

ORDINANCE NO. 41-15

**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: R2
TO: OR

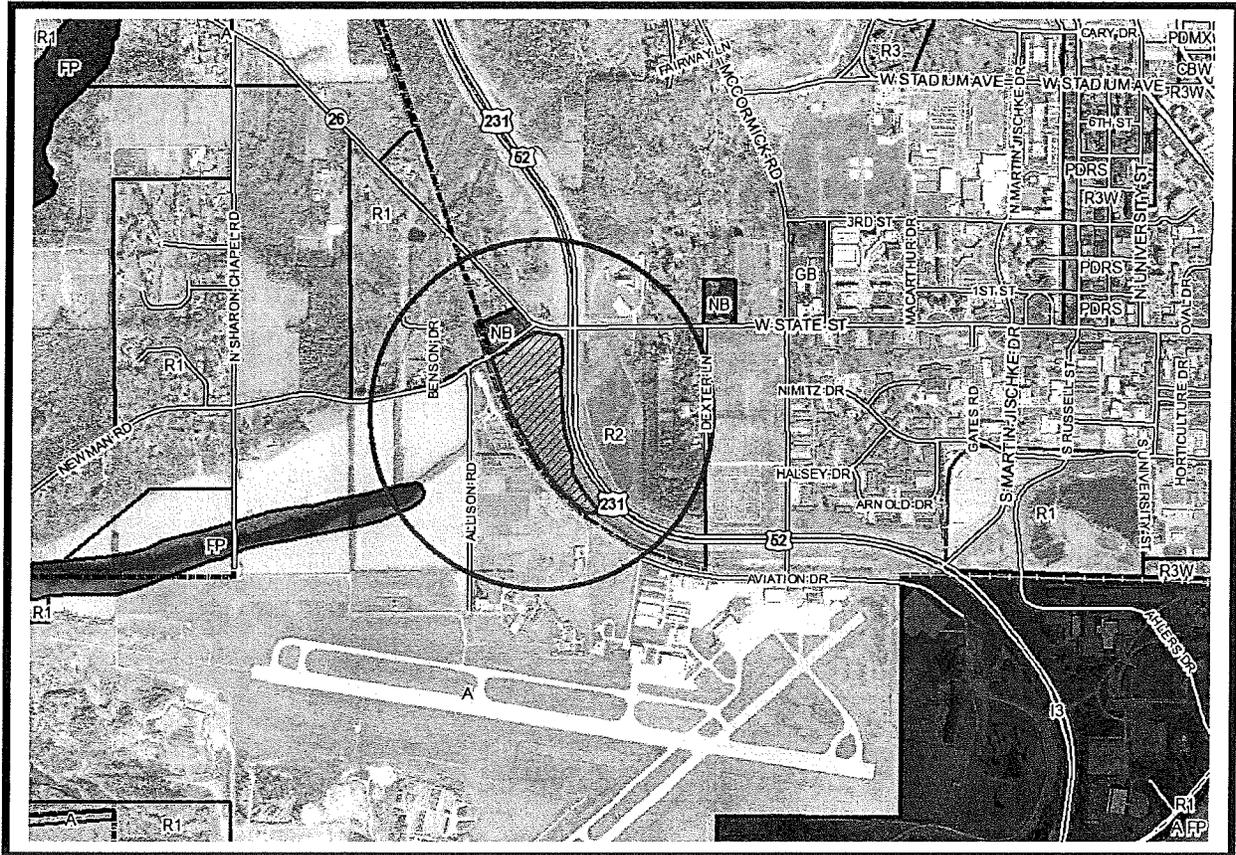
Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

PRF Aerospace Description for Rezoning

Part of the Southwest Quarter of Section 24, Township 23 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the land described in Warranty Deed to Purdue Research Foundation as recorded in Deed Record 80, page 304 in the Office of the Recorder of Tippecanoe County lying west of the western Right-of-Way line of U.S. 231 Project NH-081-6(019) as described in Warranty Deed to the State of Indiana as recorded in Instrument Number 201010006956 in said county recorder's office, more particularly described as follows: Commencing at the southeast corner of said Southwest Quarter; thence North 0 degrees 31 minutes 42 seconds West, a distance of 85.78 feet along the east line of said Southwest Quarter to the northern line of the K.B. & S. Railroad (formerly known as the Norfolk and Western Railroad and the Lafayette, Muncie and Bloomington Railroad); thence Northwesterly along said northern line, a distance of 33.39 feet along an arc to the right and having a radius of 2814.93 feet and subtended by a long chord having a bearing of North 81 degrees 47 minutes 57 seconds West and a length of 33.39 feet; thence North 0 degrees 31 minutes 42 seconds West, a distance of 77.47 feet to the aforesaid western Right-of-Way line of U.S. 231; thence Northwesterly along said Right-of-Way line, a distance of 1246.54 feet along an arc to the right and having a radius of 1673.23 feet and subtended by a long chord having a bearing of North 67 degrees 39 minutes 12 seconds West and a length of 1220.71 feet to the south line of the aforesaid Purdue Research Foundation lands and the **Point of Beginning** of this description; thence continuing along said Right-of-Way line the following twelve (12) courses: (1) Northwesterly, a distance of 532.90 feet along an arc to the right and having a radius of 1673.23 feet and subtended by a long chord having a bearing of North 58 degrees 31 minutes 46 seconds West and a length of 530.65 feet; (2) North 6 degrees 34 minutes 29 seconds West, a distance of 226.62 feet; (3) Northwesterly, a distance of 560.88 feet along an arc to the right and having a radius of 1604.33 feet and subtended by a long chord having a bearing of North 10 degrees 26 minutes 28 seconds West and a length of 558.03 feet; (4) North 0 degrees 25 minutes 32 seconds West, a distance of 232.71 feet; (5) North 11 degrees 44 minutes 08 seconds West, a distance of 100.37 feet; (6) North 14 degrees 30 minutes 21 seconds East, a distance of 101.86 feet; (7) North 0 degrees 25 minutes 32 seconds West, a distance of 246.06 feet; (8) North 54 degrees 26 minutes 43 seconds West, a distance of 72.98 feet; (9) North 81 degrees 40 minutes 22 seconds West, a distance of 260.78 feet; (10) South 57 degrees 20 minutes 41 seconds West, a distance of 400.36 feet; (11) South 66 degrees 53 minutes 12 seconds West, a distance of 84.35 feet; (12) South 53 degrees 23 minutes 25 seconds West, a distance of 63.32 feet to the eastern line of said K.B. & S. Railroad; thence South 18 degrees 40 minutes 23 seconds East along said eastern line, a distance of 343.19 feet; thence Southeasterly continuing along said eastern line, a distance of 1677.71 feet along an arc to the left and having a radius of 2813.17 feet and subtended by a long chord having a bearing of South 35 degrees 45 minutes 29 seconds East and a length of 1652.96 feet to the southeast corner of the aforesaid Purdue Research Foundation lands; thence North 89 degrees 46 minutes 55 seconds East along the south line thereof, a distance of 152.97 feet to the Point of Beginning. Containing 21.37 acres, more or less.

