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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

June 21, 2012
Ref. No.: 12-171

West Lafayette Common Council
609 West Navajo
West Lafayette, IN 47906

CERTIFICATION

RE: **Z-2482--STATE STREET CORNER, LLC (State Street Corner PD) (CBW to PDMX):**

Petitioner is requesting rezoning of approximately 0.21 acres for a new, five-story, mixed-use building containing over 20,000 square feet of retail found in the basement, first and second floors and 24 apartment units with 49 45 bedrooms found on the third, fourth and fifth floors. The property is located in Chauncey Village on the northwest corner of Northwestern Avenue and State Street, West Lafayette, Wabash 19 (NE) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on June 20, 2012 the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no on the motion to rezone the subject real estate from CBW to PDMX. 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 (FDP), signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) for the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B-2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. 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. *(This condition was amended in the addendum to the staff report, June 20, 2012.)*
6. Plant schedule approved by the West Lafayette Greenspace Administrator;
7. At the FDP Submission, the Administrative Officer may require all ground floor entry doors on the project's State Street and Northwestern Avenue frontages be recessed into the building in the event that there is insufficient clear sidewalk.
8. At the FDP Submission, with the Administrative Officer's approval, the developer will make every effort to relocate or underground the overhead wires along the project's street frontages.

The following conditions were added by addendum to the staff report, June 20, 2012:

9. 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.
10. 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.
11. 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.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its July 2, 2012 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Shane O'Malley
Chauncey Hill
Daniel Teder
Terri Griffin, INDOT
Vectren
Duke Energy
Indiana American Water Company
Frontier Communications
Comcast