
R3W to PDRS**

**Staff Report
April 14, 2022**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by Tom Gall, is requesting rezoning on approximately 0.45 acres for a proposed single-lot, multi-family residential planned development. The proposed five-story building would contain a maximum of 68 units with 103 bedrooms and a 36-space ground-floor parking garage. The property is located near the southeast corner of Pierce and Wood Streets in West Lafayette, Wabash 19 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property in this case is presently zoned R3W. Rezoning activity in the area has been limited in the immediate vicinity except for a variety of planned developments approved in the blocks near the subject property.

AREA LAND USE PATTERNS:

Multi-family apartment buildings, converted homes, and numerous high and mid-rise developments are found in this near-downtown neighborhood south of Wood Street. Tommy Johnston Neighborhood Park is located northeast of the subject property, across the alley. The land use pattern over the years has been one of steady multi-family residential densification combined with mixed-use projects closer to State Street.

PARKING AND TRANSPORTATION:

Pierce Street is classified as an urban local road, according to the *Thoroughfare Plan*, and all needed right-of-way is already in place. The existing 12-foot public alley that forms the northern border of the subject property will be widened along the project's frontage to 15-feet to allow for improved access by emergency vehicles. Access to the project's ground-level parking garage will be made off the alley and covered bike parking areas for the residents are being provided.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

Lying just outside the studied area contained in the *West Lafayette Downtown Plan*, the neighborhood south of Wood Street has been steadily densifying residentially with such projects as Grant Street Station PD and 202 South Chauncey Avenue PD. The Monterey Apartments PD continues this trend with a project well-suited to this student-apartment dominated urban neighborhood.

While not located in the *Downtown Plan* area, the site is immediately adjacent to “Block 27” of the *Plan* which is partly classified as the “Downtown Village” land use category and supports a variety of mixed-density and mixed-use environments, albeit at a lower scale than the “Downtown Core”. According the land use plan chapter in the *Downtown Plan*, Block 27 (in part) calls for continuing the:

“...the mid-rise environment established on Block 26 while providing opportunities for mixed-use development should the market support it.”

Given the project’s proposed five-stories, pedestrian-orientation, and efficient ground-level parking, staff supports this redevelopment effort on this near-downtown site.

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;
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.: 2022-070

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

CERTIFICATION

RE: Z-2851 MONTEREY APARTMENTS, LLC – Dustin Zufall (Monterey Apartments PD) (R3W to PDRS):

Petitioner is requesting rezoning on approximately 0.45 acres for a proposed single-lot, multi-family residential planned development. The proposed five-story building would contain a maximum of 68 units with 103 bedrooms and a 36-space ground-floor parking garage. The property is located near the southeast corner of Pierce and Wood Streets in West Lafayette, Wabash 19 (SE) 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 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 02, 2022 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

DH/jae

Enclosures: Staff Report & Ordinances

cc: Dustin Zufall, Monterey Apartments LLC
Tom Gall, Integrate Build, LLC
Joseph Bumbleburg, Ball Eggleston, PC

