# 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 <u>3</u> DAY OF <u>April</u>, 2023. MOTION TO ADOPT MADE BY COUNCILOR <u>De Boer</u>, AND SECONDED BY COUNCILOR <u>Thomas</u>.

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

	AYE	NAY	ABSENT	ABSTAIN
Blanco				
Brown	~			
Bunder		~		
DeBoer	V			
Hardesty	~			
Leverenz	~			
Parker	~			
Sanders			0	
Thomas	/			

Peter Bunder, Presiding Officer

Attest:

Borker Sana G. Booker, Clerk



PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

. Borker Sana G. Booker, Clerk

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

John R. Dennis, Mayor

Attest:

Borker

Sana G. Booker, Clerk

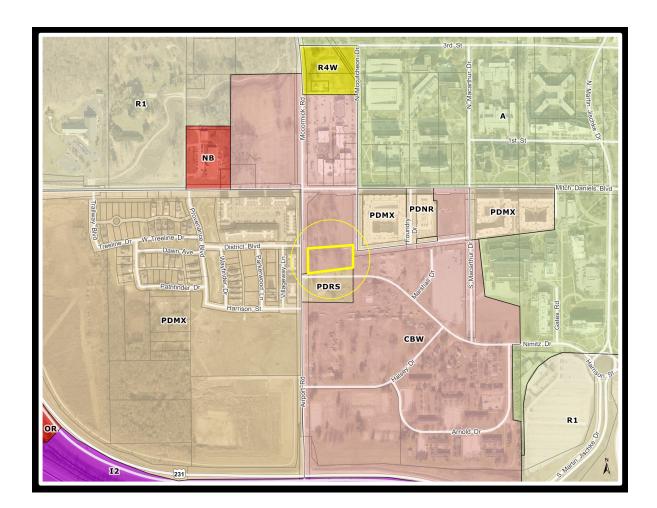
## LAND DESCRIPTION

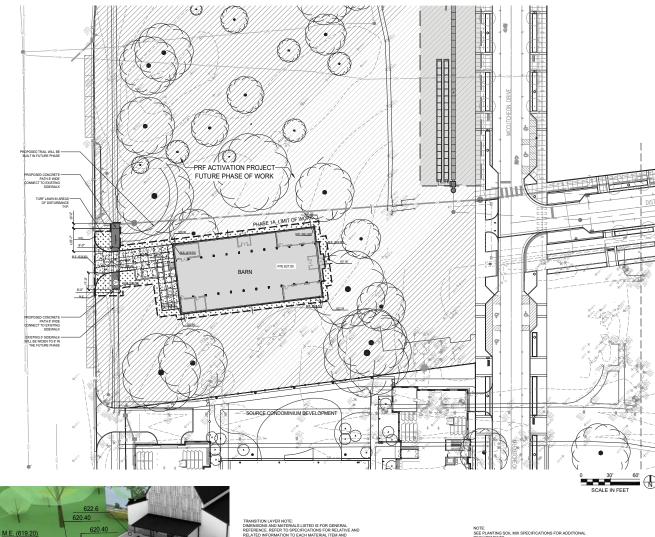
A part of the Southeast Quarter of Section 24, Township 23 North, Range 5 West of the Second Principal Meridian in Wabash Township, Tippecanoe County, Indiana, being a part of the subject tract on a boundary survey certified by Easton T. French, PS #LS21900007 on June 15, 2021, as Schneider Geomatics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

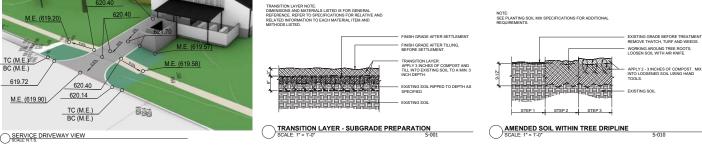






619.72

M.E. (619.90)





#### GRADING LEGEND SYMB DESCRIPTION

- EXISTING CONTOUR



### ME MATCH EXISTING LAYOUT NOTES

REFER GENERAL NOTES AND PROJECT SPECIFICATIONS FOR ADDITIONAL INSTRUCTIONS.
 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.

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.

WALL, UR PACE OF CURBS ARE ESTIMATED FROM SURVEY OR BASE DATA. MAKE ALL MODIFICATIONS INCCESSARY TO ASSURE HWY CURBS MEET, FLUSH, EVEN AND ON TANGENT TO DRISTING CURB. 6. WALKWAYS AND HARDSCAPE ELEMENTS INDICATED AS

CURVILINEAR SHALL HAVE SMOOTH CONTINUOUS CURVES AND ABUTT AT 90 DEGREE ANGLES UNLESS OTHERWISE INDICATED.

 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 OF PROPOSED).

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.

MAXIMUM SLOPE IN LANDSCAPE AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE INDICATED.

ALL SURFACES SHALL BE CONSTRUCTED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS SUCH AS BUILDINGS, WALLS, COLUMINS, ETC. AND INTO DRAINAGE STRUCTURES SHOWN.

5. MAXIMUM RUNNING SLOPES AT WALKWAYS SHALL NOT EXCEED 5.0%.

MAXIMUM CROSS SLOPES AT WALKWAYS SHALL NOT EXCEED 2.0%.

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.

PROMITLY REMOVE SOIL AND DEBRIS CREATED 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:

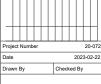
1. PROPOSED GRADES AND CONTOURS ARE INTERPOLATED FROM THE BEST INFORMATION AVAILABLE. ALL PROPOSED GRADES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. 2 ALL EROSION CONTROL MEASURES ARE TO BE

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 SOLMIX OR MIXES FOR DESIGNATED LANDSCAPE AREAS TO REQUIRED GRADES AS NOTED ON DRAWINGS. REFER TO SOLLS PLAN FOR DEPTHS OF PLANTING SOLM MIXES.

Project Number Date

LANDSCAPE PLAN PHASE 1A 1.1



DELV

DESIGN

PURDUE

RESEARCH FOUNDATION

**ACTIVATION PROJECT -**

PHASE 1A

Architect

MEP enesis Engineering Group 91 S Main St #200 Zionsville, IN 46077 (317) 927-8307

Structural

JPS Consulting Engineers 55 Counselors Row, Suite 116 Indianapolis, IN 46240 (317) 617-4270

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

Landscape Architect

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

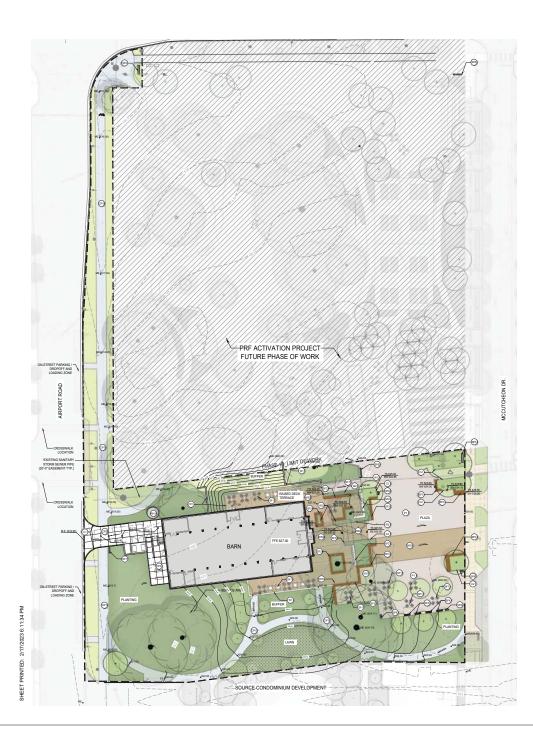
PLANNED

DEVELOPMENT PRELIMINARY

SUBMITTAL

NOT FOR CONSTRUCTION

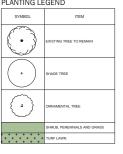
DELV Design Roosevelt Ave, STE 302 dianapolis, IN 46201 (317) 296-7400



CURB AND WALL         C           C         CURBS           GO         CONCRETE CURB. RUNNINY           GO         CONCRETE CURB. RUNNINY           GO         CONCRETE CURB. RUNNIER           ST         STEEPS RUNNIS           GT         CONCRETE RUNP.           GT         CONCRETE RUNP.           GT         CONCRETE RUNP.           W         WALLS           GT         CONCRETE RUNP.           W         MALLS           GOT         CONCRETE RUNP.           W         MALLS           GT         CONCRETE RUNP.           W         MALLS           GT         CONCRETE RUNP.           DESCRIPTION         DETAIL/NOTES           STET EAMENTICES         STET EAMENTICES           STE STET RUNPERINGS         CONTOR DEVEND FOR EXPRISEC.           GT         MOURLE TABLES AND OLIVIES           GT         MOURDENCH           GU         MO	TEM CODE	DESCRIPTION	DETAIL/NOTES
(a)         STABLIZED DECOMPOSED AGOREGATE           CP         CONCRETE PAVING           (P)         PEDESTRIAN CONCRETE PAVING           (P)         PEDESTRIAN CONCRETE PAVING           (P)         PAVENS           (P)         PAVENS           (P)         PAVENS           (P)         PAVENS           (P)         PAVENS           (P)         PAVENS           (P)         PAVEND           (NS)         BORDONLAP PROVENTY           (NS)         BORDONLAP PROVENTY           (NS)         ANSED WOOD OECK           (NS)         CONCRETE CUB RADOWNY           (C)         CONCRETE CUB RADOWNY           (C)         CONCRETE CUB RADOWNY           (C)         CONCRETE CUB RADOWNY           (C)         CONCRETE RAMPS           (T)         PAVETRY MULL           (T)         PAVETRY MULL           (T)         PAVETRY MULLS			
CP         CONCRETE PANING           (29)         PEDESTRAIN CONCRETE PANING           (29)         PEDESTRAIN CONCRETE PANING           (20)         PEDESTRAIN CONCRETE PANING           (20)         PANERS           (31)         PANERS           (32)         PANERS           (31)         PANERS           (32)         BARGARUE PANERENT           (33)         BARGARUE PANERENT           (35)         BARGARUE PANERENT           (32)         CONCRETE CURB - RAMER           (32)         CONCRETE CURB - RAMER           (31)         CONCRETE CURB - RAMER           (32)         CONCRETE CURB - RAMER           (31)         CONCRETE SAMER           (32)         CONCRETE SAMER           (31)         PANERS           (32)         PANERS           (33)         MALLE SAMO COURS <td></td> <td></td> <td></td>			
(P)         PEDESTINU COLCRETE PAVING           (P)         VHOLLAR CONCRETE PAVING           (P)         VHOLLAR CONCRETE PAVING           (P)         PAVERS           (P)         VHOLLAR CONCRETE PAVING           (P)         PAVERS           (P)         PETAL/NOTES           (P)         CORRES           (P)         PAVERS<	(AG1)	STABILIZED DECOMPOSED AGGREGATE	
(29)         HERCULAR CONCRETE PAINING           (29)         HERCULAR CONCRETE PAINING           (20)         PAUERS           (21)         CARPS	CP	CONCRETE PAVING	
P         PARETS           (P)         CORRET CURB. FRAMES           (P)         CORRET CURB. FRAMES           (P)         CORRET CURB. FRAMES           (P)         CORRET RAME           (P)         CORRET RAME           (P)         CORRETS NULL           (P)         CORRETS NULL           (P)         PARETNING WALL           (P)         PARETNING WALL           (P)         PARETNING WALL           (P)         PARETNING           (P)	(CP1)	PEDESTRIAN CONCRETE PAVING	
PULX NUCE         PULX NUCE           NO         PULX NUCE           DECRUPTION         DETAIL/NOTES           CURBAND WALL         C           CONCRETE CORB - RUNTER         C           ST         STEPS / RAMPS           (1)         CONCRETE CORB - RUNTER           ST         STEPS / RAMPS           (1)         CONCRETE NURP           W         WALLS           (1)         CONCRETE NURP           W         WALLS           (2)         PRETAINING NULL           (3)         CONCRETE NURP           W         WALLS           (3)         PRETAINNERS NULL           (3)         PRETAINNERS           (4)         MODESTIC TOR           (5)         STEP FUNNDENNSE           (6)         MONIB	(P2)	VEHICULAR CONCRETE PAVING	
Control         Description           WW         WOODS STRUCTURES           WW         Description           DESCRIPTION         DETAIL/NOTES           COLORAD         DESCRIPTION           DURB AND WALL         Colorado           C         DESCRIPTION           DURB AND WALL         Colorado           C         CRIRES           COLORAD - RUDOWY         Colorado           C         CRIRES - RUDOWY           C         COLORAD - RUDOWY           C         DESCRIPTION           DETAIL/NOTES         STEF JENDER           STE FUNNERINGS         COLONAD STRUCTINES           STE FUNNERINGS         COLONAD STRUCTINES	Р	PAVERS	
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INSEED WOOD DECK           TEN CODE         DESCRIPTION         DETAIL/NOTES           CURRE BAND WALL         C         CLARES           C1         CONCRETE CURRE - RADOWNY         C           C2         CONCRETE CURRE - RADOWNY         C           C3         CONCRETE CURRE - RADOWNY         C           C3         CONCRETE CURRE - RADOWNY         C           C3         CONCRETE CURRE - RADOWNY         C           C4         CONCRETE CURRE - RADOWNY         C           C5         CONCRETE CURRE - RADOWNY         C           C6         CONCRETE CURRE - RADOWNY         C           C7         CONCRETE CURRE - RADOWNY         C           C7         CONCRETE CURRE - RADOWNY         C           C8         PARNEENCE         DESCRIPTION           C9         RECENTION         DETAIL/NOTES           STEE AMENITIES         S         S           S9         STET FURNISHINGS         CONTON INDEREES NOT           C910         MOVALE - TALES AND CUMRS         CONTON IN ADMENTER NOT           C911         MOVALE - TALES AND CUMRS         CONTON IN ADMENTER NOT           C912         LANTEW NEXTON SEGURAL EXADES OF DEDIDION AND CUMANDE FOR           C913 <t< td=""><td>WS</td><td>WOOD STRUCTURES</td><td></td></t<>	WS	WOOD STRUCTURES	
TEM CODE         DESCRIPTION         DETAIL/NOTES           TEM CODE         DESCRIPTION         DETAIL/NOTES           CRB AND WALL         C         CURBS         C           (1)         COLORE LOBE - RANTER         C         C           (2)         COLORES CORE - RANTER         C         C           (2)         COLORES CORE - RANTER         C         C           (31)         COLORES CORE - RANTER         C         C           (32)         COLORES CORE - RANTER         C         C           (31)         COLORES CORE - RANTER         C         C           (31)         COLORES RANTER         C         C           (31)         CORRES CORE - RANTER         C         C           (31)         CORRES CORES CORE - RANTER         C         C           (31)         MOVALE TABLES AND OWNER         C         C           (32)         EART CPAND CAMPS         C         C           (32)         EART CPAND CAMPS         C         C           (32)         EART CPAND CAMPS         C         C           (33)         WOMALE TABLES AND OWNER CORE CORE AND CAMPS         C         C           (35)         MAREENCH         C </td <td>(WS1)</td> <td>BOARDWALK PAVEMENT</td> <td></td>	(WS1)	BOARDWALK PAVEMENT	
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C         CURRES         CONCRETE CURRE - ROLOWAY           (S1)         CONCRETE CURRE - ROLOWAY         CONCRETE CURRE - ROLOWAY           (S2)         CONCRETE CURRE - ROLOWAY         CONCRETE CURRE - ROLOWAY           (S1)         CONCRETE CURRE - ROLOWAY         CONCRETE CURRE - ROLOWAY           (S1)         STEEPS / RAMPS         CONCRETE RAMP           (S1)         CONCRETE RAMP         CONCRETE RAMP           (S1)         WALLS         CONCRETE RAMP           (S1)         PLANTER WALL         CONCRETE RAMP           (S1)         PLANTER WALL         CONCRETE RAMP           (S1)         MOVABLE TABLES AND OWNES         DEFAUL/NOTES           (S1)         MOVABLE TABLES AND OWNES         CONCRETE RAMP           (S2)         MOVABLE TABLES AND OWNES         CONCRETE RAMP           (S2)         WOODEN ERCON         BABLES OF DEBIDIN, MAY CHANNES FOR TESPER AMERICAN DEBIDING           (S2)         WOWNER FOR         SALES OF DEBIDIN, MAY CHANNES FOR TESPER AMERICAN DEBIDING           (S2)         WOWNER FOR HERCON         SALES OF DEBIDIN, MAY CHANNES FOR TESPER AMERICAN DEBIDING           (S2)         UTTER AM OR EXCYLLING RECEPTRACLES         BABLES OF DEBIDIN, MAY CHANNES FOR TESPER AMERICAN DEBIDING           (S3)         UTTER AMONESTING STRUCTURUE         BABLES OF DEBID	TEM CODE	DESCRIPTION	DETAIL/NOTES
(1)         CONCRETE CURB - RUNDWY           (2)         CONCRETE CURB - RUNTER           ST         STEPS / RAMPS           (11)         CONCRETE RUNB - RUNTER           ST         STEPS / RAMPS           (11)         CONCRETE RUNB           (11)         CONCRETE RUNB - RUNDWY           (11)         CONCRETE RUNB           (11)         CONCRETE RUNB           (11)         CONCRETE RUNB - RUNDWY           (11)         RUNTWY           (11)         MOURLE TRAES - RUNDWY	CURB /	AND WALL	1
(3)         CONCRETE CURB - PLANTER           (31)         CONCRETE CURB - PLANTER           (31)         STEPS / RAMPS           (31)         CONCRETE RAMP           (32)         PLANTER MALL           (32)         PLANTER MALL           (32)         DESCRIPTION           DETEL/MONTHINGS         DESCRIPTION           (32)         MOVINEE TABLES AND OWING           (33)         MOVINEE TABLES AND OWINGS           (35)         MARTER HAND CAURS           (36)         MOVINEE TABLES AND OWINGS           (37)         DESCRIPTION SOURCE           (38)         WINFINDRIG/CENTITY SOURCE           (39)         MOVINEE FOR           (39)         UTTER AND RECOLLING RECEPTIONLES           (39)         UTTER AND RECOLLING RECEPTIONLES           (39)         UTTER AND REC			
ST STEPS / RAMPS           ST STEPS / RAMPS           (T)         CONCRETE RAMP           W         WALLS           (T)         CP RETAINING WALL           (T)         DESCREPTION           DETEX MUCHTITES         ST           ST STEF FURNISHINGS         COUNTON SHOWED FOR REPTRIENCE, THE COUNT ON THE PREVIOUS TION MARGERS AND PREVIOUS TON MARGERS AND PREVIOUS TRUE AND CHARGE FOR RECEIPTION AND CHARGE FOR REPORT REPORT           (ST)         MARK REPORT           (ST)         ANST OP AND CHARGE           (ST)         MUMMED SHALES           (ST)         DESCONDER STAND           (ST)	C1)	CONCRETE CURB - ROADWAY	
311         CONCRETE RAMP           W         WALDS           W         WALDS           W         WALDS           WW         PLANTER WALL           STEE CAMENTITIES           SF         STEE CARENDENCES           SF         WOORDEN ERNON           SF         NOORDEN ERNON           SF         WOORDEN ERNON           SF         WOOR	(2)	CONCRETE CURB - PLANTER	
W         WALLS           W         WALLS           W         PLATER WALL           W         PLATER WALL           WE         PLATER WALL           TEM CODE         DESCRIPTION           DETAIL/NOTES         STEE AMENITIES           SF         SITE FURNISHINGS           (SF)         MOVABLE TABLES AND CHARGE           (SF)         ARTEWN SIGNAGE           (SF)         ARTEWN SIGNAGE           (SF)         ORECTIONAL SIGNAGE           (SF)         ORECTIONAL SIGNAGE           (SF)         DIRECTIONAL SIGNAGE           (SF)         DIRECTIONAL SIGNAGE           (SF)         DIRECTIONAL SIGNAGE CHARGE CHARGE CHARGE CHARGE CHARGE CHARGE CHARGE	ST	STEPS / RAMPS	
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Image: Construction of the second s	w	WALLS	
Control Index         Description           TEM CODE         DESCRIPTION           DETEX ADDE INTERS         STATE AMERINES           SP         STETE INTERNINGS           ST         MOVABLE TRALES AND OWARDS	(W1)	CIP RETAINING WALL	
SITE AMENITIES         STE FURNEHINGS           SF         SITE FURNEHINGS           (SF)         Movalle Tables And charis           (SF)         Movalle Tables           (SF)         Movalle Tables           (SF)         Movalle Tables           (SF)         Movalle Carl And	(W2)	PLANTER WALL	
SITE AMENITIES           SF         SITE FURNISHINGS           (ST)         MOVABLE TABLES AND CHARGE           (ST)         MOVABLE TABLES AND CHARGE           (ST)         SITE FURNISHINGS           (ST)         WOODEN ESCON           (ST)         ANTENNON           (ST)         ANTENNON           (ST)         ANTENNON           (ST)         ANTENNON           (ST)         ANTENNON           (ST)         OPECTIONAL SIGNAGE           (ST)         OPECTIONAL SIGNAGE FUNCTIONE           (ST)         OPECTIONAL SIGNAGE FUNCTIONE           (ST)         OPECTIONAL SIGNAGE FUNCTIONE <t< td=""><td></td><td></td><td></td></t<>			
SF         SITE FURNISHINGS           (97)         MOVABLE TRALES AND GWARS         MOCATON SHOWED ON RETERENCE.           (97)         MOVABLE TRALES AND GWARS         MOCATON SHOWED ON RETERENCE.           (98)         MODEN ENCH         MODEN ENCH           (98)         MODEN ENCH         Statististist and MODEN ENCH           (98)         MON ENCH         Statist and MODEN ENCH           (99)         MAN ENCH         Statist and MODEN ENCH           (91)         MAN ENCH         Statist and MODEN ENCH           (92)         MAN ENCH         Statist and MODEN ENCH           (91)         MAN ENCH         Statist and MODEN ENCH           (92)         MAN ENCH         Statist and MODEN ENCH           (93)         MAN ENCH         MODEN ENCH           (94)         MAN ENCH         MODEN ENCH           (97)         DIRECTORNE, ISOLAGE         Statist and MODENDING           (93)         UITTER AND ENCILLING RECEPTIONLES         MODENDING TON           (94)         UITTER AND ENCILLING RECEPTIONLES         MODENDING TON           (94)         UITTER AND ENCILLING RECEPTIONLES         MODENDING TON			DETAIL/NOTES
(F)         NOVARLET TABLES AND OWARS         LOCATION SHOWED FOR REFERENCE. PRODUCTS TRD           (S)         IAR TOP AND OWARS         PRODUCTS TRD           (S)         IAR TOP AND OWARS         PRODUCTS TRD           (S)         IAR TOP AND OWARS         PRODUCTS TRD           (S)         WOODEN ERICH         PRODUCTS TRD           (S)         WARR ERICH         ESSIGN WARDOWN           (S)         WARR ERICH         ESSIGN WARDOWN           (S)         WARR NOVAL         SSIGN WARDOWN           (S)         WARR NOVAL NO			
PRODUCTS TED         PRODUCTS TED           (87)         BAR TOP AND DIAMPS	SF	SITE FURNISHINGS	
(97)         VOCEDE HERICH           (94)         VOCEDE HERICH           (94)         PARK EENCH           (95)         VATEWNY SIGWAGE           (96)         VATEWNY SIGWAGE           (97)         VATEWNY SIGWAGE           (97)         VATEWNY SIGWAGE           (97)         VARTHONG, ICENTITY SIGWAGE           (97)         VARTHON RECEIVERAL IN POINT SIGWAGE FOR PARISON TO SIGWAGE VARIAGE           (97)         VARTHON RECEIVERAL IN POINT SIGWAGE FOR PARISON TO SIGWAGE VARIAGE           (97)         VARTHON RECEIVERAL IN POINT SIGWAGE FOR PARISON TO SIGWAGE VARIAGE           (97)         VARTHON RECEIVERAL IN POINT SIGWAGE FOR PARISON PARISON TO SIGWAGE POINT SIGWAGE FOR PARISON PARISON VARIES FOR PARISON PARISON VARIES FOR PARISON PARISON PARISON TO SIGWAGE FOR PARISON PARISON PARIS	(SF1)	MOVABLE TABLES AND CHAIRS	LOCATION SHOWED FOR REFERENCE, FINAL LOCATION, NUMBERS AND PRODUCTS TBD
(Si)         PARK EENCH         BASS OF DEEXN, MAY CHANGE FOR DESIGN APPROAL.           (Si)         GATENINY DISVAGE         SET FILM EEEDIN AND DEMERSION TED           (Si)         GATENINY DISVAGE         SET FILM EEEDIN AND DEMERSION TED           (Si)         WARTHORNA, DEVINTY SIGNAGE         SET FILM EEEDIN AND DEMERSION TED           (Si)         DIRECTIONAL SIGNAGE         SET FILM EEEDIN AND DIRUNGING EESWEEZ CENTRALER, NO FELLOW EESWEN AND DIRECTIONAL SIGNAGE           (Si)         UITER AND RECYCLING EEEPTALES         BESGIN APPROAL           (Si)         UITER AND RECYCLING STRUCTURE	(SF2)	BAR TOP AND CHAIRS	
GES         GATEWAY SIGNAGE         54 S.F. FINAL ORSIGN AND ONDERSON TRD           GEA         WINTHONG, OCHTITY SIGNAGE         30 S.F. FINAL ORSIGN AND ONDERSON TRD           GEF         DIRECTORM, EGANAGE         30 S.F. FINAL BENCELS, ORLINERSON TRD           GEF         DIRECTORM, EGANAGE         30 S.F. FINAL BENCELS, ORLINERSON TRD           GEF         DIRECTORM, EGANAGE         30 S.F. FINAL BENCELS, ORLINERSON TRD           GEF         DIRECTORM, EGANAGE         BERG OF PRODUCTION ENDERSON TRD           GEF         UITER AND RECYCLING RECEPTINCLES         BERG OF PRODUCTION CHANGE FOR BERGIN APPROVAL           FM         MUNINEET NUMERSTING STRUCTURE         STRUCTURE	(SF3)	WOODEN BENCH	
(S1)         WANFNORM/DEVITY SIGNAGE         30 S J -RINL DESIGN AND DIMENSION TED           (S7)         DIRECTIONAL SIGNAGE         25 S - RINL DESIGN AND DIMENSION SERVICED DESIGNERS: NO PELIC DIRECTIONAL SIGNAGE           (S7)         DIRECTIONAL SIGNAGE         25 S - RINL DIRECTIONAL SIGNAGE           (S7)         UITER AND RECYCLING RECEPTIALES         BIGS OF DESIGN, MM CHANGE FOR DESIGN AMPROVAL           RH         BAUNATER HAVESTING STRUCTURE	(SF4)	PARK BENCH	BASIS OF DESIGN, MAY CHANGE FOR DESIGN APPROVAL
Image: Service of the servic	(SF5)	GATEWAY SIGNAGE	54 S.F., FINAL DESIGN AND DIMENSION TBD
(37)         ORECTIONAL SIGNAGE         SERVICES (DELATER, TO FELLO, CESSION NET ONLINES)           (37)         UTTER AND RECYCLING RECEPTIOLES         SERVICE MARCHINE (MARCHINE)           RH         RAILWINTER IMPOESTING STRUCTURE         SERVICE		WAYFINDING/IDENTITY SIGNAGE	30 S.F., FINAL DESIGN AND DIMENSION TBD
RH RAINWATER HARVESTING STRUCTURE	(SF7)	DIRECTIONAL SIGNAGE	FOR FIRE DEPARTMENT AND BUILDING SERVICES/DELIVERIES. "NO PUBLIC ADCESS OR PARKING" 12 S.F. FINAL DESIGN AND DIMENSION TED
	(SF8)	LITTER AND RECYCLING RECEPTACLES	BASIS OF DESIGN, MAY CHANGE FOR DESIGN APPROVAL
(RH1) RAINWATER CISTERN - ABOVE GROUND	RH	RAINWATER HARVESTING STRUCTURE	
	(RH1)	RAINWATER CISTERN - ABOVE GROUND	

