

**ORDINANCE NO. 26-22**  
**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: **PDRS** district

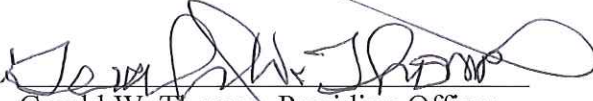
**Section 3:** This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

INTRODUCED ON FIRST READING ON THE 6 DAY OF September, 2022.

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

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 6 DAY OF September, 2022, HAVING BEEN PASSED BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

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

  
Gerald W. Thomas, 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 7 DAY OF September, 2022.

Sana G. Booker  
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 7 DAY OF September, 2022.

John R. Dennis  
John R. Dennis, Mayor

Attest:

Sana G. Booker  
Sana G. Booker, Clerk



**Ordinance No. 26-22 EXHIBIT A**  
**Legal Descriptions**

Lot number Sixty-two (62) in University Park Addition to the Town, now City of West Lafayette, as platted upon part of the East half of the Northwest Quarter of Section Nineteen (19) in Township Twenty-three (23) North, Range Four (4) West, lying West of the Purdue University Grounds. Located in Wabash Township, Tippecanoe County, Indiana.

ALSO, Lot number Sixty-three (63) in University Park Addition to the Town, now City of West Lafayette, Indiana as platted upon part of the East half of the Northwest Quarter of Section Nineteen (19) in the Township Twenty-three (23) North, Range Four (4) West, lying West of the Purdue University Grounds. Located in Wabash Township, Tippecanoe County, Indiana.

ALSO, Lot number Sixty-Four (64) in University Park Addition to the Town, now City of West Lafayette, Indiana as platted upon part of the East half of the Northwest Quarter of Section Nineteen (19) in the Township Twenty-three (23) North, Range Four (4) West, lying West of the Purdue University Grounds. Located in Wabash Township, Tippecanoe County, Indiana.

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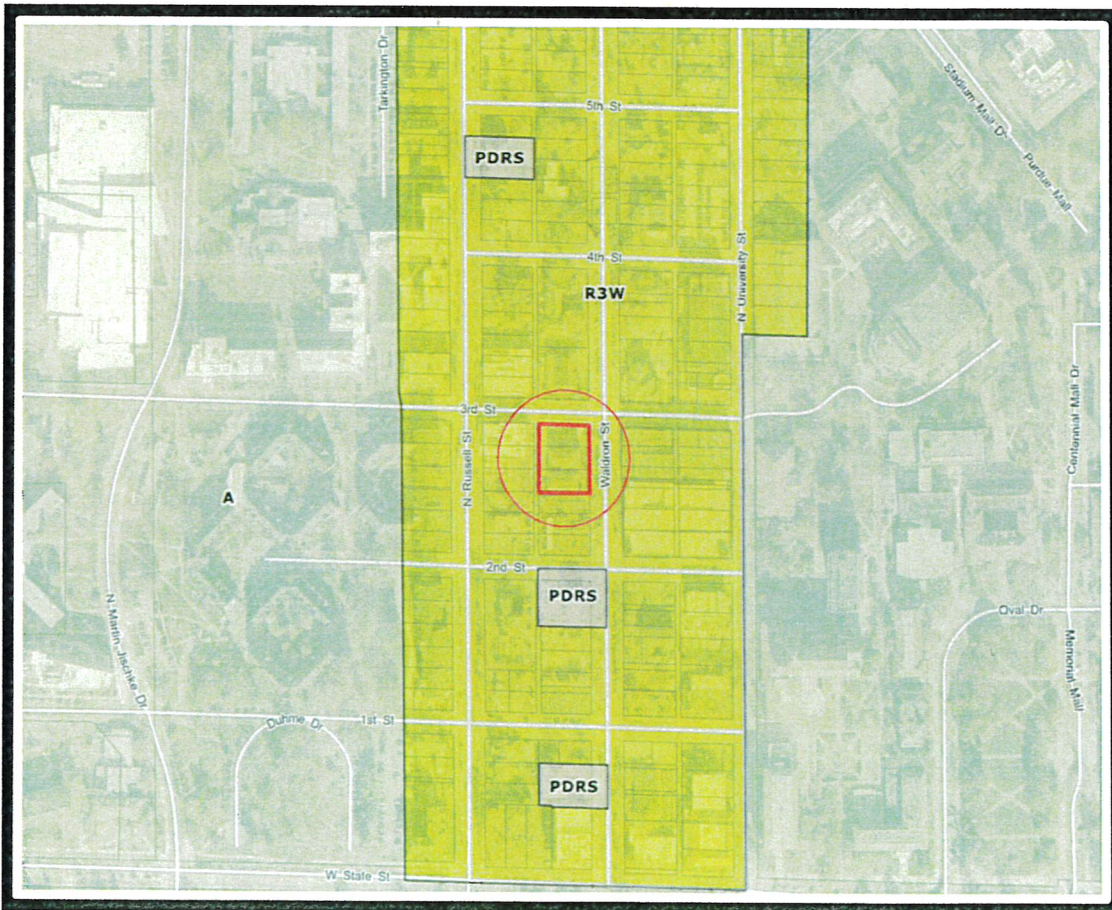
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Z-2861  
WALDRON & THIRD, LLC c/o PATTI WEIDA  
(Waldron Apartments Planned Development)  
(R3W to ~~PDMX~~)  
PDRS

STAFF REPORT  
August 11, 2022

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# Waldron Apartments Planned Development Z-2861 R3W to PDRS

219 Waldron Street  
West Lafayette, Indiana 47906



THE RENDERING REPRESENTS A CONCEPT OF WHAT COULD BE USED AT 219 WALDRON STREET. THE BLACK AND WHITE ELEVATION DRAWINGS SHALL BE USED FOR ACTUAL BUILDING CONSTRUCTION. SPECIFIC DETERMINATION OF WHAT IS PROPOSED FOR THE DESIGN/MATERIALS, AND FINAL COLOR SELECTIONS MAY CHANGE.

I, BARRY G. KNECHTEL, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO PREPARE THIS SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Architect:



## Preliminary Plan

July 27, 2022

PREPARED BY:  BARRY G. KNECHTEL

ADMINISTRATIVE OFFICER FOR WEST LAFAYETTE

### VICINITY MAP



### CONTACT INFORMATION

AUTHORITY	CONTACT	PHONE
DEVELOPER	KNECHTEL 219 WALDRON STREET WEST LAFAYETTE, IN 47906	765-425-1000
LEGAL	BRUNY, DEER, SCHNEIDER ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-1000
ZONING	INDIANAPOLIS PLANNING DEPARTMENT ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-1000
ENGINEER	COOPER ENGINEERS 800 PLUMBING DRIVE WEST LAFAYETTE, IN 47906	317-420-1000
ARCHITECT	K/G ARCHITECTURE, INC. ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-1000
ENGINEERING	WEST LAFAYETTE ENGINEERING ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-775-5200
ELECTRICAL	DAVE BRIDGES ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-1000
MECHANICAL	DAVE BRIDGES ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-1000
PLUMBING	DAVE BRIDGES ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-1000
PAVING	WEST LAFAYETTE ENGINEERING ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-775-5200
SEWER	WEST LAFAYETTE ENGINEERING ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-775-5200
WATER	WEST LAFAYETTE ENGINEERING ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-775-5200
UTILITIES	WEST LAFAYETTE ENGINEERING ATTY GENERAL OFFICE 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-775-5200

Utility Reference: which Indiana 1-800-333-5544 outside Indiana 1-800-453-3200

The size and location of utilities are per plans and locations provided by the respective utility companies. All utility companies shall be notified prior to any excavations for field location of services.

### Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	ADDITIONAL SITE PLAN
C0.3	EXISTING CONDITIONS
C0.4	SEE PLAN
C0.5	IF THE TRUCK ROUTE CHANGE
C0.6	IF THE TRUCK ROUTE CHANGE
C0.7	LANDSCAPE PLAN
C0.8	LANDSCAPE AND TREE SURVEY
C0.9	PRELIMINARY PLAN
C1.0	PROJECT MANIFEST
A1	ADDITIONAL SITE PLAN
A2	PROPOSED FLOOR PLANS
A3	ROOF AND RAIN PLANS
A4	EXISTING UTILITIES
A5	EXISTING CONDITIONS
A6	EXISTING UTILITIES
A7	EXISTING UTILITIES
A8	EXISTING UTILITIES

