

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## Notice of Public Hearing

Date: April 21, 2021

Time: 6:00pm

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

### AGENDA

#### I. PLEASE NOTE:

*Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook at: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube at <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgGdZTdjurQ> (you must be a subscriber to comment.) Links can also be found on the APC website at: [www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc).*

#### II. BRIEFING SESSION

##### A. CONTINUED CASES:

The following case must be continued to the May 19th APC meeting at petitioner's request  
(A Flood Plain certification is necessary on the site in question.)

- Z-2827 Joshua Shives (R1 to AW)

#### III. APPROVAL OF MINUTES

Documents:

[APC MINUTES 03.17.2021.PDF](#)

#### IV. NEW BUSINESS

**A. REQUEST TO AUTHORIZE A BELATED PRIMARY APPROVAL EXTENSION**

**RAINEYBROOK SUBDIVISION, PART 2, SECTION 2 (S-3269)**

The subdivider, RBROOK, LLC (represented by Tim Balensiefer of TBIRD Design Services), is requesting authorization to file a seventh 2-year extension for the original conditional primary approval granted on February 19, 2003. The 67-lot single-family subdivision on 34.46 acres, is located on the north side of CR 500 S, 3/4 mile west of US 231, Wea 18 (SW) 22-4.

***Vote Results 16-Yes and 0-No***

Documents:

[S-3269 RAINEYBROOK REQUEST TO AUTHORIZE A BELATED EXTENSION.PDF](#)

**V. PUBLIC HEARING**

**A. SUBDIVISIONS**

**1. S-4988 MENARDS MINOR SUBDIVISION, A REPLAT OF LOT 6 IN MAPLE POINT SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval to replat a 3.19-acre commercial lot into two (plus one outlot), located on the northwest side of Creasy Lane, just south of Main Street (SR 38), in Lafayette, Wea 2 (NW) 22-4.

***Vote Results:***

***Conditional Primary Approval 16-Yes and 0-No***

Documents:

[S-4988 MENARDS MINOR SUBDIVISION.PDF](#)

**2. S-4989 MAUCH MAJOR SUBDIVISION, A REPLAT OF LOT 1 (MAJOR-PRELIMINARY):**

Petitioners are seeking primary approval to replat one lot into two on 10.46 acres, located on the southeast side of Prophets Rock Road, just northeast of Burnetts Road and bordering the southwest side of I-65, in Tippecanoe 27 (SW) 24-4.

***Vote Results:***

***Conditional Primary Approval 16-Yes and 0-No***

Documents:

[S-4989 MAUCH SUBDIVISION REPLAT.PDF](#)

**B. REZONING ACTIVITIES**

**1. Z-2817 DOMO DEVELOPMENT COMPANY, LLC (PRECEDENT FLATS PLANNED DEVELOPMENT)(R1 TO PDRS):**

Petitioner is requesting rezoning on approximately 20-acres for a

multi-family apartment complex consisting of a maximum of 240-units in ten buildings. The property is located near the northwest corner of the intersection of McCarty Lane and Veterans Memorial Parkway East in Lafayette, Fairfield 25 (SE) 23-4.

***Vote Results 16-Yes and 0-No***

Documents:

[Z-2817 PRECEDENT FLATS PD.PDF](#)

**2. Z-2819 LAFAYETTE NEIGHBORHOOD HOUSING SERVICES, INC. (JEFFERSONIAN PLANNED DEVELOPMENT)(PDMX TO PDMX):**

Petitioner is requesting rezoning for an expansion of the original Historic Jeff Centre Planned Development. The proposed three-lot planned development will contain the following: Proposed Lot 1 will contain an existing mixed-use, 3-story, converted historic school building with 74 residential units and 12,000 square footage of ground floor commercial space. Proposed Lot 2 will contain a new 3-story apartment building with 68 units. Proposed Lot 3 will contain a portion of the project's surface parking and a private outdoor amenity space. The project will have 86 total off-street parking spaces. The property is located at 619 N. 9th Street, Lafayette, Fairfield 21 (SW) 23-4.

***Vote Results 16-Yes and 0-No***

Documents:

[Z-2819 JEFFERSONIAN PD.PDF](#)

**3. Z-2821 IBUILD PROPERTIES, LLC (I3 TO GB):**

Petitioner is requesting rezoning of 1.214 acres located on the east side of Duncan Road just south of Sagamore Parkway, specifically, 2653 Duncan Road, Lafayette, Fairfield, Longlois Reserve (W1/2) 23-4.

***Vote Results 16-Yes and 0-No***

Documents:

[Z-2821 IBUILD PROPERTIES, LLC.PDF](#)

**4. Z-2822 TIPPECANOE DEVELOPMENT II, LLC (R1B TO R2):**

Petitioner is requesting rezoning of 32.4 acres located on the east side of Concord Road (CR 250 E) south of Veterans Memorial Parkway, in Wea 10 (SE) 22-4.

***Vote Results 15-Yes and 1-No***

Documents:

5. **Z-2823 TIPPECANOE COUNTY AREA PLAN COMMISSION (FP, R3, I3, R2, R1, A, NB, AND GB TO FP, GB, R1, NB, A, AND R3):**

Petitioner is requesting rezoning for property located along both sides of the Kirkpatrick Legal Drain from west of Poland Hill Road east along the ditch, to CR 450 E. This request applies to only the area within the corporate limits of the City of Lafayette, Wea 22-4. (The purpose of this request is to update the Flood Plain zone boundary based on a recent study of the Kirkpatrick Legal Drain.)

For this report, see below. (Z-2823 and Z-2824 was written as a single report.)

***Vote Results 16-Yes and 0-No***

6. **Z-2824 TIPPECANOE COUNTY AREA PLAN COMMISSION (R3, R2, FP, R1B, R1A, R1, PDRS, AND I3 TO FP AND R2):**

Petitioner is requesting rezoning for property located on both sides of the Kirkpatrick Legal Drain in two separate areas: the first being south of Veterans Memorial Parkway at the Poland Hill Road intersection, and the second being from 1000' west of Concord Road, stretching east to CR 450 E, all outside of the corporate limits of the City of Lafayette, in Wea 22-4. (The purpose of this request is to update the Flood Plain zone boundary based on a recent study of the Kirkpatrick Legal Drain.)

***Vote Results 16-Yes and 0-No***

Documents:

[Z-2823 AND Z-2824 AREA PLAN COMMISSION.PDF](#)

7. **Z-2825 HARDEBECK DEVELOPMENT, LLC (GRACE WOODS RURAL ESTATE II) (A TO RE):**

Petitioner is requesting rezoning of 25.079 acres for a 12-lot proposed expansion of the previously approved Grace Woods Rural Estate, located on the north side of CR 900 N, west of SR 43 N in Tippecanoe 4 (SE) 24-4.

***Vote Results 16-Yes and 0-No***

Documents:

[Z-2825 GRACE WOODS RURAL ESTATE II.PDF](#)

8. **Z-2826 PURDUE DELTA TAU DELTA ASSOCIATION, INC. (CBW TO R3U):**

Petitioner is requesting rezoning of four lots located at the northeast corner of Grant Street and Northwestern, specifically 400 Northwestern Avenue, to make a nonconforming fraternity a conforming use, in West Lafayette, Wabash 19 (NE) 23-4.

***Vote Results 16-Yes and 0-No***

Documents:

[Z-2826 PURDUE DELTA TAU DELTA ASSOCIATION.PDF](#)

9. **Z-2827 JOSHUA SHIVES (R1 TO AW):**

**\*\*CONTINUE TO THE MAY 19TH APC MEETING AT  
PETITIONER'S REQUEST.\*\***

Petitioner is requesting rezoning of 32.4 landlocked acres (some area is in the FP) located north of the Sam Wilson Subdivision, west of US 231 South, in Wea 30 (SE) 22-4.

**VI. ADMINISTRATIVE MATTERS**

Discussion on when in-person Exec, ABZA, and APC meetings can safely re-start.

**VII. APPROVAL OF THE MAY EXECUTIVE COMMITTEE AGENDA**

Documents:

[05052021 EXEC AGENDA.PDF](#)

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

Documents:

[2021-04 CDOV.PDF](#)

**IX. DIRECTOR'S REPORT**

**X. CITIZENS' COMMENTS AND GRIEVANCES**

**XI. ADJOURNMENT**