RESOLUTION PD-18-02
MIDWEST STUDENT HOUSING PROPERTIES, LLC
(202 S. Chauncey Avenue PD)
(Z-2698)

STAFF REPORT
February 15, 2018
NOTES:

1. REMOVE BUILDING AND ALL ASSOCIATED APPURTENANCES

2. REMOVE CURB

3. POLE REMOVED BY UTILITY

4. POLE TO REMAIN

5. FIRE HYDRANT TO REMAIN. PROTECT DURING CONSTRUCTION

6. STORM INLET TO REMAIN. PROTECT DURING CONSTRUCTION

7. SANITARY LATERAL FROM BUILDING. CAP AND ABANDON UNDER THE DIRECTION OF THE CITY OF WEST LAFAYETTE

8. CONDUIT TO REMAIN. PROTECT DURING CONSTRUCTION

9. CONCRETE/SIDEWALK TO REMAIN. PROTECT DURING CONSTRUCTION

10. MASONRY WALL TO REMAIN. PROTECT DURING CONSTRUCTION

11. CONSTRUCTION. IF PROPOSED CONSTRUCTION REQUIRES RELOCATION, COORDINATE WITH THE APPROPRIATE UTILITY SERVICE PROVIDER

12. PUBLIC RIGHT OF WAY. SUBJECT TO THE APPROVAL BY AND AGREEMENT WITH THE ADMINISTRATIVE OFFICER. COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY SERVICE PROVIDER

13. THE APPROPRIATE UTILITY SERVICE PROVIDER SHALL REMOVE & DISPOSE OF ALL EXISTING BUILDING STRUCTURES, FOUNDATIONS, AND APPURTENANCES WITHIN DEMOLITION LIMITS. UNLESS OTHERWISE NOTED

14. CONTRACTOR SHALL REMOVE & DISPOSE OF MISCELLANEOUS STRUCTURES & FOUNDATIONS WITHIN DEMOLITION LIMITS

15. CONTRACTOR SHALL REMOVE VEGETATION AND EXCAVATE SOIL TO PROPOSED EXCAVATION LIMITS OR PROPOSED PAVEMENT SUBGRADE, AS APPLICABLE. WITHIN DEMOLITION LIMITS

16. CONSTRUCTION. IF PROPOSED CONSTRUCTION REQUIRES RELOCATION, COORDINATE WITH THE APPROPRIATE UTILITY SERVICE PROVIDER

17. DRAWN BY: FILE: PROJECT NO: LOCATION:

18. KEYNOTE INDEX

19. DATE: MARSHALL G. FILBRUN - USER:

20. 01/29/18 CERTIFIED FINAL DETAILED PLANS

21. RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

22. PLANNED DEVELOPMENT

23. OBJECTS Shown on this Drawing are the result of field measurements and/or aerial photography. The accuracy of the plans and drawings is limited by the accuracy of the topographic data and field measurement techniques. The objects shown on this Drawing are for the purposes of completion of the Permit. No faith is placed in the accuracy of the objects shown, and no reliance should be placed on these objects for the purposes of construction.
BACKGROUND:
On September 20, 2017, APC, by unanimous vote, recommended approval of a reclassification from R3W to PDRS on 0.39 acres in the City of West Lafayette for the 202 S. Chauncey Avenue Planned Development. The approved preliminary plans allow for the construction of a 5-story multi-family apartment building containing 56 units with 104 bedrooms and a 38-space internal parking garage. The City of West Lafayette Common Council approved the rezone, by a vote of 6 in favor and 0 against, on October 2, 2017.

Petitioner’s Final Detailed Plans, consisting of the Construction Plans and Final Plat, meet all conditions required at this stage of the development. Bonding is being requested.

Once the FDPs are approved and recorded and bonding submitted, the owner will be clear to apply for improvement location permits with the city and begin construction.

STAFF RECOMMENDATION:
Approval of Resolution PD-18-02
RESOLUTION PD-18-02

WHEREAS Preliminary Plans for 202 S. CHAUNCEY AVENUE PLANNED DEVELOPMENT, are approved as part of Z-2698, with conditions attached; and

WHEREAS all conditions of approval necessary for FINAL DETAILED 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 October 2, 2017;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for 202 S. CHAUNCEY AVENUE PLANNED DEVELOPMENT, does hereby find them to conform to the Approved Planned Development Z-2698 as adopted and passed by the City of West Lafayette Common Council.

__________________________________________  _______________________________________
THOMAS P. MURTAUGH, PRESIDENT           SALLIE DELL FAHEY, SECRETARY

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DATE