

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: July 17, 2019

Time: 6:00 PM

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

II. APPROVAL OF MINUTES

Documents:

[APC 06.19.2019.PDF](#)

III. NEW BUSINESS

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. S-4851 KLONDIKE RIDGE SUBDIVISION (MAJOR-PRELIMINARY):

Petitioner is seeking primary approval for a multi-family subdivision with 207 units in 11 buildings on 12.54 acres, located on the east side of Klondike Road, 1/2 mile south of Sagamore Parkway West, in Wabash 1 (SW) 23-5.

Vote Results:

Conditional Primary Approval 11-Yes and 0-No

Permission to Bond 11-Yes and 0-No

Documents:

[S-4851 KLONDIKE RIDGE APTS.PDF](#)

B. REZONING ACTIVITIES

1. Z-2760 WESTMINSTER VILLAGE WEST LAFAYETTE, INC. (WESTMINSTER VILLAGE COTTAGES PD)(PDRS TO PDMX):

Petitioner is requesting rezoning to amend the existing planned development standards to accommodate multiple residential and optional mixed-use building types. Two initial phases are planned to contain 29 single-family detached "cottages" in total (17 in phase one and 12 in phase two). The property is generally located at 2741 Salisbury Street, West Lafayette, Wabash 7 (NW) 23-4.

Vote Results 11-Yes and 0-No

Documents:

[Z-2760 WESTMINSTER VILLAGE COTTAGES.PDF](#)

2. **Z-2766 PURDUE RESEARCH FOUNDATION (PROVENANCE PD)(R3W TO PDMX):**
Petitioner is requesting rezoning of 90 acres for a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including single-family, multi-family, and condominium) and up to 90,000 square feet of commercial space. The property is bounded by W. State Street, Airport Road, and US 52 / 231 in West Lafayette, Wabash 24 (S1/2) 23-5.

Vote Results 11-Yes and 0-No

Documents:

[Z-2766 PROVENANCE PD.PDF](#)

3. **Z-2767 WESTMINSTER VILLAGE WEST LAFAYETTE, INC. (PDRS TO MR):**
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. Continued from the June 19th APC meeting due to legal advertisement problems. First continuance.

Vote Results 11-Yes and 0-No

Documents:

[Z-2767 WESTMINSTER VILLAGE.PDF](#)

4. **Z-2769 OLDACRE MCDONALD, LLC C/O DAVID BAILEY (I3 TO GB):**
Petitioner is requesting rezoning of a lot located on the east side of Farabee Drive, specifically, 405 Farabee Drive in Lafayette, Fairfield 27 (NE) 23-4.

Vote Results 11-Yes and 0-No

Documents:

[Z-2769 OLDACRE MCDONALD.PDF](#)

5. **Z-2770 BALFOUR BEATTY CAMPUS SOLUTIONS - DAN SAVOIA (ASPIRE PD) (PDMX TO PDMX):**

Petitioner is requesting rezoning on approximately 4.80 acres to amend a previously approved PD (Innovation Place Apartments PD, Z-2702) to allow limited Transient Guest Rental uses and to amend the parking narrative. Construction is underway on the previously approved three 4-story mixed-use buildings containing a maximum of 375 units and 835 bedrooms and approximately 7,852 square feet of ground floor retail. The property is located on the south side of State Street between the intersections of State Street & Gates Road and State Street & MacArthur Drive, West Lafayette, Wabash 24 (NW) 23-5.

Vote Results 11-Yes and 0-No

Documents:

[Z-2770 ASPIRE PD.PDF](#)

C. PLAT VACATIONS

1. V-51 VACATION OF LOTS 3 & 4 IN THE PLAT OF CONCORD:

Petitioners (and property owners) Ralph & Shirley Linder are requesting the vacation of two lots in the unincorporated town of Concord, to legitimize their existing single-family house and construct a new front porch on property located at 8507 S 350 E, in Lauramie 2 (SE) 21-4.

Vote Results 11-Yes and 0-No

Documents:

[V-51 CONCORD PLAT VACATION.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE AUGUST EXECUTIVE COMMITTEE AGENDA

Documents:

[08072019 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2019-07 CDOV .PDF](#)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT