

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: April 20, 2022

Time: 6:00pm

**Place: County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, Indiana 47901**

AGENDA

I. BRIEFING SESSION

A. CONTINUED CASES

- S-5065 Sterrett Acres (minor-sketch):
This subdivision request must be continued to the May 4, 2022 Executive Committee because necessary soil testing has not yet been done.
- Z-2854 Newcastle Holding, LLC (A to I3):
Continue this rezone request to the May 18th APC agenda at petitioner's request. First continuance.

II. APPROVAL OF MINUTES

Documents:

[APC 3-16 MINUTES.PDF](#)

III. NEW BUSINESS

IV. PUBLIC HEARING

A. AMENDMENTS

1. **UZO AMENDMENT #103-A:**

This is the section of UZO Amendment #103 that was previously tabled, related to self-storage warehouse businesses within urbanized areas.

Vote Results 2-Yes and 13-No

Documents:

[AMEND103-A SELF STORAGE WAREHOUSE AMENDMENT.PDF](#)

B. SUBDIVISIONS

1. **S-5064 DISCOVERY PARK DISTRICT THIRD AND MCCORMICK (MAJOR-PRELIMINARY):**

Petitioner is requesting preliminary approval of a one-lot, multi-family development on 3.11 acres of 402 units in a single, G-shaped building located at the southeast corner of McCormick Road and Third Street, in West Lafayette, Wabash 24 (NE) 23-5.

Vote Results:

Bonding 15-Yes and 0-No

Conditional Primary Approval 15-Yes and 0-No

Documents:

[S-5064 DISCOVERY PARK DISTRICT THIRD AND MCCORMICK.PDF](#)

2. **S-5065 STERRETT ACRES (MINOR-SKETCH):**

*****Continue to the May 4, 2022 Executive Committee meeting in order to complete necessary soil testing.*****

Petitioner is requesting preliminary approval of a one-lot, residential subdivision of 1.932 acres located just east of the house at 2406 SR 225 E, north of the Town of Battle Ground, Tippecanoe 15 (SW) 24-4.

3. **S-5066 MEEKS MINOR SUBDIVISION, PHASE 2, A REPLAT OF MEEKS MINOR LOT 2:**

Petitioner is requesting preliminary approval of a two-lot replat of existing Meeks Minor Lot 2 (7.77 acres), located east of Progress Drive and southwest of the I-65 southbound entrance ramp, in Lafayette, Fairfield 25 (NW) 23-4.

Vote Results

Conditional Primary Approval 15-Yes and 0-No

Documents:

[S-5066 MEEKS MINOR REPLAT.PDF](#)

C. REZONING ACTIVITIES

1. Z-2846 BENITO MUNOZ (AA TO A):

Petitioner is seeking a rezone of 25.3 acres, in anticipation of filing a special exception in the A zone, in order to make conforming a rodeo/concert venue located at the northeast corner of CR 1300 S and CR 400 E in Lauramie 25 (SW) 21-4. CONTINUED FROM THE MARCH APC MEETING BY INCONCLUSIVE VOTE. FINAL CONTINUANCE.

Vote Results 7-Yes and 8-No Inconclusive

No Recommendation from APC

This case will be heard by the County Commissioners on May 2, 2022 at 10:00 AM

Documents:

[Z-2846 BENITO MUNOZ.PDF](#)

2. Z-2847 TIPPECANOE ACQUISITIONS, LLC (WEST HEIGHTS CONDOMINIUMS) (R1 TO PDRS):

Petitioner is requesting rezoning of approximately 16.61 acres for a multi-building, residential condominium development containing a maximum of 158 units. The property is located at the southeast corner of the intersection of Klondike Road and Cumberland Avenue in Wabash 11 (NW) 23-5. CONTINUED FROM THE MARCH APC MEETING BECAUSE CERTIFIED MAILINGS WERE NOT SENT IN TIME TO MEET THE REQUIREMENTS OF THE BYLAWS.

****CONTINUED TO THE MAY 18th AREA PLAN COMMISSION MEETING DUE TO LEGAL AD NOT BEING PUBLISHED****

Documents:

[Z-2847 WEST HEIGHTS CONDOS.PDF](#)

3. Z-2849 SUBTEXT ACQUISITIONS, LLC - BRANDT STILES (VERVE WEST LAFAYETTE PD)(R3W & PDRS TO PDMX):

Petitioner is requesting rezoning on approximately 1.64 acres for a proposed single-lot, mixed-used, planned development. The proposed seven-story building would contain 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, in West Lafayette, Wabash 19 (NW) 23-4.

Vote Results 15-Yes and 0-No

Documents:

[Z-2849 VERVE WEST LAFAYETTE PD.PDF](#)

4. **Z-2851 MONTEREY APARTMENTS, LLC - DUSTIN ZUFALL (MONTEREY APARTMENTS PD)(R3W TO PDRS):**

Petitioner is requesting rezoning on approximately 0.45 acres for a proposed single-lot, multi-family residential planned development. The proposed five-story building would contain a maximum of 68 units with 103 bedrooms and a 36-space ground-floor parking garage. The property is located near the southeast corner of Pierce and Wood Streets in West Lafayette, Wabash 19 (SE) 23-4.

Vote Results 15-Yes and 0-No

Documents:

[Z-2851 MONTEREY APARTMENTS PD.PDF](#)

5. **Z-2852 PURDUE RESEARCH FOUNDATION - JEREMY SLATER (SOURCE AT DISCOVERY PARK DISTRICT PD)(CBW TO PDRS):**

Petitioner is requesting rezoning of approximately 2.08 acres for a proposed single-lot, residential condominium planned development. The proposed four-story building would contain a maximum of 57 residential condominium units with a 70-space, ground-floor parking garage. The property is located on the south half of the block bounded by Airport Road, State Street, soon-to-be-extended McCutcheon Drive, and soon-to-be-realigned Harrison Street in West Lafayette, Wabash 24 (SE) 23-5.

Vote Results 15-Yes and 0-No

Documents:

[Z-2852 SOURCE AT DISCOVERY PARK PD.PDF](#)

6. **Z-2853 TIPPECANOE LAND HOLDING, INC. C/O HABITAT FOR HUMANITY OF LAFAYETTE (R1 TO R1B):**

Petitioner is requesting rezoning of 1.304 acres located at the southwest corner of Powder House Lane and Walker Court, specifically, 2334 Powder House Lane in Lafayette, Fairfield 31 (SE) 23-4.

Vote Results 14-Yes and 0-No

Documents:

[Z-2853 TIPPECANOE LAND HOLDING, INC..PDF](#)

7. **Z-2854 NEWCASTLE HOLDING, LLC (A TO I3):**

*****Continue at petitioner's request to the May 18th APC meeting agenda.*****

Petitioner is requesting rezoning of 16.25 acres of land located at the northwest corner of Newcastle Road and Old CR 350 S, Sheffield 7 (NW) 22-3.

Documents:

[Z-2854 NEWCASTLE HOLDING, LLC.PDF](#)

8. **Z-2855 AMY GAETA (NB TO GB):**

Petitioner is requesting rezoning of a lot located on the southwest corner of Schuyler and N. 19th Street, specifically 1827 Schuyler Avenue, in Lafayette, Fairfield, Longlois Reserve (S1/2) 23-4.

Vote Results 4-Yes and 11-No

Documents:

[Z-2855 AMY GAETA.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MAY EXECUTIVE COMMITTEE AGENDA

Documents:

[05042022 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

(There are no new variances on the April ABZA agenda.)

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