

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: May 18, 2022

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

A. CONTINUED CASES

The following cases must be continued to the June 15th APC public hearing:

- S-5071 Wiggins Farm Subdivision (major-preliminary) must be continued because public notice was not done in time;
- Z-2856 BET Rentals, LLC (R1 to GB) must be continued in order to except out the Flood Plain from the legal description.

II. APPROVAL OF MINUTES

Documents:

[APC MINUTES 4.20.2022.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. It returns to the Area Plan Commission with amendments from the Lafayette City Council and the County Commissioners.

Continued to the June 15, 2022 Area Plan Commission meeting

Documents:

[AMEND103-A ADDENDUM.PDF](#)

2. **UZO AMENDMENT #104:**

This amendment would create a definition for a “haven home,” a particular type of social service facility, and would add this use to the permitted use table of the UZO.

Vote Results 14-Yes and 0-No

Documents:

[AMEND 104 HAVEN HOME.PDF](#)

B. SUBDIVISIONS

1. **S-5071 WIGGINS FARM SUBDIVISION (MAJOR-PRELIMINARY):**

*****Continue to the June 15th APC meeting in order to post required public notices.*****

Petitioner is requesting preliminary approval of a 78-lot residential subdivision (with two outlots) on 29.61 acres located on the east side of N. Salisbury Street, 1/4 mile north of Kalberer Road, in West Lafayette, Wabash 06 (NE) 23-4.

C. REZONING ACTIVITIES

1. **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 APRIL APC MEETING BECAUSE THE JOURNAL & COURIER DID NOT PUBLISH THE LEGAL AD. FINAL CONTINUANCE.

Vote Results 14-Yes and 0-No

Documents:

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

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

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. CONTINUED FROM THE APRIL APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

Vote Results 13-Yes and 1-No

Documents:

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

3. **Z-2856 BET RENTALS, LLC (R1 TO GB):**

****Continue to the June 15th APC meeting at petitioner's request in order to except out property in the Flood Plain zone.****

Petitioner is requesting rezoning of 1.716 acres located on the north side of Brady Lane, east of Concord Road, specifically, 3416 Brady Lane, Lafayette, Wea 3 (NE) 22-4.

4. **Z-2857 BET RENTALS, LLC (I3 TO GB):**

Petitioner is requesting rezoning of four lots located on the north side of Brady Lane, between Concord Road and Sagamore Parkway, specifically unimproved lots 3, 4, 5, & 6 of Norfleet Commercial Subdivision, Part 4, also known as 3488 thru 3524 Brady Lane, Lafayette, Wea 3 (NE) 22-4.

Vote Results 14-Yes and 0-No

Documents:

[Z-2857 BET RENTALS, LLC.PDF](#)

5. **Z-2858 PATRICK O'NEIL AND MELINDA O'NEIL (R3W TO R4W):**

Petitioners are requesting rezoning of a single lot located at 418 Harrison Street, located on the north side of Harrison, between S. Grant and Sheetz Streets, West Lafayette, Wabash 19 (SW) 23-4.

Vote Results 14- Yes and 0-No

Documents:

[Z-2858 PATRICK AND MELINDA ONEIL.PDF](#)

6. Z-2859 JASMINE JONES (NBU TO R1U):

Petitioner is requesting rezoning of an existing, legally non-conforming residence located at 707 Wabash Avenue, Lafayette, Fairfield 29 (NW) 23-4.

Vote Results 14- Yes and 0-No

Documents:

[Z-2859 JASMINE JONES.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE JUNE EXECUTIVE COMMITTEE AGENDA

Documents:

[06012022 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2022-05 CDOV.PDF](#)

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