

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: October 17, 2018**

**Time: 6:00pm**

**Place: County Office Building**

**Tippecanoe Room**

**20 North Third Street**

**Lafayette, Indiana 47901**

**AGENDA**

### **I. BRIEFING SESSION**

#### **A. CONTINUED CASES**

- Z-2715 Evergreen Campus Rentals, LLC (Evergreen Campus Rentals PD)(R3W to PDRS)  
This case must be continued to the November 21st APC meeting because no sign was posted on site.
- Z-2745 Redwood Acquisitions, LLC (R3 & GB to R3):  
This case must be continued to the November 21st APC meeting because notice was not sent to the APC office.

### **II. APPROVAL OF MINUTES FROM SEPTEMBER 19TH**

Documents:

[APC 09.19.2018.PDF](#)

### **III. NEW BUSINESS**

#### **A. RESOLUTION 2018-05:**

A resolution determining that the West Lafayette Redevelopment Commission resolution and amendment to add one new project to the economic development plan for the Kalberer/Cumberland/Blackbird Economic Development Area and one new project to the economic development plan for the Levee/Village Economic Development Area conform to the Comprehensive Plan for Tippecanoe County.

***Vote Results 14-Yes and 0-No***

Documents:

[RESOLUTION 2018-05.PDF](#)

#### IV. PUBLIC HEARING

##### A. SUBDIVISIONS

1. **S-4775 PURDUE RESEARCH PARK, PHASE 2, PART 3, SECTION 4 (MAJOR- PRELIMINARY):**

Petitioner is seeking primary approval of a two-lot mixed use subdivision on 12.27 acres. The north 1.6 acre lot will be commercial and the 10.67 acre lot will be multi-family residential with seven 3-story apartment buildings, each containing 36 units for a total of 252 units. The site is located at the southwest corner of Yeager Road and Kalberer Road, in West Lafayette, Wabash 1 (SE) 23-5. Continued from the August APC meeting at petitioner's request.

**Vote Results:**

**Plat 14-Yes and 0-No**

**Bonding 14-Yes and 0-No**

Documents:

[S-4775 PURDUE RESEARCH PARK SUBDIVISION.PDF](#)

##### B. REZONING ACTIVITIES

1. **Z-2715 EVERGREEN CAMPUS RENTALS, LLC (EVERGREEN CAMPUS RENTALS PD)(R3W TO PDRS):**

**\*\*\*Continue to the November 21st APC meeting because no sign was posted\*\*\***

Petitioner is requesting PDRS zoning on approximately 0.30 acres to construct a 5-story multi-family apartment building containing 48 units with a maximum of 64 bedrooms atop a 23-space internal parking garage (with additional off-site parking being provided). The property is located at 111 E. Columbia Street, West Lafayette, Wabash 20 (NW) 23-4.

Documents:

[Z-2715 EVERGREEN CAMPUS RENTALS.PDF](#)

2. **Z-2743 AREA PLAN COMMISSION (US 231 CORRIDOR REZONE - GB, NB, I3, PDRS, OR, A, R1 & R2 TO GB, NB, I2, OR, R1, R1B, R2 & R3W):**

Petitioner is requesting rezoning of the US 231 Corridor from Sagamore Parkway on the north extending south to the corridor's intersection with South River Road to the southeast, in West Lafayette, Wabash 30, Township 23N, Range 4W; as well as Wabash Sections 2, 11, 12, 13, 14, 23, 24, 25, 26 and 36; Township 23N Range 5W.

**Vote Results 14-Yes and 0-No**

Documents:

[Z-2743 APC US 231 CORRIDOR.PDF](#)

3. **Z-2744 FORBICK ENTERPRISES, LLC (A TO R2):**

Petitioner is requesting the rezoning of 1.48 acres in order to construct 6 duplexes on property located on the west side of Klondike Road, south of the railroad crossing and north of Lindberg Road, more specifically, 2270 Klondike, Wabash 10 (SE) 23-5.

**Vote Results 14-Yes and 0-No**

Documents:

[Z-2744 FORBICK ENTERPRISES.PDF](#)

4. **Z-2745 REDWOOD ACQUISITIONS, LLC (R3 & GB TO R3):**

**\*\*\*Continue to the November 21st APC meeting due to a filing deficiency\*\*\***

Petitioner is requesting rezoning of 25.087 acres for a proposed 25 building multi-family development (each building having between 8 and 4 units) on the south side of Twyckenham Blvd. between Old US 231 and Poland Hill Road, west of the Coppergate Apartments in Lafayette, Wea 5 (NW) 22-4.

**V. ADMINISTRATIVE MATTERS**

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

Documents:

[110718 EXEC AGENDA.PDF](#)

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

Documents:

[2018-10 CDOV .PDF](#)

**VIII. DIRECTOR'S REPORT**

**IX. CITIZENS' COMMENTS AND GRIEVANCES**

**X. ADJOURNMENT**