

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: September 15, 2021

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

II. NEW BUSINESS

III. APPROVAL OF MINUTES

Documents:

[APC MINUTES 08.18.21.PDF](#)

IV. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

1. USO AMENDMENT #12

This amendment to the Unified Subdivision Ordinance removes outdated applications and forms and revised the definition of “lot” to match the definition of “lot” in the Unified Zoning Ordinance.

Vote Results 17-Yes and 0-No

Documents:

[USO AMENDMENT 12 - UPDATE APPENDIX FORMS AND LOT](#)

[DEFINITION.PDF](#)

B. SUBDIVISIONS

1. S-5022 COLBURN MINOR SUBDIVISION (MINOR-SKETCH)

Petitioner is seeking primary approval for three lots (plus one outlot) on 11.25 acres located on the northwest side of Soldiers Home Road, approximately 1/4 mile southwest of the CR 75 E intersection, in West Lafayette, Tippecanoe 32 (SW) 24-4.

Vote Results

Conditional Primary Approval 17-Yes and 0-No

Documents:

[COLBURN MINOR SUBDIVISION.PDF](#)

2. S-5023 WOOD ROW SUBDIVISION, PHASE 2 (MAJOR-PRELIMINARY)

Petitioner is seeking primary approval for a 4-lot subdivision on 20.86 acres, located on the north side of CR 50 S, between CR 675 E and McCarty Lane, in Perry 29 (NE) 23-3.

Vote Results

Conditional Primary Approval 17-Yes and 0-No

Documents:

[WOOD ROW SUBDIVISION PHASE 2.PDF](#)

C. REZONING ACTIVITIES

1. Z-2835 PCM PROPERTIES, LLC (RUSSELL STATION PD) (R3W TO PDMX)

Petitioner is requesting rezoning of approximately 0.47 acres for a single-lot, 4-story, mixed-use building containing 51 residential units, over 5,000 square feet of ground-floor retail, and a 31-space ground-level parking garage. The property is located at the southeast corner of Russell and 4th Streets, West Lafayette, Wabash 19 (NW) 23-4.

Vote Results 12-Yes and 5-No

Documents:

[PCM PROPERTIES, LLC \(RUSSELL STATION PD\).PDF](#)

2. **Z-2837 CASON & EARL, LLC (MURDOCK GARDENS PHASE 2 PD) (I3 & NB TO PDRS)**

Petitioner is requesting rezoning on approximately 2.14 acres for a single-lot, multi-family apartment complex containing a maximum of 50 residential units. The property is located at the southeast corner of the intersection of 30th Street and Cason Street, in Lafayette, Fairfield 22 (SW) 23-4.

Vote Results 17-Yes and 0-No

Documents:

[CASON AND EARL, LLC \(MURDOCK GARDENS PHASE 2 PD\).PDF](#)

3. **Z-2838 BRIXMOR PROPERTY GROUP (SAGAMORE PARK CENTRE PD) (PDNR TO PDNR)**

Petitioner is requesting rezoning for an existing commercial planned development to expand the permitted uses. The two-lot planned development currently contains an expanded Payless store, a gas station, and a variety of commercial businesses. The subject property is bounded by Sagamore Parkway and Salisbury Street, West Lafayette, Wabash 7 (NW) 23-4.

Vote Results 17-Yes and 0-No

Documents:

[BRIXMOR PROPERTY GROUP \(SAGAMORE PARK CENTRE PD\).PDF](#)

4. **Z-2839 JOHN CHRISTODOULAKIS (GB TO R3)**

Petitioner is requesting rezoning for 1.224 acres located on the south corner of Paramount Drive and Genoa Drive, just north of Sagamore Parkway West, Wabash 2 (NE) 23-5.

Vote Results 17-Yes and 0-No

Documents:

[JOHN CHRISTODOULAKIS.PDF](#)

5. **Z-2840 GARRISON PROPERTIES, LLC (NB TO R1)**

Petitioner is requesting rezoning of 4 lots located between Commercial Street & Orchard Street, specifically, 9004 Orchard St. in the unincorporated town of Stockwell, Lauramie 8 (NE) 21-3.

Vote Results 17-Yes and 0-No

Documents:

[GARRISON PROPERTIES, LLC.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE OCTOBER EXECUTIVE COMMITTEE AGENDA

Documents:

[10062021 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2021-09 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