

**ORDINANCE NO. 19-18**

**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: **R4W** 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.

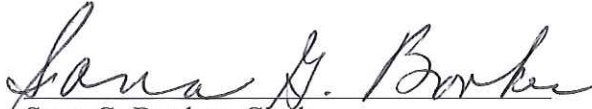
MOTION TO ADOPT MADE BY COUNCILOR Keen, AND SECONDED BY COUNCILOR DeBoer.

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

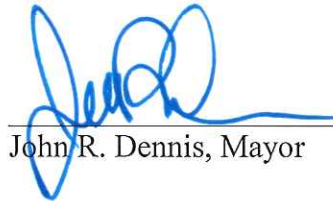
Attest:

  
Sana G. Booker, Clerk

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

  
Sana G. Booker, Clerk

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

  
John R. Dennis, Mayor

Attest:

  
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:

Beginning 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 South 00 degrees 23 minutes 11 seconds East along the East line of said Outlot a distance of 761.75 feet; thence South 89 degrees 59 minutes 34 seconds East 530.66 feet to the West right-of-way of Yeager Road; thence North 00 degrees 23 minutes 11 seconds West along said West right-of-way line of Yeager Road a distance of 563.00 feet; thence North 90 degrees 00 minutes 00 seconds West 344.13 feet; thence North 00 degrees 00 minutes 02 seconds West 201.52 feet to the South right-of-way for Kalberer Road as shown on the aforesaid plat of Purdue Research Park Phase II, Part III, Section I; thence South 89 degrees 10 minutes 32 seconds West along said right-of-way line 187.80 feet to the point of beginning, containing 7.72 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](http://www.tippecanoe.in.gov/apc)

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

June 21, 2018  
Ref. No.: 18-160

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

## CERTIFICATION

RE: **Z-2735--PURE DEVELOPMENT, INC. (OR to R4W):**

Petitioner is requesting rezoning of 7.72 acres for a proposed multi-family development of 228 units, located south of Kalberer (CR 350 N) and west of 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 R4W. 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

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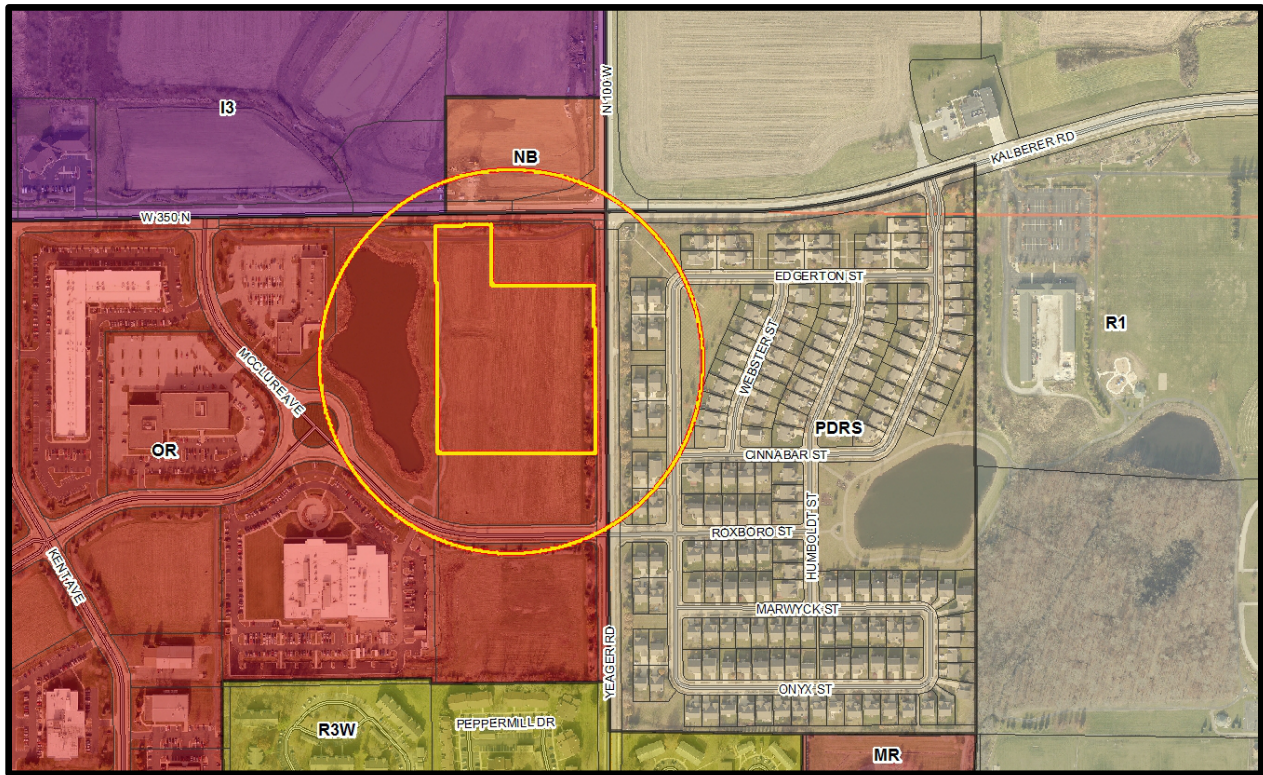
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**Z-2735**  
**PURE DEVELOPMENT, INC.**  
**(OR to R4W)**

**STAFF REPORT**  
**June 14, 2018**

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REVISIONS:

DATE:

THE SCHNEIDER CORPORATION (2018)

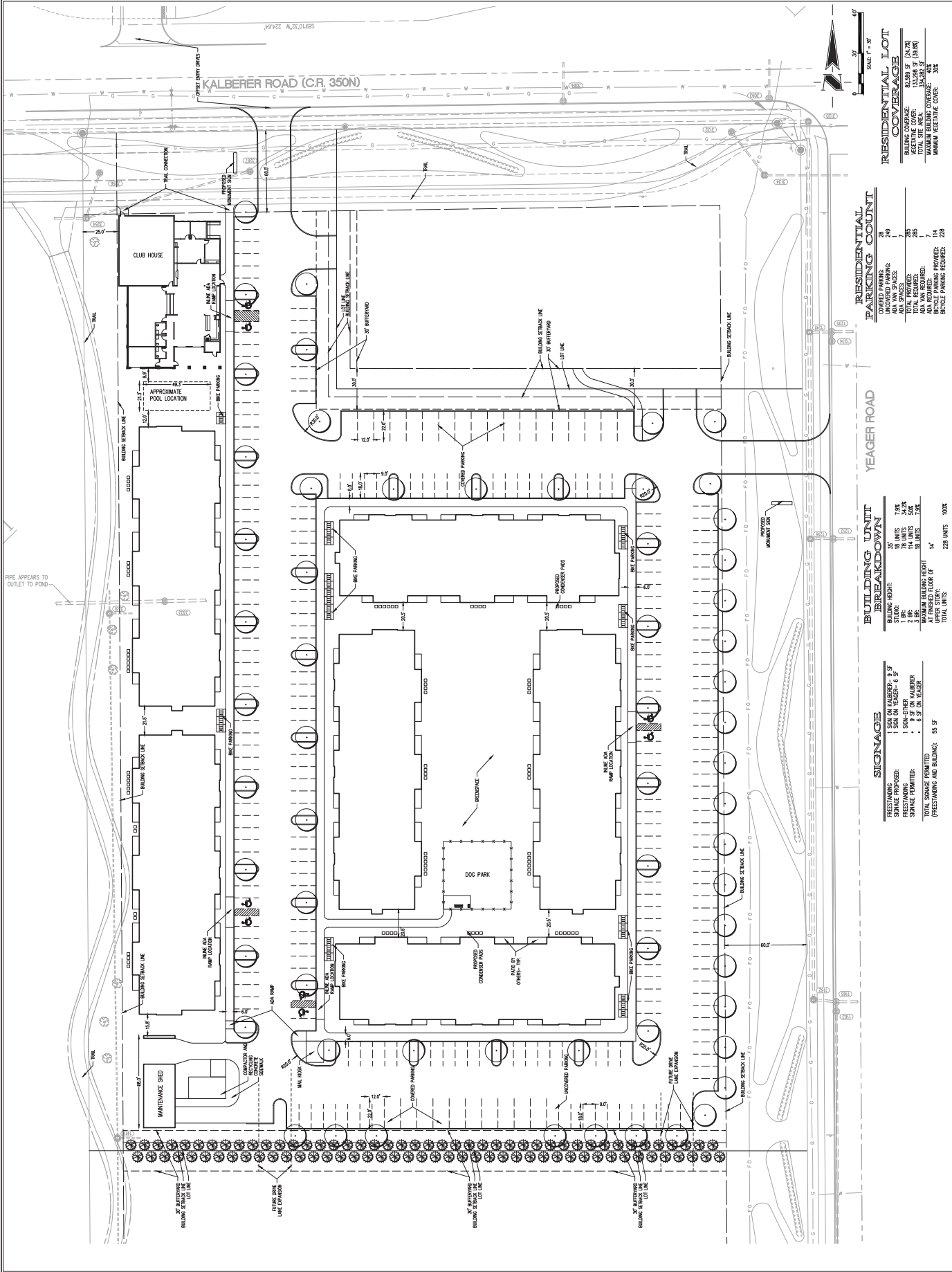


**Schneider**  
 THE SCHNEIDER CORPORATION  
 West Lafayette Office  
 3330 Wm. Hentschel Blvd.  
 West Lafayette, IN 47906-1156  
 Phone: 765.446.6661  
 Fax: 765.446.6665  
 www.schneidercorp.com

Civil Engineering  
 Civil Surveying  
 Landscape Architecture

PURDUE RESEARCH  
 PARK RESIDENTIAL  
 WEST LAFAYETTE, INDIANA  
 BUCKINGHAM COMPANIES  
 941 N MERRIDIAN INDIANAPOLIS, IN 46204

DATE: 06/15/18  
 DRAWN BY: SJK/068A  
 CHECKED BY: NBS  
 PROJECT: PURDUE RESEARCH PARK RESIDENTIAL  
 SHEET NO.: C101



SCALE: 1" = 30'

**RESIDENTIAL LOT COVERAGE**

BUILDING COVERAGE	84,800 SF (74.7%)
VEGETATIVE COVER	13,200 SF (30.8%)
MINIMUM BUILDING COVERAGE	7
MINIMUM VEGETATIVE COVER	30%

**RESIDENTIAL PARKING COUNT**

COVERED PARKING	28
ADJ. VAN SPACES	24
ADJ. VAN SPACES	1
TOTAL REQUIRED	285
ADJ. VAN SPACES	285
ADJ. VAN SPACES	7
ADJ. VAN SPACES	114
BICYCLE PARKING PROVIDED	114
BICYCLE PARKING REQUIRED	220

**BUILDING UNIT BREAKDOWN**

32 UNITS	73%
78 UNITS	34.2%
18 UNITS	8.1%
18 UNITS	7.9%
MAXIMUM BUILDING HEIGHT	14'
TOTAL UNITS	100%

**SIGNAGE**

RESIDENTIAL SIGNAGE	1 SIGN ON WALLS & 5
PRESTANDING SIGNAGE	1 SIGN EITHER 8' 6" ON WALLS OR 6' 6" ON WALLS
TOTAL SIGNAGE PERMITTED (PRESTANDING AND BUILDING)	55 SF

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**Z-2735**  
**PURE DEVELOPMENT, INC**  
**OR to R4W**

**Staff Report**  
**June 14, 2018**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, with consent of the owner and represented by attorney Daniel Teder, is requesting the rezoning of approximately 7.72 acres in the Purdue Research Park from OR to R4W. The proposed use is an apartment complex containing approximately 318 multi-family units. 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 near 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 A 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, multi-family zoning is being promoted to house primarily residents with connections to Purdue and the research park. Creating higher density

residential options near a developing employment center like the research park only helps to reduce traffic while making more efficient use of existing water and sewer infrastructure. Ultimately, by encouraging a more diverse mix of uses in the research park, the park's primary mission of promoting business and research uses is better supported and the foundations for a more sustainable neighborhood can be laid.

**STAFF RECOMMENDATION:**

Approval