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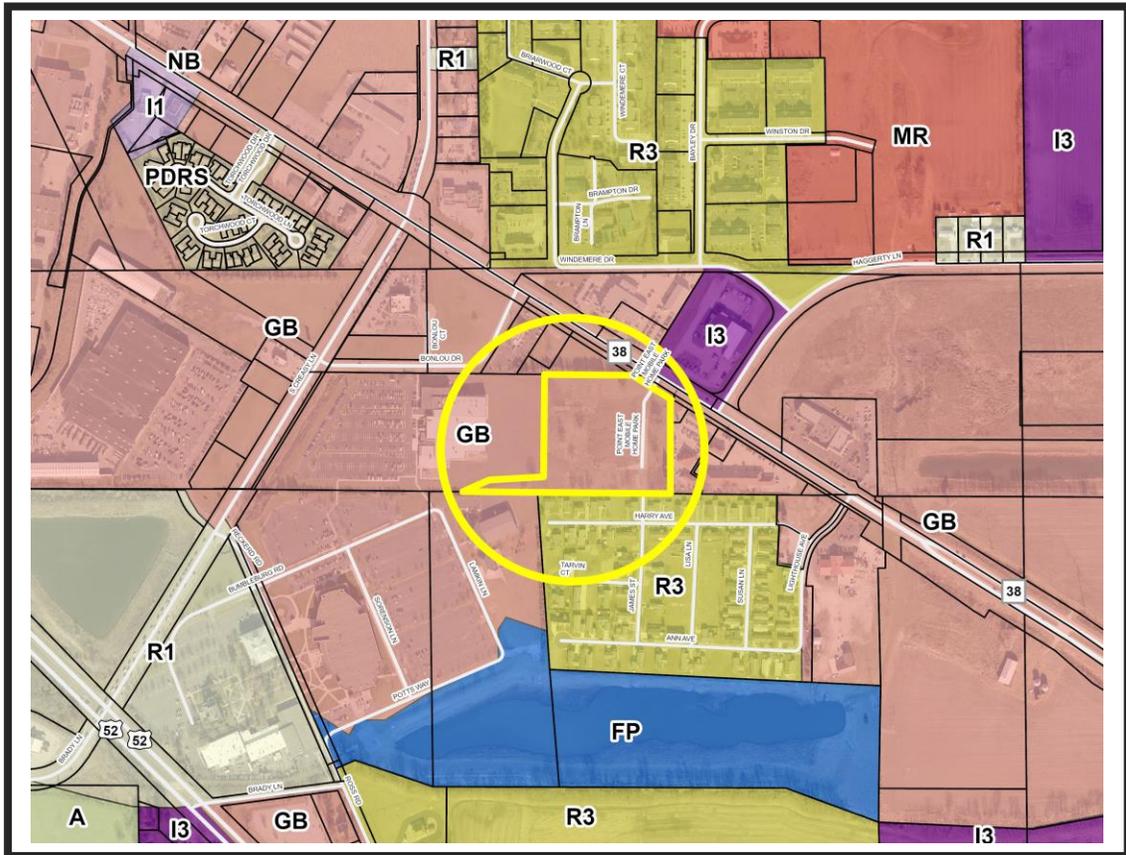
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**Z-2780**  
**IRON MEN PROPERTIES OF LAFAYETTE 1, LLC**  
**– Joseph Blake (Anvil 38 PD)**  
**(GB to PDRS)**

**STAFF REPORT**  
**January 9, 2020**

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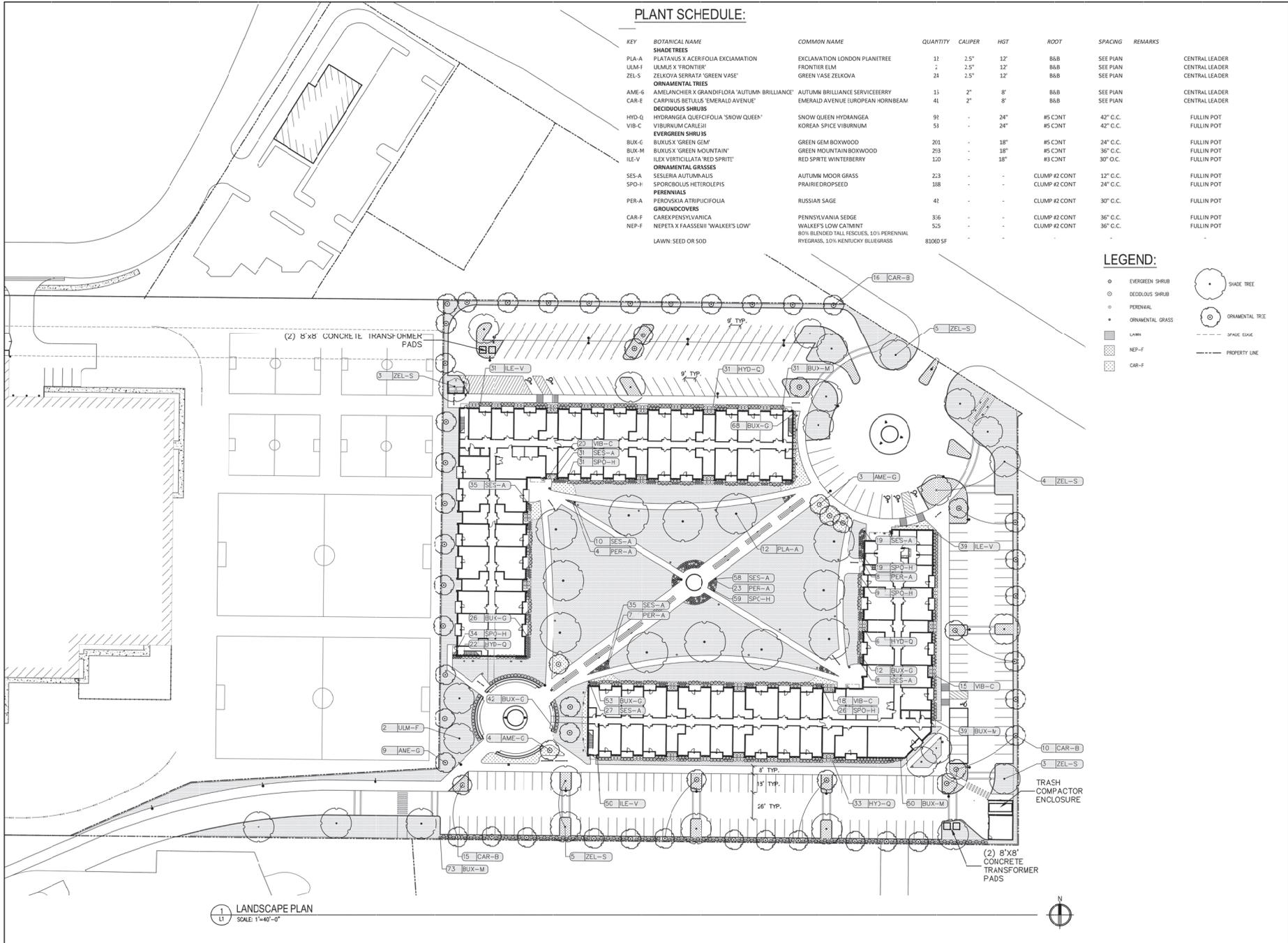


**PLANT SCHEDULE:**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CAULIP	HGT	ROOT	SPACING	REMARKS
<b>SHADE TREES</b>								
PLA-A	PLATANUS X ACERIFOLIA EXCLAMATION	EXCLAMATION LONDON PLANTREE	12	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ULM-F	ULMUS X FRONTALIS	FRONTIER ELM	2	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ZEL-S	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	24	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
<b>ORNAMENTAL TREES</b>								
AME-G	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	15	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CAR-E	CARPINUS BETULUS 'EMERALD AVENUE'	EMERALD AVENUE EUROPEAN HORNBEAM	41	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
<b>DECIDUOUS SHRUBS</b>								
HYD-Q	HYDRANGEA QUEZCOPALIA 'SNOW QUEEN'	SNOW QUEEN HYDRANGEA	91	-	24"	#5 CONT	42" C.C.	FULLIN POT
VIB-C	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	51	-	24"	#5 CONT	42" C.C.	FULLIN POT
<b>EVERGREEN SHRUBS</b>								
BUX-G	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	201	-	18"	#5 CONT	24" C.C.	FULLIN POT
BUX-M	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	293	-	18"	#5 CONT	36" C.C.	FULLIN POT
ILE-V	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	110	-	18"	#3 CONT	30" C.C.	FULLIN POT
<b>ORNAMENTAL GRASSES</b>								
SES-A	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	223	-	-	CLUMP #2 CONT	12" C.C.	FULLIN POT
SPO-H	SPOROBOLUS HETEROLEPIS	PRAIRIEDROPSSEED	188	-	-	CLUMP #2 CONT	24" C.C.	FULLIN POT
<b>PERENNIALS</b>								
PER-A	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	42	-	-	CLUMP #2 CONT	30" C.C.	FULLIN POT
CAR-F	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	356	-	-	CLUMP #2 CONT	36" C.C.	FULLIN POT
NEP-F	NEPETA X FAASSEHII 'WALKER'S LOW'	WALKER'S LOW CATMINT	525	-	-	CLUMP #2 CONT	36" C.C.	FULLIN POT
<b>LAWN: SEED OR SOD</b>								
			8100 SF					

**LEGEND:**

- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- PERENNIAL
- ORNAMENTAL GRASS
- LAWN
- NEP-F
- CAR-F
- SHADE TREE
- ORNAMENTAL TREE
- - - SPACE EDGE
- - - PROPERTY LINE



1 LANDSCAPE PLAN  
SCALE 1"=40'-0"

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PROFESSIONAL SEAL:

