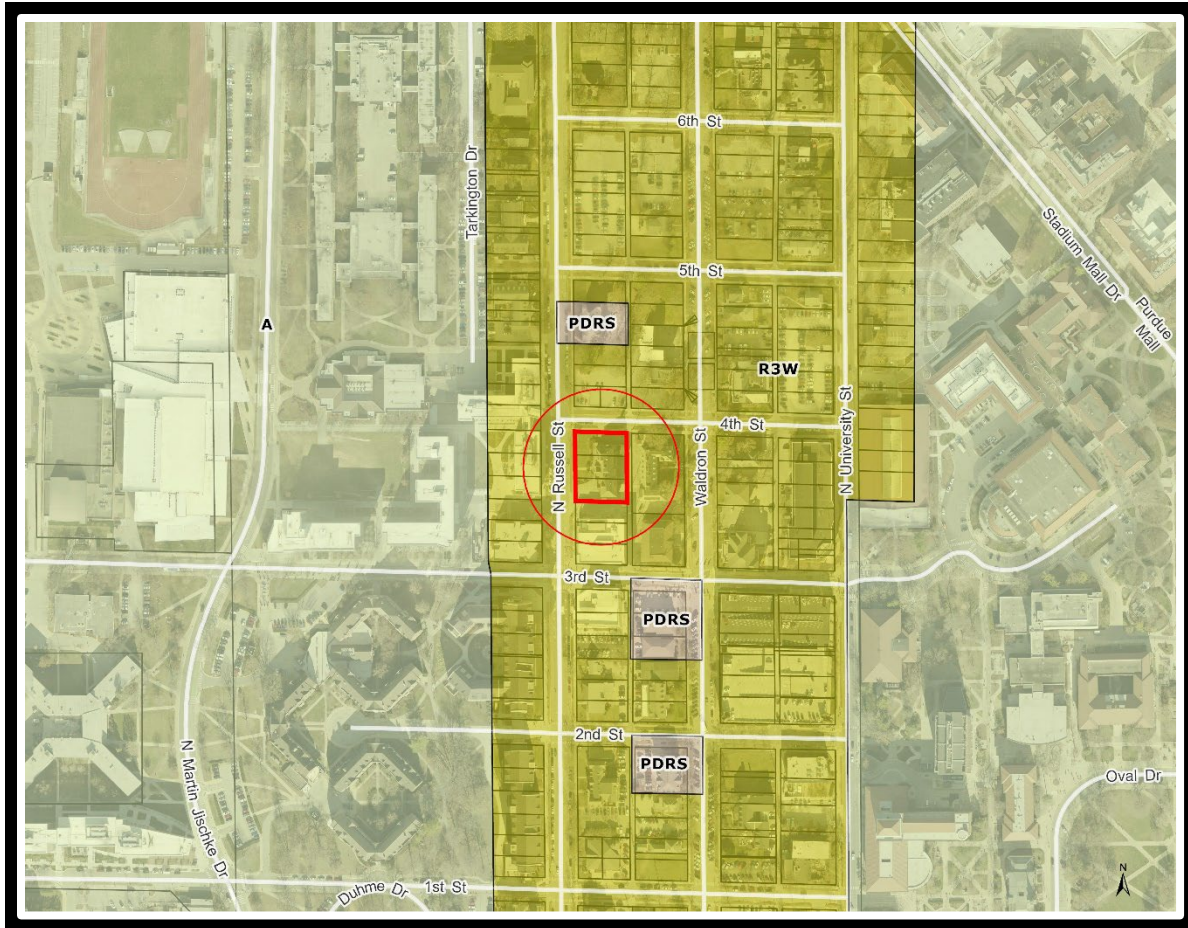

Z-2883
PCM PROPERTIES, LLC – Mike Cates
(Revive at Russell Planned Development)
(R3W to PDRS)

STAFF REPORT
April 13, 2023



ELEVATION KEYNOTES

1. EXISTING ROOF, NEW ARCHITECTURAL ROOF SHINGLES (GAF WILLIAMSBURG SLATE)
2. REPAIR/REPLACE STUCCO
3. REPAIR/REPLACE WOOD TRIM, PAINTED (SHERWIN WILLIAMS FRENCH ROAST)
4. NEW METAL CLAD WINDOW, CASEMENT (EKED (WHITE)
5. NEW PVC WINDOW, GLIDER (WHITE)
6. EXISTING BRICK VENEER, MODULAR SIZE
7. EXISTING LIMESTONE VENEER, TO BE CLEANED
8. NEW CAST STONE SELBANKING (NATURAL)
9. NEW STANDING SEAM METAL ROOF (MBCI CHARCOAL GRAY)
10. NEW BRICK VENEER, MODULAR SIZE (BOWERSTON CHOCOLATE W/C FR)
11. NEW CAST STONE PANELS (NATURAL)
12. NEW CAST STONE QUOINS (NATURAL)
13. NEW 12X24" CAST STONE VENEER UNITS (NATURAL)
14. FIBER CEMENT PANELS, PAINTED (SHERWIN WILLIAMS GRAYISH)
15. METAL TYPK GUTTER AND DOWNSPOUTS (AMERICAN BRACKET BROWN)
16. NEW 6" BOX GUTTER AND DOWNSPOUTS (GUTTER GRAPHITE)
17. SINGLE PLY MEMBRANE ROOFING (WHITE)
18. NEW 6'S CORNER (STO INDIANA LIMESTONE)
19. NEW BRICK VENEER, MODULAR SIZE (ELEN GARY ADIRAN)
20. REPAIR OR REBUILD EXISTING WOOD DOOR
21. NEW HOLLOW METAL DOORFRAME - PAINTED (SHERWIN WILLIAMS FRENCH ROAST)
22. A/C CONDENSER
23. EXTERIOR LIGHT FIXTURE, SEE LIGHTING PLAN FOR SPECIFICATIONS
24. NEW ARCHITECTURAL ROOF SHINGLES (GAF CHARCOAL)
25. NEW ADA ACCESSIBLE ENTRANCE DOOR



PROFESSIONAL SEAL:

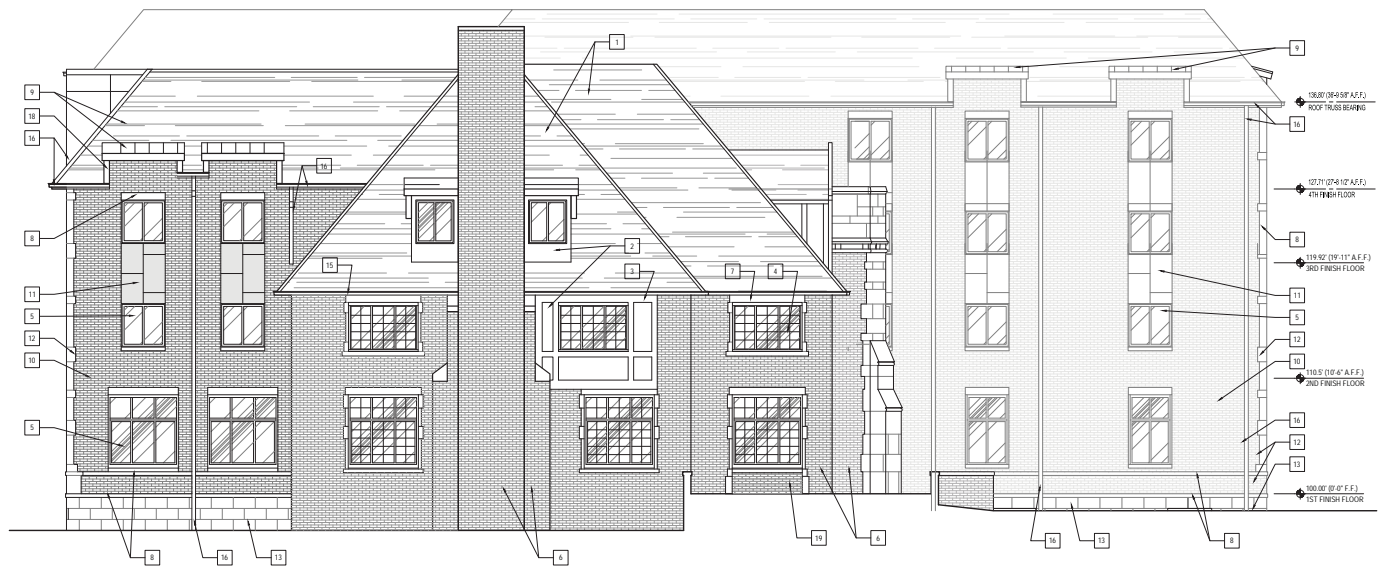
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EXTERIOR ELEVATIONS
REVIVE 314 RUSSELL PLANNED DEVELOPMENT
PCM PROPERTIES, LLC
314 RUSSELL STREET
WEST LAFAYETTE, INDIANA 47906
TIPPECANOE COUNTY

PROJECT DATE:	03.29.2023
SHEET REVISIONS:	
NO. DESCRIPTION	DATE

PROJECT NUMBER: C2022.119 CHECKED BY:

SHEET NUMBER:
A200



2 NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



1 WEST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

Z-2883

**PCM PROPERTIES, LLC - REVIVE AT RUSSELL PLANNED
DEVELOPMENT
R3W to PDRS**

**Staff Report
April 13, 2023**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner is requesting a rezone of 0.47 acres for a single-lot, 4-story apartment building containing up to 80 residential units with 6 surface, off-street parking spaces. The site is located at the southeast corner of Russell and 4th Street in West Lafayette, Wabash 19 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is currently zoned R3W as are most of the properties in this part of the city. Successful rezoning activity in the vicinity has been limited to three PDRS zones while ABZA activity has been limited to a few properties seeking a relaxation in development standards in order to develop within the R3W zone in a more urban fashion.

AREA LAND USE PATTERNS:

Centered in the heart of the Purdue campus, the area surrounding the subject property is surrounded by campus buildings, fraternities, student apartments, and other university-related developments. The subject property itself contains a historic fraternity mansion (presently vacant) that once housed the Alpha Tau Omega fraternity.

PARKING AND TRANSPORTATION:

Russell and 4th Streets are both urban local roads according to the adopted *Thoroughfare Plan*. Access to the project's parking spaces will be from 4th Street while access to the project's trash and utility areas will be from the existing alley. The alley itself is to be widened along this site's rear property line as part of the project in order to better accommodate emergency vehicles.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

Redevelopment in this part of the city has been limited over the years and has been focused primarily along State Street. This site, at the Russell / 4th Street intersection is in the heart of campus. This proposed adaptive-reuse development seeks to repurpose and expand a historic fraternity house for multi-family use. With architectural design approved by the West Lafayette Historic Preservation Commission earlier this year, the Revive at 314 Russell Planned Development is a welcome addition to the city's student housing stock.

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. Final landscape plan and plant schedule, in general conformity with the approved Preliminary Plans, shall be approved by the city's urban forester with the submission of the Final Detailed Plans; and
6. Street addressing and private street name applications shall be made with APC prior to the submission of the Final Detailed Plans.