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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

June 21, 2012
Ref. No.: 12-175

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

CERTIFICATION

RE: **Z-2494--STADIUM CAPITAL, LLC (720 Northwestern PD)
(CBW to PDMX):**

Petitioner is requesting rezoning of approximately 2 acres for a five-story, mixed-use building containing a maximum of 230 apartment units with up to 490 bedrooms, over 41,000 square feet of ground floor retail and a 405 space underground parking garage in addition to 35 restriped public, on-street angled parking spaces. The property is located in the New Chauncey Neighborhood and is bounded by Northwestern Avenue, Dodge, Allen and Evergreen Streets, West Lafayette, Wabash 18 (SE) 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 11 yes - 1 no on the motion to rezone the subject real estate from CBW 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-2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator;
6. Recordation of the alley vacation shall be completed prior to Final Detailed Plan approval and recordation.
7. A traffic maintenance plan shall be submitted with the Final Detailed Plans, subject to the approval of the Administrative Officer of the City of West Lafayette.
8. At the Final Detailed Plan Submission, the Administrative Officer may require all ground floor entry doors be recessed into the building in the event that there is insufficient clear sidewalk.

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: Greg Foerg, Stadium Capital
Regions Bank
Jeffrey DeArman
Daniel Teder
Terri Griffin, INDOT
TBIRD
Dave Buck, West Lafayette City Engineer
Vectren
Duke Energy
Comcast
Frontier
Indiana American Water Company