### 219 WALDRON PLANNED DEVELOPMENT

219 WALDRON STREET  
WEST LAFAYETTE, INDIANA 47906  
TIPPICANOE COUNTY

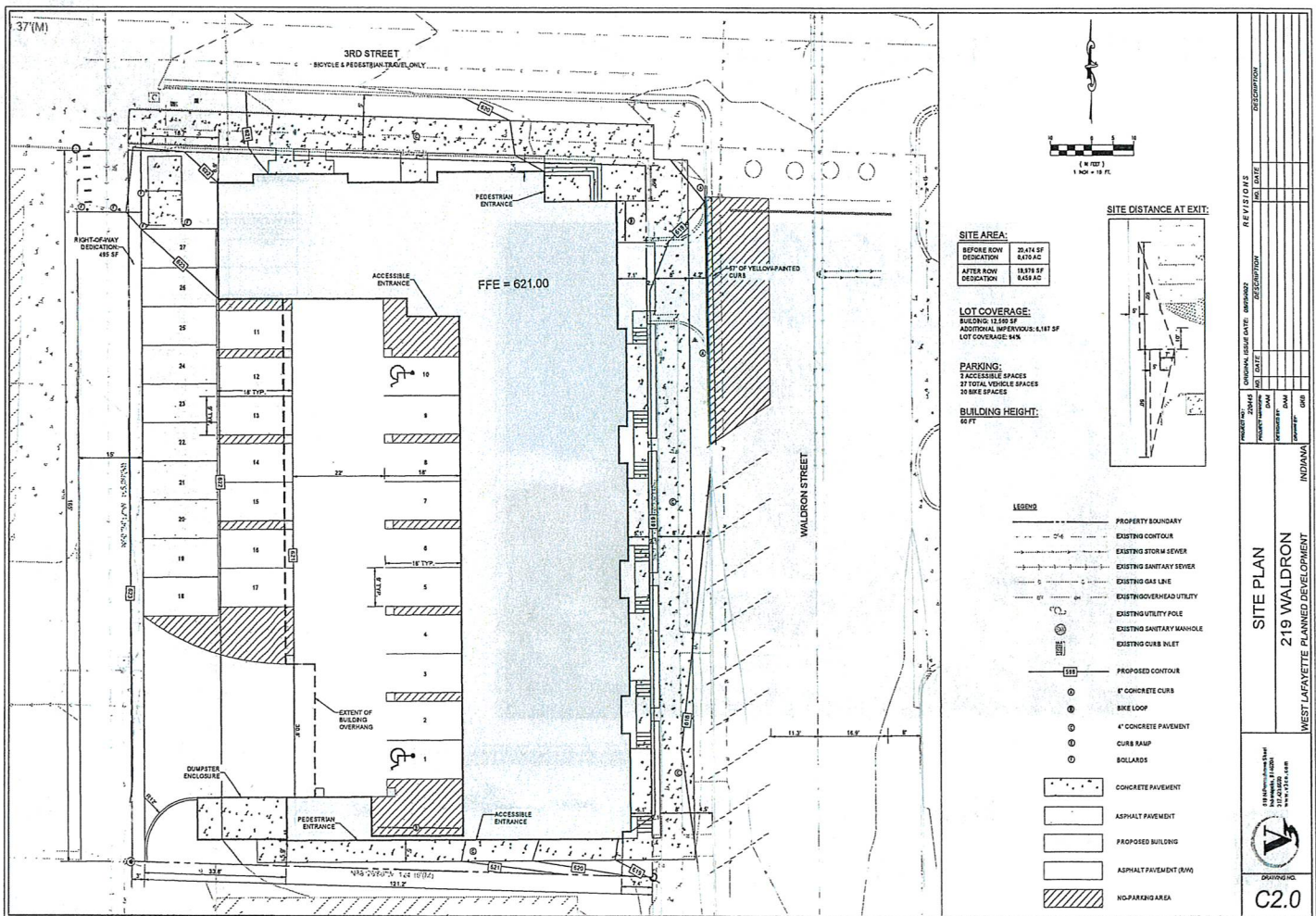
PROFESSIONAL SEAL

PROJECT NUMBER: C0100.008

DATE: 07.27.2022

COVER SHEET

C0.0



**SITE AREA:**

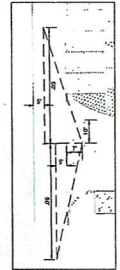
BEFORE ROW DEDICATION	25,414 SF
AFTER ROW DEDICATION	18,978 SF
ROW DEDICATION	6,436 AC

