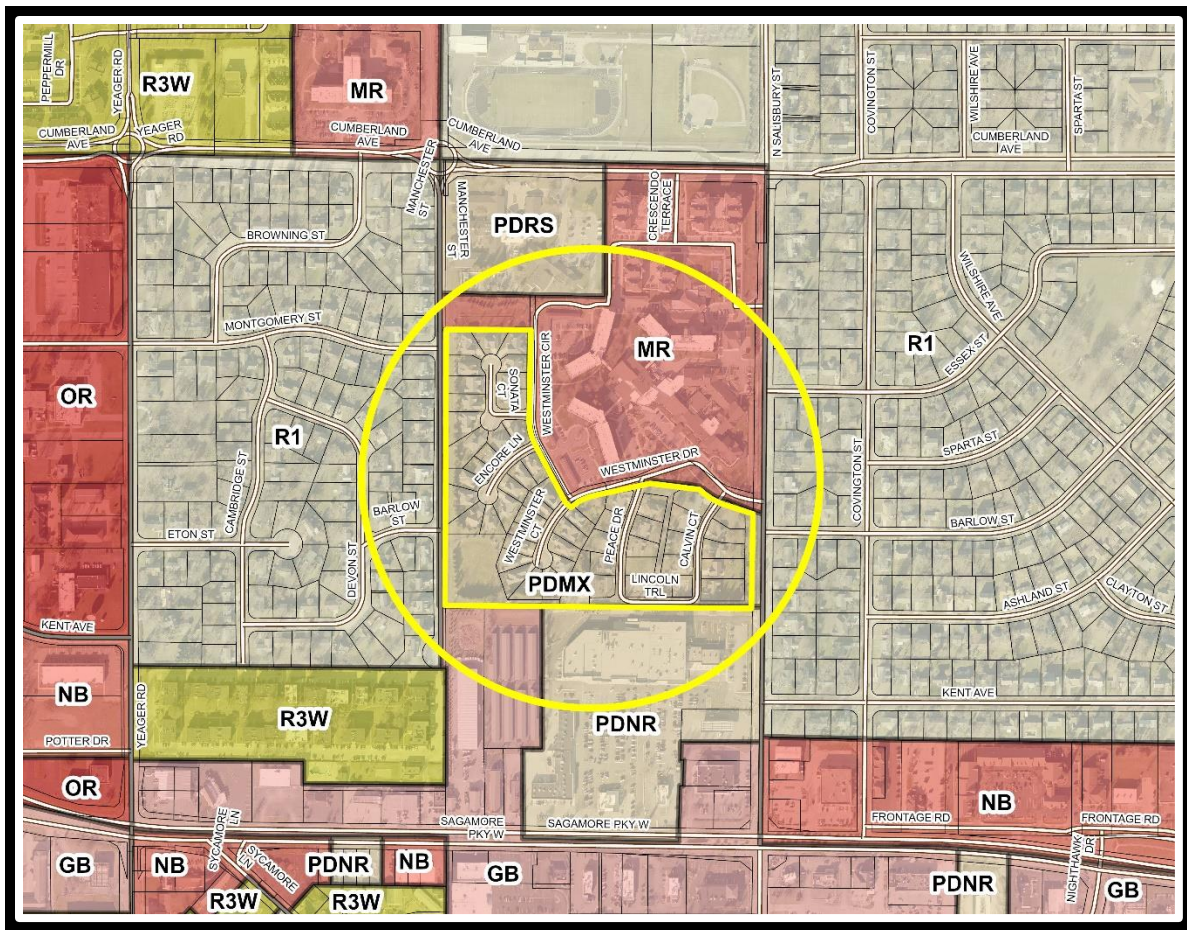
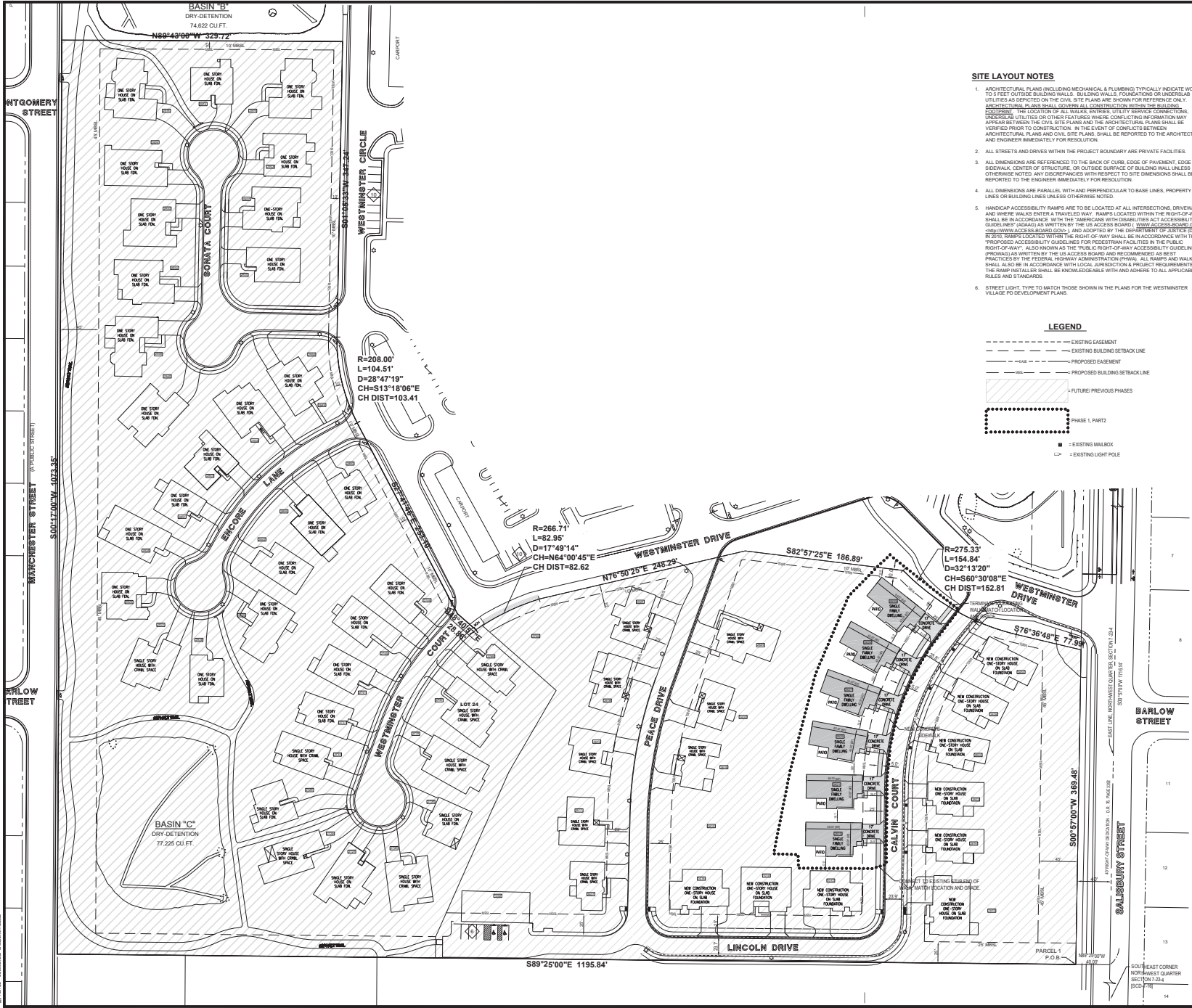
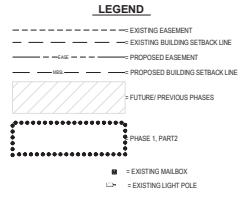

**RESOLUTION PD-21-02:
WESTMINSTER VILLAGE WEST LAFAYETTE, INC.
(Westminster Village Cottages PD, Phase 1, Part 2)
(Z-2760)**

**STAFF REPORT
February 11, 2021**





- ### SITE LAYOUT NOTES
1. ARCHITECTURAL PLANS (INCLUDING MECHANICAL & PLUMBING) TYPICALLY INDICATE WORK TO 3 FEET OUTSIDE BUILDING WALLS. BUILDING WALL FOUNDATIONS OR UNDERSLAB UTILITIES AS DEPICTED ON THE CIVIL SITE PLANS ARE SHOWN FOR REFERENCE ONLY. THE ARCHITECTURAL PLANS SHALL GOVERN ALL CONSTRUCTION WITHIN THE BUILDING FOOTPRINT. THE LOCATION OF ALL WALLS, ENTRIES, UTILITY SERVICE CONNECTIONS, UNDERSLAB UTILITIES OR OTHER FEATURES WHERE CONFLICTING INFORMATION MAY APPEAR BETWEEN ARCHITECTURAL PLANS AND ARCHITECTURAL PLANS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN ARCHITECTURAL PLANS AND CIVIL SITE PLANS, SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER IMMEDIATELY FOR RESOLUTION.
 2. ALL STREETS AND DRIVES WITHIN THE PROJECT BOUNDARY ARE PRIVATE FACILITIES.
 3. ALL DIMENSIONS ARE REFERENCED TO THE BACK OF CURB, EDGE OF PAVEMENT, EDGE OF SIDEWALK, CENTER OF STRUCTURE, OR OUTSIDE SURFACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ANY DISCREPANCIES WITH RESPECT TO SITE DIMENSIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY FOR RESOLUTION.
 4. ALL DIMENSIONS ARE PARALLEL WITH AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
 5. HANDICAP ACCESSIBILITY RAMPS ARE TO BE LOCATED AT ALL INTERSECTIONS, DRIVEWAYS, AND WHERE WALKS ENTER A TRAVELED WAY. RAMPS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ASADO) AS WRITTEN BY THE US ACCESS BOARD (WWW.ACCESSBOARD.GOV) OR (WWW.ACCESSBOARD.GOV) AND ADOPTED BY THE DEPARTMENT OF JUSTICE (DOJ) (2010) REPRODUCED WITHIN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY", ALSO KNOWN AS THE "PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES" (PROWAG) AS WRITTEN BY THE US ACCESS BOARD AND RECOMMENDED AS BEST PRACTICES BY THE FEDERAL HIGHWAY ADMINISTRATION (FHWA). ALL RAMPS AND WALKS SHALL ALSO BE IN ACCORDANCE WITH LOCAL JURISDICTION & PROJECT REQUIREMENTS. THE RAMP INSTALLER SHALL BE KNOWLEDGEABLE WITH AND ADHERE TO ALL APPLICABLE RULES AND STANDARDS.
 6. STREET LIGHT TYPE TO MATCH THOSE SHOWN IN THE PLANS FOR THE WESTMINSTER VILLAGE PD DEVELOPMENT PLANS.



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**FINAL DETAILED PLANS
WESTMINSTER VILLAGE PD
PHASE 1, PART 2
WEST LAFAYETTE, INDIANA**

DESIGNED BY: KYLE R. BIRD, 12/29/2020



A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

DRAWN BY: T.J.W.
CHECK BY: RHB
DATE: 12/29/2020
JOB NO.: 7303.02



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C100

Z-2760

**WESTMINSTER VILLAGE WEST LAFYAETTE, INC
WESTMINSTER VILLAGE COTTAGES PLANNED DEVELOPMENT
PHASE 1, PART 2
FINAL DETAILED PLANS
RESOLUTION PD-21-02**

**Staff Report
February 11, 2021**

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 of 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 2” of the first phase contains six cottage homes along with an amended 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 2 and amended 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 2.

STAFF RECOMMENDATION:

Approval of Resolution PD-21-02

RESOLUTION PD-21-02

WHEREAS Preliminary Plans for **WESTMINSTER VILLAGE COTTAGES PLANNED DEVELOPMENT PHASE 1, PART 2**, are approved as part of Z-2760, with conditions attached; and

WHEREAS all conditions of approval necessary for Final Detailed Plans - Phase 1, Part 2 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 2**, 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