

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE ..... AUGUST 17, 2022  
TIME ..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 NORTH 3RD STREET  
LAFAYETTE, IN 47901

**A G E N D A**

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS
  - A. FINAL DETAILED PLANS

**RESOLUTION PD-22-01: SUBTEXT ACQUISITIONS, LLC (Verve West Lafayette PD) Z-2849**

Final Detailed Plans, consisting of Construction Plans and Final Plat, for the Verve West Lafayette Planned Development. The approved preliminary plans allow for the construction of a seven-story building containing a maximum of 247 residential units with 763 bedrooms, approximately 5,000 square feet of ground floor retail and a 231-space parking garage. The property is located on the south half of the block bounded by a public alley, Chauncey Avenue, Wood Street, and Salisbury Street, West Lafayette, Wabash 19 (NW) 23-4.

- B. PRIMARY APPROVAL EXTENSION REQUEST

**DAUGHERTY COMMERCE CENTER, PART 2 (S-3540):**

The developer, DCI Development LLC, is requesting a seventh 2-year extension of the conditional primary approval originally granted on August 18, 2004. The site is located at the northwest corner of Veterans Memorial Parkway and Osborne Drive, in Lafayette, Wea 10 (NW) 22-4.

- IV. PUBLIC HEARING
  - A. SUBDIVISIONS

**S-5085 WOOCALF SUBDIVISION (minor-sketch):**

Petitioner is seeking preliminary approval of a four-lot single-family subdivision on 11.433 acres, subject to the approval of V-52, the vacation of George M. Neher Minor Subdivision. The site is located at the northeast corner of CR 100 E and 750 S, in Wea 33 (NW) 22-4. CONTINUED FROM THE AUGUST EXECUTIVE COMMITTEE MEETING IN ORDER TO OBTAIN SOIL TESTING AND BECAUSE THE VACATION V-52 (ALSO ON THIS AGENDA) MUST BE HEARD FIRST.

B. REZONING ACTIVITIES

1. **Z-2848 4-UP, LLC – SHANE O’MALLEY (4-UP PLANNED DEVELOPMENT) (R3W & CBW to PDMX):**

Petitioner is requesting rezoning on approximately 1.16 acres for a single-lot planned development consisting of a proposed six-story multi-family apartment building containing a maximum of 191 units with 334 bedrooms (with option to convert up to 1,382 square feet of ground floor residential space to commercial use) and a 107-space underground parking garage. This site is located on roughly the east half of the block bounded by Fowler Avenue, Vine and Wiggins Streets, and Northwestern Avenue, in West Lafayette, Wabash 19 (NW) 23-4.

2. **Z-2861 WALDRON & THIRD, LLC c/o PATTI WEIDA (WALDRON APARTMENTS PLANNED DEVELOPMENT) (R3W to PDMX):**

Petitioner is requesting the rezoning of three lots (approximately 0.47 acres) for a 5-story residential building containing between 70 and 82 units with a mix of studio, 1-bedroom and 2-bedroom apartments with 27 on-site parking spaces. The project, located at 219 Waldron Street, is at the southwest corner of Waldron and 3rd Streets, in West Lafayette, Wabash 19 (NW) 23-4.

3. **Z-2863 CASH-CAN, LLC (I3 to GB):**

Petitioner is requesting rezoning of one lot located on the east side of Farabee Drive, 1000’ north of Kossuth, specifically 505 S. Farabee Drive, in Lafayette, Fairfield 27 (NE) 23-4.

C. PLAT VACATIONS

**V-52 VACATION OF LOTS 1-4 IN GEORGE M. NEHER MINOR SUBDIVISION:**

Petitioner and property owner R. Gregg Sutter is requesting the vacation of four lots located on the east side of CR 100 E, north of CR 750 S, in order to use the four division rights to minor subdivide Woocalf Minor Subdivision (also on this agenda). The 8.541-acre property is in Wea 33 (NW) 22-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE SEPTEMBER EXECUTIVE COMMITTEE AGENDA

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

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT