

ORDINANCE NO. 18-18

**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: **OR** district
TO: **NB** 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 6 DAY OF August, 2018.

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

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 6 DAY OF August, 2018, HAVING BEEN PASSED BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

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


Peter Bunder, 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 7 DAY OF August, 2018.

Sana G. Booker
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 8 DAY OF
August, 2018.

John R. Dennis
John R. Dennis, Mayor

Attest:

Sana G. Booker
Sana G. Booker, Clerk

Ordinance No. 18-18

Legal Description

A part of the East Half of the Southeast Quarter of Section 1, Township 23 North, Range 5 West, in the City of West Lafayette, Indiana, more particularly described as follows:

Commencing at the northeast corner of Outlot A in Purdue Research Park Phase II, Part III, Section I, the final plat of which is recorded as Record Number 04009547 in the Office of the Recorder of Tippecanoe County, Indiana, said point being marked by a 5/8" rebar with yellow plastic cap stamped "SCHNEIDER FIRM #0001" (hereinafter referred to as rebar);thence North 89 degrees 10 minutes 32 seconds East along the south right-of-way of Kalberer Road per said final plat a distance of 187.80 feet to the Point of Beginning; thence North 89 degrees 10 minutes 32 seconds East along said right-of-way a distance of 325.63 feet to a rebar; thence South 41 degrees 20 minutes 04 seconds East along said right-of-way a distance of 26.30 feet to the West right-of-way line of Yeager Road; thence South 00 degrees 23 minutes 11 seconds East along said right-of-way a distance of 186.46 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 344.13 feet; thence North 00 degrees 00 minutes 02 seconds West a distance of 201.52 feet to the point of beginning, containing 1.60 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.: 18-159

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

CERTIFICATION

RE: **Z-2734--PURE DEVELOPMENT, INC. (OR to NB):**


Petitioner is requesting rezoning of 1.6 acres located at the southwest corner of Kalberer (CR 350 N) and Yeager Road in West Lafayette, Wabash 1 (SE) 23-5.

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 OR to NB. 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

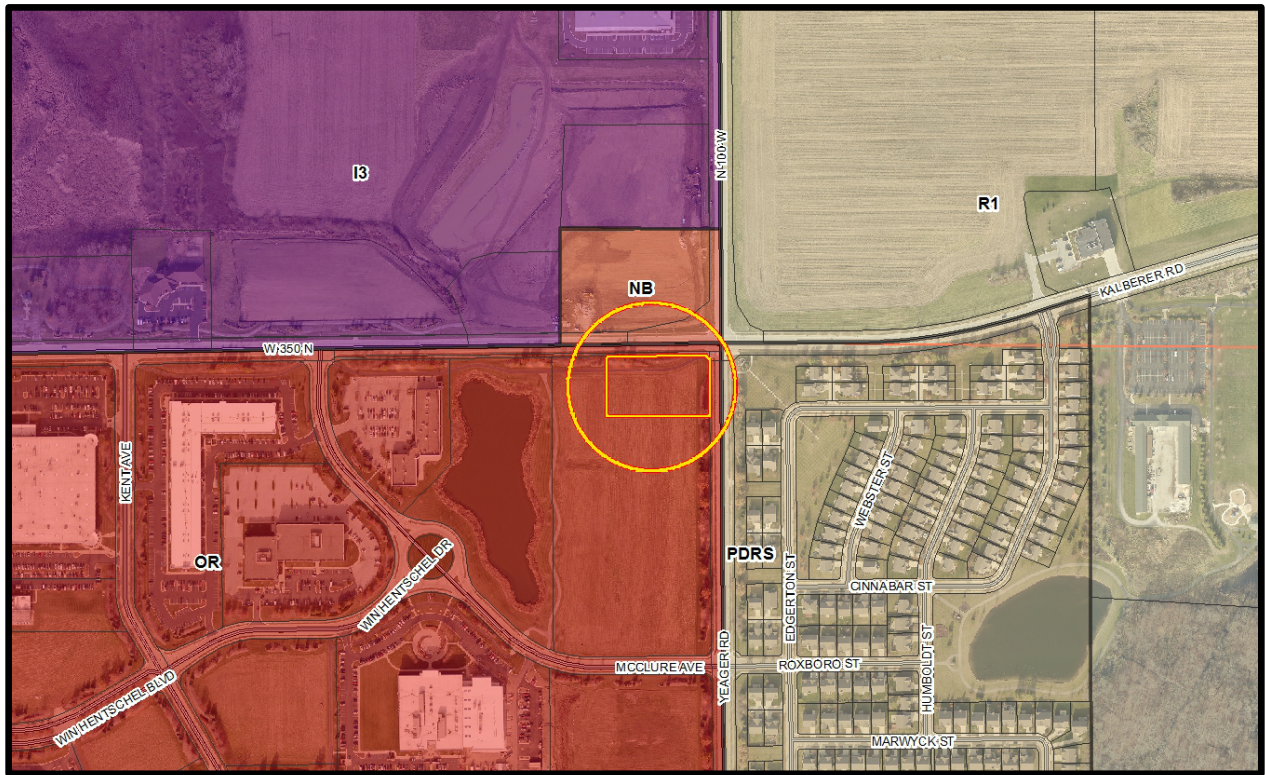
SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Chris Seeger, Pure Development
Brian Edelman, PRF
Daniel Teder
Ed Garrison, West Lafayette City Engineer

Z-2734
PURE DEVELOPMENT, INC.
(OR to NB)

STAFF REPORT
June 14, 2018



Z-2734
PURE DEVELOPMENT, INC.
OR to NB

Staff Report
June 14, 2018

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owner and represented by attorney Daniel Teder, is requesting the rezoning of approximately 1.60 acres in the Purdue Research Park from OR to NB. No proposed use is stated in the petition. The site is located at the southwest corner of the intersection of Kalberer Road and Yeager Road in West Lafayette, Wabash 1 (SE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property has been zoned OR for many years in connection with the Purdue Research Park. Residential zoning lies east of Yeager Road while heavy industrial zoning lies north of Kalberer Road. The most recent rezone occurred in 2016, located directly north of the subject property across Kalberer Road, where a portion of that industrially zoned land was rezoned to NB (Z-2660).

AREA LAND USE PATTERNS:

The site in question is currently undeveloped as is land to the south. West of the subject property is a regional stormwater management pond while to the north are some research park developments and a restaurant. East of the subject property, across Yeager Road, is a mix of low-density residential uses connected with the Amberleigh Village PD.

TRAFFIC AND TRANSPORTATION:

This lot is located at the southwest corner of the intersection of Kalberer Road and Yeager Roads. *The Thoroughfare Plan* classifies both roads as primary arterials. Access to the subject property from either roadway will require permission from the City of West Lafayette.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. If this property is rezoned, a Type B bufferyard would be required where OR zoning abuts.

STAFF COMMENTS:

The Purdue Research Park was always intended to provide a mix of uses to support the principle uses of the site: business and research uses. Over the years, residential and supportive commercial uses have dotted the research park, providing that important and necessary mix. With this petition, additional commercial business zoning (designed for a neighborhood scale) is being promoted. Given the suburban location at the crossroads of

two primary arterials, this modest addition to an already established neighborhood business commercial node will only help to encourage the continued development of the research park.

STAFF RECOMMENDATION:

Approval