

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE OCTOBER 21, 2020
TIME 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

**(Tentative)
A G E N D A**

*Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at apc@tippecanoe.in.gov. Comments must include **name** and **address** to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDZTdjurQ> (you must be a subscriber to comment).
Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.*

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS

BYLAW AMENDMENT 2020-06:

Updating the fee schedule in the APC Bylaws to include the Discovery Park District Form-Based Overlay review fee.

BYLAW AMENDMENT 2020-07:

Amending the forms for our legal advertisements so that metes and bounds legal descriptions are no longer necessary.

- IV. PUBLIC HEARING

- A. ORDINANCE AMENDMENTS

UZO AMENDMENT #98 DISCOVERY PARK DISTRICT OVERLAY:

This amendment would change UZO Sections 1, 2, 3, and 7 and add a new section 7-3 which would create the Discovery Park District Form-Based Overlay.

B. SUBDIVISIONS

1. **S-4942 CUMBERLAND CROSSING SUBDIVISION (major-preliminary):**
Petitioner is seeking primary approval for a 2-lot commercial subdivision (plus one outlot) on 20.65 acres, located at the southwest corner of US 231 and Cumberland Avenue, in West Lafayette, Wabash 11 (NE) 23-5.
2. **S-4943 J-S-D ESTATES, PHASE 2 (major-preliminary):**
Petitioner is seeking primary approval for a replat of two existing lots and unplatted land into one multi-family subdivision lot with 146 units in 10 buildings on 6.36 acres. The site is located on the east side of Poland Hill Road and just south of Twyckenham Boulevard, in Lafayette, Wea 5 (E½) 22-4.
3. **S-4944 PARAMOUNT SHORES SUBDIVISION (major-preliminary):**
Petitioner is seeking primary approval for a 1-lot multi-family subdivision with 48 units in 3 buildings on 2.22 acres, located on the north side of Genoa Drive, east of Paramount Drive, in Wabash 2 (NE) 23-5.

C. REZONING ACTIVITIES

1. **Z-2798 WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION – Anastasia Krutulis (West Lafayette Public Library PD)(PDNR to PDNR):**
Petitioner is requesting rezoning for an expansion of the existing West Lafayette Public Library. The proposed two-lot planned development will contain a 13,000-square foot, 3-story expansion of the current library building on Lot 1 (the existing 139-space parking garage on proposed Lot 2 would not change). The property is located at 208 W. Columbia Street, West Lafayette, Wabash 19 (NW) 23-4.
CONTINUED FROM THE AUGUST 19TH APC MEETING AT PETITIONER'S REQUEST.
2. **Z-2806 TIPPECANOE DEVELOPMENT, LLC (A to R1):**
Petitioner is requesting rezoning of 16.77 acres for a single-family subdivision of approximately 38 lots (Oak Ridge Subdivision, Section 2) located on the west side of CR 75 E, between CR 500 & 600N, Tippecanoe 29 (SE) 24-4.
3. **Z-2807 JETBOY, LLC (GB to I3):**
Petitioner is requesting rezoning of 7.883 acres located on the north side of Elston Road between US 231 and Old Romney Road, specifically 600 Elston Road in Lafayette, Fairfield 31 (SW) 23-4.

4. **Z-2808 STEVEN MCINTYRE (NB to R1):**
Petitioner is requesting rezoning of a property on the east side of CR 700 E (Yorktown Street) just south of the unincorporated town of Stockwell, specifically 9409 S 700 E, Lauramie 9 (SW) 23-4.

5. **Z-2809 PURDUE RESEARCH FOUNDATION (GB, NB, OR, PDMX & PDNR to CBW):**
Petitioner is requesting rezoning of 104.54 acres (the Discovery Park District Overlay area) located north of US 231, east of Airport Road, south of 3rd Street and west of Martin Jischke Drive in West Lafayette, Wabash 24 (E1/2) 23-5.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE NOVEMBER 4th EXECUTIVE COMMITTEE AGENDA
- VII. DETERMINATION OF VARIANCES – ABZA
- VIII. DIRECTOR'S REPORT
- IX. CITIZENS' COMMENTS AND GRIEVANCES
- X. ADJOURNMENT