**LOT COVERAGE:**  
 BUILDING: 12,390 SF  
 ADDITIONAL IMPERVIOUS: 6,187 SF  
 LOT COVERAGE: 84%

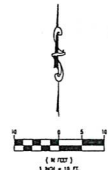
**PARKING:**  
 2 ACCESSIBLE SPACES  
 37 TOTAL VEHICLE SPACES  
 25 BIKE SPACES

**BUILDING HEIGHT:**  
 0 FT

SITE DISTANCE AT EXIT:



- LEGEND**
- PROPERTY BOUNDARY
  - - - EXISTING CONTOUR
  - - - EXISTING STORM SEWER
  - - - EXISTING SANITARY SEWER
  - - - EXISTING GAS LINE
  - - - EXISTING OVERHEAD UTILITY
  - - - EXISTING UTILITY POLE
  - - - EXISTING SANITARY MANHOLE
  - - - EXISTING CURB INLET
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  - 6" CONCRETE CURB
  - BIKE LOOP
  - 4" CONCRETE PAVEMENT
  - CURB RAMP
  - BOLLARDS
  - CONCRETE PAVEMENT
  - ASPHALT PAVEMENT
  - PROPOSED BUILDING
  - ASPHALT PAVEMENT (ROW)
  - ▨ NO-PARKING AREA



PROJECT NO.	200405	ORIGINAL SCALE DATE	08/20/04	INVESTIGATOR	DM
DATE	08/20/04	DATE	08/20/04	DESIGNER	DM
PROJECT NO.	200405	DATE	08/20/04	INVESTIGATOR	DM
DATE	08/20/04	DATE	08/20/04	DESIGNER	DM
<b>SITE PLAN</b>					
<b>219 WALDRON</b>					
WEST LAFAYETTE PLANNED DEVELOPMENT					
INDIANA					
DRAWING NO. <b>C2.0</b>					

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**Z-2861**  
**WALDRON AND THIRD LLC C/O PATTI WEIDA**  
**R3W to PDRS**

**Staff Report**  
**August 11, 2022**

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

Petitioner, represented by KJG Architecture and Ryan Munden of Reiling, Teder and Schrier law firm, is requesting the rezoning of three lots (approximately 0.47 acres) for a 5-story residential building containing between 70 and 82 units with a mix of studio, 1-bedroom and 2-bedroom apartments with 27 on-site parking spaces. The project, located at 219 Waldron Street, is at the southwest corner of Waldron and 3<sup>rd</sup> Street, in West Lafayette, Wabash 19 (NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property is currently zoned R3W as is land in all directions. The most recent rezone in the area was about 20 years ago when property a block to the south was rezoned to PDRS for Waldron Place II Planned Development (Z-2072).

**AREA LAND USE PATTERNS:**

The subject site currently contains two 3-story buildings, each with twelve 4-bedroom units; a surface parking lot provides parking for the tenants. Sororities are adjacent to the south and north across 3<sup>rd</sup> Street. Parking garages associated with Purdue University are east across Waldron and Hagle Hall is to the west across the alley. Other apartment buildings catering to students are also found in the immediate area.

**PARKING AND TRANSPORTATION:**

Waldron and 3<sup>rd</sup> Streets are both classified as urban local roads per the adopted *Thoroughfare Plan*. In 2019, the city of West Lafayette temporarily closed 3<sup>rd</sup> Street to allow for pedestrianization of the roadway by Purdue University; it remains closed today. The alley behind the project will serve as sole vehicular access to the property. A 3-foot dedication of right-of-way will bring the alley width to 15 feet. Twenty-seven (27) on-site parking spaces located at ground level will serve the building.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site.

**STAFF COMMENTS:**

This project, located in what is commonly referred to as “the island”, will allow the redevelopment of an older apartment project with two 3-story buildings and a surface parking lot. This existing development was built in the early 1980’s in a suburban style housing 24 units with 76 bedrooms. The new proposal would allow a more urban project to develop with an L-shaped building located close to the sidewalks along 3<sup>rd</sup> and Waldron Streets supporting between 70 and 82 units. First floor units will essentially have two front doors: an internal door opening into the ground floor corridor

of the building as well as an exterior door with a porch and steps opening onto the sidewalk enhancing the pedestrian orientation of this building. Signage for the project will consist of a single vertical building mounted sign along the 3<sup>rd</sup> Street frontage which would be similar to the HiVine project located at 302 Vine Street. This sign will be no larger than 100 square feet and will not be lit. Other amenities include 27 on-site parking spaces with ten of these under cover of the building; all units will be furnished.

**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.



ORDINANCE NO. \_\_\_\_\_ 7-2861

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, INDINA, THAT THE ORDINANCE NO. \_\_\_\_\_ IS HEREBY AMENDED AS FOLLOWS:

Section 1: Ordinance No. \_\_\_\_\_ 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 THE FIRST READING ON THE \_\_\_ DAY OF \_\_\_\_\_ 2022.

MOTION TO ADOPT MADE BY COUNCILOR \_\_\_\_\_, AND  
SECONDED BY COUNCILOR \_\_\_\_\_.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, ON THE \_\_\_ DAY OF \_\_\_\_\_ 2022, HAVING BEEN PASSED/ DENIED BY A VOTE OF \_\_\_\_\_ IN FAVOR AND \_\_\_ OPPOSED, THE ROLL CALL VOTE BEING:

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

\_\_\_\_\_  
Peter Bunder, Presiding Officer

Attest:

\_\_\_\_\_  
Sana G. Booker, Clerk

**PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

\_\_\_\_\_  
Sana G. Booker, Clerk

**THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_  
\_\_\_\_\_, 2022.**

\_\_\_\_\_  
John R. Dennis, Mayor

Attest:

\_\_\_\_\_  
Sana G. Booker, Clerk

## EXHIBIT A

### LEGAL DESCRIPTION

Lot number Sixty-two (62) in University Park Addition to the Town, now City of West Lafayette, as platted upon part of the East half of the Northwest Quarter of Section Nineteen (19) in Township Twenty-three (23) North, Range Four (4) West, lying West of the Purdue University Grounds. Located in Wabash Township, Tippecanoe County, Indiana.

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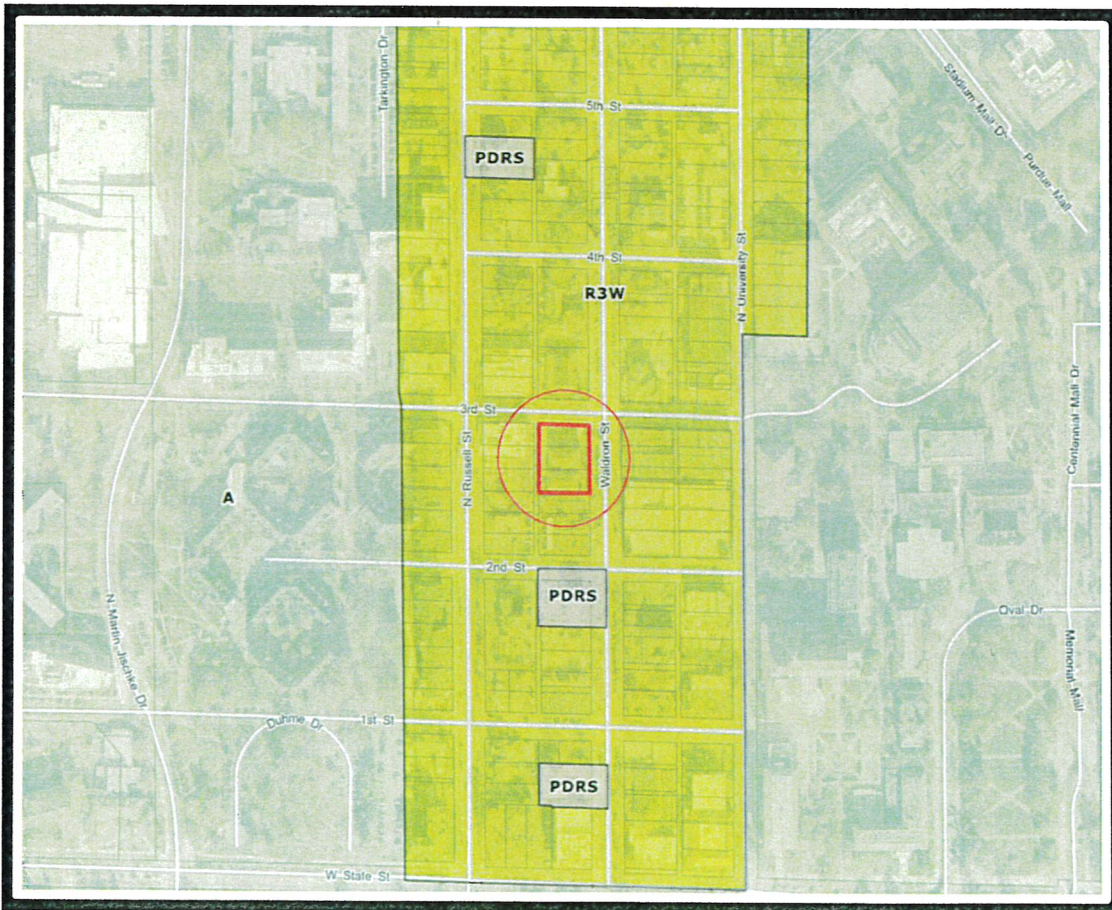
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Z-2861  
WALDRON & THIRD, LLC c/o PATTI WEIDA  
(Waldron Apartments Planned Development)  
(R3W to ~~PDMX~~)  
PDRS

