

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

Notice of Public Hearing

Date: June 21, 2017
Time: 6:00 PM
Place: County Office Building
20 North Third Street
Lafayette, Indiana 47901

Agenda

I. BRIEFING SESSION

Continued or Withdrawn Cases:

S-4685 FOXFIRE AT VALLEY LAKES SUBDIVISION, PHASE 2 (major-preliminary):
Continue this request to the July 19th APC public hearing due to a filing deficiency.

II. APPROVAL OF DRAFT MINUTES FROM THE MAY 17TH MEETING

Documents:

[APC 05.17.2017.PDF](#)

III. NEW BUSINESS

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. S-4683 ARORA MINOR SUBDIVISION (MINOR-SKETCH):

Petitioners are seeking primary approval to replat two lots (Lots 1 & 2 in Bluebird Estates) into one lot on 1.058 acres, located at the northeast corner of SR 43 N and CR 600 N, just north of the Battle Ground town limits in Tippecanoe 22 (SW) 24-4.

Documents:

[S-4683 ARORA MINOR SUBDIVISION.PDF](#)

2. S-4685 FOXFIRE AT VALLEY LAKES SUBDIVISION, PHASE 2 (MAJOR-PRELIMINARY):

****Continue to the July 19th APC meeting due to a filing deficiency****

Petitioner is seeking primary approval for a 2-lot multi-family subdivision on 39.677 acres. This is a replat of the original development plus additional acreage that includes all of the existing buildings and parking on the new Lot 1. Lot 2 will include a total of 194 units in 11 new buildings. The site is located on the east

side of Regal Valley Drive, just south of Veterans Memorial Parkway, in Lafayette, Wea 9 (SE) & 10 (SW) 22-4.

3. S-4686 COBBLESTONE SUBDIVISION IV (MAJOR-PRELIMINARY):
Petitioner is seeking primary approval for a 12 lot single-family subdivision on 2.717 acres, located at the southwest corner of Beck Lane and Limestone Lane, in Lafayette, Wea 5 (NW) 22-4.

Documents:

[S-4686 COBBLESTONE SUBDIVISION.PDF](#)

4. S-4687 NCC MINOR SUBDIVISION (MINOR-SKETCH):
Petitioner is seeking primary approval to replat several urban area lots into 3 lots on 6.518 acres for a neighborhood community center, located between Elmwood Avenue and Erie Street, just northeast of the former New Community School, in Lafayette, Fairfield 21 (NE) 23-4.

Documents:

[S-4687 NCC MINOR SUBDIVISION.PDF](#)

5. S-4688 COUNTRY SQUIRE SUBDIVISION (MAJOR-PRELIMINARY):
Petitioner is seeking primary approval to expand the existing Country Squire apartment complex, adding six new buildings with a total of 132 new units on an overall 11.95 acre site, located on the west side of Morehouse Road, just north of the Kalberer Road intersection, in Wabash 1 (NW) 23-5.

Documents:

[S-4688 COUNTRY SQUIRE SUBDIVISION.PDF](#)

B. REZONING ACTIVITIES

1. Z-2688 HABITAT FOR HUMANITY OF LAFAYETTE, INC. (R1 TO R1B):
Petitioner is requesting rezoning of 1.41 acres located at the northwest corner of Powder House Lane and Walker Lane. Petitioner has filed an eight lot major subdivision on this site; an existing house would be renovated and seven additional homesites would be platted. The address for the existing house is 204 Walker Lane, Lafayette, Fairfield 31 (NE) 23-4. *Continued from the May APC meeting because of an incorrect legal description.*

Documents:

[Z-2688 HABITAT FOR HUMANITY OF LAFAYETTE.PDF](#)

2. Z-2693 ADAM C. SCHEFFEE (I3 TO A):
Petitioner is requesting rezoning of 63.885 acres in order to build a house on property bounded by Division Road, CR 350 W and South River Road in Wabash 27 (NE) 23-5.

Documents:

[Z-2693 ADAM C. SCHEFFEE.PDF](#)

3. Z-2694 CITY OF LAFAYETTE, ECONOMIC DEVELOPMENT DEPARTMENT (NBU, R2U, I2 AND CB TO CB):
Petitioner is requesting rezoning of several blocks immediately south of Downtown

Lafayette bounded by the railroad tracks on the west, Alabama Street to the north, Fifth Street on the east, and Romig Street to the south, in Lafayette, Fairfield 29 (NW) 23-4.

Documents:

[Z-2694 LAFAYETTE ECONOMIC DEVELOPMENT.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE JULY EXECUTIVE COMMITTEE AGENDA

Documents:

[070517 EXEC.PDF](#)

VII. DETERMINATION OF VARIANCE - AREA BOARD OF ZONING APPEALS

No new variances were filed this month.

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT

A. VOTING RESULTS JUNE

S-4683 Arora Minor - 16 yes to 0 no
S-4686 Cobblestone 16 yes to 0 no
S-4687 NCC 16 yes to 0 no
S-4688 Country Squire 16 yes to 0 no
Z-2688 Habitat 8 yes to 8 no
Z-2693 Adam Scheffee 16 yes to 0 no
Z-2694 City of Lafayette 16 yes to 0 no