

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: November 21, 2018**

**Time: 6:00pm**

**Place: County Office Building**

**Tippecanoe Room**

**20 North Third Street**

**Lafayette, Indiana 47901**

**AGENDA**

### **I. BRIEFING SESSION**

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

- Unified Subdivision Ordinance Amendment #11; and
- Unified Zoning Ordinance Amendment #94

Continue both ordinance amendments to the January 16th APC meeting so that the Ordinance Committee can make further revisions to both proposed amendments (discussed at the November Ordinance Committee meeting) at its January 2nd meeting.

- S-4798 Redwood Apartment Neighborhood at Lafayette (major-preliminary)

Continue this subdivision to the January 16th APC meeting at petitioner's request.

- Z-2745 Redwood Acquisitions, LLC (R3 & GB to R3)

Continue this rezone to the January 16th APC meeting at petitioner's request.

- Z-2746 Food Finders Food Bank, Inc. (R2 to NBU)

Continue this rezone to the December 19th APC meeting because no notices were mailed to interested parties.

### **II. APPROVAL OF MINUTES FROM THE OCTOBER 17TH MEETING**

Documents:

[APC 10.17.2018.PDF](#)

### III. NEW BUSINESS

### IV. PUBLIC HEARING

#### A. ORDINANCE AMENDMENTS

##### 1. UNIFIED SUBDIVISION ORDINANCE AMENDMENT #11

**\*\*Continue to the January 16, 2019 APC Agenda\*\***

An amendment to the USO which would allow the further division of Exemption A tracts; increase the minimum tract size in the rural zones to 20 acres instead of 10 acres; create two new types of parcelization (farmstead and Exemption A) and revise the minimum parcel width requirement for parcelization.

##### 2. UNIFIED ZONING ORDINANCE AMENDMENT #94

**\*\*Continue to the January 16, 2019 APC agenda\*\***

An amendment to the UZO which would bring it into conformance with Amendment #11 of the Unified Subdivision Ordinance.

#### B. SUBDIVISIONS

##### 1. S-4797 MENARDS SUBDIVISION, A REPLAT OF LOTS 2 & 3 (MINOR-SKETCH):

Petitioner is seeking primary approval for a replat of two lots on 3.1 acres, located on the north side of Sagamore Parkway, just east of CR 300 W, in West Lafayette, Wabash 2 (NW) 23-5.

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

Documents:

[S-4797 MENARDS SUBDIVISION.PDF](#)

##### 2. S-4798 REDWOOD APARTMENT NEIGHBORHOOD AT LAFAYETTE (MAJOR-PRELIMINARY):

**\*\*Continue to the January 16th APC agenda\*\***

Petitioner is seeking primary approval for a two-lot mixed use subdivision. Lot 1 will be multi-family with 173 units in 25 buildings and Lot 2 will be used commercially. The 34.76 acre site is located at the southeast corner of Twyckenham Boulevard and Old Us 231, in Lafayette, Wea 5 (NW) 22-4.

Documents:

[S-4798 REDWOOD APARTMENT NEIGHBORHOOD.PDF](#)

#### C. REZONING ACTIVITIES

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

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. Continued from the October APC meeting because no sign was posted.

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

Documents:

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

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

**\*\*Continue to the January 16th APC agenda\*\***

Petitioner is requesting rezoning of 25.087 acres for a proposed 25 building multi-family development with 173 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. Continued from the October APC meeting because notice was not mailed to the APC office.

Documents:

[Z-2745 REDWOOD ACQUISITIONS, LLC.PDF](#)

3. **Z-2746 FOOD FINDERS FOOD BANK, INC. (R2 TO NBU):**

**\*\*Continue to the December 19th APC agenda\*\***

Petitioner is requesting rezoning of a lot located at the northwest corner of N. 12th and Greenbush Streets, specifically 1512 N. 12th Street, Lafayette, Fairfield 16 (SW) 23-4.

Documents:

[Z-2746 FOOD FINDERS FOOD BANK.PDF](#)

4. **Z-2747 FRANK LEE FOUST, JR. (R1U TO R2U):**

Petitioner is requesting rezoning of two lots located at the southwest corner of Underwood and N. 17th Streets, specifically 1623 Underwood Street, Lafayette, Fairfield 16 (SW) 23-4.

**Vote Results 12-Yes and 0-No**

Documents:

[Z-2747 FRANK LEE FOUST, JR..PDF](#)

5. **Z-2748 PARKSIDE PHARMACY, INC. (R2 TO NBU):**

Petitioner is requesting rezoning of the Parkside Pharmacy to expand the existing building located at the northeast corner of N. 22nd and Ferry Streets, specifically, 2200 Ferry Street, Lafayette, Fairfield 21 (SE) 23-4.

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

Documents:

[Z-2748 PARKSIDE PHARMACY, INC.PDF](#)

**6. Z-2749 TDS AUTOMATION, LLC (HB TO GB):**

Petitioner is requesting rezoning of two lots located between Yost Drive and the I-65 entrance ramp on the north side of SR 38, south side of Hine Drive, specifically 6534 SR 38 E, Dayton, Sheffield 5 (SE) 22-3.

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

Documents:

[Z-2749 TDS AUTOMATION LLC.PDF](#)

**V. ADMINISTRATIVE MATTERS**

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

Documents:

[120518 EXEC AGENDA.PDF](#)

**VII. APPROVAL OF THE DECEMBER ABZA PUBLIC HEARING AGENDA**

Documents:

[120518 ABZA AGENDA.PDF](#)

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

Documents:

[2018-12 CDOV .PDF](#)

**IX. DIRECTOR'S REPORT**

**X. CITIZENS' COMMENTS AND GRIEVANCES**

**XI. ADJOURNMENT**