### GRADING LEGEND DESCRIPTION o100.00 OT GRADE TW 4 BN 4 OT GRADE TERMEDIATE CONTOUR INDEX CONTOUR EXISTING CONTOUR MATCH EXISTING ME

PLANTING LEGEND



# DE SIGN

RDUE ARCH DATION

PROJECT -SE 1B

### PLANTING SC

CONCEPTUAL PLANT BOTANICAL NAME SHADE TREE iriodendron tulipifera latanus x acerifolia ercus coccinea ORNAMENTAL TREE nelanchier laevis rnus florida Diospyros virginiana SHRUB Fothergilla gardenii 'Mt Ai ydrangea quercifolia verticillata a virginica us aromatica 'Gro-Lo RENNIALS hillea euccia stru RASS

Northern Sea Oats

Autumn Moor Grass

Tara Prairie Drops

asmanthium latifolium

olus heterolepis 'Tara'

sleria Autumnalis

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	EXISTING TREE TO REMAIN					1		C			I	9	Г	
	SHADE TREE		PURDUE RESEARC FOUNDATIO						가					
ORNAMENTAL TREE								•	•••	Ŭ				
SHRUB, PERENNIALS AND GRASS		-	ACTIVATION PRO PHASE 1B					E						
	HEDULE	J			1	411 lr	Roc	17)	/ De elt A slis, 296	ve, N 4 740	STE	302	!	
COMMON NAME			MEP Genesis Engineering Group 91 S Main St #200 Zionsville, IN 46077 (317) 927-8307											
Tulip Tree			Structural JPS Consulting Engineers											
	London Planetree		9365 Counselors Row Indianapolis, IN 4						tow, IN 4	, Suite 116 46240				
	Scarlet Oak						(3	17)	617	427	0			
	Allegheny Serviceberry	-	Civil Schneider Geospatial 8901 Otis Ave Indianapolis, IN 46216 (868) 973-7100											
	Eastern Redbud	1												
	Flowering Dogwood					Lar		Ň	KSI	<				
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4	iry' Witchalder		DEVELOPMENT PRELIMINARY											
	Oakleaf Hydrangea				F									
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	Virginia Sweetspire	1				N		F	DR					
-	v' Gro-Low Fragrant Sumac	-							ONSTRUCTION					
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	N	-												
	Yarrow Northern Maidenhair Fern	+												
	Purple coneflower	-												
	Coral Bells	-												
	Hosta	1	-											
5	Ostrich Fern	1												
	Switchgrass	1												
	Woodland Sage	1												
	Prarie Dropseed	1												
		1												
		1												



LANDSCAPE PLAN\_PHASE 1B L1.2





**ACTIVATION PROJECT -**PHASE 1A

RESEARCH FOUNDATION

Architect DELV Desig

> MEP is Engineer 1 S Main St (317) 927-830

Structura sulting Eng

Civil Rent Geos

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

PLANNED DEVELOPMENT PRELIMINARY SUBMITTAL

NOT FOR CONSTRUCTION



EXISTING BARN PHOTOS + CONCEPTUAL RENDERING

A1.0

EAST EXTERIOR RENDERING

\*NOTE RENDERING PROVIDED ILLUSTRATES FINAL CONDITION WITH FUTURE SITE PHASES

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 facade 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



# 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 curbcut 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.



David Hittle, AICP, Executive Director

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

