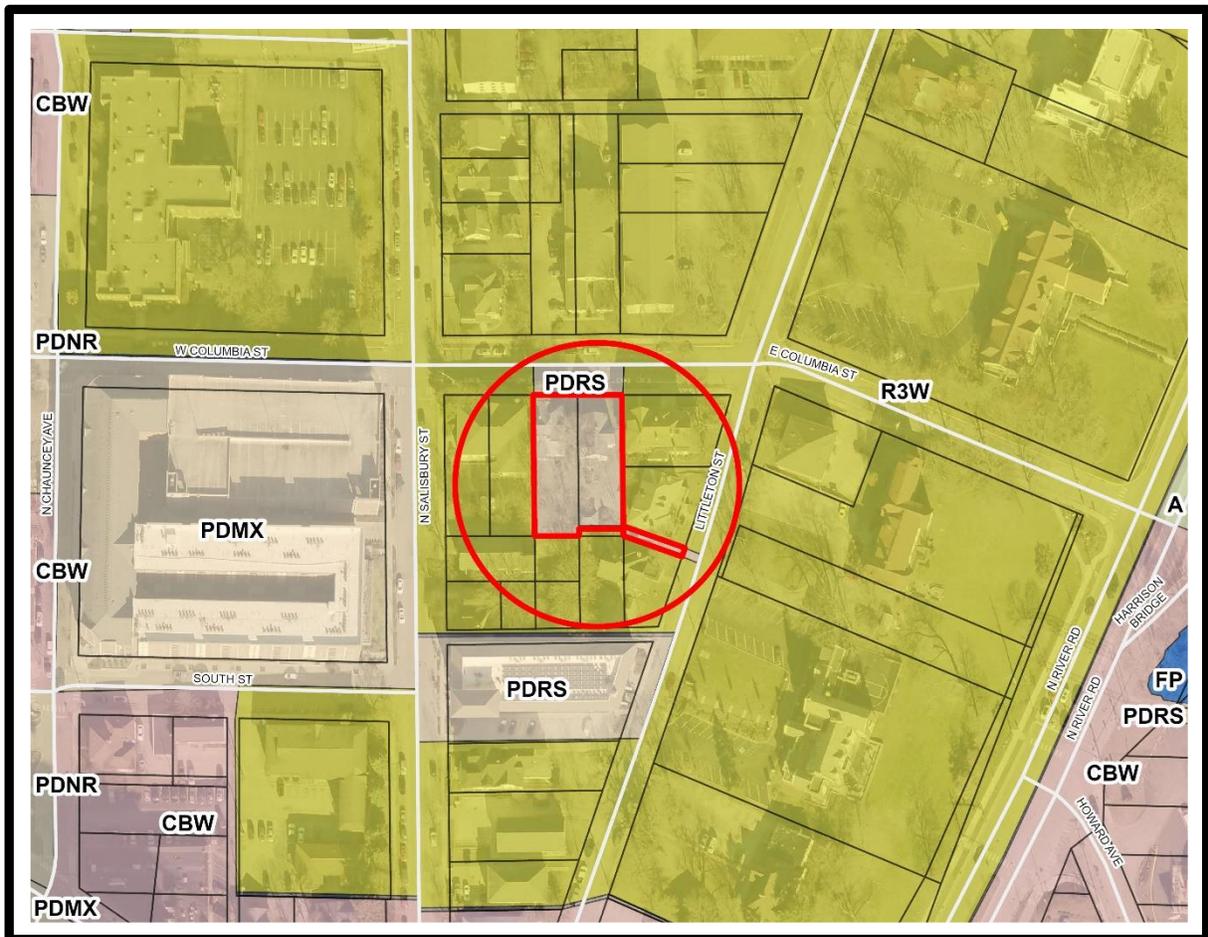

**RESOLUTION PD-20-02:
EVERGREEN CAMPUS RENTALS, LLC
(Evergreen Campus Rentals PD)
(Z-2715)**

**STAFF REPORT
February 13, 2020**



Z-2715

EVERGREEN CAMPUS RENTALS, LLC
EVERGREEN CAMPUS RENTALS PLANNED DEVELOPMENT
FINAL DETAILED PLANS
RESOLUTION PD-20-02

Staff Report
February 13, 2020

BACKGROUND:

On November 21, 2018, APC, by unanimous vote, recommended approval of a reclassification from R3W to PDRS on approximately 0.30-acres in the City of West Lafayette for the Evergreen Campus Rentals Planned Development. The approved preliminary plans allow for the construction of a 5-story multi-family apartment building containing 48 units with a maximum of 64 bedrooms atop a 23-space internal parking garage (with additional off-site parking being provided). A rental office is also an optional ground-floor use. The City of West Lafayette Common Council approved the rezone, by unanimous vote, on December 3, 2018.

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

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

STAFF RECOMMENDATION:

Approval of Resolution PD-20-02

RESOLUTION PD-20-02

WHEREAS Preliminary Plans for *EVERGREEN CAMPUS RENTALS PLANNED DEVELOPMENT*, are approved as part of Z-2715, 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 December 3, 2018;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for *EVERGREEN CAMPUS RENTALS PLANNED DEVELOPMENT*, does hereby find them to conform to the Approved Planned Development Z-2715 as adopted and passed by the City of West Lafayette Common Council.

JACKSON BOGAN, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE