

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE MAY 17, 2023
TIME 6:00 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. COMPREHENSIVE PLAN AMENDMENT RESOLUTION

RESOLUTION 2023-04 WEST LAFAYETTE PARKS AND OPEN SPACE PLAN:

Per request of the city council, an amendment to the *Comprehensive Plan's* Park Recreation and Open Space Plan. This amendment provides for recommendations on new proposed park and trail locations within West Lafayette city limits and its vicinity along with strategies to implement the plan's recommendations.

- B. SUBDIVISIONS

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. CONTINUED FROM THE APRIL 19TH APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

- C. REZONING ACTIVITIES

1. Z-2876 CERES SOLUTIONS COOPERATIVE, INC. (AA to I3):

Petitioner is requesting rezoning of 10 acres located adjacent to the west and south of 601 SR 28 W, approximately 3000' west of US 231 S near Romney, in Randolph 19 (NW) 21-4. CONTINUED FROM THE MARCH 15TH APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

2. **Z-2879 SHN HOLDINGS, LLC (332 Brown Street PD) (CBW to PDNR):**
Petitioner is requesting rezoning of approximately 1 acre for a proposed hotel development. The proposed seven-story hotel is planned to contain 149 guest rooms and a 147-space internal, structured parking garage. The property is located at 332 Brown Street, West Lafayette, Wabash 20 (SW) 23-4.
3. **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. CONTINUED FROM THE APRIL 19TH APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.
4. **Z-2884 VAN ROOY PROPERTIES, INC. – Russ Seiler (The Uplands at Park East PD) (GB to PDRS):**
Petitioner is requesting rezoning of approximately 20 acres for a multi-family apartment development. The proposed multi-building project is planned to contain a maximum of 312 units and approximately 585 surface-lot parking spaces with additional parking in both attached and detached garages. The property is located on the east side of Park East Blvd, just north of the Kettle Circle intersection, Lafayette, Fairfield 25 (NW) 23-4.
5. **Z-2891 RAMEY MASCREEN (NB to R1):**
Petitioner is requesting a rezone of two lots totaling 9.52 acres in area, located on the east side of SR 43 N, south of SR 225 and west of Midnight Drive, specifically replatted Lots 3 and 4 in Mystic Woods subdivision, Tippecanoe 22 (NW) 24-4.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE JUNE EXECUTIVE COMMITTEE AGENDA
- VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals
- VIII. DIRECTOR'S REPORT
- IX. CITIZENS' COMMENTS AND GRIEVANCES
- X. ADJOURNMENT