

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date.....June 19, 2019
Time.....6:00 PM
Place.....County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

A. CONTINUED AND WITHDRAWN CASES

- Z-2763 American Realty of Lafayette, LLC (R1 to I3):
This case was withdrawn by petitioner on May 28, 2019.
- Z-2767 Westminster Village West Lafayette, Inc. (PDRS to MR):
Due to problems with the legal advertisements, this case must be continued to the July 17, 2019 APC meeting.

II. APPROVAL OF MINUTES

Documents:

[APC 05.15.2019.PDF](#)

III. NEW BUSINESS

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-4848 BARRINGTON LAKES SUBDIVISION (MAJOR-PRELIMINARY):**
Petitioner is seeking primary approval for a 314-lot single-family subdivision (with 2 outlots) on 79.7 acres, located at the northwest corner of CR 50 S and McCarty Lane, in Perry 29 (NE) 23-3.

Vote Results

Variance 11-Yes and 0-No

Conditional Primary Approval 11-Yes and 0-No

Bonding 11-Yes and 0-No

Documents:

[S-4848 BARRINGTON LAKES SUBDIVISION.PDF](#)

2. **S-4849 3330 KLONDIKE LLC COMMERCIAL SUBDIVISION (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a three-lot commercial subdivision on 5.5 acres, located on the west side of Klondike Road, approximately 1/8 mile south of US 52 West, Wabash 3 (SW) 23-5.

Vote Results

Conditional Primary Approval 11-Yes and 0-No

Bonding 11-Yes and 0-no

Documents:

[S-4849 3330 KLONDIKE COMMERCIAL.PDF](#)

3. **S-4850 PURDUE-HILLEL MINOR SUBDIVISION, A REPLAT OF LOTS 2 & 3, STOCKTON'S PLAT OF WEST LAFAYETTE (MINOR-SKETCH):**

Petitioner is seeking primary approval to replat two lots into one, on 0.35 acres, located on the northeast corner of State and Waldron Streets, in West Lafayette, Wabash 19 (NW) 23-4.

Vote Results

Conditional Primary Approval 11-Yes and 0-No

Documents:

[S-4850 PURDUE-HILLEL REPLAT.PDF](#)

B. REZONING ACTIVITIES

1. **Z-2763 AMERICAN REALTY OF LAFAYETTE, LLC (R1 TO I3):**

****WITHDRAWN BY PETITIONER MAY 28, 2019****

Petitioner is requesting rezoning of a 20 acre tract located on the east side of CR 100 W approximately 650' north of CR 275 S in Lafayette, Wea 6 (SW) 22-4. With Commitment. Continued from the May 15th APC meeting so that petitioner could add a commitment.

2. **Z-2764 REDWOOD ACQUISITIONS, LLC - ELIZABETH BENTZ WILLIAMS (REDWOOD APARTMENTS PD)(R3/GB TO PDRS):**

Petitioner is requesting rezoning for a multi-family complex development on a single 25.07 acre lot containing a total of 173 units split between two phases (Phase 1 has 116 units, and Phase 2 has 57 units). The property is located on the south side of Twyckenham Boulevard just east of its intersection with Old 231, in Lafayette, Wea 5 (NW) 22-4.

Vote Results 11-Yes and 0-No

Documents:

[Z-2764 REDWOOD PD.PDF](#)

3. **Z-2765 BROWNING INVESTMENTS / JC HART - ADAM CHAVERS (CONTINUUM PD)(OR TO PDMX):**

Petitioner is requesting rezoning for a mixed-use building on a single lot containing a total of 249 apartment units, 14,800 square feet of ground floor retail, and a 354-space internal parking garage. The property is located on the southwest corner of State Street and the recently dedicated Foundry Drive just east of Squirrel Park in West Lafayette, Wabash 24 (NW) 23-5.

Vote Results 11-Yes and 0-No

Documents:

[Z-2765 CONTINUUM PD.PDF](#)

4. **Z-2767 WESTMINSTER VILLAGE WEST LAFAYETTE, INC. (PDRS TO MR):**

*****Continue this case to the July 17th APC meeting due to problems with the legal advertisements.*****

Petitioner is requesting rezoning of two private streets (Westminster Drive and Circle) as well as a small unimproved area to be used for stormwater detention on property within Westminster Village, West Lafayette, Wabash 7 (NW) 23-4.

5. **Z-2768 TECHSPAN CONCRETE STRUCTURES, LLC (R1 TO I3):**

Petitioner is requesting rezoning a portion of 2149 Wabash Avenue, more specifically, 3.94 acres located between Powder House Lane and South Beck Lane, north of Walker Lane in Lafayette, Fairfield 31 (NE) 23-4. With commitment.

***Vote Results
Commitment 11-Yes and 0-No
Rezone with Commitment 11-Yes and 0-No***

Documents:

[Z-2768 TECHSPAN CONCRETE.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE JULY EXECUTIVE COMMITTEE AGENDA

Documents:

[07032019 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES (ABZA)

Documents:

[2019-06 CDOV .PDF](#)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT