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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

August 18, 2016
Ref. No: 16-196

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

CERTIFICATION

RE: Z-2648--EMH & T (SAGAMORE PARK CENTRE PD)(PDNR & GB to PDNR):

Petitioner is requesting rezoning of approximately 14.66 acres to expand the existing 65,729 square foot Payless store to approximately 92,050 square feet; rearrange and expand the parking lot from 521 spaces to 564 spaces, update the facades of the existing buildings, update the signage and landscaping for the site, and incorporate a Payless gas station currently under construction. The proposed two lot planned development is on Sagamore Parkway and Salisbury, West Lafayette, Wabash 7 (NW) 23-4. CONTINUED FROM THE JULY APC MEETING DUE TO A PUBLISHING ERROR FROM THE LAFAYETTE LEADER

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on August 17, 2016, the Area Plan Commission of Tippecanoe County voted 15 yes – 0 no to APPROVE the motion to rezone the subject real estate from PDNR to PDNR. 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 including incorporating condition #7 below;
2. PD construction plans per UZO Appendix 8-2;
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 exterior patio shall come with the Final Detailed Plans, subject to approval by the Administrative Officer.
7. With the submission of the Final Detailed Plans, the section on Narrative Sheet PP2 titled "Building Areas" shall be modified to read: *"This project has existing buildings and shops. Each building area shall have a maximum signage area as indicated on sheets PP11 thru PP13. Maximum building height is indicated on sheets PP11 thru PP13. Future building expansions, additions and remodels may be accomplished through the minor modification process, subject to the approval of the Administrative Officer. Such expansions, additions and remodels must stay within the Building Setback Line (BSL) indicated on the Final Plat and cannot exceed 25% of the building's original gross floor area at the time of rezone approval and provided that approved greenspace and parking are not decreased."*

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its Tuesday, September 6, 2016 meeting.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Planned Development drawings and Ordinances

cc: EMH & T
Brixmore Properties
Frontier Communications
Comcast
Vectren
Duke Energy
Indiana American Water