

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: August 17, 2022

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

II. APPROVAL OF MINUTES

Documents:

[APC MINUTES 7.20.2022.PDF](#)

III. NEW BUSINESS

A. FINAL DETAILED PLANS RESOLUTION

1. RESOLUTION PD-22-01: SUBTEXT ACQUISITIONS, LLC (VERVE WEST LAFAYETTE PD) Z-2849

Final Detailed Plans, consisting of Construction Plans and Final Plat, for the Verve West Lafayette Planned Development. The approved preliminary plans allow for the construction of a seven-story building containing a maximum of 247 residential units with 763 bedrooms, approximately 5,000 square feet of ground floor retail and a 231-space parking garage. The property is located on the south half of the block bounded by a public alley, Chauncey Avenue, Wood Street, and Salisbury Street, West Lafayette, Wabash 19 (NW) 23-4.

Vote Results

17-Yes and 0-No

Documents:

[PD22-01 VERVE WEST LAFAYETTE.PDF](#)

B. REQUEST TO AUTHORIZE A BELATED PRIMARY APPROVAL EXTENSION

1. SWAN HOLDINGS SUBDIVISION, PHASE 2 (S-4247)

The developer, Amelia Apartments, LLC, is requesting authorization to allow a belated extension of the conditional primary approval originally granted on July 20, 2011 and which expired on July 20, 2021. The site is located on the north side of Amelia Avenue, east of Creasy Lane in Lafayette, Fairfield 35 (NE) 23-4.

Vote Results

17-Yes and 0-No

Documents:

[S-4247 AUTHORIZATION TO FILE.PDF](#)

C. PRIMARY APPROVAL EXTENSION REQUEST

1. SWAN HOLDINGS SUBDIVISION, PHASE 2 (S-4247)

The developer, Amelia Apartments, LLC, is requesting a belated 2-year extension of the conditional primary approval originally granted on July 20, 2011. If granted, the approval will extend to July 20, 2023. The site is located on the north side of Amelia Avenue, east of Creasy Lane in Lafayette, Fairfield 35 (NE) 23-4.

Vote Results

17-Yes and 0-No

Documents:

[S-4247 SWAN HOLDINGS EXTENSION.PDF](#)

2. DAUGHERTY COMMERCE CENTER, PART 2 (S-3540):

The developer, DCI Development LLC, is requesting a seventh 2-year extension of the conditional primary approval originally granted on August 18, 2004. The site is located at the northwest corner of

Veterans Memorial Parkway and Osborne Drive, Lafayette, Wea 10 (NW) 22-4.

Vote Results

17-Yes and 0-No

Documents:

[S-3540 DAUGHERTY COMMERCE CENTER EXTENSION.PDF](#)

IV. PUBLIC HEARING

A. PLAT VACATION

1. **V-52 VACATION OF LOTS 1-4 IN GEORGE M. NEHER MINOR SUBDIVISION:**
Petitioner and property owner R. Gregg Sutter is requesting the vacation of four lots located on the east side of CR 100 E, north of CR 750 S, in order to use the four division rights to minor subdivide Woocalf Minor Subdivision (also on this agenda). The 8.541-acre property is in Wea 33 (NW) 22-4.

Vote Results

17-Yes and 0-No

Documents:

[V-52 VACATION OF GEORGE M. NEHER MINOR.PDF](#)

B. SUBDIVISIONS

1. **S-5085 WOOCALF MINOR SUBDIVISION (MINOR-SKETCH):**
Petitioner is seeking preliminary approval of a four-lot single-family subdivision on 11.433 acres, subject to the approval of V-52, the vacation of George M. Neher Minor Subdivision. The site is located at the northeast corner of CR 100 E and 750 S, in Wea 33 (NW) 22-4. CONTINUED FROM THE AUGUST EXECUTIVE COMMITTEE MEETING IN ORDER TO OBTAIN SOIL TESTING AND BECAUSE THE VACATION V-52 (ALSO ON THIS AGENDA) MUST BE HEARD FIRST.

Vote Results

17-Yes and 0-No

Documents:

[S-5085 WOOCALF MINOR SUBDIVISION.PDF](#)

C. REZONING ACTIVITIES

1. Z-2848 4-UP, LLC - SHANE O'MALLEY (4-UP PLANNED DEVELOPMENT) (R3W & CBW TO PDMX):

Petitioner is requesting rezoning on approximately 1.16 acres for a single-lot planned development consisting of a proposed six-story multi-family apartment building containing a maximum of 191 units with 334 bedrooms (with option to convert up to 1,382 square feet of ground floor residential space to commercial use) and a 107-space underground parking garage. This site is located on roughly the east half of the block bounded by Fowler Avenue, Vine and Wiggins Streets, and Northwestern Avenue, in West Lafayette, Wabash 19 (NW) 23-4.

Vote Results

16-Yes and 1-No

Documents:

[Z-2848 4-UP PD.PDF](#)

2. Z-2861 WALDRON & THIRD, LLC C/O PATTI WEIDA (WALDRON APARTMENTS PLANNED DEVELOPMENT) (R3W TO PDRS):

Petitioner is requesting the rezoning of three lots (approximately 0.47 acres) for a 5-story residential building containing between 70 and 82 units with a mix of studio, 1-bedroom and 2-bedroom apartments with 27 on-site parking spaces. The project, located at 219 Waldron Street, is at the southwest corner of Waldron and 3rd Streets, in West Lafayette, Wabash 19 (NW) 23-4.

Vote Results

16-Yes and 0-No

Documents:

[Z-2861 WALDRON APARTMENTS PD.PDF](#)

3. Z-2863 CASH-CAN, LLC (I3 TO GB):

Petitioner is requesting rezoning of one lot located on the east side

of Farabee Drive, 1000' north of Kossuth, specifically 505 S. Farabee Drive, in Lafayette, Fairfield 27 (NE) 23-4.

Vote Results

17-Yes and 0-No

Documents:

[Z-2863 CASH-CAN, LLC.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE SEPTEMBER EXECUTIVE COMMITTEE AGENDA

Documents:

[09072022 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

(There are no new variances this month.)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit www.tippecanoe.in.gov/ada