STAFF REPORT  
August 11, 2022

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# Waldron Apartments Planned Development Z-2861 R3W to PDRS

219 Waldron Street  
West Lafayette, Indiana 47906



THE RENDERING REPRESENTS A CONCEPT OF WHAT COLORS COULD BE USED AT 219 WALDRON STREET. THE BLACK AND WHITE ELEVATION DRAWINGS SHALL BE USED FOR ACTUAL BUILDING CONFIGURATION. SPECIFIC DETERMINATION OF WHAT IS PROPOSED FOR THE DESIGN/MATERIALS, AND FINAL COLOR SELECTIONS MAY CHANGE.

I, BARRY G. KNECHTEL, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO PREPARE THIS SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Architect:



## Preliminary Plan

July 27, 2022

PREPARED BY:  BARRY G. KNECHTEL

ADMINISTRATIVE OFFICER FOR WEST LAFAYETTE

VICINITY MAP



CONTACT INFORMATION

AUTHORITY	CONTACT	PHONE
DEVELOPER	KNECHTEL 219 WALDRON STREET WEST LAFAYETTE, IN 47906	765-425-0000
LEGAL	BRUNY, DEER, SCHNEIDER ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-0000
ENGINEER	SPRINGFIELD ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-0000
INSURER	COOPER 600 PINE STREET WEST LAFAYETTE, IN 47906	317-420-0100
ARCHITECT	K/G ARCHITECTURE, INC. ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-0000
ENGINEERING	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
ELECTRICAL	DAVE BRIDGES ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-425-0000
MECHANICAL	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
PLUMBING	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
PAVING	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
SEWER/WATER	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
LANDSCAPE	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
CONCRETE	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
FOUNDATION	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
ROOFING	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
MECHANICAL	WEST LAFAYETTE ENGINEERING ATTY GENERAL, 3000 SPRING LANE WEST LAFAYETTE, IN 47906	765-755-0000
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219 WALDRON PLANNED DEVELOPMENT

219 WALDRON STREET  
WEST LAFAYETTE, INDIANA 47906  
TIPPICANOE COUNTY

Utility Reference: which Indiana 1-800-333-5544 outside Indiana 1-800-453-3200

The size and location of utilities are per plans and locations provided by the respective utility companies. All utility companies shall be notified prior to any excavations for field location of services.

Sheet List Table

Sheet Number	Sheet Title
000	COVER SHEET
001	GENERAL NOTES
002	PLANNING OF TRAFFIC PLAN
003	EXISTING CONDITIONS
004	SEE PLAN
005	BY THE TRUCK ROUTE CORNER
006	BY THE TRUCK ROUTE CORNER
007	LANDSCAPE PLAN
008	LANDSCAPE AND TREE SURVEY
009	PRELIMINARY PLAN
010	PROJECT MANIFEST
011	ADDITIONAL SITE PLAN
012	PROPOSED FLOOR PLANS
013	ROOF AND WAT PLAN
014	EXISTING UTILITIES
015	EXTENSIVE UTILITIES
016	EXTENSIVE UTILITIES

PROFESSIONAL SEAL

PROJECT NUMBER: 07.27.2022

DATE: 07.27.2022

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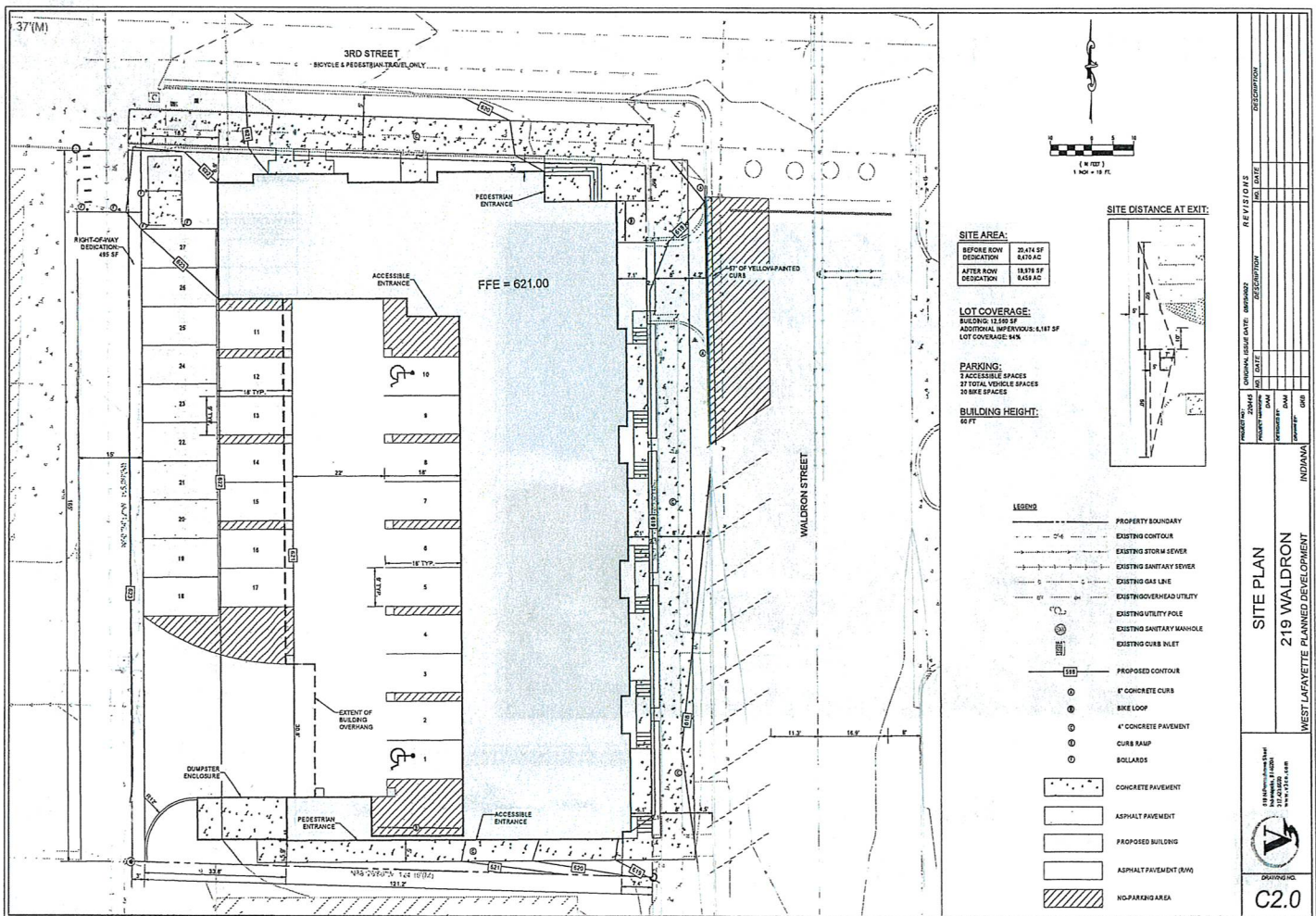
DATE: 07.27.2022

PROJECT NUMBER: 07.27.2022

DATE: 07.27.2022

COVER SHEET

C0.0



**SITE AREA:**

BEFORE ROW DEDICATION	25,414 SF
AFTER ROW DEDICATION	18,978 SF
	6,436 AC

**LOT COVERAGE:**  
 BUILDING: 12,390 SF  
 ADDITIONAL IMPERVIOUS: 6,187 SF  
 LOT COVERAGE 84%

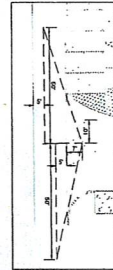
**PARKING:**  
 2 ACCESSIBLE SPACES  
 27 TOTAL VEHICLE SPACES  
 25 BIKE SPACES

**BUILDING HEIGHT:**  
 6 FT

**LEGEND**

- PROPERTY BOUNDARY
- - - EXISTING CONTOUR
- - - EXISTING STORM SEWER
- - - EXISTING SANITARY SEWER
- - - EXISTING GAS LINE
- - - EXISTING OVERHEAD UTILITY
- - - EXISTING UTILITY POLE
- - - EXISTING SANITARY MANHOLE
- - - EXISTING CURB INLET
- PROPOSED CONTOUR
- 6" CONCRETE CURB
- BIKE LOOP
- 4" CONCRETE PAVEMENT
- CURB RAMP
- BOLLARDS
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED BUILDING
- ASPHALT PAVEMENT (RW)
- ▨ NO-PARKING AREA

**SITE DISTANCE AT EXIT:**



PROJECT NO.	DATE	DESCRIPTION
200405	05/12/04	PRELIMINARY
200405	05/12/04	FINAL
200405	05/12/04	AS-BUILT

**INDIANA**

**SITE PLAN**  
**219 WALDRON**  
 WEST LAFAYETTE PLANNED DEVELOPMENT

**C2.0**

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**Z-2861**  
**WALDRON AND THIRD LLC C/O PATTI WEIDA**  
**R3W to PDRS**

**Staff Report**  
**August 11, 2022**

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

Petitioner, represented by KJG Architecture and Ryan Munden of Reiling, Teder and Schrier law firm, is requesting the rezoning of three lots (approximately 0.47 acres) for a 5-story residential building containing between 70 and 82 units with a mix of studio, 1-bedroom and 2-bedroom apartments with 27 on-site parking spaces. The project, located at 219 Waldron Street, is at the southwest corner of Waldron and 3<sup>rd</sup> Street, in West Lafayette, Wabash 19 (NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property is currently zoned R3W as is land in all directions. The most recent rezone in the area was about 20 years ago when property a block to the south was rezoned to PDRS for Waldron Place II Planned Development (Z-2072).

**AREA LAND USE PATTERNS:**

The subject site currently contains two 3-story buildings, each with twelve 4-bedroom units; a surface parking lot provides parking for the tenants. Sororities are adjacent to the south and north across 3<sup>rd</sup> Street. Parking garages associated with Purdue University are east across Waldron and Hagle Hall is to the west across the alley. Other apartment buildings catering to students are also found in the immediate area.

**PARKING AND TRANSPORTATION:**

Waldron and 3<sup>rd</sup> Streets are both classified as urban local roads per the adopted *Thoroughfare Plan*. In 2019, the city of West Lafayette temporarily closed 3<sup>rd</sup> Street to allow for pedestrianization of the roadway by Purdue University; it remains closed today. The alley behind the project will serve as sole vehicular access to the property. A 3-foot dedication of right-of-way will bring the alley width to 15 feet. Twenty-seven (27) on-site parking spaces located at ground level will serve the building.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site.

**STAFF COMMENTS:**

This project, located in what is commonly referred to as “the island”, will allow the redevelopment of an older apartment project with two 3-story buildings and a surface parking lot. This existing development was built in the early 1980’s in a suburban style housing 24 units with 76 bedrooms. The new proposal would allow a more urban project to develop with an L-shaped building located close to the sidewalks along 3<sup>rd</sup> and Waldron Streets supporting between 70 and 82 units. First floor units will essentially have two front doors: an internal door opening into the ground floor corridor

of the building as well as an exterior door with a porch and steps opening onto the sidewalk enhancing the pedestrian orientation of this building. Signage for the project will consist of a single vertical building mounted sign along the 3<sup>rd</sup> Street frontage which would be similar to the HiVine project located at 302 Vine Street. This sign will be no larger than 100 square feet and will not be lit. Other amenities include 27 on-site parking spaces with ten of these under cover of the building; all units will be furnished.

**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.





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Area Plan Commission of Tippecanoe County, Indiana

August 18, 2022  
Ref. No.: 2022-192

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

**CERTIFICATION**

RE: **Z-2861 WALDRON & THIRD, LLC c/o PATTI WEIDA (WALDRON APARTMENTS PLANNED DEVELOPMENT) (R3W to PDRS):**  
Petitioner is requesting the rezoning of three lots (approximately 0.47 acres) for a 5-story residential building containing between 70 and 82 units with a mix of studio, 1-bedroom and 2-bedroom apartments with 27 on-site parking spaces. The project, located at 219 Waldron Street, is at the southwest corner of Waldron and 3rd 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 August 17, 2022 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 September 06, 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: Patti Weida, Waldron and Third, LLC  
Ryan Munden, Reiling Teder & Schrier LLC  
Barry Knechtel, KJG Architecture