

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: April 18, 2018

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

A. CONTINUED CASES

- Continue S-4746 Black Walnut Farm Subdivision, Phase 1 (minor-sketch) to the May 2nd Executive Committee meeting because no soil work has been done; therefore no Health Department approval letter has been filed.
- Continue Z-2721 Angie Beland & Jacob Rohleder (R1 to A) to the May 16th APC meeting at petitioners' request.
- Continue Z-2722 W.K. Baldwin (NB to GB) to the May 16th APC meeting because a zoning commitment was added to the request.

II. APPROVAL OF MINUTES FROM THE MARCH 21ST MEETING

Documents:

[APC 03.21.2018.PDF](#)

III. NEW BUSINESS

A. RESOLUTION 2018-02:

A resolution to allow additional projects to be added to the Plan of Development for the West Lafayette 231 Purdue TIF Economic Development Area. The TIF District generally includes the Purdue Airport and areas known as the Innovation District and the Aerospace District in the City of West Lafayette.

Vote Results 15-Yes and 0-No

Documents:

[RES 2018-02 US 231 PURDUE EDA AND TIF.PDF](#)

IV. PUBLIC HEARING

A. COMPREHENSIVE PLAN RESOLUTION

1. RESOLUTION 2018-01: US 231 CORRIDOR PLAN:

An amendment to the *Comprehensive Plan for Tippecanoe County* for land located on either side of US 231 from north of its intersection with US 52 to its intersection with South River Road all within the City of West Lafayette. To see a copy of the plan, please visit the APC office or our website at: www.tippecanoe.in.gov

Vote Results 15-Yes and 0-No

Documents:

[RES 2018-01 US 231 CORRIDOR PLAN.PDF](#)

B. ORDINANCE AMENDMENTS

1. UZO AMENDMENT #93: BUFFERYARDS

This amendment strengthens bufferyard requirements and makes changes to the off-street loading berth requirements; the amendment would change Chapter 4 and Appendix E of the Unified Zoning Ordinance.

Tabled to May 16, 2018 APC meeting

Documents:

[UZO AMENDMENT 93 BUFFERYARD.PDF](#)

C. SUBDIVISIONS

1. S-4744 SCI DAYTON FIRST ADDITION (MAJOR-PRELIMINARY):

Petitioner is seeking primary approval for a two-lot commercial subdivision on 3.02 acres, located at the southeast corner of SR 38 (Walnut Street) and Yost Drive in the Town of Dayton, Sheffield 8 (NE) 22-3.

Vote Results

Subdivision 15-Yes and 0-No

Variance 0-Yes and 15-No

Bond 15-Yes and 0-No

Documents:

[S-4744 SCI DAYTON FIRST ADDITION.PDF](#)

2. **S-4746 BLACK WALNUT FARM SUBDIVISION PHASE 1 (MINOR-SKETCH):**

****Continue this case to the May 2nd Executive Committee Meeting****

Petitioner is seeking primary approval for a 3-lot subdivision on 6.52 acres, located on the west side of Newcastle Road, just north of Wyandotte Road, in Sheffield 17 (S1/2), 20 (N1/2), and Richardville Reserve (W1/2) 22-3.

D. REZONING ACTIVITIES

1. **Z-2718 SOUTH STREET CAPITAL, LLC -MARC MUINZER (SSC STATE NORTHWESTERN PD)(PDMX TO PDMX):**

Petitioner is requesting rezoning of two lots to construct a 5-story mixed-use building containing a maximum of 36 residential units with 96 bedrooms, approximately 7,833 square feet of ground floor retail, approximately 3,750 square feet of optional basement level retail and 34 off-site parking spaces. The property is located at the northwest corner of State and Northwestern, 300 W. State Street, in West Lafayette, Wabash 19 (NE) 23-4.

Vote Results 15-Yes and 0-No

Documents:

[Z-2718 SSC STATE NORTHWESTERN PD.PDF](#)

2. **Z-2720 TIPPECANOE DEVELOPMENT II, LLC (R1 TO R1B):**

Petitioner is requesting rezoning of 32.4 acres located on the east side of CR 250 E (Concord Road) 1600' south of its intersection with Veterans Memorial Parkway and adjacent to Benjamin Crossing PD, in Wea 10 (SE) 22-4.

Vote Results 15-Yes and 0-No

Documents:

[Z-2720 TIPPECANOE DEVELOPMENT.PDF](#)

3. **Z-2721 ANGIE BELAND & JACOB ROHLEDER (R1 TO A):**

****Continue this case to the May 16th APC meeting at petitioners' request.****

Petitioners are requesting rezoning of 15.11 acres located at the southwest corner of CR 500 N and CR 225 W in Wabash 35 (NE) 24-5.

Documents:

[Z-2721 BELAND AND ROHLEDER.PDF](#)

4. **Z-2722 W.K. BALDWIN (NB TO GB):**

****Continue to the May 16th APC meeting because a commitment was added to the request.****

Petitioner is requesting rezoning of 1.192 acres located on the west

side of Sagamore Parkway, just north of Union Street, more specifically, 820 Sagamore Parkway, in Lafayette, Fairfield 22 (NW) 23-4.

Documents:

[Z-2722 W.K. BALDWIN.PDF](#)

5. **Z-2723 MCCOY GROUP (R1 & HB TO I3):**

Petitioner is requesting rezoning of 26.44 acres located north of Hine Drive and west of Yost Drive extended (east of the I-65/SR 38 ramps) in Dayton, Sheffield 5 (SE) 22-3.

Vote Results 15-Yes and 0-No

Documents:

[Z-2723 MCCOY GROUP.PDF](#)

6. **Z-2724 CARR FAMILY FARM, LLC (A & HB TO I3):**

Petitioner is requesting rezoning of 33.749 acres adjacent to the east of the I-65 right-of-way and north of the I-65/SR 38 ramps in Dayton, Sheffield 5 (SW) 22-3.

Vote Results 15-Yes and 0-No

Documents:

[Z-2724 CARR FAMILY FARM.PDF](#)

7. **Z-2725 TWO BEARS PROPERTIES, LLC (R2U TO NBU):**

Petitioner is requesting rezoning of a lot located on Grant Street just west of the former Parkside Deli (located on Scott Street across from Columbian Park), specifically 215 Grant Street in Lafayette, Fairfield 28 (NE) 23-4.

Vote Results 15-Yes and 0-No

Documents:

[Z-2725 TWO BEARS PROPERTIES.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MAY EXECUTIVE COMMITTEE AGENDA

Documents:

[050218 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT