

RESOLUTION NO. 2016-03

**RESOLUTION OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY
DETERMINING THAT A RESOLUTION AND MODIFIED ECONOMIC
DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE CITY OF WEST
LAFAYETTE REDEVELOPMENT COMMISSION CONFORM TO THE PLAN OF
DEVELOPMENT FOR TIPPECANOE COUNTY AND APPROVING THE
RESOLUTION AND PLAN**

WHEREAS, the Area Plan Commission of Tippecanoe County (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for Tippecanoe County, Indiana and the City of West Lafayette (the “City”); and

WHEREAS, the City of West Lafayette Redevelopment Commission (the “Redevelopment Commission”) has, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted its Declaratory Resolution RC 2016-9 on April 20, 2016 (the “Declaratory Resolution”), modifying the area known as the “West Lafayette 231 Purdue Economic Development Area” (the “231 Purdue Economic Development Area”), specifically by expanding the 231 Purdue Economic Development Area to include the area depicted in Exhibit A attached to the Declaratory Resolution; and

WHEREAS, the Declaratory Resolution modified the 231 Purdue Economic Development Plan for the 231 Purdue Economic Development Area (the “Plan”); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Plan are attached hereto and made a part hereof; and

WHEREAS, in determining the location and extent of the Economic Development Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY THAT:

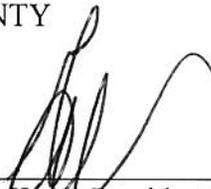
1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan for the Economic Development Area conform to the plan of development for the City.
2. The Declaratory Resolution and the Plan for the Economic Development Area are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan for the Economic Development Area pursuant to Section 16 of the Act.

4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Plan for the Economic Development Area with the minutes of this meeting.

SO RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY
this 20th day of April, 2016.

AREA PLAN COMMISSION OF TIPPECANOE
COUNTY



Gerry Keen, President

ATTEST:



Sallie Dell Fahey, Secretary

**RESOLUTION 2016-03 AMENDMENT TO THE WEST LAFAYETTE 231 PURDUE
ECONOMIC DEVELOPMENT AREA AND PLAN**

**STAFF REPORT
APRIL 14, 2016**

Resolution 2016-03

Amendment to the West Lafayette 231 Purdue Economic Development Area and Plan

Staff Report
April 14, 2016

On April 20, 2016, the West Lafayette Redevelopment Commission is expected to adopt Resolution No. RC 2016-9 to add two additional properties to the West Lafayette 231 Purdue Economic Development Area.

An amendment to the economic development area was prepared by the Redevelopment Commission and attached to and incorporated by reference in its resolution. The Redevelopment Commission submitted the resolution, legal descriptions and maps to the Area Plan Commission as required. The plan commission is now being asked to determine whether the resolution and expanded area conform to **The Comprehensive Plan for Tippecanoe County**. The Area Plan Commission must issue its written order (Resolution 2016-03) approving or disapproving the Redevelopment Commission's resolution and plan amendment. The Redevelopment Commission may not proceed with the plan until the approving order of the Area Plan Commission is issued and approved by the Common Council of the City of West Lafayette.

PROJECT DESCRIPTION

The plan amendment adds two additional properties as follows:

1. A 5-acre tract at the northwest corner of US231 and State Street/SR26. The tract will be divided from the rest of the parcel owned by the Trustees of Purdue University.
2. The 9.98 acre shopping center known as Purdue West bounded by State Street, McCormick Road, 3rd Street and McCutcheon Drive.

These properties will be added to the EDA and its Allocation Area (see map); no additional economic development plan projects are being requested.

COMPLIANCE WITH THE COMPREHENSIVE PLAN FOR TIPPECANOE COUNTY

Both sites are located outside the urban portion of the **Land Use Plan** and within the area analyzed by the decision-making matrix of the **Phased Land Use Plan** adopted in 1981. The plan recommends a commercial future for the Purdue West shopping center primarily because of its existing use and urban infrastructure. The 5 acres at the northwest corner of US 231 and SR26 were assigned an open space future because sanitary sewer was not available to serve the site. Sanitary sewer is a prerequisite for land to have a development future beyond agriculture or open space. The appropriate infrastructure has recently been extended farther west and storm water improvements are being reconstructed. Re-applying the decision-making matrix to the site with these changed factors, makes the site ripe for development. Additionally, now that the land is in the City of West Lafayette and sewer concerns have largely been solved, APC and city staff will begin to reassess the land use future for the area. Staff expects that the city council will soon adopt a resolution asking that APC, through its staff, develop a land use plan amendment for the US 231 corridor from South River Road north to US 52.

In 2005, the **Transportation Plan for 2025** was amended for the Purdue University area and included all elements of the perimeter parkway and its associated improvements. The

Transportation Plan for 2040: Completing Our Streets, adopted in 2012, also includes those elements and continues to support the concepts of that original plan amendment. These concepts are based on the changing landscape of the campus, and mobility and safety needs of pedestrians, bicyclists, public transit and motorists. The projects included in the economic development area mirrors goals found in the adopted transportation plan to improve user safety and add needed infrastructure in compliance with the Complete Streets Policy.

Staff is satisfied that the Declaratory Resolution and Amended Economic Development Plan for the additional land area conform to the adopted ***Comprehensive Plan for Tippecanoe County***.

STAFF RECOMMENDATION

Approval

231 PURDUE REVISED TIF DISTRICT

