
Z-2760

**WESTMINSTER VILLAGE WEST LAFYLETTE, INC
WESTMINSTER VILLAGE COTTAGES PLANNED DEVELOPMENT
PHASE 1, PART 1
FINAL DETAILED PLANS
RESOLUTION PD-20-03**

**Staff Report
April 30, 2020**

BACKGROUND:

On July 17, 2019, APC, by unanimous vote, recommended approval of a reclassification from PDRS to PDMX on approximately 17-acres in the City of West Lafayette for the Westminster Village Cottages Planned Development. The approved preliminary plans allow for the construction multiple residential and optional mixed-use building types on a single, consolidated lot. The City of West Lafayette Common Council approved the rezone, by unanimous vote, on August 5, 2019.

Of the two initial phases planned, the first contains 17 single-family detached “cottages” with phase two containing 12 additional cottages. This “Part 1” of the first phase contains five cottage homes along with the Final Plat. Given this planned development’s flexibility with respect to its development options utilizing MR-zone development standards, there could potentially be an unlimited number of “phases” that could accommodate any number of uses allowed by the planned development.

Petitioner’s Final Detailed Plans, consisting of the Construction Plans for Phase 1, Part 1 and Final Plat for the entire planned development area, meet all required conditions at this stage of development. Bonding is not being requested per the direction of city and Indiana American Water staff.

Once the FDPs are approved and recorded, the owner will be clear to apply for improvement location permits with the city and begin construction on Phase 1, Part 1.

STAFF RECOMMENDATION:

Approval of Resolution PD-20-03

RESOLUTION PD-20-03

WHEREAS Preliminary Plans for **WESTMINSTER VILLAGE COTTAGES PLANNED DEVELOPMENT PHASE 1, PART 1**, are approved as part of Z-2760, with conditions attached; and

WHEREAS all conditions of approval necessary for Final Detailed Plans - Phase 1, Part 1 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 5, 2019;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for **WESTMINSTER VILLAGE COTTAGES PLANNED DEVELOPMENT PHASE 1, PART 1**, does hereby find them to conform to the Approved Planned Development Z-2760 as adopted and passed by the City of West Lafayette Common Council.

JACKSON BOGAN, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE