

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Executive Committee**

### **Notice of Public Hearing**

Date: October 6, 2021

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

**PLEASE NOTE: This meeting will be in person.** Members of the public may choose to watch the live-stream on Facebook or YouTube. These links can be found on the APC website at: <https://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

-

### **AGENDA**

#### **I. APPROVAL OF MINUTES**

Documents:

[EXEC 09.01.2021.PDF](#)

#### **II. NEW BUSINESS**

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

##### **1. RAINTREE MEDICAL PARK (S-4096)**

The developer is requesting authorization to make a belated primary approval extension application. The original preliminary plat was

approved April 15, 2009 and included 28 lots on 33.97 acres, located on the north side of Haggerty Lane, just northeast of the SR 38 intersection, in Fairfield 35 (SE) 23-4.

***Vote Results 5-Yes and 0-No***

Documents:

[RAINTREE MEDICAL PARK BELATED EXTENSION REQUEST.PDF](#)

**B. FINAL DETAILED PLANS**

**1. RESOLUTION PD-21-04, CONCORD PARTNERS SOUTH, LLC (SAGAMORE WINDS PD) Z-2787:**

Final Detailed Plans, consisting of Construction Plans and Final Plat for the Sagamore Winds Planned Development. The approved preliminary plans allow for the construction of a multi-family apartment complex consisting of a maximum of 264-units. The property is located near the southwest corner of the intersection of Maple Point Drive and Sagamore Parkway in Lafayette, Wea 3 (NW) 22-4.

***Vote Results 6-Yes and 0-No***

Documents:

[RES PD-21-04 SAGAMORE WINDS PD.PDF](#)

**2. RESOLUTION PD-21-05, PURDUE RESEARCH FOUNDATION (PROVENANCE PD) Z-2766:**

Final Detailed Plans, consisting of the Final Plat for phase 2, part 3 of the Provenance Planned Development. The approved preliminary plans allow for a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including both single-family and multi-family) and up to 90,000 square feet of commercial retail. The property is located on the southwest corner of the intersection of State Street and Airport Road, in West Lafayette, Wabash 24 (S1/2) 23-5.

***Vote Results 6-Yes and 0-No***

Documents:

[RES PD-21-05 PROVENANCE PD.PDF](#)

**III. PUBLIC HEARING**

**A. SUBDIVISIONS**

**1. S-5028 QT 7260 ADDITION, REPLAT OF LOTS 1-4 IN GATEWAY PARK COMMERCIAL (MINOR-SKETCH):**

Petitioner is seeking primary approval to replat four commercial lots into one lot on 7.993 acres, located on the south side of Northgate Court and west side of SR 43, in Battle Ground, Tippecanoe 28 (NE) 24-4.

***This case is continued to the October 20, 2021 Area Plan Commission meeting due to required paperwork not being submitted on time.***

Documents:

[S-5028 QT 7260 ADDITION.PDF](#)

**2. S-5030 BLUFFS OF BUCK CREEK 2 (MINOR-SKETCH):**

Petitioner is seeking primary approval for 4 lots on 8.062 acres, located on the north side of CR 450 N just west of SR 25, in Washington 32 (NE) 24-3.

***Vote Results***

***Conditional Primary Approval 6-Yes and 0-No***

Documents:

[S-5030 BLUFFS OF BUCK CREEK 2.PDF](#)

**IV. APPROVAL OF THE OCTOBER APC PUBLIC HEARING AGENDA**

Documents:

[2021-10 APC AGENDA.PDF](#)

**V. APPROVAL OF THE OCTOBER ABZA PUBLIC HEARING AGENDA**

Documents:

[10-27-21 BZA AGENDA.PDF](#)

**VI. DETERMINATION OF VARIANCES - LAFAYETTE DIVISION OF THE AREA BOARD OF ZONING APPEALS**

Documents:

[2021-10 LDOV.PDF](#)

**VII. REVIEW AND APPROVAL OF THE SEPTEMBER BUDGET REPORT**

Documents:

[SEPTEMBER BUDGET REPORT.PDF](#)

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**