

ORDINANCE NO. 06-2023
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 Land Description

Section 2: Said real estate is hereby rezoned as follows:
FROM: **CBW** district
TO: **PDNR** 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 3 DAY OF April, 2023.

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

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 3 DAY OF April, 2023, HAVING BEEN PASSED BY A VOTE OF 7 IN FAVOR, 1 OPPOSED, AND 1 ABSTENTION THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Blanco	✓			
Brown	✓			
Bunder		✓		
DeBoer	✓			
Hardesty	✓			
Leverenz	✓			
Parker	✓			
Sanders				✓
Thomas	✓			


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 4 DAY OF April, 2023.

Sana G. Booker
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 4 DAY OF April, 2023.

[Signature]
John R. Dennis, Mayor

Attest:

Sana G. Booker
Sana G. Booker, Clerk



Ordinance No. 06-2023

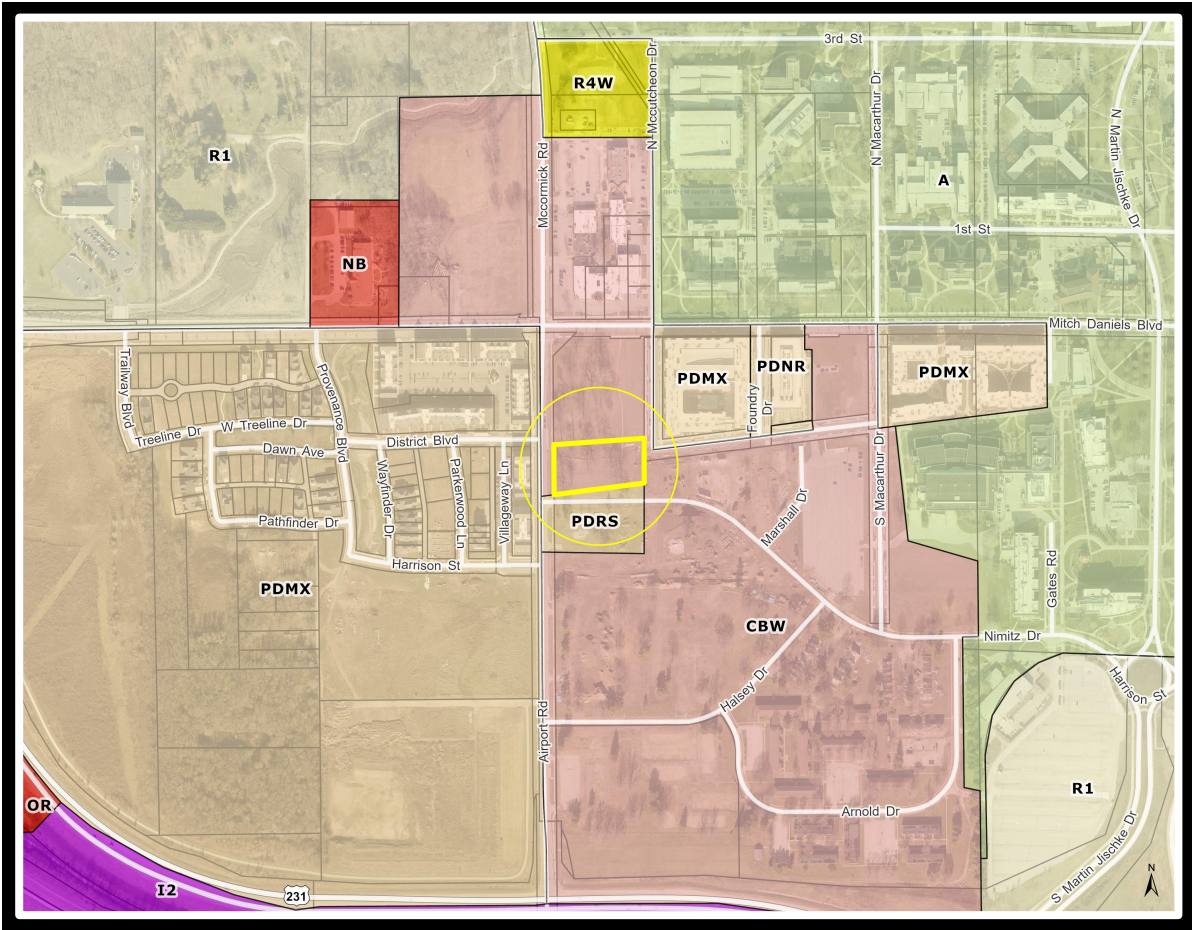
LAND DESCRIPTION

A part of the Southeast Quarter of Section 24, Township 23 North, Range 5 West of the Second Principal Meridian in Wabash Township, Tippecanoe County, Indiana, being a part of the subject tract on a boundary survey certified by Easton T. French, PS #LS21900007 on June 15, 2021, as Schneider Geomatics Project Number 12791 more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 35 minutes 07 seconds East (bearings based on a Boundary Survey prepared by The Schneider Corporation and recorded at Record Number 201717007325) along the east line of said Southeast Quarter a distance of 48.02 feet; thence South 89 degrees 34 minutes 41 seconds West a distance of 351.19 feet to the northeast corner of a tract of land described in a deed to the City of West Lafayette, Indiana, recorded at Record No. 201717017222 in the Office of the Recorder of Tippecanoe County, Indiana; thence South 89 degrees 34 minutes 41 seconds West along the north line of said tract a distance of 77.00 feet to the northwest corner of said tract; thence South 00 degrees 25 minutes 57 seconds East along the west line of said tract a distance of 50.00 feet to the southwest corner of said tract; thence South 00 degrees 25 minutes 57 seconds East a distance of 260.56 feet to a northeast corner of District Boulevard in Continuum Planned Development, the plat of which is recorded at Record No. 201919016246; thence South 00 degrees 23 minutes 11 seconds East a distance of 78.52 feet to a southeast corner of said District Boulevard; thence South 83 degrees 00 minutes 07 seconds West along the south line of said District Boulevard a distance of 389.80 feet to the southeast corner of Foundry Drive in Convergence Planned Development - Phase I, the plat of which is recorded at Record No. 201818017206; thence continuing South 83 degrees 00 minutes 07 seconds West along the south line of said Foundry Drive a distance of 83.62 feet to a southeast corner of District Boulevard in the aforesaid Continuum Planned Development; thence South 83 degrees 00 minutes 07 seconds West along the south lines of said District Boulevard and S. McCutcheon Drive in said Continuum Planned Development a distance of 425.81 feet to the southwest corner of the intersection of S. McCutcheon Drive with District Boulevard in the aforesaid Continuum Planned Development and the Point of Beginning; thence South 00 degrees 00 minutes 00 seconds East along the southerly prolongation of said S. McCutcheon Drive a distance of 86.91 feet to the northeast corner of Block 3 as depicted on the Preliminary Plat for Source at Discovery Park District Planned Development, the plat of which is on file in the Office of the Area Plan Commission of Tippecanoe County, Indiana; thence South 82 degrees 39 minutes 20 seconds West along the north line of said Block 3 a distance of 361.01 feet to the east right-of-way line of Airport Road per a Right-of-way Grant to the State Highway Commission of Indiana, recorded at Deed Record 76, page 2307; thence North 00 degrees 25 minutes 23 seconds West along said East line a distance of 199.18 feet; thence North 88 degrees 48 minutes 50 seconds East a distance of 10.02 feet; thence North 85 degrees 55 minutes 34 seconds East a distance of 350.39 feet to the west line of the aforesaid S. McCutcheon Drive; thence South 00 degrees 00 minutes 00 seconds East along said west line a distance of 91.21 feet to the Point of Beginning.
Containing 1.55 acres, more or less.

Z-2878
PURDUE RESEARCH FOUNDATION (DPD Activation
Project Planned Development)
(CBW to PDNR)

STAFF REPORT
March 9, 2023



Architect
DELV Design
1411 Roosevelt Ave., STE 302
Indianapolis, IN 46201
(317) 266-7400

MEP
Genesis Engineering Group
91 S Main St #200
Zionsville, IN 46257
(317) 927-8307

Structural
JPS Consulting Engineers
9365 Counselors Row, Suite 116
Indianapolis, IN 46240
(317) 613-4270

Civil
Schneider Geospatial
8901 Ohio Ave
Indianapolis, IN 46216
(866) 973-7100

Landscape Architect
MKSY
200 S Meridian St #450
Indianapolis, IN 46225
(317) 423-9600

**PLANNED
DEVELOPMENT
PRELIMINARY
SUBMITTAL**

**NOT FOR
CONSTRUCTION**

MATERIALS SCHEDULE

ITEM	SYM
CURBS	
CURB	(C1)
PAVING	
CONCRETE PAVING	(CP1)
CONCRETE PAVING - HD	(CP2)

