

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: AUGUST 21, 2019

Time: 6:00 PM

Place: COUNTY OFFICE BUILDING

TIPPECANOE ROOM

20 NORTH THIRD STREET

LAFAYETTE, INDIANA 47901

AGENDA

I. BRIEFING SESSION

II. CONTINUED CASES

- S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary):
This case must be continued because the certified letters to the adjacent property owners were not mailed by certified mail. This will be continued to the September 18th agenda. First continuance.

III. APPROVAL OF MINUTES

Documents:

[APC 07.17.2019 MINUTES.PDF](#)

IV. NEW BUSINESS

A. FINAL DETAILED PLANS RESOLUTION

1. RESOLUTION PD-19-02: BALFOUR BEATTY CAMPUS SOLUTIONS (ASPIRE 2019 PD) Z-2770:

Final Detailed Plans for the Aspire 2019 Planned Development: the approved preliminary plans allow for the construction of three 4-story mixed-use buildings containing, in all, a maximum of 375 units and 835 bedrooms, and approximately 7,852 square feet of ground floor retail and allows limited Transient Guest Rental uses. The property is located on the south side of State Street between the intersections of State Street & Gates Road and State Street & MacArthur Drive in West Lafayette, Wabash 24 (NW) 23-5.

Vote Results 12-Yes and 0-No

Documents:

[PD 19-02 ASPIRE FDP.PDF](#)

V. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (MAJOR-PRELIMINARY):**

****Continue to the September 18th APC agenda****

Petitioner is seeking primary approval for a research park with one lot and two large blocks (including one outlot) on 162.39 acres, located on the south side of Newman Road, bordering the west side of the KB & S railroad, in Wabash 23 (SE) 23-5.

Documents:

[S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT.PDF](#)

B. REZONING ACTIVITIES

1. **Z-2771 MORRIS RENTALS, LLC - SUSAN MORRIS JOHNSON (443 VINE STREET PD)(R2U TO PDRS):**

Petitioner is requesting rezoning of an existing two-story duplex to build an addition to the rear to add two units for a total of 12 bedrooms in four units a well as a 5-space detached garage in the New Chauncey Neighborhood's Local Historic District. The property is located at 443 Vine Street, West Lafayette, Wabash 19 (NE) 23-4.

Vote Results 12-Yes and 0-No

Documents:

[Z-2771 443 VINE STREET PD.PDF](#)

2. **Z-2772 HABITAT FOR HUMANITY OF LAFAYETTE (R1U TO NBU):**

Petitioner is requesting rezoning of one lot located at 808 Wabash Avenue to expand the existing adjacent parking lot located on the west side of Wabash Avenue, south of Ellsworth Street, Lafayette, Fairfield 29 (NW) 23-4.

Vote Results 12-Yes and 0-No

Documents:

[Z-2772 HABITAT FOR HUMANITY.PDF](#)

3. **Z-2773 TIPPECANOE DEVELOPMENT II, LLC (NB, GB, I1, AND R1 TO R3):**

Petitioner is requesting rezoning of 60.73 acres for a multi-family development of 22 sixteen-unit buildings and 75 duplexes located on the east side of Concord Road, south of Veterans Memorial Parkway and north of the Kirkpatrick Regulated Drain, specifically,

3713 S 250 E, Wea 10 (SE) 22-4.

Vote Results 12-Yes and 0-No

Documents:

[Z-2773 TIPPECANOE DEVELOPMENT II.PDF](#)

4. Z-2774 ALEC WILLIAMS (NB TO R1U):

Petitioner is requesting rezoning of a lot located at the southwest corner of Kossuth and S. 21st Street, specifically 2049 Kossuth Street, Lafayette, Fairfield 28 (SE) 23-4.

Vote Results 12-Yes and 0-No

Documents:

[Z-2774 ALEC WILLIAMS.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE SEPTEMBER EXECUTIVE COMMITTEE AGENDA

Documents:

[09042019 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

There are no new variances filed for this month.

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT