

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE APRIL 19, 2023
TIME 7:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

**(TENTATIVE)
A G E N D A**

I. BRIEFING SESSION

II. APPROVAL OF MINUTES

III. NEW BUSINESS

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-5122 WINDING CREEK SUBDIVISION, A REPLAT OF LOT 237 (minor-sketch):**

Petitioner is seeking sketch plan approval of a one lot residential subdivision (existing Lot 237 in Winding Creek plus land to the west for a total lot area of 2.696 acres) of property located at 5750 Augusta Blvd., Tippecanoe 29 (NW) 24-4.

2. **S-5123 ARBOR CHASE, SECTION 6, PHASE 2 (major-preliminary):**

Petitioner is seeking preliminary plat approval of a 59-lot single-family residential subdivision on 39.98 acres, located east of the intersection of Westmoreland Drive and Millingden Trail, west of Soldiers Home Road, and south of Lauren Lakes Subdivision, in West Lafayette, Wabash 32 (SW) 24-4.

B. REZONING ACTIVITIES

1. **Z-2880 DON KOEHLER (R1U to NBU):**

Petitioner is requesting a rezone of 2.2 acres located on the west side of Dayton Road, south of Walnut Street and north of the railroad tracks, specifically 304 Dayton Road, in the Incorporated Town of Dayton, Sheffield 9 (NW) 22-3.

2. **Z-2882 SUBTEXT ACQUISITIONS, LLC – Brandt Stiles (Verve 2 Planned Development) (R3W to PDRS):**

Petitioner is requesting a rezone of 1.15 acres for a multi-family apartment development. The proposed six-story building is planned to contain up to 153 units with approximately 158 parking spaces located

in an underground garage. The site is located at the southwest corner of Wood and Salisbury Streets in West Lafayette, Wabash 19 (NW) 23-4.

3. **Z-2883 PCM PROPERTIES, LLC – Mike Cates (Revive at Russell Planned Development) (R3W to PDRS):**
Petitioner is requesting a rezone of 0.47 acres for a single-lot, 4-story apartment building containing up to 80 residential units with 6 surface, off-street parking spaces. The site is located at the southeast corner of Russell and 4th Street in West Lafayette, Wabash 19 (NW) 23-4.
4. **Z-2885 SHANE ALBREGTS (R1 to R1B):**
Petitioner is requesting a rezone of 1½ residential lots located at the southwest corner of Church and Forest Streets, specifically 6825 Church Street in the unincorporated town of Stockwell, Lauramie 8 (NE) 21-3.
5. **Z-2886 TOMISH DEVELOPERS, LLC (NB to R3):**
Petitioner is requesting a rezone of ~~40.358 acres~~, (revised to 4.256 acres) located at the southeast corner of US 231 S and Veterans Memorial Parkway West (across the street from Southern Winds Apartments) in Wea 7 (NW) 22-4.
6. **Z-2888 TRINITAS DEVELOPMENT, LLC (I3 to R3):**
Petitioner is requesting a rezone of 22.792 acres for a proposed multi-family development located on the south side of S. River Road, approximately one mile west of US 231, opposite Range Lane (private), Wabash 36 (NW) 23-5.
7. **Z-2889 ARCHVIEW PROPERTIES, LLC (R1 to R3):**
Petitioner is requesting a rezone of 26.581 acres for a proposed multi-family development located between CR 50 W and CR 100 W (Yeager Road), south of Hawthorne Ridge and just north of the West Lafayette city limits, in Wabash 31 (SW) 24-4.
8. **Z-2890 BUCKINGHAM PROPERTIES, LLC (R1 to R3):**
Petitioner is requesting a rezone of 22.108 acres for a proposed multi-family development located east of Hadley Moors Subdivision, on the west side of the future realigned Yeager Road, north of West Lafayette's city limits, in Wabash 36 (SE) 24-5.

- 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