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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

July 21, 2016
Ref. No: 16-160

West Lafayette Common Council
222 North Chauncey, Room 101.
West Lafayette, IN 47906
ATTN: Clerk

CERTIFICATION

RE: Z-2645--WABASH LANDING APARTMENTS II, LLC AND TAPAWINGO HOTEL, LLC (Wabash Landing Apartments Expansion 2016 PD) (PDMX to PDRS):

Petitioner is requesting rezoning of a portion of the existing Wabash Landing Planned Development by razing a portion of one of the buildings (north of Scotty's) and building 115 single-bedroom units, a sales office, and a fitness area in a five-story building, located on State Street, west of Tapawingo Drive, West Lafayette, Wabash 20 (NW) 23-4. CONTINUED FROM THE JUNE 15TH APC MEETING TO POST SIGNS AND MAIL NOTICES.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 20, 2016, the Area Plan Commission of Tippecanoe County voted 12 yes – 0 no to APPROVE the motion to rezone the subject real estate from PDMX to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, 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. PD 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. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
6. Final design of the Sky Lounge and the courtyard spaces off the pedestrian promenade shall be approved by the Administrative Officer with the submission of the Final Detailed Plans;
7. A minor modification to the existing Wabash Landing PD shall be executed and approved prior to the submission of the Final Detailed Plans modifying the parking schedule so that it conforms with the new PD and the landscaping of the original planned development area including but not limited to: updating the landscaping amounts, locations and the plant schedule and replacing all deceased foliage, as directed and approved by the West Lafayette Greenspace Administrator.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its Monday, August 1, 2016 regular meeting.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Planned Development drawings and Ordinances

cc: James Curtis, Wabash Landing Apartments
Joseph Bumbleburg
Dave Buck, West Lafayette Engineer
BF& S
Frontier Communications
Comcast
Vectren
Duke Energy
Indiana American Water