THE

AREA PLAN COMMISSION

OF TIPPECANOE COUNTY

Notice of Public Hearing

Date: February 15, 2017
Time: 6:00 PM
Place: County Office Building
20 North Third Street
Lafayette, Indiana 47901

Agenda

I. BRIEFING SESSION

CONTINUED OR WITHDRAWN CASES:

Z-2679 CHRIS L. MOORE (AW to A):
Continue this case to the April 19, 2017 APC meeting at petitioner's request.

II. APPROVAL OF DRAFT MINUTES FROM THE JANUARY 18TH MEETING

Documents:

APC 01.18.2017.PDF

III. NEW BUSINESS

A. FINAL DETAILED PLANS:

RESOLUTION PD 17-02 CORE-UP MASTER JV, LLC (The Hub at West Lafayette PD) Z-2654:
Final Detailed Plans for The Hub at West Lafayette Planned Development. The approved preliminary plans allow for the construction of a mixed-use building that steps from 9-stories to 10-stories and contains approximately 270-300 units with up to 599 bedrooms maximum, an option for approximately 1,800 square feet of ground floor retail, and a minimum 168 space internal parking garage. The property is located at 134 S. Pierce Street, West Lafayette, Wabash 19 (SE) 23-4.

Documents:

THE HUB FDP.PDF

B. PRIMARY APPROVAL EXTENSION REQUEST:

PARK 350 SUBDIVISION (S-3665):
The developer, Lafayette Union Railway, is seeking approval of a fourth 2-year extension of the conditional primary approval that will expire April 20, 2017. This 125.49 acre industrial subdivision is located on the south side of CR 350 S, just west

of the US 52 intersection, in Lafayette, Wea 11 (SE) 22-4.

Documents:

PARK 350 EXTENSION REQUEST.PDF

IV. PUBLIC HEARING

A. ORDINANCE AMENDMENTS:

UZO AMENDMENT #88 (REVISED):

A revision based on the Ordinance Committee approval of February 1st, this amendment would add regulations regarding transient rental accommodations to Chapters 2, 3, and 4.

Documents:

AMEND88 REVISED AIRBNB.PDF

B. REZONING ACTIVITIES

1. Z-2676 CASL HOLDINGS, LLC - DAN HRANKOWSKY (RISE AT CHAUNCEY PD) (CBW TO PDMX):

   Petitioner is requesting rezoning of approximately 0.85 acres to construct a mixed-use building that steps from a ground floor retail podium into three wings at a height of 13-stories (west wing), 15-stories (east wing) and 16-stories (south wing). In all, the building would contain a maximum of 300 units with 675 bedrooms, approximately 21,000 square feet of ground floor retail, and a 217 space internal parking garage. The property is located at 100 S. Chauncey Avenue on the southeast corner of State Street and S. Chauncey Avenue, West Lafayette, Wabash 19 (NE) 23-4.

   Documents:

   Z-2676 RISE AT CHAUNCEY PD.PDF

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

   ****Continue this case to the April 19th APC meeting at petitioner's request.****

   Petitioner is requesting rezoning of 9.609 acres (originally filed as 17.4 acres) located at 6303 E CR 100 N, approximately 1/2 mile east of CR 550 E, Perry 19 (NE) and 20 (NW) 23-3. *Continued from the January 18th meeting at petitioner's request. First continuance.*

   Documents:

   Z-2679 CHRIS L. MOORE.PDF

3. Z-2681 STAN CUNNINGHAM (R1U & NBU TO R1U):

   Petitioner is requesting rezoning of a property at the northwest corner of Main and East Streets, more specifically 109 Main Street, Battle Ground, Tippecanoe 23 (SE) 24-4.

   Documents:

   Z-2681 CUNNINGHAM.PDF

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MARCH EXECUTIVE COMMITTEE AGENDA

Documents:

030117 EXEC.PDF

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

Documents:

2017-02 CDOV .PDF

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT

A. VOTING RESULTS FEBRUARY

Res PD 17-02 - 13 yes to 0 no
Park 350 - 13 yes to 0 no
UZO Amend #88 - Tabled
Z-2676 - 13 yes to 0 no
Z-2679 - Continued to April
Z-2681 - 13 yes to 0 no