

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: March 16, 2022

Time: 6:00pm

**Place: County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, Indiana 47901**

AGENDA

I. BRIEFING SESSION

A. CONTINUED CASES

Continue the following case because the certified mailings were not mailed ten days before the meeting:

- o Z-2847 Tippecanoe Acquisitions, LLC (West Heights Condominiums)(R1 to PDRS).

II. APPROVAL OF MINUTES

Documents:

[APC MINUTES 2.16.2022.PDF](#)

III. NEW BUSINESS

A. RESOLUTION 2022-01

This resolution would determine that a resolution and amendment to the Consolidated Creasy/Central Economic Development Plan conforms to the *Comprehensive Plan* for the City of Lafayette.

Vote Results 10-Yes and 0-No

Documents:

[RESOLUTION 2022-01 CONSOLIDATED CREASY-CENTRAL TIF.PDF](#)

B. RESOLUTION 2022-02

This resolution would determine that a resolution and amendment to the McCarty Economic Development Plan conforms to the *Comprehensive Plan* for the City of Lafayette.

Vote Results 10-Yes and 0-No

Documents:

[RESOLUTION 2022-02 MCCARTY LANE - SOUTHEAST INDUSTRIAL TIF.PDF](#)

IV. PUBLIC HEARING

A. AMENDMENTS

1. UZO AMENDMENT #103:

This amendment was revised at the March Ordinance Committee meeting. It would change the sections on “home occupations” to include the currently prohibited state-licensed medical professionals (UZO Sections 5-5-3 and 5-5-4). The proposed section regarding changes to self-storage warehouse businesses within the urbanized areas (UZO Section 3-2) will be discussed further at the April Ordinance Committee and has been removed from this amendment.

Vote Results 10-Yes and 0-No

Documents:

[AMEND103 HOME OCCUPATIONS.PDF](#)

B. SUBDIVISIONS

1. S-5055 PRETTY PRAIRIE MINOR SUBDIVISION (MINOR-SKETCH):

Petitioner is seeking preliminary approval of a four-lot single-family subdivision on 24.49 acres, located on the south side of Pretty Prairie Road, between Tyler and Grant Roads, in Tippecanoe 8 (NE) 24-3. CONTINUED FROM THE MARCH EXECUTIVE COMMITTEE MEETING IN ORDER TO OBTAIN NECESSARY SOIL TESTING.

Vote Results 10-Yes and 0-No

Documents:

[S-5055 PRETTY PRAIRIE MINOR SUB.PDF](#)

2. **S-5060 THE OASIS (MAJOR-PRELIMINARY):**

Petitioner is seeking preliminary approval of a multi-family subdivision (a replat of Lot 2, Paramount Minor Subdivision) consisting of one building with 84 units located on the north side of Genoa Drive, east of Paramount Drive, Wabash 02 (NE) 23-5.

Vote Results 10-Yes and 0-No

Documents:

[S-5060 THE OASIS.PDF](#)

C. REZONING ACTIVITIES

1. **Z-2846 BENITO MUNOZ (AA TO A):**

Petitioner is seeking a rezone of 25.3 acres, in anticipation of filing a special exception in the A zone, in order to make conforming a rodeo/concert venue located at the northeast corner of CR 1300 S and CR 400 E in Lauramie 25 (SW) 21-4. CONTINUED FROM THE FEBRUARY MEETING BECAUSE A LEGAL AD WAS NOT PUBLISHED. FINAL CONTINUANCE.

Vote Results Inconclusive 3-Yes and 7-No

This case will be heard again at the April 20th APC Meeting

Documents:

[Z-2846 BENITO MUNOZ.PDF](#)

2. **Z-2847 TIPPECANOE ACQUISITIONS, LLC (WEST HEIGHTS CONDOMINIUMS) (R1 TO PDRS):**

****Continue this case to the April 20th APC meeting because notices were not mailed out in time to meet the requirements of the bylaws.****

Petitioner is requesting rezoning of approximately 16.61 acres for a

multi-building, residential condominium development containing a maximum of 158 units. The property is located at the southeast corner of the intersection of Klondike Road and Cumberland Avenue in Wabash 11 (NW) 23-5.

Although this case will not be heard until April 20th, the staff report was already written and has been included below due to considerable public interest in this case.

Documents:

[Z-2847 WEST HEIGHTS CONDOS.PDF](#)

3. Z-2850 PURDUE RESEARCH FOUNDATION (CBW TO R4W):

Petitioner is requesting rezoning of 3.11 acres for a proposed multi-family subdivision (Discovery Park District Third and McCormick) with a single G-shaped building with 402 total units. The property is located on the southeast corner of McCormick Road and Third Street, in West Lafayette, Wabash 24 (NE) 23-5.

Vote Results 10-Yes and 0-No

Documents:

[Z-2850 PURDUE RESEARCH FOUNDATION.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE APRIL EXECUTIVE COMMITTEE AGENDA

Documents:

[04062022 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2022-03 CDOV.PDF](#)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For

more information visit www.tippecanoe.in.gov/ada