
Z-2764

REDWOOD ACQUISITIONS, LLC
REDWOOD APARTMENTS PLANNED DEVELOPMENT PHASE 1
FINAL DETAILED PLANS
RESOLUTION PD-20-04

Staff Report
May 14, 2020

BACKGROUND:

On June 23, 2017, APC, by unanimous vote, recommended approval of a reclassification from R3 and GB to PDRS on approximately 25 acres in the City of Lafayette for the Redwood Apartments Planned Development. The approved preliminary plans allow for the construction of multiple, single-story apartment buildings containing 173 units over two phases. This first phase contains a maximum of 116 units. The City of Lafayette Common Council approved the rezone, by unanimous vote, on July 1, 2019.

Petitioner's Final Detailed Plans, consisting of the Construction Plans and Final Plat for Phase 1, 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-20-04

RESOLUTION PD-20-04

WHEREAS Preliminary Plans for **REDWOOD APARTMENTS PLANNED DEVELOPMENT PHASE 1**, are approved as part of Z-2764, with conditions attached; and

WHEREAS all conditions of approval necessary for FINAL DETAILED PLANS - PHASE 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 Lafayette Common Council on July 1, 2019;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for **REDWOOD APARTMENTS PLANNED DEVELOPMENT PHASE 1**, does hereby find them to conform to the Approved Planned Development Z-2764 as adopted and passed by the City of Lafayette Common Council.

JACKSON W. BOGAN, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE