

ORDINANCE NO. 17-18

**TO AMEND CERTAIN PORTIONS OF THE UNIFIED
ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE,
INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:**

Section 1: Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to rezone the following described real estate, to wit:

See Attached Legal Description

Section 2: Said real estate is hereby rezoned as follows:

FROM: A district
TO: OR district


Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

INTRODUCED ON FIRST READING ON THE 9 DAY OF July, 2018.

MOTION TO ADOPT MADE BY COUNCILOR Keen, AND SECONDED BY COUNCILOR DeBoer.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 9 DAY OF July, 2018, HAVING BEEN PASSED BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bunder			✓	
DeBoer	✓			
Dietrich	✓			
Jones	✓			
Keen	✓			
Leverenz			✓	
Sanders	✓			
Thomas			✓	
Wang	✓			



Steve Dietrich, Presiding Officer

Attest:

Sana G. Booker
Sana G. Booker, Clerk

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE 11 DAY OF July, 2018.

Sana G. Booker
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 11 DAY OF July, 2018.

John R. Dennis
John R. Dennis, Mayor

Attest:

Sana G. Booker
Sana G. Booker, Clerk

Ordinance No. 17-18

Legal Description

Land Description – 20 Acre Tract

Part of the West Half of the Northwest Quarter of Section 24, Township 23 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the land described in Warranty Deed to the State of Indiana, for the use and benefit of the Trustees of Purdue University as recorded in Deed Record 148, page 316 in the Office of the Recorder of Tippecanoe County lying west of the western right-of-way line of U.S. 231 (Project 0819029) as described in Warranty Deed with Partial Limitation of Access to the State of Indiana as recorded in Record Number 201010006723 in said county recorder's office, more particularly described as follows: COMMENCING at the southwest corner of said Northwest Quarter, said point being marked by a Berntsen A1NB aluminum monument; thence North 00 degrees 22 minutes 12 seconds West along the west line of said Northwest Quarter a distance of 774.37 feet to a Mag Nail in the centerline of State Road 26 and the Point of Beginning; thence South 43 degrees 31 minutes 48 seconds East along said centerline a distance of 329.28 feet to a Mag Nail; thence North 46 degrees 29 minutes 15 seconds East a distance of 11.00 feet to a Mag Nail marking a northwest corner of the land described in a deed to the State of Indiana and recorded at Record #201010006724; thence South 54 degrees 30 minutes 50 seconds East along a north line of said land a distance of 152.20 feet to a 5/8-inch rebar with yellow plastic cap stamped "SCHNEIDER FIRM #0001" (hereinafter referred to as "REBAR"); thence continuing South 54 degrees 30 minutes 50 seconds East along said north line a distance of 48.32 feet; thence South 44 degrees 48 minutes 35 seconds East along a north line of said land a distance of 372.03 feet to a "REBAR"; thence South 68 degrees 21 minutes 15 seconds East along a north line of said land a distance of 192.23 feet; thence North 75 degrees 23 minutes 02 seconds East a distance of 45.46 feet to a "REBAR" on the aforesaid western right-of-way line of U.S. 231; thence North 00 degrees 25 minutes 32 seconds West along said right-of-way a distance of 391.32 feet to a point on a curve having a radius of 1382.02 feet, the radius point of which bears South 89 degrees 34 minutes 28 seconds West; thence northwesterly along said right-of-way line and curve to the left an arc distance of 436.44 feet to a point which bears North 71 degrees 28 minutes 50 seconds East from said radius point; thence North 16 degrees 29 minutes 27 seconds West along said right-of-way line a distance of 347.86 feet to a point on a non-tangent curve having a radius of 1437.02 feet, the radius point of which bears South 57 degrees 28 minutes 51 seconds West; thence northwesterly along said right-of-way line and curve to the left an arc distance of 105.96 feet to a point which bears North 53 degrees 15 minutes 21 seconds East from said radius point; thence North 36 degrees 44 minutes 39 seconds West along said right-of-way line a distance of 382.29 feet to a "REBAR"; thence South 50 degrees 34 minutes 51 seconds West a distance of 549.13 feet to the west line of the aforesaid Northwest Quarter and a "REBAR"; thence South 00 degrees 22 minutes 12 seconds East along said west line a distance of 527.46 feet to the point of beginning, containing 20.00 acres, more or less.

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

June 21, 2018
Ref. No.: 18-157

West Lafayette Common Council
222 North Chauncey, Room 101
West Lafayette, IN 47906

CERTIFICATION

RE: **Z-2732--SCHWEITZER ENGINEERING LABORATORIES, INC.
(A to OR):**

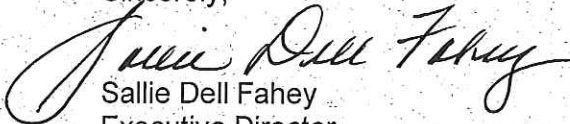
Petitioner is requesting rezoning of 20 acres located at the northwest corner of US 231 and SR 26 W (W. State Street) for a new engineering business in West Lafayette, Wabash 24 (NW) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on June 20, 2018 the Area Plan Commission of Tippecanoe County voted 15 yes - 0 no on the motion to rezone the subject real estate from A to OR. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its July 9, 2018 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

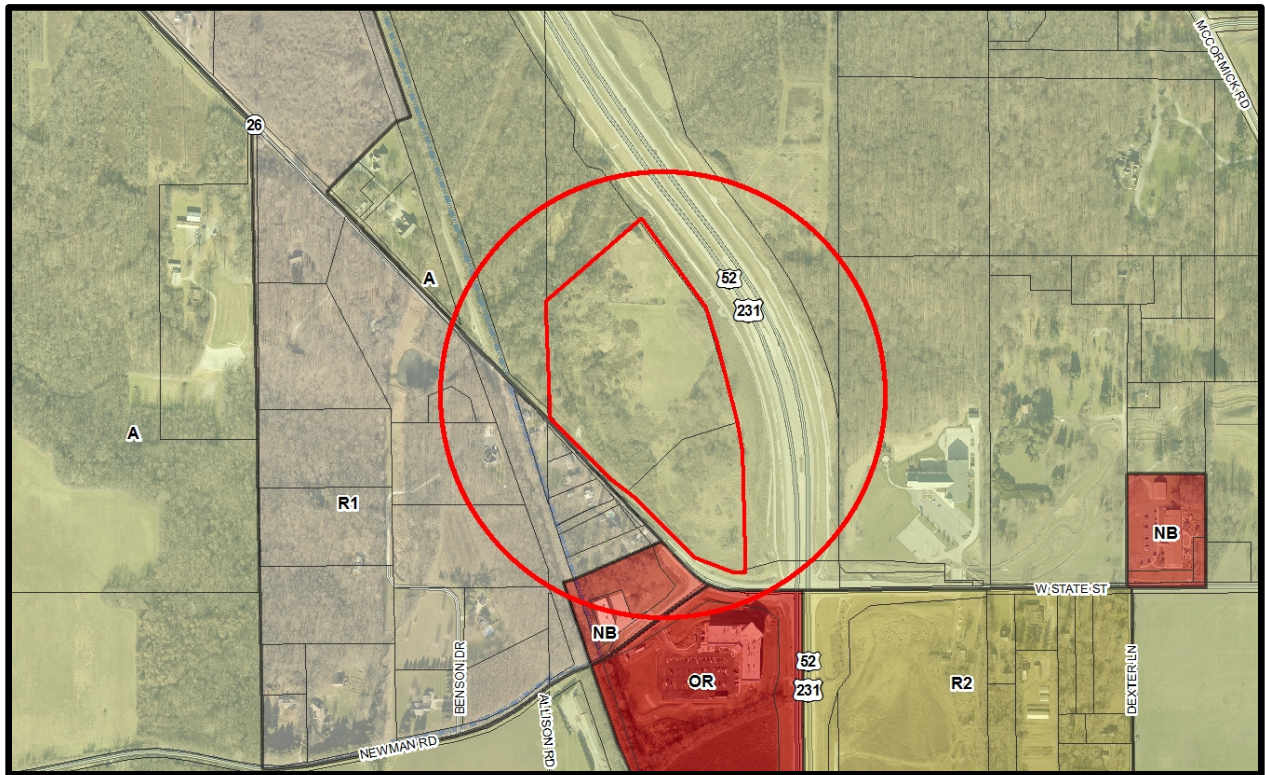
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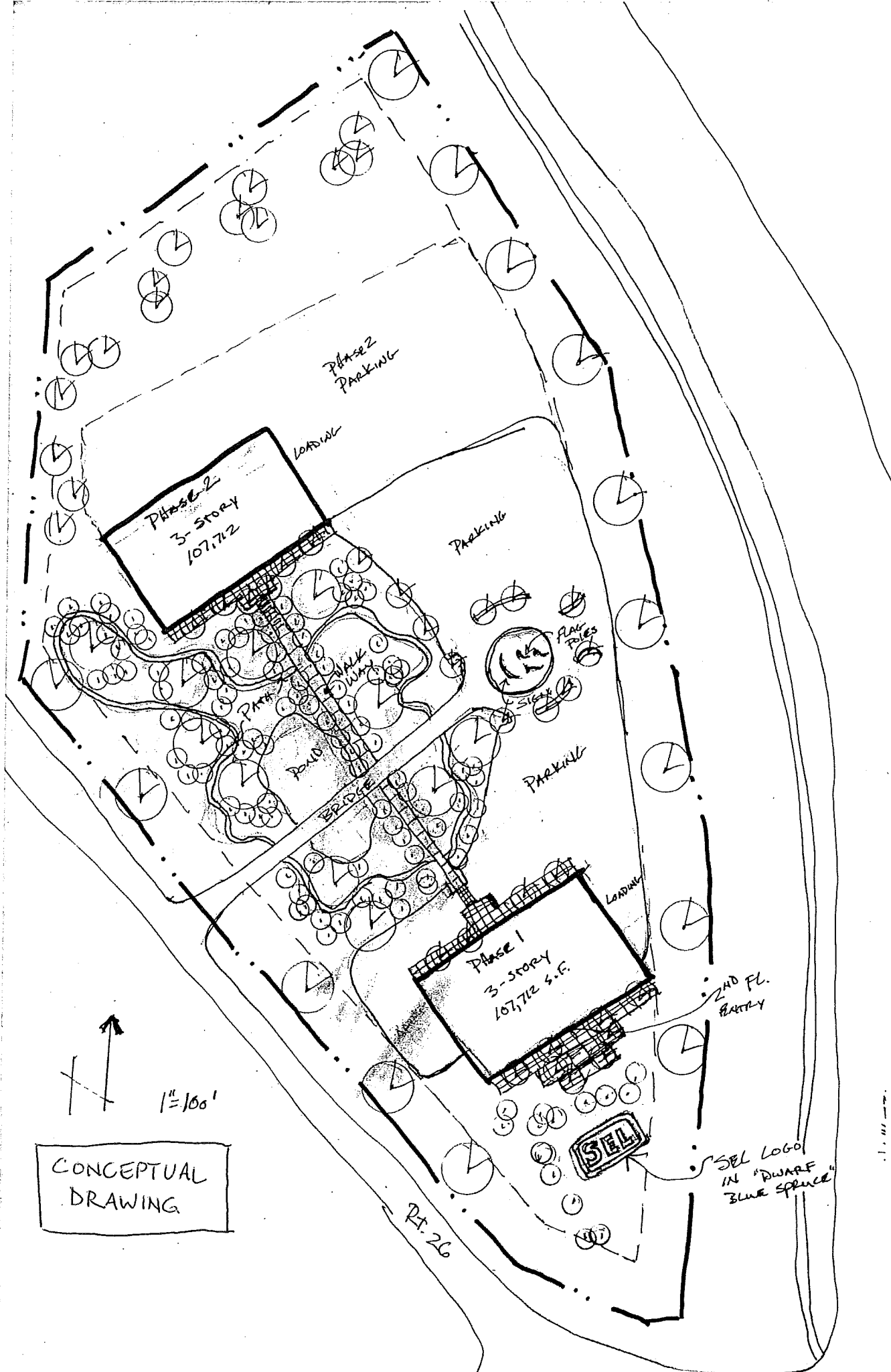
Enclosures: Staff Report & Ordinances

cc: Joseph Nestegard, Schweitzer Engineering Laboratories, Inc.
James Almond, Purdue Trustee
Richard Michal, PRF
Joseph Bumbleburg
Ed Garrison, West Lafayette City Engineer

Z-2732
SCHWEITZER ENGINEERING LABORATORIES, INC.
(A to OR)

STAFF REPORT
June 14, 2018





CONCEPTUAL
DRAWING

↑
1" = 100'

Phase 2
3-story
107,712

Phase 2
Parking

Parking

Parking

Phase 1
3-story
107,712 S.F.

2ND FL.
BARTLY

SEL LOGO
IN "DWARF
BLUE SPACE"

Pl. 26

SEL

PLANT
FILES

POUD
BRIDGE

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Z-2732
SCHWEITZER ENGINEERING LABORATORIES
A to OR

Staff Report
June 14, 2018

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Schweitzer Engineering Laboratories (SEL), with consent from the owner, Purdue/Purdue Research Foundation, and represented by attorney Joseph Bumbleburg, is requesting rezoning of 20 acres located at the northwest corner of US 231 and SR 26 W (W. State Street) for a new engineering research facility in West Lafayette, Wabash 24 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is currently zoned A, Agricultural and owned by Purdue/Purdue Research Foundation. Annexed into West Lafayette in 2014, this site is included in the *US 231 Land Use Plan*. Properties to the northwest are zoned A; west of the corner of Newman Road and SR 26 the land is zoned NB. Properties north of the NB site and west of SR 26 are zoned R1. The building commonly known as the Rolls Royce building south of the intersection is currently zoned OR; this site was rezoned from R2 to OR in November of 2015 (Z-2631).

AREA LAND USE PATTERNS:

This site is currently unimproved. Prior to the US 231 relocation, this area was used as part of the recreational fields for Purdue. The Purdue University Airport is found further to the south. Property to the north is unimproved; a church is across the highway to the east. A scattering of single-family residences is found to the west across SR 26. Additionally, a railroad still in use, is located to the northwest of the site.

TRAFFIC AND TRANSPORTATION:

The site has frontage along both US 231 and SR 26 W. Access to the site will need INDOT's approval. US 231 and SR 26 are classified as primary arterials in the adopted *Thoroughfare Plan*. The required setback from these arterials in the OR and A zone is 60'; the proposed change in zoning does not change the setbacks.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

No bufferyard is required between A and OR zones. Drainage for the site will be reviewed at the permit stage of the project. Public utilities are available to serve the site.

STAFF COMMENTS:

Petitioner plans to build a 100,000-square-foot facility for electric power research at this site. The SEL corporate expansion, called SEL Purdue, will conduct electric power

research and development in the new facility. The site will be designed to hold a second building depending on company growth and future needs.

This site is included in the recently adopted US 231 corridor plan. In the plan this area is classified as Aerospace District. This classification allows for a mix of university-oriented aerospace research, development and manufacturing uses. Unless Planned Development zoning is utilized, development standards shall be consistent with OR, I1, and I2 zones. This location is ideally suited for the proposed use connected with this rezone petition. This proposed facility is in an ideal location to capitalize on its proximity to Purdue and US 231. The proposed zoning change and land use align with the land use plan for the US 231 corridor and the *Comprehensive Plan for Tippecanoe County* guiding staff to recommend in favor of this request.

STAFF RECOMMENDATION:

Approval