

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: January 16, 2019

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. ELECTION OF OFFICERS

II. BRIEFING SESSION

A. CONTINUED OR WITHDRAWN CASES:

The following UZO amendment will need to be withdrawn by the Area Plan Commission because of changes made at the January Ordinance Committee meeting:

- Unified Zoning Ordinance Amendment #94

III. APPROVAL OF MINUTES FROM THE DECEMBER 19TH AGENDA

Due to staff vacations over the holidays, the minutes from December are not currently available and will be ready to distribute at the meeting.

IV. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

1. UNIFIED SUBDIVISION ORDINANCE AMENDMENT #11

An amendment to the USO which would allow the further division of Exemption A tracts; create two new types of parcelization (farmstead and Exemption A) and revise the minimum parcel width requirement for parcelization. *Continued from the November 21st APC meeting in order to make further revisions.*

Documents:

[USO AMENDMENT 11.PDF](#)

2. UNIFIED ZONING ORDINANCE AMENDMENT #94

****This case will need to be withdrawn by the Area Plan**

Commission**

An amendment to the UZO which would bring it into conformity with Amendment #11 of the Unified Subdivision Ordinance regarding a new minimum tract size for Exemption A tracts.

B. SUBDIVISIONS

1. **S-4798 REDWOOD APARTMENT NEIGHBORHOOD AT LAFAYETTE (MAJOR-PRELIMINARY):**

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. *Continued from the November 21st APC meeting at petitioner's request.*

Documents:

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

2. **S-4811 STEARNS MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval for a two-lot subdivision replat of Lots 44-47 and Lots 23 & 24 in J.W. Scanlon's Addition to the Town of Clarks Hill located at 11744 Cleveland Street and 9222 E. Orange Street, Clarks Hill, Lauramie 23 (SW) 21-3.

Documents:

[S-4811 STEARNS MINOR SUBDIVISION.PDF](#)

3. **S-4812 LINDBERG POINTE VILLAS SUBDIVISION (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a one lot multi-family subdivision on 1.54 acres, with six two-family buildings for a total of 12 units. The site is located on the west side of Klondike Road, approximately 1/4 mile north of Lindberg Road, in Wabash 10 (SE) 23-5.

Documents:

[S-4812 LINDBERG POINTE VILLAS.PDF](#)

C. REZONING ACTIVITIES

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

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 November APC meeting at petitioner's request. Last continuance.*

Documents:

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

2. Z-2751 TIPPECANOE DEVELOPMENT II, LLC (A TO R1B):

Petitioner is requesting the rezoning of 145 acres to allow the subdivision of 536 single-family lots (Fieldstone II Subdivision) located on the south side of CR 600 N and the east side of CR 150 W, in Wabash 25 (NE) 24-5. With commitment.

Documents:

[Z-2751 TIPPECANOE DEVELOPMENT II, LLC.PDF](#)

3. Z-2753 NANCY L. EVANS (GB TO A):

Petitioner is requesting rezoning of one lot located at 6934 Railroad Street, (the southwest corner of Railroad and CR 700 N) in order to make the existing double-wide mobile home conforming, in the unincorporated town of Colburn, Washington 24 (NW) 24-3.

Documents:

[Z-2753 NANCY EVANS.PDF](#)

4. Z-2754 LAUREN ALEXANDER (R1B TO R2U):

Petitioner is requesting rezoning of one lot located between Central and State Streets, more specifically, 1106 South 21st Street, in order to make an existing two-family residence conforming, in Lafayette, Fairfield 28 (SE) 23-4.

Documents:

[Z-2754 LAUREN ALEXANDER.PDF](#)

5. Z-2755 KARMA ENTERPRISES, LLC (I1 & R1U TO NBU):

Petitioner is requesting rezoning of the former St. Vincent DePaul store, located at the northeastern corner of Wabash Avenue and Green Street, more specifically 525 Wabash Avenue, Lafayette, Fairfield 29 (NW) 23-4.

Documents:

[Z-2755 KARMA ENTERPRISES, LLC.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

Documents:

[02062019 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2019-01 CDOV .PDF](#)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT