

ORDINANCE NO. 12-22
**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: **PDRS** 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 2 DAY OF May, 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 2 DAY OF May, 2022, HAVING BEEN PASSED BY A VOTE OF 8 IN FAVOR, 0 OPPOSED, 1 ABSTENTION, 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 3 DAY OF May, 2022.

Sana G. Booker
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 3 DAY OF MAY, 2022.

[Signature]
John R. Dennis, Mayor

Attest:

Sana G. Booker
Sana G. Booker, Clerk



Ordinance No. 12-22 Legal Description

Land Description

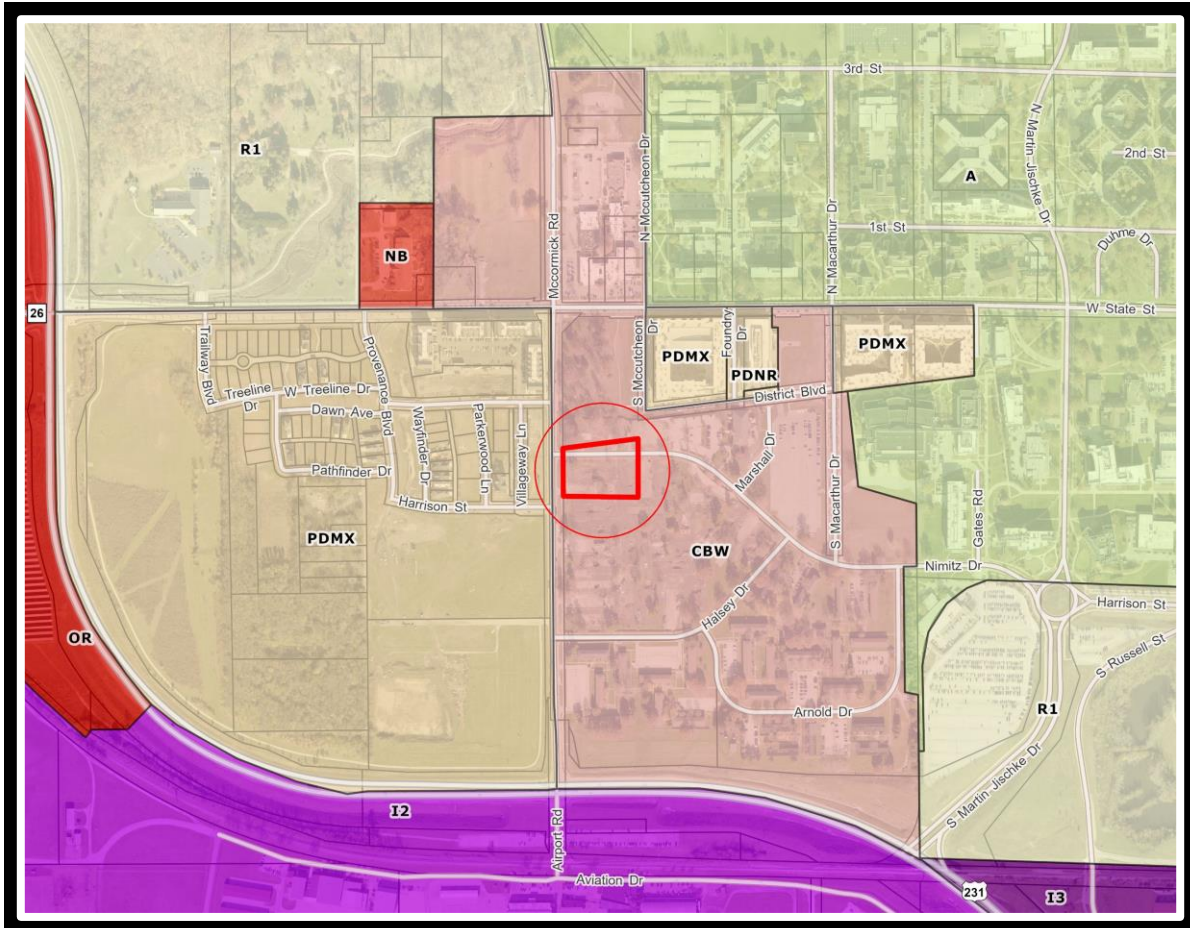
+/- 2.09 Acre Tract

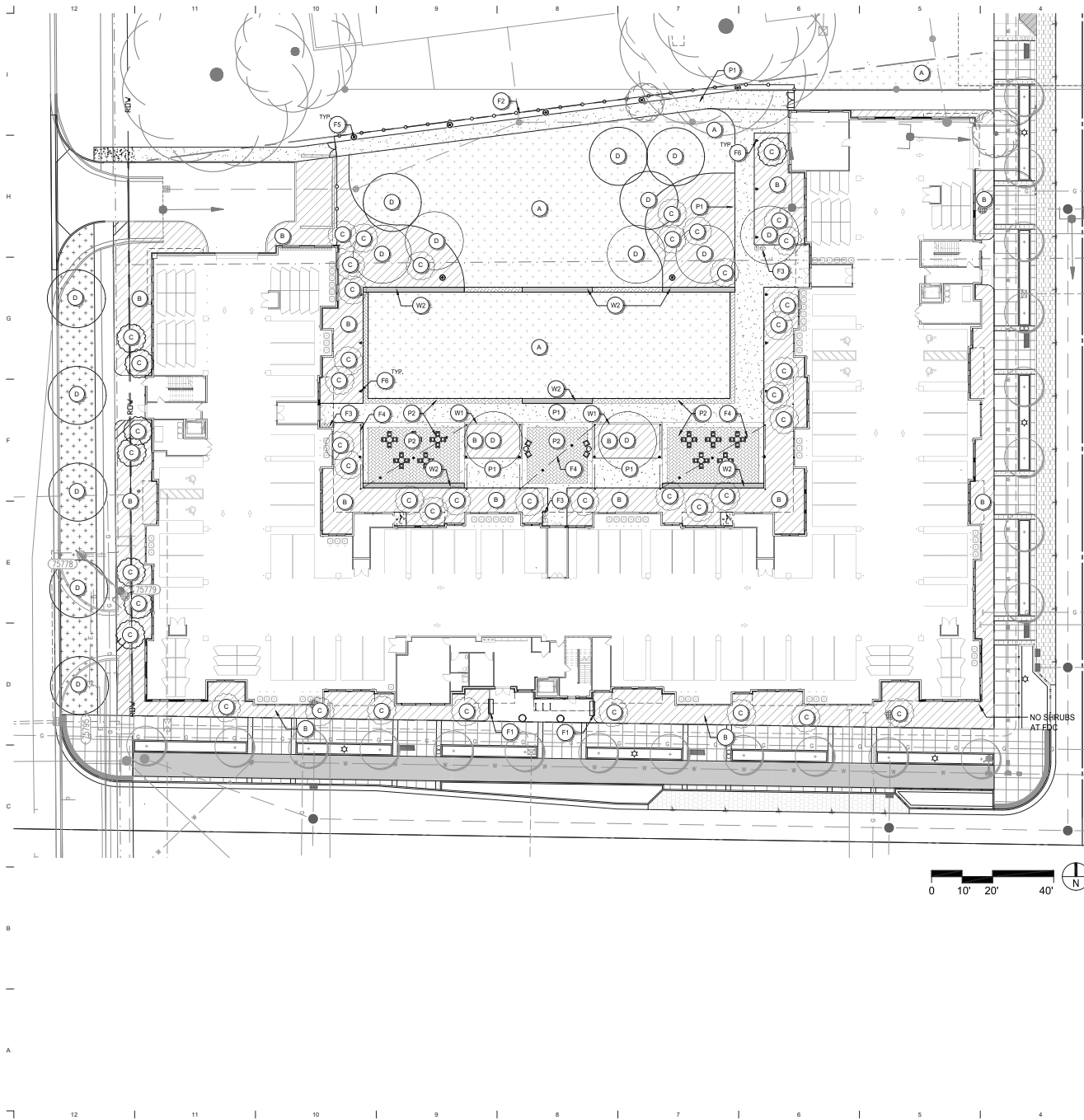
A part of the Southeast Quarter of Section 24, Township 23 North, Range 5 West in Wabash Township, Tippecanoe County, Indiana, being a part of the subject tract on a boundary survey prepared by The Schneider Corporation and recorded as Record No. 201717007325 in the Office of the Recorder of Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 35 minutes 07 seconds East (basis of bearing – said Record No. 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; thence South 00 degrees 00 minutes 00 seconds East a distance of 86.91 feet to the **Point of Beginning**; thence South 82 degrees 39 minutes 20 seconds West 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 South 00 degrees 25 minutes 23 seconds East along said East line a distance of 228.67 feet; thence South 89 degrees 06 minutes 45 seconds East a distance of 356.41 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 280.34 feet to the Point of Beginning. Containing 2.09 acres, more or less.

Z-2852
PURDUE RESEARCH FOUNDATION – Jeremy Slater
(Source at Discovery Park District PD)
(CBW to PDRS)

STAFF REPORT
April 14, 2022





MATERIALS LEGEND

PAVEMENTS

- P1** CONCRETE PAVEMENT - PEDESTRIAN
- P2** UNIT PAVERS TYP.

WALLS AND CURBS

- W1** PRECAST PLANTER CURB
- W2** PRECAST SEAT WALL

SITE FURNISHINGS

- F1** BENCH
- F2** FENCE WITH GATE
- F3** LITTER AND RECYCLING BINS
- F4** OVERHEAD LIGHTING
- F5** WALK LIGHTING
- F6** BOLLARD LIGHTING

PLANTING

- A** LAWN
- B** SHRUBS AND PERENNIALS
- C** ORNAMENTAL TREE
- D** SHADE TREE

CONCEPTUAL PLANT SCHEDULE

Botanical Name	Common Name
Shade Trees	
Liriodendron tulipifera	Tulip Tree
Platanus x acerifolia	London Planetree
Quercus coccoinea	Scarlet Oak
Ornamental Trees	
AMELANCHIER LAEVIS	Allegheny Serviceberry
Cercis canadensis	Eastern Redbud
Cornus florida	Flowering Dogwood
Shrubs	
Fothergilla gardenii 'M Arv'	Witchhazel
Hydrangea quercifolia	Oakleaf Hydrangea
Ilex verticillata	Winterberry
Ilex virginica	Virginia Sweetgum
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
Perennials	
Achillea	Yarrow
Asiantum pedatum	Northern Maidenhair Fern
Echinacea purpurea	Purple coneflower
Hostera	Conit Bells
Hosta	Hosta
Mateuccia struthiopteris	Deitch Fern
Panicum virgatum	Switchgrass
Salvia nemerosa	Woodland Sage
Sporobolus heterolepis	Prairie Dropseed

MKSK

LANDSCAPE ARCHITECTURE + URBAN PLANNING
 808 COLUMBIA STREET
 LAFAYETTE, INDIANA 47901
 765.250.9209 MKSKSTUDIOS.COM

client / owner
 PURDUE RESEARCH FOUNDATION
 project name
 SOURCE AT DISCOVERY
 PARK DISTRICT
 project address
 HARRISON ROAD AND AIRPORT ROAD

CIVIL ENGINEER
 Schneider Geomatics
 1300 WIN HENTSCHEL BLVD
 SUITE 300
 WEST LAFAYETTE, IN 47906
 P 765.468.0851
 ARCHITECT
 Spalding Design Group
 186 LINCOLN WAY EAST
 MISHAWAKA, IN 46544
 P 317.255.5023
 ELECTRICAL ENGINEER
 Applied Engineering
 5015 CASTLE CREEK PARKWAY N DRIVE
 SUITE 300
 INDIANAPOLIS IN 46250
 P 317.810.4141

CHECK SET
 Not For Construction

revision	date	issued
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		

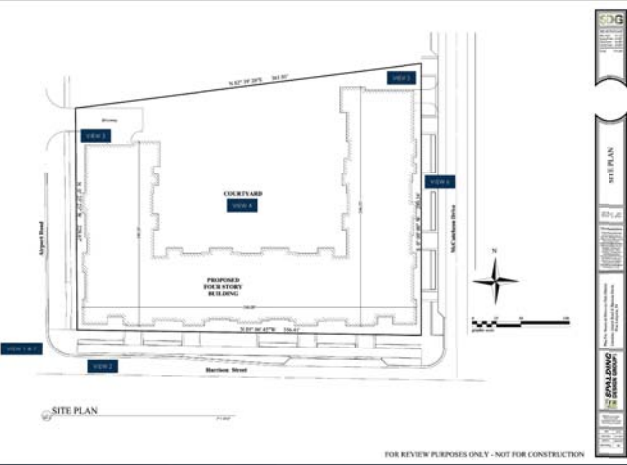
issue date
 03.30.2022
 project number
 H22003

sheet name
LANDSCAPE PLAN

sheet number
L110

W:\Projects\2022\2022-Source-Construction\BIM_CAD_CADD\2022-Source-Construction.dwg
 Plotting Date: 03/30/2022 10:05am
 User: mksk

Plot Date: Mar 30, 2022 Plot Time: 9:59pm File Name: T:\134\1344\00\Prelim\1344-P107.dwg, Layout: P107 By: lbrum



SPALDING DESIGN GROUP



REVISIONS:

FOR REVIEW & COMMENT

DATE:

SCHNEIDER GEOMATICS (2021)



WEST LAFAYETTE OFFICE
1330 WIN. HENTSCHEL BLVD.
SUITE 200
WEST LAFAYETTE, IN 47906
TELEPHONE: 765.448.6661
WWW.SCHNEIDERGEOMATICS.COM

**SOURCE AT DISCOVERY PARK
DISTRICT PLANNED DEVELOPMENT**

HARRISON ROAD AND AIRPORT ROAD

PURDUE RESEARCH FOUNDATION
1581 WIN. HENTSCHEL BOULEVARD, SUITE 5500, WEST LAFAYETTE, IN

DATE: 03/30/2022 PROJECT NO: 1344

DRAWN BY: CHECKED BY:

RENDERINGS

DRAWING FILE: T:\134\1344\00\PRELIM\1344-P107.dwg

NOTES:

SHEET NO:
P107

Z-2852

**PURDUE RESEARCH FOUNDATION -
SOURCE AT DISCOVERY PARK DISTRICT PLANNED DEVELOPMENT
CBW to PDRS**

**Staff Report
April 14, 2022**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Marianne Mitten Owen, is requesting rezoning of approximately 2.08 acres for a proposed single-lot, residential condominium planned development. The proposed four-story building would contain a maximum of 57 residential condominium units with a 70-space, ground-floor parking garage. The property is located on the south half of the block bounded by Airport Road, State Street, soon-to-be-extended McCutcheon Drive, and soon-to-be-realigned Harrison Street in West Lafayette, Wabash 24 (SE) 23-5. By ordinance, condominiums may only be approved utilizing Planned Development zoning.

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 of a neighborhood-wide rezone. A Form-Based Overlay was adopted for Discovery Park District at the same time. CBW zoning, Agricultural zoning, are found nearest to the subject property. The Provenance Planned Development (not part of Discovery Park District) is located directly west of the subject property across Airport Road. A rezone to R4W on a site in the Discovery Park District (located at 3rd Street and McCutcheon Drive) was recently approved, paving the way for that site to develop under the regulations of the Form-Based Overlay.

AREA LAND USE PATTERNS:

The rezone site area currently contains a section of Nimitz Drive, a small portion of Squirrel Park, and some Purdue Village campus dormitory buildings. Discovery Park District is steadily transforming itself into a more urban, near-campus neighborhood designed to house a variety of residential, non-residential, and mixed-use environments.

PARKING AND TRANSPORTATION:

Airport Road is classified as an urban secondary arterial according to the *Thoroughfare Plan* and the required right-of-way is already in place. A new street-grid system has already been started in the Discovery Park District utilizing Planned Development and Subdivision regulations. The subject property of this petition is located in an area with a previously approved major subdivision that calls for the relocation of Nimitz Drive to the south and the extension of McCutcheon Drive south from District Boulevard to the relocated Nimitz Drive (likely to be reclassified as Harrison Street).

The proposed planned development would then be bounded by Airport Road to the west, relocated Nimitz Drive (Harrison Street) to the south, extended McCutcheon Drive to the east, and Squirrel Park to the north. Parking for the planned development is located on the ground floor with access from both Airport Road and McCutcheon Drive. Public on-street parking will be constructed along the newly constructed streets.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to be extended to the site and will be installed as the new roads are extended/relocated to form this project's block. Temporary utility extensions (particularly for water) may be needed for fire protection during construction of the planned development.

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 Source Condominiums Planned Development fits perfectly into the "diverse mix" called for in the *Plan*. With its urban, pedestrian orientation, generous private open space amenity, and ideal location so close to campus, this planned development (like nearby Provenance) affords a potential home-buyer an opportunity to purchase a uniquely-situated piece of property. Staff supports this expansion of home-ownership opportunities in Discovery Park District and the further development of this emerging near-campus neighborhood.

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. Appropriate surety submitted with Final Detailed Plans;
4. 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;
5. An application for addressing of the units shall be made to APC prior to the submission of the Final Detailed Plans as required;
6. The covenants must be in a recordable format including a "prepared by" statement, notarized signatures and a redaction statement;

7. Proof that the Articles of Incorporation for “The Source Condominiums” are filed and approved by the Indiana Secretary of State.
8. FAA Determination shall be submitted with the Final Detailed Plans;
9. A final MOT plan, subject to the approval of the Administrative Officer, shall be submitted with the Final Detailed Plans;
10. Completion of all required right-of-way vacations/dedications;
11. In order to better facilitate the installation of the infrastructure associated with this planned development should the option be needed, the initial Final Detailed Plan submission may separate the Final Plat from the Construction Plans so that infrastructure installation, clearing and grading may commence upon approval and recordation of the Construction Plans. If this option is utilized and when the developer is ready to construct the building, the Final Plat may be submitted afterwards for approval per UZO Appendix B-3 (as applicable) and shall include all required right-of-way vacations/dedications. Upon approval and recordation of the Final Plat, assuming any required bonding is in place, the developer may seek improvement location permits for building construction.



Area Plan Commission of Tippecanoe County, Indiana

April 21, 2022
Ref. No.: 2022-071

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

CERTIFICATION

RE: Z-2852 PURDUE RESEARCH FOUNDATION – Jeremy Slater (Source at Discovery Park District PD) (CBW to PDRS):

Petitioner is requesting rezoning of approximately 2.08 acres for a proposed single-lot, residential condominium planned development. The proposed four-story building would contain a maximum of 57 residential condominium units with a 70-space, ground-floor parking garage. The property is located on the south half of the block bounded by Airport Road, State Street, soon-to-be-extended McCutcheon Drive, and soon-to-be-realigned Harrison Street 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 April 20, 2022 the Area Plan Commission of Tippecanoe County voted 15 yes – 0 no on the motion to rezone the subject real estate from CBW to PDRS. 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 May 02, 2022 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

DH/jae

Enclosures: Staff Report & Ordinances

