Z-2718
SOUTH STREET CAPITAL, LLC – MARC MUINZER (SSC STATE NORTHWESTERN PD) (PDMX TO PDMX)

STAFF REPORT
April 12, 2018
REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner with consent of the owner, and represented by attorney Daniel Teder, is requesting PDMX zoning on approximately 0.21 acres to construct a 5-story mixed-use building containing a maximum of 36 fully-furnished residential units with 96 bedrooms, approximately 7,833 square feet of ground floor retail, approximately 3,750 square feet of optional basement level retail and 34 off-site parking spaces. According to the petition, the property is located at 300 W. State Street, West Lafayette, Wabash 19 (NE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:
The subject property is presently zoned PDMX for the original State Street Corner PD approved in 2012. CBW zoning is adjacent to the subject property and found throughout the vicinity. Most rezone actions in the vicinity, however, have been PDs including: The Hub Plus on State Street (Z-2692), Rise at Chauncey PDMX (Z-2676), The Hub at West Lafayette (Z-2654), 302 Vine Street PDMX (Z-2641), Alpha Omicron Pi PDRS (Z-2618), Grant Street Station PDMX (Z-2589), South Street Station PDRS (Z-2574), 225 Northwestern Avenue PDMX (Z-2562), State Street Corner PDMX (Z-2482), Chauncey Square PDMX (Z-2454), University Terrace PDMX (Z-2450).

AREA LAND USE PATTERNS:
The property is in the very heart of the historic Chauncey Village and is surrounded by a dense mix of commercial and residential uses proper to a central business district. The property presently contains two non-historic structures that formerly housed the Where Else Bar, Subway and Fresh Mix restaurants as well as a leasing office for Prime Campus Housing. These uses were vacated after the original State Street Corner rezone was approved in 2012. Though the construction plans for the original planned development were recorded in early 2013 and preparations were underway for construction, all activity on the site ceased soon after recordation and the existing buildings have been vacant ever since.

North of the subject property, across the public alley, is the Potbelly’s restaurant while immediately adjacent, to the west, is the Brothers Bar & Grill located in a historic commercial building dating from the 1890’s. To the east, across Northwestern Avenue is the historic Miller Building, also dating from the 1890’s which presently contains the Greyhouse Coffee & Supply Company, the Khana Khazana Indian Grill and residential apartments and offices on the upper floors. Across State Street to the south is the Chauncey Hill shopping center and southeast of the property, between South and State Streets, is Louis Sullivan’s Purdue State Bank Building.
TRAFFIC AND TRANSPORTATION:
Northwestern Avenue and State Street are classified as primary arterials according to the adopted Thoroughfare Plan. Sidewalk improvements made with the State Street reconstruction project will be restored and remain in place after the construction of this proposed planned development is completed. Additional public seating areas, street trees and bike loops are being added to the Northwestern frontage. Like the original approval, loading for the project will be accommodated by a flexible loading/parking zone along Northwestern Avenue.

Parking for the project is consistent with recent approvals in the vicinity with a ratio of 0.30 spaces per bedroom for the residential use and 0.37 spaces per 1,000 square feet of gross floor area for the commercial use for a total of 34 parking spaces. Similar to the original PD approval, the spaces themselves will be housed in either the West Lafayette Public Library garage or the Chauncey Square garage via lease agreements subject to the approval of the Administrative Officer.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
Public utilities are available to serve the site.

STAFF COMMENTS:
Since its apparent abandonment in 2013, the failure of the promised State Street Corner planned development to materialize has been a source of great disappointment for the City of West Lafayette. This proposed reimagining of the original approval seeks to make good on that original promise with a project that honors the original’s intent while making some subtle adjustments and additions to fit a new mix of uses.

Like its predecessor this new proposal remains at five-stories so as to not overwhelm the historic structures immediately adjacent to it. The original two-level commercial space has been replaced by a single level of ground-floor retail with four levels of residential apartments above. The proposed basement is a flexible space that can contain either storage for the ground floor retail, amenity space for the residents or, like the original approval, space for additional retail. A new addition to the original approval is roof-top amenity space for residents containing landscaping and seating areas.

Architecturally, the building draws its inspiration – as its predecessor did – from the surrounding historic architecture. The balconies have been redesigned to add more square footage to the residential units and metal paneling along the roofline adds a slight modern touch to a building largely trying to fit into an existing historic context. Signage for the project is nearly identical to the original approval and is modest and pedestrian in scale. Finally, the landscape and streetscape plans have been updated to fit in with the recent State Street improvements, accommodating the heavy pedestrian traffic already present while still managing the turning movement needs of vehicular traffic, particularly emergency vehicles and buses.

In our 2012 staff report, we proposed that the State Street Corner Planned Development would be a true landmark for the City of West Lafayette. By honoring the design intent of the original approval, this “reimagining” of State Street Corner delivers on all fronts and will be a welcome addition to West Lafayette’s growing downtown.
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 (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 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. FAA Determination shall be submitted with the Final Detailed Plans;
6. Final landscape plan and plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
7. Per the Planned Development narrative, parking agreement(s) shall be executed and approved by the Administrative Officer with the submission of the Final Detailed Plans.
8. An application for a street address assignment shall be made to the Area Plan Commission with the submission of the Final Detailed Plans and the address shall be affixed to the Final Plat.
### Control Point Table

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### Keynotes

1. The survey was conducted in accordance with the U.S. Corps of Engineers Field Manual 7-10 and the American Society of Civil Engineers (ASCE) Standard 36-06.
2. The survey was performed using a Trimble ProX 3000 total station and a Trimble Robotic Total Station.
3. The survey was completed on Wednesday, March 28, 2018.
4. The survey was completed at the request of the project owner, LAFAYETTE, INDIANA 6000.
5. The survey was completed at 123456.
6. The survey was completed using a local scale point of:
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7. Vertical survey data represented on this plat was gathered by means of trigonometric leveling methods.
8. Material information between successive structures, where available. When not available the locations of utilities/structures may exist. No excavations were made during the course of this survey to locate the locations of materials.
9. The undersigned surveyor and may have altered the validity and circumstances shown or noted hereon.

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**SURVEYOR CERTIFICATE**

The undersigned, ________ and ________, hereby certify that the surveyplat hereon is true and correct to the best of their knowledge and belief.

Signed: 

[Signature]
Date: 03/28/2018

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