

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE APRIL 21, 2021
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

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-4988 MENARDS MINOR SUBDIVISION, A REPLAT OF LOT 6 IN MAPLE POINT SUBDIVISION (minor-sketch):**

Petitioner is seeking primary approval to replat a 3.19-acre commercial lot into two (plus one outlot), located on the northwest side of Creasy Lane, just south of Main Street (SR 38), in Lafayette, Fairfield 2 (NW) 22-4.

2. **S-4989 MAUCH MAJOR SUBDIVISION, A REPLAT OF LOT 1 (major-preliminary):**

Petitioners are seeking primary approval to replat one lot into two on 10.46 acres, located on the southeast side of Prophets Rock Road, just northeast of Burnetts Road and bordering the southwest side of I-65, in Tippecanoe 27 (SW) 24-4.

B. REZONING ACTIVITIES

1. **Z-2817 DOMO DEVELOPMENT COMPANY, LLC (Precedent Flats Planned Development) (R1 to PDRS):**
Petitioner is requesting rezoning on approximately 20-acres for a multi-family apartment complex consisting of a maximum of 240-units in ten buildings. The property is located near the northwest corner of the intersection of McCarty Lane and Veterans Memorial Parkway East in Lafayette, Fairfield 25 (SE) 23-4.
2. **Z-2819 LAFAYETTE NEIGHBORHOOD HOUSING SERVICES, INC. (Jeffersonian Planned Development) (PDMX to PDMX):**
Petitioner is requesting rezoning for an expansion of the original Historic Jeff Centre Planned Development. The proposed two-lot planned development will contain the current historic 3-story converted school building (Proposed Lot 1: housing an existing mixed-use environment with 74 residential units and 12,000 square footage of ground floor commercial space). Proposed Lot 2 will contain a new 3-story apartment building containing 68 units. The project will have 86 total off-street parking spaces. The property is located at 619 N. 9th Street, Lafayette, Fairfield 21 (SW) 23-4.
3. **Z-2821 IBUILD PROPERTIES, LLC (I3 to GB):**
Petitioner is requesting rezoning of 1.214 acres located on the east side of Duncan Road just south of Sagamore Parkway, specifically, 2653 Duncan Road, Lafayette, Fairfield, Longlois Reserve (W1/2) 23-4.
4. **Z-2822 TIPPECANOE DEVELOPMENT II, LLC (R1B to R2):**
Petitioner is requesting rezoning of 32.4 acres located on the east side of Concord Road (CR 250 E) south of Veterans Memorial Parkway, in Wea 10 (SE) 22-4.
5. **Z-2823 TIPPECANOE COUNTY AREA PLAN COMMISSION (FP, R3, I3, R2, R1, A, NB, and GB to FP, GB, R1, NB, A and R3):**
Petitioner is requesting rezoning for property located along both sides of the Kirkpatrick Legal Drain from west of Poland Hill Road east along the ditch, to CR 450 E, this request applies to only the area within the corporate limits of the City of Lafayette, Wea 22-4. (The purpose of this request is to update the Flood Plain zone boundary based on a recent study of the Kirkpatrick Legal Drain.)
6. **Z-2824 TIPPECANOE COUNTY AREA PLAN COMMISSION (R3, R2, FP, R1B, R1A, R1, PDRS, and I3 to FP and R2)**
Petitioner is requesting rezoning for property located on both sides of the Kirkpatrick Legal Drain in two separate areas: the first being south of Veterans Memorial Parkway at the Poland Hill Road intersection, and the second being from 1000' west of Concord Road, stretching east to CR 450 E, all outside of the corporate limits of the

City of Lafayette, in Wea 22-4. (The purpose of this request is to update the Flood Plain zone boundary based on a recent study of the Kirkpatrick Legal Drain.)

7. **Z-2825 HARDEBECK DEVELOPMENT, LLC (Grace Woods Rural Estate II) (A to RE):**

Petitioner is requesting rezoning of 35.113 acres for a 12-lot proposed expansion of the previously approved Grace Woods Rural Estate, located on the north side of CR 900 N, west of SR 43 N in Tippecanoe 4 (SE) 24-4.

8. **Z-2826 PURDUE DELTA TAU DELTA ASSOCIATION, INC. (CBW to R3U):**

Petitioner is requesting rezoning of four lots located at the northeast corner of Grant Street and Northwestern, specifically 400 Northwestern Avenue, in West Lafayette, Wabash 19 (NE) 23-4.

9. **Z-2827 JOSHUA SHIVES (R1 to AW):**

Petitioner is requesting rezoning of 32.4 landlocked acres (some area is in the FP) located north of Sam Wilson Subdivision, west of US 231 South, in Wea 30 (SE) 22-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MAY EXECUTIVE COMMITTEE AGENDA

VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT