### **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 Attacl	ned Legal I	<u>Description</u>		
Section 2:		hereby rezon R3W district PDRS district		ws:		
Section 3: the Mayor.	This ordinance sh	all be in full	force and e	ffect from and	after its passa	age and signing by
INTRODUCI	ED ON FIRST REA	ADING ON T	тне 6	DAY OF	September	, 2022.
MOTION TO COUNCILOR	ADOPT MADEB R_ <b>Thomas</b>	Y COUNCII 	or <u>De</u> l	Boer	, AND	SECONDED BY
WEST LAFA	AINED, PASSED, AYETTE, INDIAN EEN PASSED BY BEING:	NA, ON TH	IE 6	DAY OF	September	
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	Blanco			V		
	Brown			/		
	Bunder					
	DeBoer		- ,			
	Hardesty	~				
	Leverenz	~				
	Parker	/				

Sanders Thomas

Thomas, Presiding Officer

Attest:  Sana G. Booker, Clerk	SEAL
PRESENTED BY ME TO THE MAYOR OF THE	THE CITY OF WEST LAFAYETTE, INDIANA ON , 2022.  Sana G. Bookey, Clerk
THIS ORDINANCE APPROVED AND September, 2022.	SIGNED BY ME ON THE DAY OF
Attest:  Sana G. Booker, Clerk	SEAL M

# Ordinance No. 26-22 EXHIBIT A Legal Descriptions

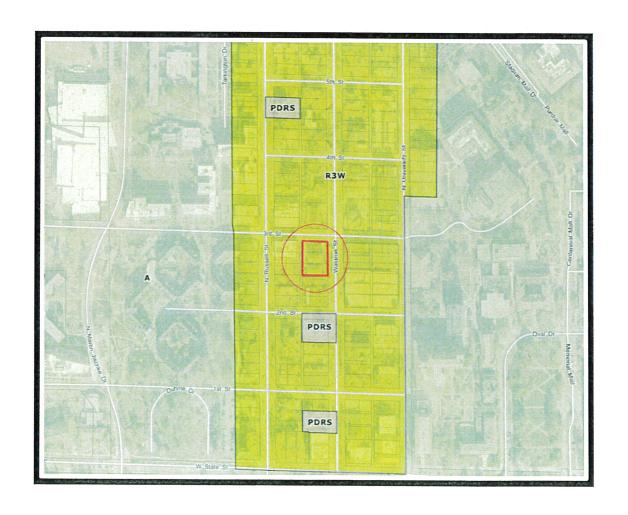
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# Z-2861 WALDRON & THIRD, LLC c/o PATTI WEIDA (Waldron Apartments Planned Development) (R3W to PDMX) PDRS

## STAFF REPORT August 11, 2022



# 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 DRIWINGS SHALL BE USED FOR KEITLE BULDING CONFIGURATION, SPECIFIC DETERMINATION OF WAX IS PROPOSED FOR THE DESCRIPTIONAL, AND THAT COLORS SELECTIONS MAY CHANGE.

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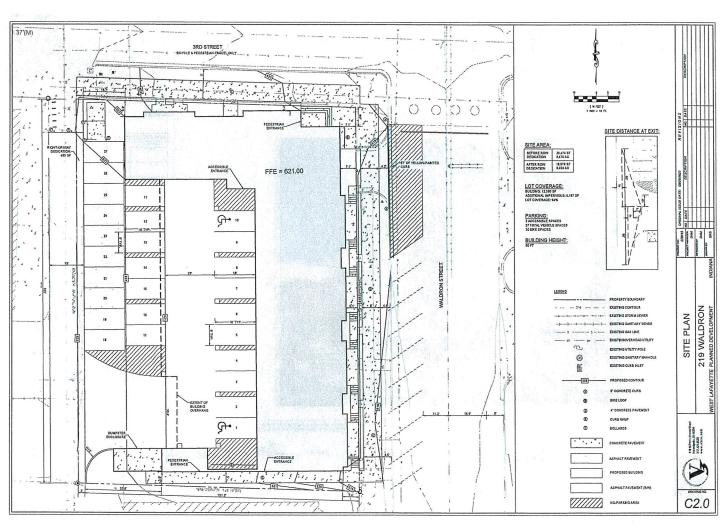
Architect



Preliminary Plan July 27, 2022 PREPARED BY: BART G. KNECHTEL

, ADMINISTRATIVE OFFICER FOR WEST LAFAYETTE

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

Staff Report August 11, 2022

#### 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
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:
<b>Section 1:</b> 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: <u>R3W</u> district
TO: PDRS district
<b>Section 3:</b> 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 THEDAY OF2022, HAVING BEEN PASSED/ DENIED BY A VOTE OF IN FAVOR ANDOPPOSED, 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 O	OF THE CITY OF WEST LAFAYETTE, INDIANA _, 20 <u>22</u> .
	Sana G. Booker, Clerk
THIS ORDINANCE APPROVED AND S , 20 <u>22</u> .	IGNED BY ME ON THEDAY OF
	John R. Dennis, Mayor
Attest:	
Sana G. Booker, Clerk	

#### **EXHIBIT A**

#### LEGAL DESCRIPTION

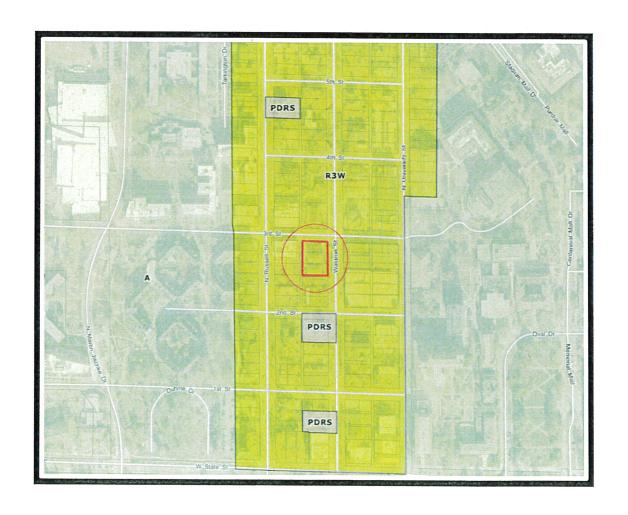
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# Z-2861 WALDRON & THIRD, LLC c/o PATTI WEIDA (Waldron Apartments Planned Development) (R3W to PDMX) PDRS

## STAFF REPORT August 11, 2022



# Waldron Apartments Planned Development Z-2861 R3W to PDRS

219 Waldron Street West Lafayette, Indiana 47906



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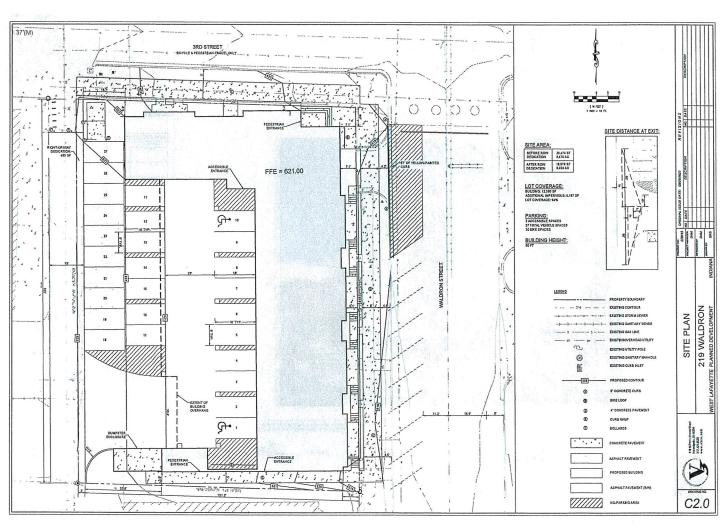
Architect



Preliminary Plan July 27, 2022 PREPARED BY: BARRY G. KNECHTEL

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- 9. FAA Determination shall be submitted with the Final Detailed Plans.



### 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