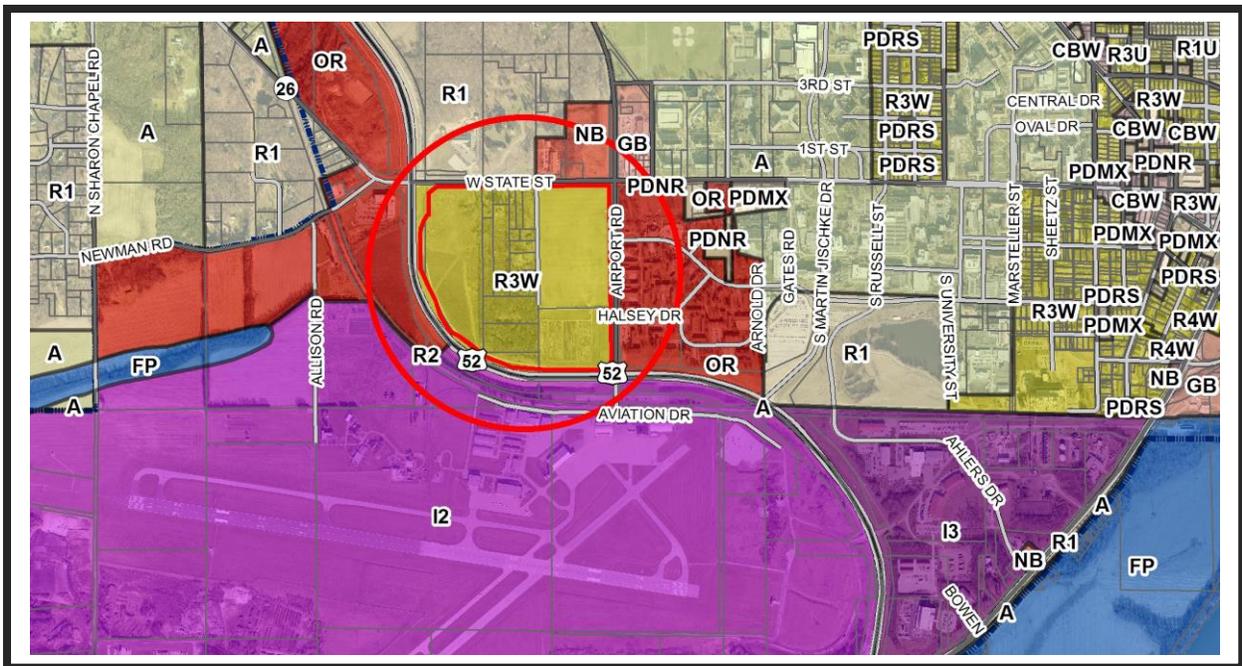

Z-2766
PURDUE RESEARCH FOUNDATION
PROVENANCE PD – PHASE 1 & 2 CONSTRUCTION PLANS
FINAL DETAILED PLANS
RESOLUTION PD-20-01

STAFF REPORT
December 23, 2019



Z-2766

**PURDUE RESEARCH FOUNDATION
PROVENANCE PD - PHASE 1 & 2 CONSTRUCTION PLANS
FINAL DETAILED PLANS
RESOLUTION PD-20-01**

**Staff Report
December 23, 2019**

BACKGROUND:

On July 17, 2019, APC, by unanimous vote, recommended approval of a reclassification from R3W to PDMX on approximately 90-acres in the City of West Lafayette for the Provenance Planned Development. The City of West Lafayette Common Council approved the rezone, by unanimous vote, on August 8, 2019. The approved preliminary plans allow for the construction of a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including both single-family and multi-family) and up to 90,000 square feet of non-residential space, including a child care center.

The phases for the project include:

- Phase 1 = A mixed-use environment containing retail, office, daycare center, multi-family apartments, townhouses, with an option for condominium ownership.
- Phase 2 = Single-family detached homes.
- Phase 3 = Townhouses with an option for flexible ground-floor office uses.
- Phase 4 = Single-family detached homes and townhouses.
- Phase 5 = Community Center building.
- Phase 6 = Single-family detached homes and townhouses.
- Phase 7 = Senior housing, independent living and skilled-nursing facility.
- Phase 8 = Mixed-residential or civic uses such as an educational facility.

Petitioner's Final Detailed Plans, consisting of the Construction Plans for phases 1 & 2, meet all required conditions at this stage of development (with the exception of the street name application issue – described in the note below). Bonding is not being requested at this time but will at the time of Final Plat approval if required.

*Note: At the time of this report's writing, the application for street names has not been approved by the US Post Office and 911/Emergency Services. Approval of the FDPs shall be contingent on the street application being approved and any required changes to the plan's street names made. Plans cannot be recorded until this issue is settled.

STAFF RECOMMENDATION:

*Approval of Resolution PD-20-01

RESOLUTION PD-20-01

WHEREAS Preliminary Plans for **PROVENANCE PD - PHASE 1 & 2 CONSTRUCTION PLANS**, are approved as part of Z-2766, with conditions attached; and

WHEREAS all conditions of approval necessary for FINAL DETAILED PLANS - PHASE 1 & 2 CONSTRUCTION PLANS have been met; and

WHEREAS UZO 2-28-12-a-2 states that minor modifications approvable by the Administrative Officer “any increase in residential density; any decrease in residential density of 10% or more; any increase in building dimension or change in building location other than within the defined building envelope; any change in landscaping other than increases, as determined appropriate by the administrative officer, in the amounts of approved landscaping, substitution of species or redesign with the same materials; any increase in the size of the signage approved with the Preliminary Plan; any change in type of land use; any change in the alignment or intersection of streets; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Planned Development as adopted and passed by the City of West Lafayette Common Council on August 8, 2019;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for **PROVENANCE PD - PHASE 1 & 2 CONSTRUCTION PLANS**, does hereby find them to conform to the Approved Planned Development Z-2766 as adopted and passed by the City of West Lafayette Common Council.

TOM MURTAUGH, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE