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SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

September 22, 2016  
Ref. No. 16-221

West Lafayette Common Council  
c/o Clerk  
222 North Chauncey, Room 101  
West Lafayette IN 47906

### CERTIFICATION

**RE: Z-2654--CORE-UP MASTER JV, LLC (The Hub at West Lafayette PD)(R3W to PDMX):**

Petitioner is requesting rezoning of 0.83 acres in order to construct a mixed-use building that steps from 9 stories to 10 stories and contains approximately 270-300 units with up to 599 bedrooms maximum, an option for approximately 1,800 square feet of ground floor retail, and a 168 space internal parking garage. The property is located at 140 S. Pierce Street and 228-236 Wood Street in West Lafayette, Wabash 19 (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 September 21, 2016, the Area Plan Commission of Tippecanoe County voted 14 yes – 0 no to APPROVE the motion to rezone the subject real estate from R3W 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, 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 including the relocated alley dedication 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. With the submission of the final detailed plans (including final plat) and subject to approval by the Administrative Officer, easement language governing public access to the pocket park will be finalized;
7. With the submission of the final detailed plans and subject to the approval of the Administrative Officer, the following updates shall be made unless completed prior to the APC public hearing on this petition:
  - a. Wall-mounted lighting fixtures shall be placed along the building's alley frontages with type, amount, and location subject to approval of the Administrative Officer
  - b. MOT and final Site Plan/Landscape – Add notes on the final Maintenance of Traffic Plan and Landscape Plans stating: "Subject to change based on coordination with Plenary Roads State Street and subject to the approval of Administrative Officer and Greenspace Administrator."
  - c. On the final version of Sheet C106, remove the 16" and 24" options for lighting and instead use the 8" configuration

- d. On the final version of the signage plan sheets add a note: "Garage signage subject to the approval by the Administrative Officer with the submission of the Final Detailed Plans."
- e. Update the Narrative concerning Blade signage with this note: "Blade signage shall not exceed number of commercial tenants and leasing office."
- f. Remove "Project Blade Signage"
- g. PD signage-show max SF, (350SF)
- h. S1.01 (3) Signage on North Elevation 135SF not 270SF
- i. Clarification on Pool location (Either location is fine but not both).
- j. The Signage plan elevation sheets will be updated with maximum-dimensioned locations (per the Narrative) of commercial signage in the event the commercial option is triggered.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its October 3, 2016 regular meeting.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/lmu

Enclosures: Planned Development drawings and Ordinances

cc: Marc Lifshin, Core-Up  
Bower Housing  
Bryan & Gina Fairfield  
Daniel Teder  
West Lafayette Engineer