Z-2631
PURDUE RESEARCH FOUNDATION
(R2 to OR)

STAFF REPORT
October 15, 2015



Z-2631
PURDUE RESEARCH FOUNDATION
R2 TO OR

Staff Report
October 15, 2015

REQUEST MADE, PROPOSED USE, LOCATION:

Owner/Petitioner (Purdue Research Foundation), represented by Jim Pence of Schneider Corp., is requesting rezoning of 21.37 acres from R2 to OR for a proposed Purdue Technology Center – Aerospace District facility. The property is located at the southwest corner of W. State Street and US 231 in West Lafayette, Wabash 23 (SW) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property has been zoned R2 for many years and zoning in the vicinity has changed very little over time. The most recent rezone petition (also by Purdue Research Foundation) was in late 2014 (Z-2598) which brought NB zoning to a property on State Street for a Purdue University employee daycare facility. R2 zoning lies to the east, across US 231, while Agricultural zoning is found to the south and north. A small area to the northwest, across Newman Road is zoned NB with R1 zoning just beyond to the north and west.

AREA LAND USE PATTERNS:

The property is currently undeveloped as is land to the east. The Purdue University Airport is found south of the property while a scattering of single family residential uses are found to the northwest. Property to the west, across the railroad tracks is also undeveloped or in agricultural production.

TRAFFIC AND TRANSPORTATION:

The property has frontage along US 231, though no direct access. Access to the site remains off of State Street, a primary arterial according to the *Thoroughfare Plan*. Commercial driveway entrance permits into the site from State Street are granted by the City of West Lafayette Engineering Department.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

According to Section 2-14 of the UZO, the intent of the Office/Research Zone is:

“...to provide areas along interstate highways and other arterials for non-retail commercial and limited industrial activity, all conducted entirely indoors.”

Adjacent to the Purdue Airport, the subject property is a challenging sell for residential development as evidenced by its current undeveloped state. This location, however, is ideally suited for the proposed use connected with this rezone petition. An aerospace technology research facility at this location is not only an appropriate use for the property but it is in keeping with staff's overall land use plan for the US-231 corridor (from the Purdue Airport area north to Sagamore Parkway) as conceived during the many staff discussions leading up to the publication of the US 52 Corridor Study nearly six years ago.

This land use strategy strives to prevent US 231 from devolving into a commercial strip corridor by holding non-residential uses to three major intersection nodes: State Street, Cumberland Avenue, Sagamore Parkway and their immediate vicinities. In doing this, the large gap primarily between the Cumberland and State Street intersections remains available to develop residentially, with mixes of residential densities being appropriate at the Lindberg Road intersection and those areas closer to the non-residential nodes. The resulting land use pattern leaves a large section of US 231 in a true parkway state with the trail system, roadside landscaping and preserved natural areas being the primary focus.

This rezone petition is in keeping with staff's plan for US 231 and has our full support.

STAFF RECOMMENDATION:

Approval

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

October 22, 2015
Ref. No.: 15-247

West Lafayette Common Council
609 West Navajo
West Lafayette, IN 47906

CERTIFICATION

RE: **Z-2631--PURDUE RESEARCH FOUNDATION (R2 to OR):**
Petitioner is requesting rezoning of 21.37 acres located at the southwest corner of W. State Street and US 231 in West Lafayette, Wabash 23 (SW) 23-5.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on October 21, 2015 the Area Plan Commission of Tippecanoe County voted 13 yes - 0 no on the motion to rezone the subject real estate from R2 to OR. 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 November 9, 2015 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,


Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Greg Napier, PRF
The Schneider Corporation
Gary Bowser, INDOT
Dave Buck, West Lafayette Engineer