

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: JANUARY 17, 2018

Time: 6:00 PM

Place: COUNTY OFFICE BUILDING

20 NORTH THIRD STREET

LAFAYETTE, INDIANA 47901

AGENDA

I. ELECTION OF OFFICERS

II. BRIEFING SESSION

CONTINUED CASES:

Z-2714 M & C DEVELOPMENT, LLC (AW to R1):

This case must be continued to the February 21st APC agenda because the "request for rezone" sign was erected on the wrong property.

III. APPROVAL OF MINUTES FROM THE DECEMBER 20TH APC MEETING

Documents:

[APC 12.20.2017.PDF](#)

IV. NEW BUSINESS

V. PUBLIC HEARING

A. SUBDIVISIONS

1. S-4721 KOINONIA RIDGE SUBDIVISION (MAJOR-PRELIMINARY):

Petitioner is seeking primary approval for a 7-lot subdivision on 1.41 acres, located at the northwest corner of Walker lane and Power House Lane, in Lafayette, Fairfield 31 (NE) 23-4. Continued from the December 20th APC meeting in order to file needed subdivision variances.

Subdivision Variances: approved 16-0

Bonding: approved 16-0

Subdivision: conditional approval 16-0

Documents:

[S-4721 KOINONIA RIDGE.PDF](#)

2. **S-4729 OVERLOOK POINTE APARTMENTS (MAJOR-PRELIMINARY):**
Petitioner is seeking primary approval for a one lot multi-family subdivision on 18.11 acres with 248 units in 17 buildings, located on the north side of Elston Road, just east of the US 231 overpass, in Lafayette, Fairfield 31 (SW) 23-4. Tabled from the December 20th APC meeting.

Bonding: denied 3-13

Subdivision: conditionally approved 16-0

Documents:

[S-4729 OVERLOOK POINTE APARTMENTS.PDF](#)

3. **S-4733 SHENANDOAH PLACE SUBDIVISION (MAJOR-PRELIMINARY):**
Petitioner is seeking primary approval for a one lot multi-family subdivision on 6.17 acres. This apartment complex will have 7 buildings with a total of 112 units (96 one-bedroom and 16 two-bedroom units), located at the southeast corner of Union Street and North 36th Street, in Lafayette, Fairfield 22 (SE) 23-4.

Bonding: approved 16-0

Subdivision: conditionally approved 16-0

Documents:

[S-4733 SHENANDOAH PLACE.PDF](#)

B. REZONING ACTIVITIES

1. **Z-2708 BLACK WALNUT FARM, INC. (A TO R1):**
Petitioner is requesting rezoning of 31.86 acres (originally 38.01 acres) for a proposed subdivision, (Black Walnut Farms) of 14 single-family lots (plus one outlot) located on the west side of Newcastle Road, north of Wyandotte Road, Sheffield 17 (S1/2) and 20 (N1/2) and Richardville Reserve (W1/2) 22-3.

Vote: 8-8; continued to the February 21st meeting by inconclusive vote

Documents:

[Z-2708 BLACK WALNUT FARM, INC.PDF](#)

2. **Z-2711 CB2, LLC (A TO R1A):**
Petitioner is requesting rezoning of 40.7 acres for a proposed 124 lot single-family subdivision located on the north side of CR 600 N and the west side of CR 75 E, in Tippecanoe 20 (SE) 24-4.
Continued by inconclusive vote from the December 20th APC meeting.

Vote: 12-4; APC recommends approval of this case to the County Commissioners

There is one staff report for both Z-2711 and Z-2712. For the report, please see below.

3. **Z-2712 CB2, LLC (A TO R1):**

Petitioner is requesting rezoning of 34.45 acres for a proposed 88-lot single-family subdivision located on the south side of CR 650 N and the west side of CR 75 E, in Tippecanoe 20 (SE) 24-4.

Continued by inconclusive vote from the December 20th APC meeting.

Vote: 12-4; APC recommends approval of this case to the County Commissioners

Documents:

[Z-2711 AND Z-2712 CB2, LLC.PDF](#)

4. **Z-2713 BRADLEY L. COHEN (R2U TO GB):**

Petitioner is requesting rezoning of a lot located on the west side of North 19th Street, between Monon and Schuyler Avenues, more specifically, 2408 N. 19th Street, in Lafayette, Fairfield, Longlois Reserve (S1/2) 23-4.

Vote: 16-0; APC recommends approval of this case to the Lafayette City Council

Documents:

[Z-2713 BRAD COHEN.PDF](#)

5. **Z-2714 M & C DEVELOPMENT, LLC (AW TO R1):**

****CONTINUE THIS CASE TO THE FEBRUARY 21ST APC MEETING****

Petitioner is requesting rezoning of 54.95 acres in a newly annexed part of the incorporated Town of Dayton, for a proposed subdivision of 110 single-family lots and three outlots, located on the east side of Dayton Road, between CR 375 S and the Dayton United Methodist Church property, in Dayton, Sheffield, fractional section 9 (W1/2) 22-3.

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

Documents:

[020718 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2018-1 CDOV .PDF](#)

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT

