

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE..... JANUARY 15, 2020
TIME..... 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

(TENTATIVE)
A G E N D A

- I. ELECTION OF OFFICERS
- II. BRIEFING SESSION
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
- V. PUBLIC HEARING
 - A. COMPREHENSIVE PLAN AMENDMENTS
 - 1. **RESOLUTION #2020-01 WEST LAFAYETTE DOWNTOWN PLAN:**
The West Lafayette Downtown Plan generally includes the area south of the north property line of the Launch Apartments, west of the Wabash River, north of the KB & S railroad tracks, and east of Grant Street in the City of West Lafayette.
 - B. SUBDIVISIONS
 - 1. **S-4883 WESTBAKER INDUSTRIAL SUBDIVISION (major-preliminary):**
Petitioner is seeking primary approval for a 5-lot industrial subdivision (plus one outlot) on 23.2 acres, located on the east side of Wabash Avenue / South Beck Lane, at the Old Romney Road intersection, in Lafayette, Fairfield 31 (NE) 23-4. CONTINUED FROM THE DECEMBER APC MEETING BECAUSE THE LAFAYETTE LEADER FAILED TO PUBLISH LEGAL ADS.
 - 2. **S-4889 TIMBERBROOK MEADOWS SUBDIVISION, PHASE 1 (major-preliminary):**
Petitioner is seeking primary approval for a 165-lot single-family subdivision (plus one outlot) on 60.09 acres, located on the south side of CR 600 N and the east side of CR 150 W, in Wabash 25 (NE) 24-5.

3. **S-4890 BARRINGTON LAKES SUBDIVISION REVISED (major-preliminary):**

Petitioner is seeking primary approval to revise 29 lots and 2 outlots in two areas of the previously approved preliminary plat, totaling 17.2 acres. The subdivision is located at the northwest corner of CR 50 S and McCarty Lane, in Perry 29 (NE) 23-3.

C. REZONING ACTIVITIES

1. **Z-2776 TAMMY APPELBAUM (GB to AW):**

Petitioner is requesting rezoning of 0.721 acres located at 9036 Mill Street in the unincorporated town of Stockwell, Lauramie 9 (NW) 21-3. CONTINUED AT PETITIONER'S REQUEST FROM THE NOVEMBER 20, 2019 APC MEETING. LAST CONTINUANCE.

2. **Z-2779 INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP. (R1 to R1U):**

Petitioner is requesting rezoning of three single-family houses located at 424, 426 & 430 Littleton Street, (all of them adjacent to the west from the fraternity on the northwest corner of Quincy Street and North River Road) West Lafayette, Wabash 20 (NW) 23-4. CONTINUED FROM THE DECEMBER APC MEETING BECAUSE THE LAFAYETTE LEADER FAILED TO PUBLISH LEGAL ADS.

3. **Z-2780 IRON MEN PROPERTIES OF LAFAYETTE I, LLC – Joseph Blake (Anvil 38 PD)(GB to PDRS):**

Petitioner is requesting rezoning for a two-phase, multi-family development totaling two, four-story apartment buildings containing a total of 307 units with up to 411 bedrooms and 218 surface parking spaces. Additional parking is being provided offsite by Ivy Tech (up to 112 spaces) via a parking agreement. The property is located on the south side of SR 38 E just west of its intersection with Haggarty Lane in Lafayette, Wea 2 (NE) 22-4.

4. **Z-2781 VALLEY OAKS HEALTH, INC. (NB to MR):**

Petitioner is requesting rezoning of a lot located on the southwest corner of the T-intersection of Teal and S. 22nd Street, specifically 2111 Teal Road, Lafayette, Fairfield 33 (SE) 23-4.

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

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

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT