

**ORDINANCE NO. 08-22**  
**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: **CBW** 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 4 DAY OF April, 2022.

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 4 DAY OF April, 2022, HAVING BEEN PASSED BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Blanco	✓			
Brown	✓			
Bunder	✓			
DeBoer	✓			
Kang			✓	
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 5 DAY OF April, 2022.

Sana G. Booker  
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 5 DAY OF April, 2022.

[Signature]  
John R. Dennis, Mayor

Attest:

Sana G. Booker  
Sana G. Booker, Clerk



**Ordinance No. 08-22**  
**Exhibit A: Legal Description**

Part of the Northeast Quarter of Section 24, Township 23 North, Range 5 West, of the Second Principal Meridian, Wabash Township, Tippecanoe County, Indiana, described as follows:

Commencing at the Southwest Corner of said Quarter Section; thence along the south line thereof North 89 degrees 34 minutes 38 seconds East (from Geodetic North) 904.46 feet to the center line of McCormick Road; thence along said center line North 00 degree 23 minutes 04 seconds West 749.66 feet to the Point of Beginning; thence continuing along said center line the next two courses, North 00 degree 23 minutes 04 seconds West 108.49 feet to the point of curvature of a curve concave westerly having a radius of 2291.83 feet, the radius point of said curve bears South 89 degrees 36 minutes 56 seconds West from said point; thence Northerly along said curve 284.94 feet to the center line of 3rd Street which bears North 82 degrees 29 minutes 31 seconds East from the radius point; thence along said center line North 89 degrees 53 minutes 13 seconds East 458.90 feet to the center line of McCutcheon Street; thence along said center line South 00 degree 22 minutes 27 seconds East 392.61 feet; thence parallel with the center line of 3rd Street South 89 degrees 53 minutes 13 seconds West 441.14 feet to the place of beginning, containing 4.01 acres, more or less, and subject to easements and rights of ways.

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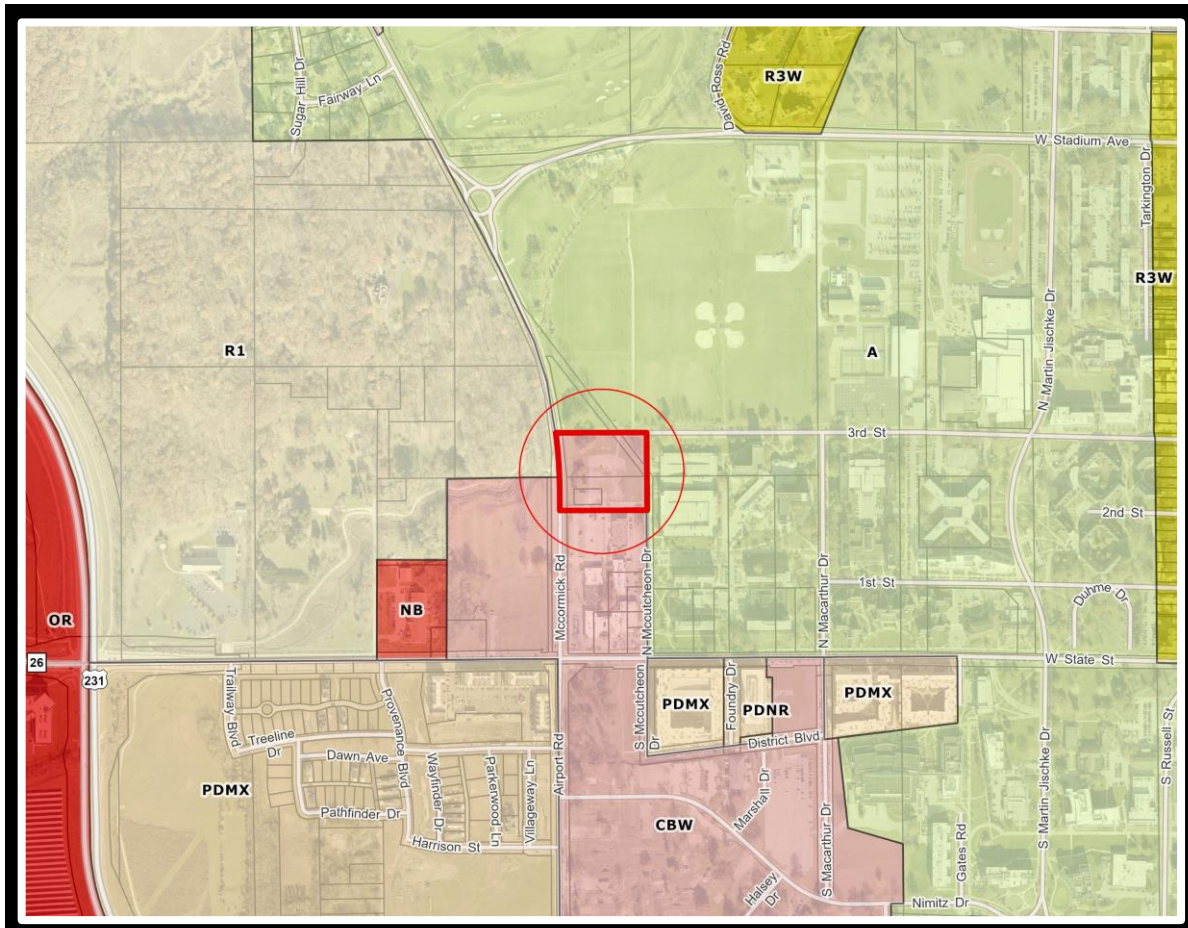
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**Z-2850**  
**PURDUE RESEARCH FOUNDATION**  
**(CBW to R4W)**

**STAFF REPORT**  
**March 10, 2022**

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**Z-2850**  
**PURDUE RESEARCH FOUNDATION**  
**(CBW to R4W)**

**Staff Report**  
**March 10, 2022**

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

Petitioner/owner, represented by attorney Marianne Mitten Owen, is requesting rezoning of 3.11 acres for a proposed multi-family subdivision in the Discovery Park District. The proposal consists of a single, five-story building containing 402 total units. The property is located on the southeast corner of McCormick Road and Third Street, in West Lafayette, Wabash 24 (NE) 23-5.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The site, along with all the Discovery Park District except the various planned development zones, was rezoned in the fall of 2020 to CBW as part a neighborhood-wide rezone. This rezone effort accompanied the adoption of the Discovery Park District Form-Based Overlay. CBW zoning and Agricultural zoning are found nearest to the subject property.

**AREA LAND USE PATTERNS:**

Apart from some small, paved areas, the site is currently unimproved. Campus development surrounds the subject property including dormitories, parking facilities, intramural fields and the Purdue West shopping center.

**TRAFFIC AND TRANSPORTATION:**

The *Thoroughfare Plan* classifies McCormick Road as an urban primary arterial. Third Street and McCutcheon Drive are classified as urban local roads. Any proposed driveway permits into the site will need to be reviewed and approved by the City Engineer.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities serve the site. Bufferyards are not required in the Discovery Park District Form-Based Overlay.

**STAFF COMMENTS:**

This site is partially 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 entire site is also located within the Discovery Park District Form-Based Overlay. This unique type of zoning has two measures of development control: The underlying zone controls permitted uses, while the architectural requirements found in the overlay control the “form” of the proposed built environment. With urban, residential densities in mind, the R4W multi-family residential zone is an ideal underlying zone since it has no residential density requirement. Once the proposed zone is adopted, the project can proceed through major-subdivision process (already initiated) and the administrative approval of the Overlay where the urban disposition of the project will be achieved.

Supported by the *Comprehensive Plan* and being the first project to develop under the new Form-Based Overlay zoning regulations, staff is in full support of the proposed change in zoning.

**STAFF RECOMMENDATION:**

Approval



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Area Plan Commission of Tippecanoe County, Indiana

March 17, 2022  
Ref. No.: 2022-047

West Lafayette Common Council  
222 N Chauncey Avenue,  
West Lafayette, Indiana 47906

**CERTIFICATION**

**RE: Z-2850 PURDUE RESEARCH FOUNDATION (CBW to R4W):**

Petitioner is requesting rezoning of 3.11 acres for a proposed multi-family subdivision (Discovery Park District Third and McCormick) with a single G-shaped building with 402 total units. The property is located on the southeast corner of McCormick Road and Third Street, in West Lafayette, Wabash 24 (NE) 23-5.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 16, 2022 the Area Plan Commission of Tippecanoe County voted 10 yes – 0 no on the motion to rezone the subject real estate from CBW 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 April 4, 2022 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle  
Executive Director

DH/jae

Enclosures: Staff Report & Ordinances

cc: Marianne Mitton Owen, Stuart & Branigin LLP