GRADING LEGEND

SYMBOL	DESCRIPTION
$\pm 0.00, 0.00$	SPOT GRADE
∇	SPOT GRADE
∇ (with intermediate contour symbol)	INTERMEDIATE CONTOUR
∇ (with index contour symbol)	INDEX CONTOUR
∇ (with existing contour symbol)	EXISTING CONTOUR
ME	MATCH EXISTING

LAYOUT NOTES

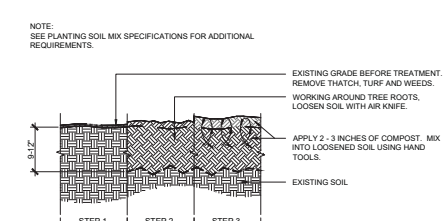
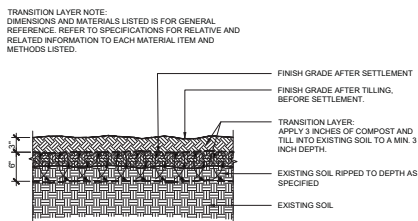
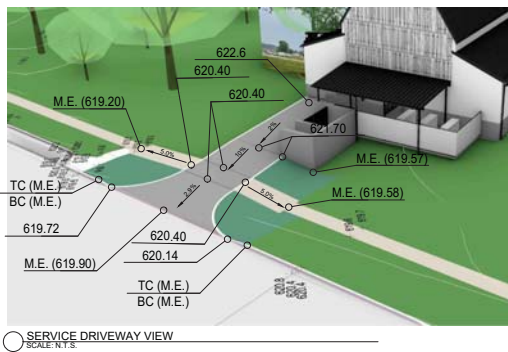
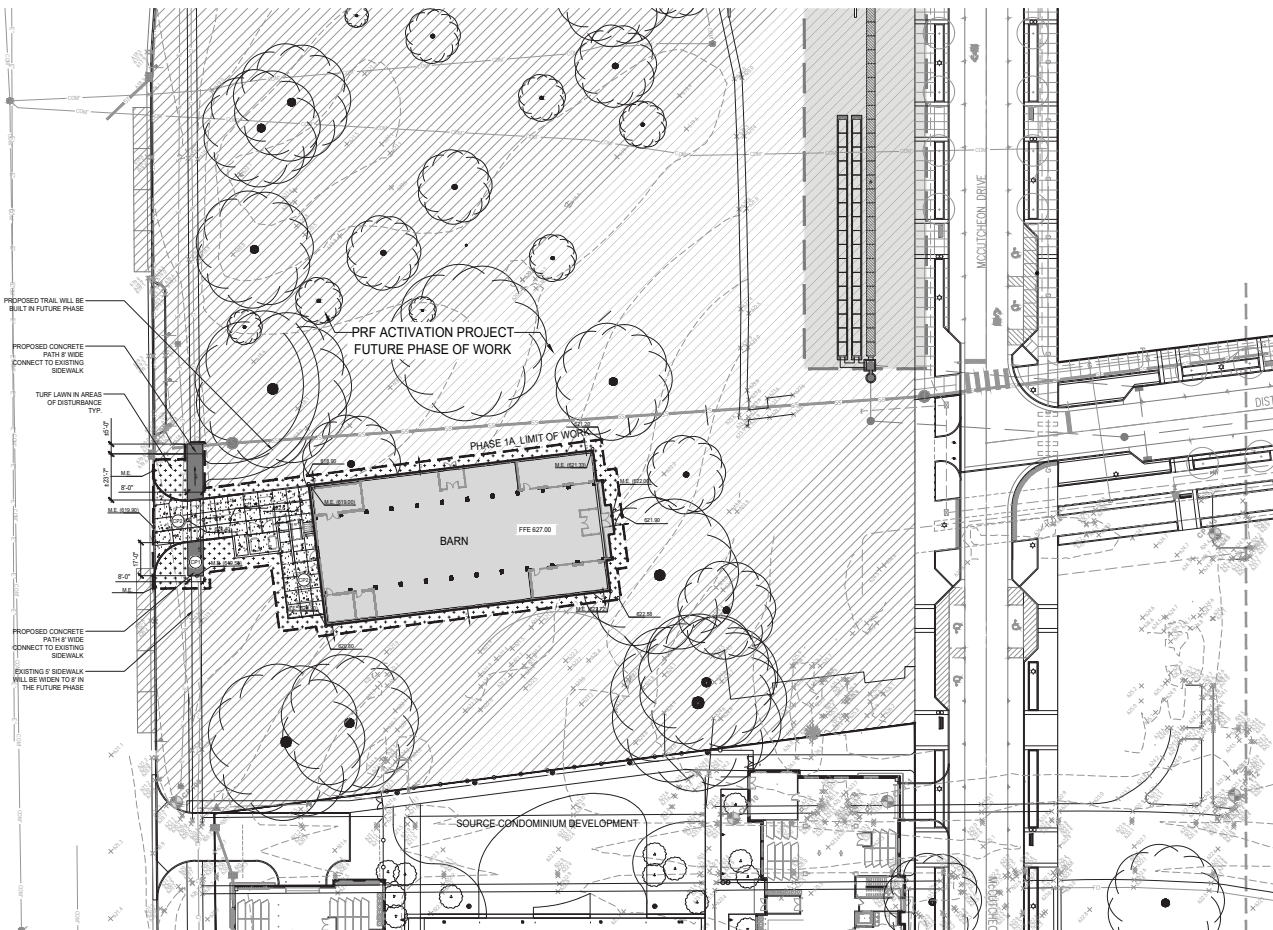
1. REFER GENERAL NOTES AND PROJECT SPECIFICATIONS FOR ADDITIONAL INSTRUCTIONS.
2. FIELD STAKING AND LAYOUT TO BE PERFORMED BY A REGISTERED SURVEYOR. LAYOUT ALL CONSTRUCTION LINES AND VERIFY LAYOUT WITH THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
3. IN THE EVENT THAT DISCREPANCIES ARISE BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY FOR RESOLUTION.
4. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE IN FEET AND INCHES AND TO THE EDGE OF PAVEMENT, FACE OF WALL OR FACE OF CURB.
5. RADI OF EXISTING CURBS ARE ESTIMATED FROM SURVEY OR BASE DATA. MAKE ALL MODIFICATIONS NECESSARY TO ASSURE NEW CURBS MEET, FLUSH, EVEN AND ON TANGENT TO EXISTING CURB.
6. WALKWAYS AND HARDSCAPE ELEMENTS INDICATED AS CURVILINEAR SHALL HAVE SMOOTH CONTINUOUS CURVES AND ABUTT AT 90 DEGREE ANGLES UNLESS OTHERWISE INDICATED.
7. CONCRETE SCORING SHALL BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT IMPROVEMENTS UNLESS OTHERWISE NOTED.
8. PROVIDE ISOLATION JOINTS WHERE CONCRETE PAVING OR PAVING BASE MEETS A FIXED STRUCTURE (EXISTING OR PROPOSED).
9. PROVIDE FLUSH CONDITIONS AT JUNCTURE OF ALL WALKWAYS AND DOOR THRESHOLDS.
10. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS.

GRADING NOTES

1. PRIOR TO CONSTRUCTION, VERIFY EXISTING GRADES AND CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
2. GRADES SHOWN INDICATE FINISH GRADE. VERIFY DEPTH OF PAVEMENT SECTIONS AND SOIL MIX PROFILES PRIOR TO ROUGH GRADING.
3. MAXIMUM SLOPE IN LANDSCAPE AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE INDICATED.
4. ALL SURFACES SHALL BE CONSTRUCTED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS SUCH AS BUILDINGS, WALLS, COLUMNS, ETC. AND INTO DRAINAGE STRUCTURES SHOWN.
5. MAXIMUM RUNNING SLOPES AT WALKWAYS SHALL NOT EXCEED 5.0%.
6. MAXIMUM CROSS SLOPES AT WALKWAYS SHALL NOT EXCEED 2.0%.
7. MATCH GRADES WITH ADJACENT SURFACES SO THAT ALL ABUTTING SURFACES ARE FLUSH.
8. COMPACT ALL SUBGRADE AS SPECIFIED TO PROVIDE FULL STRENGTH BEARING WITHOUT SETTLEMENT FOR ALL PAVEMENTS, CURBS, STRUCTURES, AND SITE FEATURES.
9. PROMPTLY REMOVE SOIL AND DEBRIS RESULTING FROM GRADING OPERATIONS FROM PAVED AREAS. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO SURFACES OF ROADS, WALKS OR OTHER PAVED SURFACES.
10. REFER TO GENERAL NOTES AND PROJECT SPECIFICATIONS FOR ADDITIONAL INSTRUCTIONS.

PROJECT SPECIFIC NOTES:

1. PROPOSED GRADES AND CONTOURS ARE INTERPOLATED FROM THE BEST INFORMATION AVAILABLE. ALL PROPOSED GRADES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING CONDITIONS.
3. PROVIDE AND PLACE APPROVED PLANTING SOIL MIX OR MIXES FOR DESIGNATED LANDSCAPE AREAS TO REQUIRED GRADES AS NOTED ON DRAWINGS. REFER TO SOILS PLAN FOR DEPTHS OF PLANTING SOIL MIXES.



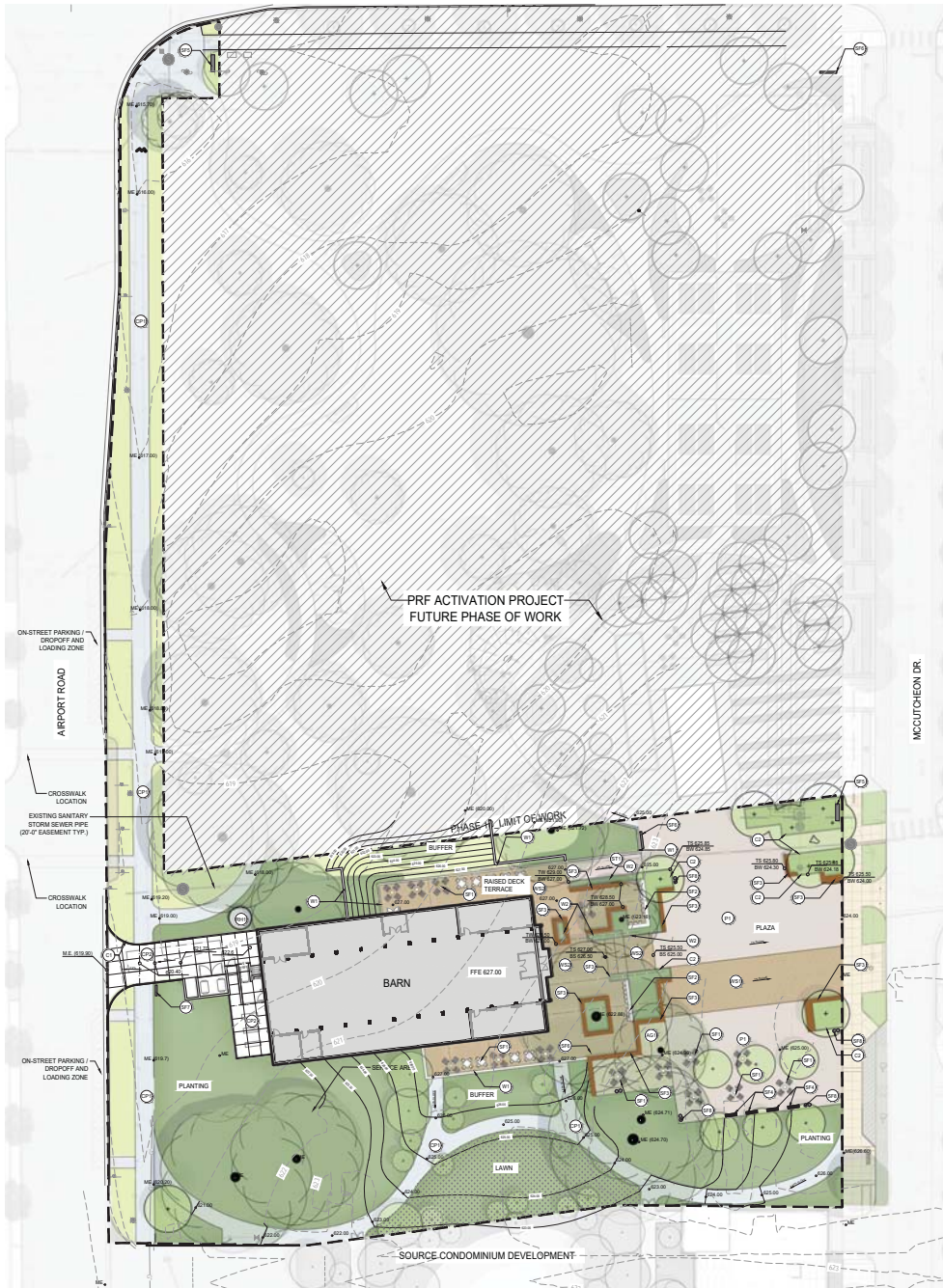
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Project Number	20-072
Date	2023-02-22
Drawn By	Checked By

**LANDSCAPE
PLAN_PHASE 1A**

L1.1

SHEET PRINTED: 2/17/2023 6:11:34 PM



MATERIAL SCHEDULE

ITEM CODE	DESCRIPTION	DETAIL/NOTES
PAVEMENT		
AG	STABILIZED AGGREGATE	
AG1	STABILIZED DECOMPOSED AGGREGATE	
CP	CONCRETE PAVING	
CP1	PEDESTRIAN CONCRETE PAVING	
CP2	VEHICULAR CONCRETE PAVING	
P	PAVERS	
P1	PLAZA PAVER	
WS	WOOD STRUCTURES	
WB	BOARDWALK PAVEMENT	
WD	RAISED WOOD DECK	

CURB AND WALL

ITEM CODE	DESCRIPTION	DETAIL/NOTES
CURB AND WALL		
C	CURBS	
C1	CONCRETE CURB - ROADWAY	
C2	CONCRETE CURB - PLANTER	
ST	STEPS / RAMPS	
ST1	CONCRETE RAMP	
W	WALLS	
W1	CIP RETAINING WALL	
W2	PLANTER WALL	

SITE AMENITIES

ITEM CODE	DESCRIPTION	DETAIL/NOTES
SITE AMENITIES		
SF	SITE FURNISHINGS	
SF1	MOVABLE TABLES AND CHAIRS	LOCATION SHOWN FOR REFERENCE. FINAL LOCATION, NUMBERS AND PRODUCTS TBD
SF2	BAR TOP AND CHAIRS	
SF3	WOODEN BENCH	
SF4	PARK BENCH	BASIS OF DESIGN. MAY CHANGE FOR DESIGN APPROVAL
SF5	GATEWAY SIGNAGE	54 S.F. FINAL DESIGN AND DIMENSION TBD
SF6	WAYFINDING/IDENTITY SIGNAGE	30 S.F. FINAL DESIGN AND DIMENSION TBD
SF7	DIRECTIONAL SIGNAGE	FOR FIRE DEPARTMENT AND BUILDING SERVICES/DELIVERIES. TWO PUBLIC ACCESS OR PARKING 12 S.F. FINAL DESIGN AND DIMENSION TBD
SF8	LITTER AND RECYCLING RECEPTACLES	BASIS OF DESIGN. MAY CHANGE FOR DESIGN APPROVAL
RH	RAINWATER HARVESTING STRUCTURE	
RH1	RAINWATER CISTERN - ABOVE GROUND	

NOTE:
MATERIAL INFORMATION LISTED ABOVE IS FOR GENERAL REFERENCE OF SCHEMATIC DESIGN ONLY AND MAY BE INCOMPLETE.

GRADING LEGEND

SYMBOL	DESCRIPTION
100.00	SPOT GRADE
TW 4 BW 4	SPOT GRADE
(---)	INTERMEDIATE CONTOUR
(---)	INDEX CONTOUR
(---)	EXISTING CONTOUR
ME	MATCH EXISTING

PLANTING LEGEND

SYMBOL	ITEM
(Symbol: Tree with dot)	EXISTING TREE TO REMAIN
(Symbol: Circle with cross)	SHADE TREE
(Symbol: Circle with star)	ORNAMENTAL TREE
(Symbol: Green hatched box)	SHRUB, PERENNIALS AND GRASS
(Symbol: Green box with dots)	TURF LAWN

