

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: January 16, 2019**

**Time: 6:00pm**

**Place: County Office Building**

**Tippecanoe Room**

**20 North Third Street**

**Lafayette, Indiana 47901**

**AGENDA**

### **I. ELECTION OF OFFICERS**

### **II. BRIEFING SESSION**

#### **A. CONTINUED OR WITHDRAWN CASES:**

The following UZO amendment will need to be withdrawn by the Area Plan Commission because of changes made at the January Ordinance Committee meeting:

- Unified Zoning Ordinance Amendment #94

The following cases have been withdrawn by petitioner on January 14, 2019:

- S-4798 Redwood Apartment Neighborhood at Lafayette and
- Z-2745 Redwood Acquisitions, LLC

### **III. APPROVAL OF MINUTES FROM THE DECEMBER 19TH AGENDA**

Documents:

[APC 12.19.2018.PDF](#)

### **IV. PUBLIC HEARING**

#### **A. ORDINANCE AMENDMENTS**

##### **1. UNIFIED SUBDIVISION ORDINANCE AMENDMENT #11**

An amendment to the USO which would allow the further division of Exemption A tracts; create two new types of parcelization (farmstead

and Exemption A) and revise the minimum parcel width requirement for parcelization. Continued from the November 21st APC meeting in order to make further revisions.

**Vote Results 13-Yes and 2-No**

Documents:

[USO AMENDMENT 11.PDF](#)

2. **UNIFIED ZONING ORDINANCE AMENDMENT #94**

**\*\*This case will need to be withdrawn by the Area Plan Commission\*\***

An amendment to the UZO which would bring it into conformity with Amendment #11 of the Unified Subdivision Ordinance regarding a new minimum tract size for Exemption A tracts.

**B. SUBDIVISIONS**

1. **S-4798 REDWOOD APARTMENT NEIGHBORHOOD AT LAFAYETTE (MAJOR-PRELIMINARY):**

**\*\*Withdrawn by petitioner on January 14th\*\***

Petitioner is seeking primary approval for a two-lot mixed use subdivision. Lot 1 will be multi-family with 173 units in 25 buildings and Lot 2 will be used commercially. The 34.76-acre site is located at the southeast corner of Twyckenham Boulevard and Old US 231, in Lafayette, Wea 5 (NW) 22-4. Continued from the November 21st APC meeting at petitioner's request.

2. **S-4811 STEARNS MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval for a two-lot subdivision replat of Lots 44-47 and Lots 23 & 24 in J.W. Scanlon's Addition to the Town of Clarks Hill located at 11744 Cleveland Street and 9222 E. Orange Street, Clarks Hill, Lauramie 23 (SW) 21-3.

**Vote Results 15-Yes and 0-No**

Documents:

[S-4811 STEARNS MINOR SUBDIVISION.PDF](#)

3. **S-4812 LINDBERG POINTE VILLAS SUBDIVISION (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a one lot multi-family subdivision on 1.54 acres, with six two-family buildings for a total of 12 units. The site is located on the west side of Klondike Road, approximately 1/4 mile north of Lindberg Road, in Wabash 10 (SE) 23-5.

**Vote Results:**

**Bond 15-Yes and 0-No**

**Primary Approval 15-Yes and 0-No**

Documents:

C. REZONING ACTIVITIES

1. Z-2745 REDWOOD ACQUISITIONS, LLC (R3 & GB TO R3):

**\*\*Withdrawn by petitioner on January 14th\*\***

Petitioner is requesting rezoning of 25.087 acres for a proposed 25-building multi-family development with 173 units on the south side of Twyckenham Blvd. between Old US 231 and Poland Hill Road, west of the Coppergate Apartments in Lafayette, Wea 5 (NW) 22-4.

Continued from the November APC meeting at petitioner's request. Last continuance.

2. Z-2751 TIPPECANOE DEVELOPMENT II, LLC (A TO R1B):

Petitioner is requesting the rezoning of 145 acres to allow the subdivision of 536 single-family lots (Fieldstone II Subdivision) located on the south side of CR 600 N and the east side of CR 150 W, in Wabash 25 (NE) 24-5. With commitment.

**Vote Results:**

**Commitment 15-Yes and 0-No**

**Rezone 11-Yes and 4-No**

Documents:

[Z-2751 TIPPECANOE DEVELOPMENT II, LLC.PDF](#)

3. Z-2753 NANCY L. EVANS (GB TO A):

Petitioner is requesting rezoning of one lot located at 6934 Railroad Street, (the southwest corner of Railroad and CR 700 N) in order to make the existing double-wide mobile home conforming, in the unincorporated town of Colburn, Washington 24 (NW) 24-3.

**Vote Results 15-Yes and 0-No**

Documents:

[Z-2753 NANCY EVANS.PDF](#)

4. Z-2754 LAUREN ALEXANDER (R1B TO R2U):

Petitioner is requesting rezoning of one lot located between Central and State Streets, more specifically, 1106 South 21st Street, in order to make an existing two-family residence conforming, in Lafayette, Fairfield 28 (SE) 23-4.

**Vote Results 15-Yes and 0-No**

Documents:

[Z-2754 LAUREN ALEXANDER.PDF](#)

5. Z-2755 KARMA ENTERPRISES, LLC (I1 & R1U TO NBU):

Petitioner is requesting rezoning of the former St. Vincent DePaul store, located at the northeastern corner of Wabash Avenue and

Green Street, more specifically 525 Wabash Avenue, Lafayette,  
Fairfield 29 (NW) 23-4.

***Vote Results 15-Yes and 0-No***

Documents:

[Z-2755 KARMA ENTERPRISES, LLC.PDF](#)

**V. ADMINISTRATIVE MATTERS**

**VI. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA**

Documents:

[02062019 EXEC AGENDA.PDF](#)

**VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS**

Documents:

[2019-01 CDOV .PDF](#)

**VIII. DIRECTOR'S REPORT**

**IX. CITIZENS' COMMENTS AND GRIEVANCES**

**X. ADJOURNMENT**