

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: February 21, 2018

Time: 6:00pm

Place: Tippecanoe Room

County Office Building

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

II. APPROVAL OF MINUTES FROM THE JANUARY 17TH APC MEETING

Documents:

[APC 01.17.2018.PDF](#)

III. NEW BUSINESS

A. FINAL DETAILED PLANS RESOLUTION

1. RESOLUTION PD-18-02: MIDWEST STUDENT HOUSING PROPERTIES, LLC (202 S. CHAUNCEY AVE. PD) Z-2698:

Final Detailed Plans for the 202 S. Chauncey Avenue Planned Development: the approved preliminary plans allow for the construction of a 5-story apartment building containing 56 units with 104 bedrooms and a 38-space internal parking garage. The property is located at 202 S. Chauncey, West Lafayette, Wabash 19 (NW) 23-4.

Vote Results 13-Yes and 0-No

Documents:

[PD 18-02 202 S. CHAUNCEY PD.PDF](#)

2. RESOLUTION PD-18-03: WABASH LANDING APARTMENTS II, LLC & TAPAWINGO HOTEL, LLC (WABASH LANDING APARTMENTS EXPANSION 2016 PD) Z-2645:

Final Detailed Plans for the Wabash Landing Apartments Expansion 2016 Planned Development. The approved preliminary plans allow for the construction of a 5-story apartment building containing 115

units with 115 bedrooms and 115 parking spaces provided in the existing Wabash Landing parking garage. The property is located at 305 Brown Street, West Lafayette, Wabash 20 (SW) 23-4.

Vote Results 13-Yes and 0-No

Documents:

[PD 18-03 WABASH LANDING APTS.PDF](#)

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. S-4738 CITATION HOMES MINOR SUBDIVISION (MINOR-SKETCH):

Petitioner is seeking primary approval to replat Lots 1 & 2 of Schultz subdivision into a 4-lot single-family subdivision on 1.99 acres, located at the southwest corner of Old US 231 and CR 250 S, in Lafayette, Wea 6 (SE) 22-4.

Vote Results 13-Yes and 0-No

Documents:

[S-4738 CITATION HOMES.PDF](#)

2. S-4739 THREE MEADOWS SUBDIVISION, PHASE 1 (MAJOR-PRELIMINARY):

Petitioner is seeking primary approval of a 64 lot (plus 6 outlots) single-family subdivision on 25.825 acres, located on the east side of Klondike Road, just south of Lindberg Road, in Wabash 14 (NW) 23-5.

Vote Results 13-Yes and 0-No

Documents:

[S-4739 THREE MEADOWS.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. Continued from the January APC meeting by inconclusive vote.

Vote Results 4-Yes and 9-No

Documents:

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

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

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 9 (W1/2) 22-3. Continued from the January meeting due to the incorrect placement of the rezone sign.

Vote Results 12-Yes and 1-No

Documents:

[Z-2714 M AND C DEVELOPMENT.PDF](#)

3. **Z-2716 SAGAMORE COMMONS, LLC (OR TO GB):**

Petitioner is requesting rezoning of 28.25 acres located on the west side of Sagamore Parkway, north of Cumberland Avenue, in West Lafayette, Wabash 1 (SE) 23-5. With Commitment.

Commitment Vote Results 13-Yes and 0-No
Re-Zone Vote Results 13-Yes and 0-No

Documents:

[Z-2716 SAGAMORE COMMONS.PDF](#)

4. **Z-2717 DAVID C. KOVICH (A & R1B TO R1A):**

Petitioner is requesting rezoning of 15.65 acres to expand Three Meadows subdivision by adding 15 single-family lots adjacent to the east. The site is located south of Lindberg, east of Klondike, and west of the railroad tracks in Wabash 14 (S1/2) 23-5.

Vote Results 13-Yes and 0-No

Documents:

[Z-2717 DAVID KOVICH.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MARCH EXECUTIVE COMMITTEE AGENDA

Documents:

[030718 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2018-2 CDOV .PDF](#)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT