
Z-2482
STATE STREET CORNER, LLC
STATE STREET CORNER PLANNED DEVELOPMENT
CBW TO PDMX

Staff Report Addendum
June 20, 2012

Z-2482

STATE STREET CORNER, LLC
STATE STREET CORNER PLANNED DEVELOPMENT
CBW TO PDMX

Staff Report Addendum
June 20, 2012

ADDENDUM:

1. We reported in our June 14, 2012 staff report that the to-be-displaced Where Else Bar would be returning to the site in the State Street Corner Planned Development's basement. The situation has changed. Where Else Bar is not returning to the site. Instead, a full-service restaurant use is planned for the basement level.
2. Also, it was reported that there are 24 units with 49 bedrooms in the project. The numbers are actually 24 units with 45 bedrooms.
3. Also staff is recommending the following conditions be added to the list of conditions of approval from our June 14, 2012 staff report:
 1. Table A – Allowable Uses – General Exclusions (5) shall be deleted and replaced in its entirety with the following language: “Sales of alcohol beverages are limited to the hours of 11:00 a.m. to 1:00 a.m. seven (7) days a week. No live music or dance floor shall be permitted.
 2. There shall be an 8' x 8' landing at the top and bottom of the stairs for the State Street basement direct entrance to the tenant space. The bottom landing area shall be designed during tenant build-out to ensure the 8'-0" landing remains open and unobstructed during hours of operation. This may be achieved by permanent partition walls or railing of not less than 4'-0" high.
 3. Final design of the floor plan for the basement level of State Street Corner shall be subject to Administrative Officer approval, in consultation with the city's police and fire departments, with the submission of the Final Detailed Plans.
 4. Current condition #5 in the staff report concerning the traffic maintenance plan shall be amended to read: “A traffic maintenance plan shall be submitted with the FDPs, subject to the approval of the Administrative Officer of the City of West Lafayette in consultation with the city's traffic commission.”