PLANTING SCHEDULE

CONCEPTUAL PLANT SCHEDULE	
BOTANICAL NAME	COMMON NAME
SHADE TREE	
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Platanus x acerifolia</i>	London Planetree
<i>Quercus coccinea</i>	Scarlet Oak
ORNAMENTAL TREE	
<i>Amelanchier borealis</i>	Allegheny Serviceberry
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cornus florida</i>	Flowering Dogwood
<i>Diospyros virginiana</i>	Persimmon
SHRUB	
<i>Fothergilla gardenii</i> 'M. Arny'	Witchhazel
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
<i>Ilex verticillata</i>	Winterberry
<i>Itea virginica</i>	Virginia Sweetspine
<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac
PERENNIALS	
<i>Achillea</i>	Yarrow
<i>Adiantum pedatum</i>	Northern Maidenhair Fern
<i>Echinacea purpurea</i>	Purple coneflower
<i>Heuchera</i>	Coral Bells
<i>Hosta</i>	Hosta
<i>Matteuccia struthiopteris</i>	Ostrich Fern
<i>Panicum virgatum</i>	Switchgrass
<i>Salvia nemerosa</i>	Woodland Sage
<i>Sporobolus heterolepis</i>	Prairie Dropseed
GRASS	
<i>Chaetantherium latifolium</i>	Northern Sea Oats
<i>Sesleria autumnalis</i>	Autumn Moor Grass
<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed



PURDUE RESEARCH FOUNDATION

ACTIVATION PROJECT - PHASE 1B

Architect
DELV Design
1411 Roosevelt Ave., STE 302
Indianapolis, IN 46201
(317) 266-7400

MEP
Genesic Engineering Group
91 S Main St #200
Zionsville, IN 46257
(317) 927-8307

Structural
JPS Consulting Engineers
9365 Counselors Row, Suite 116
Indianapolis, IN 46240
(317) 613-4270

Civil
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8801 Old Ave
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(866) 973-7100

Landscape Architect
MKSV
200 S Meridian St #500
Indianapolis, IN 46225
(317) 423-9600

PLANNED DEVELOPMENT PRELIMINARY SUBMITTAL

NOT FOR CONSTRUCTION

Project Number 20-072

Date 2023-02-22

Drawn By Checked By

LANDSCAPE PLAN_PHASE 1B

L1.2



EXISTING BARN PHOTOS

DELV
DESIGN

PURDUE
RESEARCH
FOUNDATION

ACTIVATION PROJECT -
PHASE 1A

Architect
DELV Design
1411 Roosevelt Ave, STE 302
Indianapolis, IN 46201
(317) 296-7400

MEP
Genesis Engineering Group
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Structural
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9365 Counsellors Row, Suite 116
Indianapolis, IN 46240
(317) 617-4270

Civil
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8901 Old Ave
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Landscape Architect
HKS
200 S Meridian St #450
Indianapolis, IN 46225
(317) 423-9600

**PLANNED
DEVELOPMENT
PRELIMINARY
SUBMITTAL**

**NOT FOR
CONSTRUCTION**



EAST EXTERIOR RENDERING

*NOTE RENDERING PROVIDED ILLUSTRATES FINAL CONDITION WITH FUTURE SITE PHASES

DATE	DESCRIPTION

The Activation Project at Discovery Park focuses on creating a central hub for the newly created district that is socially, ecologically, economically minded in approach. The center piece of the project consists of a reconstructed and renovated barn located on the main axis of district boulevard that will serve as the anchor for future park elements to be developed in future phases. The 10,000 sf barn, originally a working barn for Beck Hybrids in Sheridan, Indiana built in the 1920's, is re-clad and updated to become a dining venue in a future tenant improvement phase. The exterior redevelopment of the exterior of the barn is one that honors the past of traditional barns found throughout Indiana, while also embracing the innovative and modern future of Purdue and the Discovery Park District. The east façade of the barn is opened and screen with curtainwall system with an external thermally modified wood sun-screen to showcase both the activity inside the building, while also becoming a beacon for the park. The other facades of the barn will be clad with vertical thermally modified wood siding above an exposed board formed concrete foundation system where existing grade drops off from the finished floor elevation. Regular openings to patio spaces and storefront windows similar to the original window patterning of the barn to allow views to the park and daylight into the barn. A standing seam roof, half round gutters, and round downspouts provide both a durable roof system, while also creating connections to historic barns in Indiana. To the west of the barn structure, a standing seam canopy, along with board formed concrete walls and corrugated metal screen walls provide architectural enclosures to screen exterior service areas.

ARCHITECTURAL NARRATIVE

Project Number	20-072
Date	2023-02-22
Drawn By	
Checked By	

EXISTING BARN PHOTOS
+ CONCEPTUAL
RENDERING

A1.0

Z-2878

**PURDUE RESEARCH FOUNDATION - DPD ACTIVATION PROJECT
PLANNED DEVELOPMENT
CBW to PDNR**

**Staff Report
March 9, 2023**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner is requesting PDNR zoning on approximately 1.55 acres for a proposed single-lot, commercial planned development. A proposed 10,000 square-foot barn building is planned to house a restaurant use. The property is located on the Squirrel Park property; roughly mid-block of the block bounded by Airport Road, State Street, McCutcheon Drive in the City of West Lafayette; Wabash 24(SE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property was rezoned in late 2018 to CBW with the US 231 Corridor Rezone (Z-2743). This effort stemmed from the recommendations of the *US 231 Corridor Plan*, adopted earlier in 2018. The site is located in the Discovery Park District Form-Based Overlay. Three completed planned developments in the Discovery Park District Overlay area include: Aspire (Z-2770), Convergence (Z-2726), and Continuum (Z-2765). The Source Condominiums Planned Development (Z-2852), which lies south of the subject property, was approved in 2022 but has yet to submit Final Detailed Plans. By ordinance, Planned Developments are exempt from the requirements of the Form-Based Overlay.

AREA LAND USE PATTERNS:

The site is adjacent to a heavily developed part of Purdue's campus. Dormitories, research, and academic buildings dominate the area. Mixed-use planned developments and the residential-oriented Provenance PD (under development) contribute to the dynamic mix of uses in this area.

PARKING AND TRANSPORTATION:

State Street is classified in the *Thoroughfare Plan* as a primary arterial while Airport Road is classified as a secondary arterial. No parking is proposed on-site. A single curb-cut service driveway off Airport Road is planned with the project.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

This site is located within the area guided by the adopted *US 231 Corridor Plan*. The future land use category of "Innovation Mixed-Use" was prescribed for this area and is defined, in part, as:

“This classification allows for a diverse mix of university-oriented uses that may contain residential, commercial, office and light industrial and manufacturing uses...”

The DPD Activation Project Planned Development fits very well into the “diverse mix” called for in the *Plan*. From PRF’s earliest master-planning efforts, the Squirrel Park block was always to be set aside as an “activation” space; a central location where the Discovery Park neighborhood community could gather. This first installment in Squirrel Park’s transformation includes a large barn to be repurposed for restaurant use. A generous amount of outdoor seating and landscaping is planned to accompany the proposed development, and great care has been shown to the existing large trees on site to ensure they will be protected. The second installment (not part of this PD-rezone) is meant to complete the redesign of the park itself.

Staff supports this first installment in Squirrel Park’s transformation and looks forward to assisting the Purdue Research Foundation in completing this activation concept in its next phase.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of *UZO 2-28-10* for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per *UZO Appendix B-2*;
3. A final plat per *UZO Appendix B-3-2* as applicable, which includes all required right-of-way vacations/dedications;
4. Planned Development construction plans per *UZO Appendix B-2*;
5. Appropriate surety submitted with Final Detailed Plans;
6. Final landscape plan and plant schedule, in general conformity with the approved Preliminary Plans, shall be approved by the Greenspace Administrator with the submission of the Final Detailed Plans;
7. A final MOT plan, subject to the approval of the Administrative Officer, shall be submitted with the Final Detailed Plans; and
8. An application for addressing shall be made to APC prior to the submission of the Final Detailed Plans as required.



Area Plan Commission of Tippecanoe County, Indiana

March 16, 2023
Ref. No.: 2023-053

West Lafayette City Council
222 N Chauncey Ave.
West Lafayette, Indiana 47906

CERTIFICATION

RE: **Z-2878 PURDUE RESEARCH FOUNDATION (DPD Activation Project
Planned Development) - (CBW to PDNR):**

Petitioner is requesting rezoning of approximately 1.55 acres for a proposed single-lot, commercial planned development. A 10,000 square-foot barn building is proposed to be rebuilt on site and is planned to house a restaurant use. The property is located roughly mid-block, largely bounded by Airport Road, State Street and McCutcheon Drive, in West Lafayette, Wabash 24 (SE) 23-5.

Dear West Lafayette City Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 15, 2023, the Area Plan Commission of Tippecanoe County voted 12 yes – 0 no on the motion to rezone the subject real estate from CBW to PDNR. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette City 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 City Council at its April 3, 2023 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

DH/kl

Enclosures: Staff Report, Ordinance & Site Plan

cc: Paul Bercot, Purdue Research Foundation
Mike Wylie, Schneider Geomatics
Chad Spitznagle, West Lafayette Building Commissioner