

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: October 20, 2021**

**Time: 6:00pm**

**Place: County Office Building**

**Tippecanoe Room**

**20 North Third Street**

**Lafayette, Indiana 47901**

### **AGENDA**

#### **I. BRIEFING SESSION**

#### **II. APPROVAL OF MINUTES**

Documents:

[APC MINUTES 09.15.2021.PDF](#)

#### **III. NEW BUSINESS**

##### **A. FINAL DETAILED PLANS RESOLUTION**

##### **1. RESOLUTION PD-21-06: BRIXMOR PROPERTY GROUP (SAGAMORE PARK CENTRE 2021 PD) Z-2838**

Final Detailed Plans, consisting of a revised permitted use table and reference to the originally recorded Construction Plans and Final Plat for the Sagamore Park Centre Planned Development. Located on approximately 14.66 acres in the City of West Lafayette and zoned PDNR, 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.

Documents:

[RESOLUTION PD-21-06 SAGAMORE PARK CENTRE.PDF](#)

#### IV. 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. CONTINUED FROM THE OCTOBER EXECUTIVE COMMITTEE MEETING DUE TO DEFICIENT PUBLIC NOTICE. FIRST CONTINUANCE.

Documents:

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

2. **S-5036 ARBOR CHASE BY THE LAKES, SECTION 6, PHASE 1 (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a 42-lot addition to the existing subdivision on 20.46 acres, located north of the north end of Westmoreland Drive, in West Lafayette, Wabash 32 (SW) 24-4.

Documents:

[S-5036 ARBOR CHASE BY THE LAKES.PDF](#)

3. **S-5037 PARK 350 INDUSTRIAL PARK (MINOR-SKETCH):**

Petitioner is seeking primary approval for 3 lots on 9.901 acres, located at the southwest corner of Veterans Memorial Parkway and David Howarth Drive, in Lafayette, Wea 11 (SE) 22-4.

Documents:

[S-5037 PARK 350 INDUSTRIAL PARK.PDF](#)

##### B. REZONING ACTIVITIES

1. **Z-2841 BROWNSTONE DEVELOPMENT, LLC (BROWNSTONE CONDOMINIUMS PD) (CB TO PDCC):**

Petitioner is requesting rezoning of approximately 0.34 acres to convert an existing three-story, multi-family apartment building into 12 residential condominiums units. The property is located on the east side of S. 4<sup>th</sup> Street between Romig and Alabama Streets, in

Lafayette, Fairfield 29 (NW) 23-4.

Documents:

[Z-2841 BROWNSTONE CONDOMINIUMS PD.PDF](#)

**V. ADMINISTRATIVE MATTERS**

**VI. APPROVAL OF THE NOVEMBER EXECUTIVE COMMITTEE AGENDA**

Documents:

[11032021 EXEC AGENDA.PDF](#)

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

Documents:

[2021-10 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](http://www.tippecanoe.in.gov/ada)