PLANNED DEVELOPMENT

PROJECT DATE:  
**12/23/2019**

NO.	REVISIONS	DATE	BY	CHKD BY

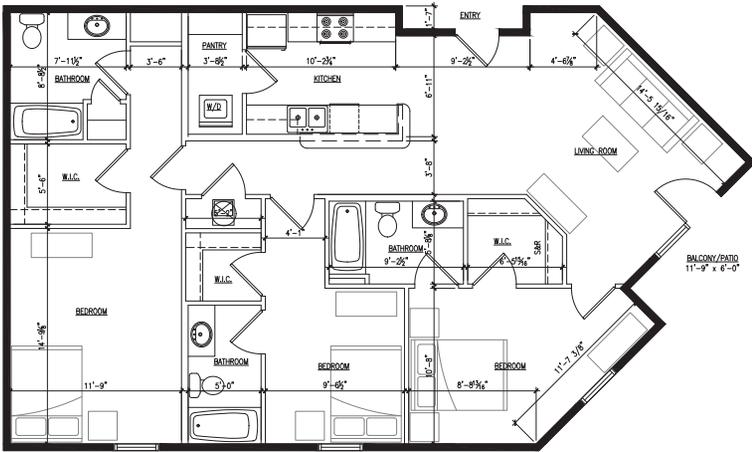
PROJECT NUMBER:  
**C2016.109**

DRAWN BY:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**L1**

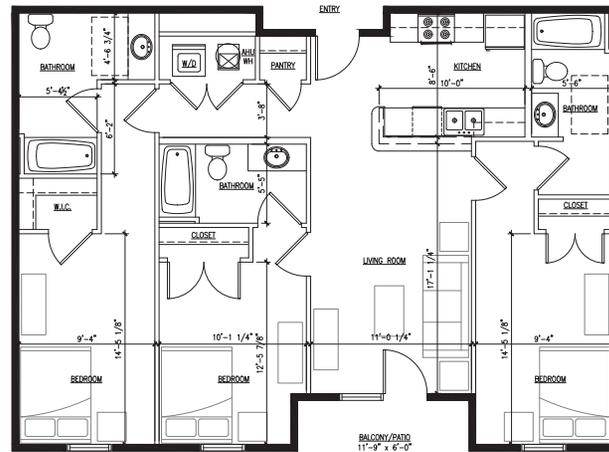


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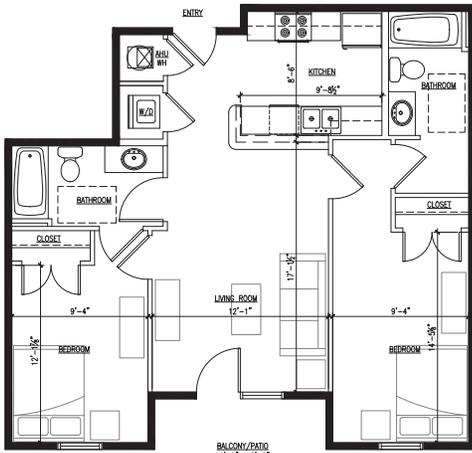
5 3-BED UNIT PLAN  
 SCALE: 1/4"=1'-0"

1350 SQ. FT.



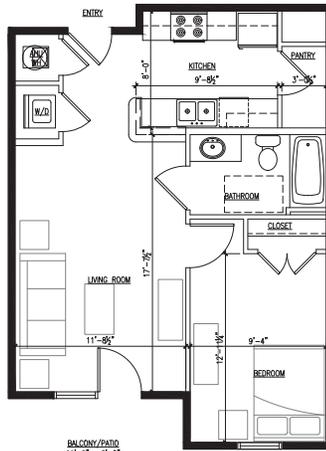
4 3-BED UNIT PLAN  
 SCALE: 1/4"=1'-0"

1210 SQ. FT.



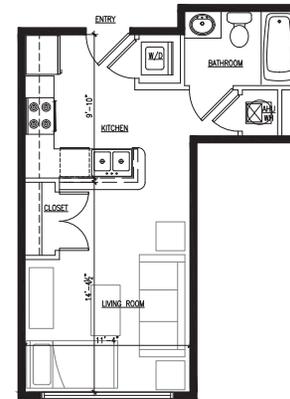
3 2-BED UNIT PLAN (TYPICAL)  
 SCALE: 1/4"=1'-0"

847 SQ. FT.



2 1-BED UNIT PLAN (TYPICAL)  
 SCALE: 1/4"=1'-0"

616 SQ. FT.



1 STUDIO UNIT PLAN (TYPICAL)  
 SCALE: 1/4"=1'-0"

376 SQ. FT.

PROJECT TITLE:  
**ANVIL 38 PLANNED DEVELOPMENT  
 IRON MEN PROPERTIES  
 Z-2760**

STATE ROAD 38 EAST  
 LAFAYETTE, INDIANA 47905  
 TIPPECANOE COUNTY

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PROFESSIONAL SEAL  
 PLANNED DEVELOPMENT  
 NOT FOR  
 CONSTRUCTION

PROJECT DATE:  
**12/23/2019**

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER:  
**C2019.109**

DRAWN BY:  
**TYPICAL UNIT PLANS**

DRAWING TITLE:  
**TYPICAL UNIT PLANS**

SHEET NUMBER:  
**A6**



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Z-2780  
**IRON MEN PROPERTIES OF LAFAYETTE I, LLC  
ANVIL 38 PLANNED DEVELOPMENT  
GB TO PDRS**

