

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

**NOTICE OF PUBLIC HEARING**

**Date: May 16, 2018**

**Time: 6:00pm**

**Place: County Office Building**

**Tippecanoe Room**

**20 North 3rd Street**

**Lafayette, Indiana 47901**

**AGENDA**

**I. BRIEFING SESSION**

**A. CONTINUED AND WITHDRAWN CASES**

- **S-4748 Gulati Minor Subdivision, A replat of Lot 199, Hadley Moors Subdivision, Pt. 5, Ph. 3 (minor-sketch):**  
Continue this case to the June 6th Executive Committee meeting because the Journal & Courier failed to publish the legal ad.
- **Z-2721 Angie Beland & Jacob Rohleder (R1 to A):**  
This case was withdrawn at petitioners' request on May 1, 2018.
- **Z-2727 HLH Properties, LLC (R1 to NB):**  
Continue this case to the July 18th APC meeting at petitioner's request.

**II. APPROVAL OF MINUTES FROM THE APRIL 18TH MEETING**

Documents:

[APC 04.18.2018.PDF](#)

**III. NEW BUSINESS**

**IV. PUBLIC HEARING**

**A. 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. Continued from the April 18th APC meeting.

**Vote Results 13-Yes and 0-No**

Documents:

[AMENDMENT 93 BUFFERYARDS REV 05 10.PDF](#)

**B. SUBDIVISIONS**

1. **S-4748 GULATI MINOR SUBDIVISION, A REPLAT OF LOT 199, HADLEY MOORS SUBDIVISION, PT. 5, PH. 2 (MINOR-SKETCH):**

**\*\*Continue to the June 6th Executive Committee meeting\*\***

Petitioners are seeking primary approval to replat one lot into two single-family residential lots on 0.419 acres, located at the northwest corner of Crusade Drive and North Candlewick Lane, in Wabash 36 (SE) 24-5.

2. **S-4749 WEST LAFAYETTE HIGH SCHOOL MINOR SUBDIVISION, A REPLAT OF LOTS 1-36, CHARLES W. ROSS ADDITION, PLUS UNPLATTED LAND (MINOR-SKETCH):**

Petitioner is seeking primary approval to replat several lots into one on 12.91 acres, located on the west side of Grant Street, between Leslie Avenue and Meridian Street, more specifically, 1105 N. Grant in West Lafayette, Wabash 18 (SE) 23-4.

**Vote Results**

**Variance #1 13-Yes and 0-No**

**Variance #2 13-Yes and 0-No**

**Subdivision 13-Yes and 0-No**

Documents:

[S-4749 WEST LAFAYETTE HIGH SCHOOL MINOR SUBDIVISION.PDF](#)

3. **S-4750 COTTAGES AT CUMBERLAND SUBDIVISION (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a two lot multi-family subdivision on 10.69 acres with 108 units in 54 buildings, located on the northwest side of Cumberland Avenue, just west of the US 231 intersection, in Wabash 11 (NW) 23-5.

**Vote Results**

**Bond 13-Yes and 0-No**

**Subdivision 13-Yes and 0-No**

Documents:

[S-4750 COTTAGES AT CUMBERLAND SUBDIVISION.PDF](#)

**C. REZONING ACTIVITIES**

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

**\*\*This case has been withdrawn by petitioners.\*\***

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. Continued from the April 18th APC meeting at petitioners' request.

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

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. WITH COMMITMENT. Continued from the April 18th APC meeting in order to add a commitment.

**Vote Results**

**Commitment 13-Yes and 0-No**  
**Rezone 13-Yes and 0-No**

Documents:

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

3. Z-2726 BROWNING INVESTMENTS (CONVERGENCE - DISCOVERY PARK DISTRICT PD)(A TO PDNR):

Petitioner is requesting rezoning of two new lots. The first proposed lot, at approximately 1.29 acres, will contain a 5-story, 143,329 square foot commercial office building with ground floor retail. The second proposed lot, at approximately 1.76 acres, will contain a 5-story parking garage containing (in its total build-out) 1,161 parking spaces. The properties are located south of State Street and just west of S. MacArthur Drive, West Lafayette, Wabash 24 (SE) 23-5.

**Vote Results 13-Yes and 0-No**

Documents:

[Z-2726 BROWNING INVESTMENTS \(CONVERGENCE - DISCOVERY PARK DISTRICT PD\).PDF](#)

4. Z-2727 HLH PROPERTIES, LLC (R1 TO NB):

**\*\*Continue to the July 18, 2018 APC meeting at petitioner's request.\*\***

Petitioner is requesting rezoning of Lot 366 in Bar Barry Heights Subdivision, located on the southeast corner of Kent and Salisbury Street, specifically, 915 Kent Avenue, West Lafayette, Wabash 7 (NE) 23-4.

Documents:

[Z-2727 HLH PROPERTIES, LLC.PDF](#)

5. **Z-2728 CALL, LLC (GB TO I1):**

Petitioner is requesting rezoning of a 100' x 100' piece of land to make an existing nonconforming primary communications tower conforming at 3824 S. 18th Street, Lafayette, Wea 9 (SW) 22-4.

A single report was written for both Z-2728 and Z-2729; see below for the staff report.

***Vote Results 13-Yes and 0-No***

6. **Z-2729 CALL, LLC (GB TO I1):**

Petitioner is requesting rezoning of a 63' x 30' piece of land to make a second existing nonconforming primary communications tower conforming at 3824 S. 18th Street, Lafayette, Wea 9 (SW) 22-4.

***Vote Results 13-Yes and 0-No***

Documents:

[Z-2728 AND Z-2729 CALL, LLC.PDF](#)

7. **Z-2730 TIPPECANOE COUNTY PUBLIC LIBRARY (R1 & PDRS TO NB):**

Petitioner is requesting rezoning of 25 acres\*\* located at the northwest corner of S. 18th Street and CR 430 S, across the county road from Wea Ridge elementary school in Lafayette, Wea 16 (NW) 22-4.

***\*\*Amended just prior to the meeting to 10 acres instead of the originally requested 25 acres.***

***Vote Results 13-Yes and 0-No as amended***

Documents:

[Z-2730 TIPPECANOE COUNTY PUBLIC LIBRARY.PDF](#)

**V. ADMINISTRATIVE MATTERS**

Discussion of a proposed bylaw amendment regarding reading citizen letters at public hearings.

**VI. APPROVAL OF THE JUNE EXECUTIVE COMMITTEE AGENDA**

Documents:

[060518 EXEC AGENDA.PDF](#)

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

Documents:

[2018-5 CDOV .PDF](#)

**VIII. DIRECTOR'S REPORT**

**IX. CITIZENS' COMMENTS AND GRIEVANCES**

**X. ADJOURNMENT**