

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

Notice of Public Hearing

Date: January 18, 2016

Time: 6:00 PM

Place: County Office Building
20 North Third Street
Lafayette, Indiana 47901

Agenda

I. ELECTION OF OFFICERS

II. PRESENTATION

III. BRIEFING SESSION

A. CONTINUED AND/OR WITHDRAWN CASES

- Z-2673 Sagamore Commons, LLC (OR to GB):
This case was withdrawn by petitioner on January 12, 2017.
- Z-2679 Chris L. Moore (AW to A):
This case has been continued to the February 15th APC meeting at petitioner's request.

IV. APPROVAL OF DRAFT MINUTES FROM THE DECEMBER 21ST MEETING

Documents:

[APC 12.21.2016.PDF](#)

V. NEW BUSINESS

A. REQUEST TO AUTHORIZE FILING A BELATED PRIMARY APPROVAL EXTENSION REQUEST:

HICKORY RIDGE SUBDIVISION (S-3375):

The developer, South 18th, LLC (represented by Brian Keene) is requesting authorization to file a belated request for extension of the primary approval granted September 17, 2003 and extended several times (expired September 17, 2016). The preliminary plat includes 180 single-family lots (plus 3 outlots) on 73.27 acres and is located on the west side of Concord Road (CR 250 E) at Mondavi Boulevard, in Wea 15 (SW) and 16 (SE) 22-4.

Documents:

[HICKORY RIDGE BELATED EXTENSION.PDF](#)

VI. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

1. UZO AMENDMENT #88 TRANSIENT RENTAL ACCOMMODATIONS:

This amendment would add regulations regarding transient rental accommodations (for example: AirBnB locations). Additions are proposed for the Definition Section (Chapter 2), the Permitted Use Table (Chapter 3) and a new section on standards for these accommodations (Chapter 4).

Documents:

[AMEND88 AIRBNB.PDF](#)

B. REZONING ACTIVITIES

1. Z-2673 SAGAMORE COMMONS, LLC (OR TO GB):

****Withdrawn by petitioner****

Petitioner is requesting rezoning of 28.25 acres for a proposed shopping center located northwest of the Cumberland/Sagamore Parkway West intersection in West Lafayette, Wabash 1 (SE) 23-5. Continued from the December APC meeting at petitioner's request. Final continuance.

2. Z-2675 INDIANA DISTRICT OF THE LUTHERAN CHURCH, MISSOURI SYNOD, INC. (460 NORTHWESTERN PD)(PDNR TO PDNR):

Petitioner is requesting rezoning on approximately 0.38 acres in order to re-purpose the existing three-story Exponent Building for a church use, office use, and limited commercial retail use. The property is located at 460 Northwestern Avenue, West Lafayette, Wabash 19 (NE) 23-4.

Documents:

[Z-2675 460 NORTHWESTERN PD.PDF](#)

3. Z-2677 538, LLC (HISTORIC PEIRCE HOUSE PD)(R1U TO PDRS):

Petitioner/owner is requesting PDRS zoning on approximately 0.74 acres in order to convert the existing O.W. Peirce house (built in 1912) into a 6 unit multi-family apartment building. The property is located at 538 S. 7th Street, Lafayette, Fairfield 23 (NW) 23-4.

Documents:

[Z-2677 HISTORIC PEIRCE HOUSE PD.PDF](#)

4. Z-2679 CHRIS L. MOORE (AW TO A):

****Continue to the February 15th APC meeting at petitioner's request.****

Petitioner is requesting rezoning of 9.609 acres (originally filed as 17.4 acres) located at 6303 E 100 N, approximately 1/2 mile east of CR 550 E, Perry 19 (NE) and 20 (NW) 23-3.

Documents:

[Z-2679 CHRIS L. MOORE.PDF](#)

5. Z-2680 YOUNG MEN'S CHRISTIAN ASSOCIATION OF LAFAYETTE (R1 TO GB):
Petitioner is requesting rezoning of 20.75 acres located at the former Point East
Mobile Home Park, east of Creasy Lane and south of SR 38, in Lafayette, Wea 2
(N1/2) 22-4.

Documents:

[Z-2680 YMCA.PDF](#)

VII. ADMINISTRATIVE MATTERS

VIII. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

Documents:

[020117 EXEC.PDF](#)

IX. DETERMINATION OF VARIANCES -- AREA BOARD OF ZONING APPEALS

Documents:

[2017-01 CDOV .PDF](#)

X. DIRECTOR'S REPORT

XI. CITIZENS' COMMENTS AND GRIEVANCES

XII. ADJOURNMENT

A. VOTING RESULTS JANUARY

Hickory Ridge - 15 yes to 0 no

UZO #88 - Tabled

Z-2675 - Indiana District of the Lutheran church 15 yes to 0 no

Z-2677 - 538 LLC - 15 yes to 0 no

Z-2680 Young Mens Christian Association 15 yes to 0 no