**Staff Report  
January 9, 2020**

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

Petitioner, Joseph Blake, with the consent of the owner, the Trustees of Ivy Tech Community College, is requesting PDRS zoning on approximately 7 acres for a two-phase, multi-family development totaling two, four-story apartment buildings containing a total of 307 units (72 studios, 141 1-bedroom, 84 2-bedroom, and 10 3-bedroom units) with up to 411 bedrooms and 218 surface parking spaces. Additional parking is being provided offsite by Ivy Tech (up to 112 spaces) via a parking agreement. The property is located off the south side of SR 38 E just north of its intersection with Haggarty Lane in the City of Lafayette; Wea 2(NW) 22-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is currently zoned GB as are all adjacent properties except to the south. R3 zoning is found there. There has been little rezoning or BZA actions in the immediate vicinity for some time. The area surrounding the subject property is largely commercially zoned and developed.

**AREA LAND USE PATTERNS:**

The subject property is currently unimproved and was once the site of a mobile home park. The new YMCA facility is west of the of the subject property while to the south and southwest is the Vista Pointe residential neighborhood (a manufactured housing community) and Ivy Tech Community College respectively. North and east of the subject property is commercially-developed land. A mix of largely non-residentially developed land with limited residential development of varying types is common in the immediate vicinity.

**TRAFFIC AND TRANSPORTATION:**

State Road 38 E is classified as an urban divided primary arterial according to the adopted *Thoroughfare Plan*. A new private street is planned to utilize an existing curb cut along the project's limited SR 38 E frontage and connect – through the subject property - to the northeast corner of Ivy Tech Community College's parking lot and network of private drives. Vehicular access could then be made from either Ivy Tech or from SR 38 E. Based on current UZO parking requirements, 487 parking spaces would be required. Given the proposed use and its proximity to Ivy Tech, staff agreed to a total of 330 spaces for the project in new on-site surface parking lots (totaling 218 spaces) and a parking agreement with Ivy Tech (allowing access for up to 112 spaces). CityBus was provided an opportunity to serve the new project via the proposed private street, but elected to not change existing routes instead. Trail and sidewalk connections are planned through the site, connecting the project to both Ivy Tech, the YMCA, SR 38 E (if sidewalks and/or trails are ever constructed by INDOT in its right-of-way), and a new proposed city trail connecting to a point along the project's southern boundary. Bicycle parking is also being provided in the form of outdoor racks and two bike storage rooms (one in each of the two apartment buildings).

## **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site.

## **STAFF COMMENTS:**

With the recent removal of the former mobile home park, this infill site adjacent to Ivy Tech Community College and YMCA is perfectly suited for a project like Anvil 38 Planned Development. Ivy Tech's location on the urban fringe and surrounded primarily by commercial and industrial development has relegated the campus of Ivy Tech to being largely a "commuter school". With Anvil 38 Planned Development, potential student residents will be able to easily walk or bike to campus, access the YMCA, and connect to the larger emerging pedestrian network planned for the vicinity.

The project itself is split into two phases consisting, in total, of two four-story multi-family buildings containing, altogether, 307 units and 411 bedrooms. Signage for the site is modest and consists of a small monument sign along the project's SR 38 E frontage and a wall sign near the leasing office. The project's design is centered on a large pedestrian plaza space through which the main pedestrian network runs. The "quad-like" design of this pedestrian-oriented open space is designed to highlight the project's relationship to the adjacent community college.

In its scale, collegiate design, pedestrian-oriented amenities, and robust landscaping, the Anvil 38 Planned Development is a welcome addition to this increasingly busy node of activity surrounding both Ivy Tech Community College and the YMCA.

## **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 shall be approved by the city's urban forester with the submission of the Final Detailed Plans;
6. Street addressing and private street name applications shall be made with APC prior to the submission of the Final Detailed Plans;
7. Drainage Board approval (relative to the project's plan to drain into F-Lake and/or other County-regulated facilities) shall be secured prior to the submission of the Final Detailed Plans;
8. A copy of the executed and recorded parking agreement with Ivy Tech Community College shall be delivered to APC and the City of Lafayette with the submission of the Final Detailed Plans.