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Planning for Tippecanoe County, Lafayette, West Lafayette
Battle Ground, Clarks Hill, and Dayton

David Hittle, AICP, Executive Director

Area Plan Commission of Tippecanoe County, Indiana

February 21, 2023
Ref. No.: 2023-033

Tippecanoe County Commissioners
20 North 3rd Street
Lafayette, Indiana 47901

CERTIFICATION

RE: COMPREHENSIVE PLAN AMENDMENT

THOROUGHFARE PLAN RESOLUTION 23-02:
This amendment to the *Comprehensive Plan* would make an addition to the adopted *Thoroughfare Plan* by establishing a future non-residential collector, parallel and to the east of Concord Road between Veterans Memorial Parkway and CR 600 S.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on February 15, 2023, the Area Plan Commission, by a vote of 14 Yes – 0 No, approved Resolution #23-02 as an amendment to the *Comprehensive Plan of Tippecanoe County*, and thus recommended it for approval by the Tippecanoe County Commissioners.

For the Commissioners to adopt this *Comprehensive Plan* amendment, they will need to pass the enclosed Resolution and return it to me. At that time, I will file the signed Resolution and the revised *Thoroughfare Plan* with the County Recorder as per statute.

If there are questions concerning the above, please contact me.

Sincerely,

David Hittle
Executive Director

DH/kl

Enclosure: Staff Report, Resolution #23-02

CC: Eric Burns, Withered Burns, LLP

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TIPPECANOE COUNTY BOARD OF COMMISSIONERS

RESOLUTION 2023-04-CM

A RESOLUTION TO AMEND THE THOROUGHFARE PLAN, VOLUME 4 OF THE COMPREHENSIVE PLAN FOR TIPPECANOE COUNTY

WHEREAS, the Area Plan Commission of Tippecanoe County adopted Resolution 23-03 on February 15, 2023, declaring the Southside Collector between Veteran's Memorial Parkway and CR 600S to be a non-residential urban collector; and

WHEREAS, the Area Plan Commission recommended this amendment to the Thoroughfare Plan, Volume 4 of the Comprehensive Plan for Tippecanoe County, to the Board of Commissioners of Tippecanoe County; and

WHEREAS, the Board of Commissioners hereby adopts the findings of the Area Plan Commission as set forth in its Resolution 23-03, approving the amendment to the Thoroughfare Plan, for the reasons articulated by the Area Plan Staff Report dated February 1, 2023;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE, THAT:

This amendment to the Thoroughfare Plan Element of the Comprehensive Plan for Tippecanoe County, is hereby adopted as set forth in Resolution 23-20 of the Area Plan Commission of Tippecanoe County, attached as Exhibit A hereto.

The resolution shall be in full force and effect from and after its passage.

ADOPTED AND PASSED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE, STATE OF INDIANA, THIS 10th DAY OF March, 2023.

BOARD OF COMMISSIONERS
THE COUNTY OF TIPPECANOE

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

ATTEST:

Jennifer Weston, Auditor of
Tippecanoe County

EXHIBIT A

Resolution 23-03

DECLARING THE SOUTHSIDE COLLECTOR BETWEEN VETERANS MEMORIAL PARKWAY AND CR 600S TO BE A NON-RESIDENTIAL URBAN COLLECTOR.

WHEREAS, the southside collector would function as a non-residential urban collector and provide connections between four county roads (Veterans Memorial Parkway, CR 450S, CR 500S and CR 600S) and provide access to potential commercial, industrial and residential development between Veterans Memorial Parkway and CR 600S, and

WHEREAS, a connection street from Veterans Memorial Parkway and CR 600S would function as a non-residential urban collector and provide parallel access to Concord Road and CR 450E, and

WHEREAS, no publicly owned and maintained street is currently proposed to adequately serve north/south traffic movement within the block bounded by Veterans Memorial Parkway, Concord Road, CR 600S and CR 450E, and

WHEREAS, a non-residential urban collector status for the proposed road would provide adequate right-of-way widths for the safe and efficient movement of both motorized and non-motorized traffic in future developments, and

WHEREAS, one of the sidewalks along the collector would be constructed as a trail. This would provide greater safety for children walking to Woodland Elementary School, and

WHEREAS, the proposed non-residential urban collector is not currently shown in the Adopted Throughfare Plan, and

WHEREAS, the Technical Transportation Committee reviewed the request at its December 21, 2022, meeting and recommended its inclusion in the 2050 Metropolitan Transportation Plan and Adopted Thoroughfare Plan, and

WHEREAS, the Policy Board reviewed the request at its January 12, 2023, meeting and officially added the proposed non-residential collector to the 2050 Metropolitan Transportation Plan and Thoroughfare Plan, and

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, acting under the authority granted by the Unified Subdivision Ordinance of Tippecanoe County Section 5.2 (2) (a), does hereby declare and classify the Southside Collector to be a Non-Residential Urban Collector in the approximate location shown on the attached map.

ADOPTED on Thursday the 15th of February, 2023.

Gary Schroeder, Vice President

David Hittle, Secretary

Resolution 23-02
Declaring a New North South Road as a Non-Residential Urban Collector
Thoroughfare Plan Amendment
February 1, 2023

February 1, 2023

BACKGROUND AND REQUEST

The *2050 Metropolitan Transportation Plan*, 2050 MTP, identifies future residential and employment growth; this includes locating where that growth will occur as well as its intensity. One growth area is located south of Lafayette and includes Benjamin Crossing, Avalon Bluff, Roberts Ridge, and Concord Ridge subdivisions. Within this area, two new subdivisions, Concord Crossing South and Concord Crossing North, are being developed. One is under construction and the other is in the subdivision process. Together the developments will contain approximately 1,000 new residential units.

The 2050 MTP forecasts residential and employment growth in this area. In 2018, there were 1,634 homes and 5,396 persons living in this area (tract 107). It's projected to grow to 4,836 homes and 10,588 persons by 2050. For employment, there were 1,775 jobs located in this area and it is forecasted to grow to 5,775 jobs by 2050.

The growth in this area is occurring sooner than anticipated. The new developments along Concord Road account for approximately two thirds of the projected residential growth. In anticipation of additional development in this area, the County Surveyor's office completed a drainage study of the Dismal Creek, and the city is working on the expansion of additional sewer lines to serve this area.

Looking at the attached figure, the area most likely to be developed first is bounded by Veterans Memorial Parkway, CR 450E, CR 600S and Concord Road/CR 250E. Within it are two east west roads: CR 450S and CR 500S. They are a half mile apart and one mile separates CR 450S and Veterans Memorial Parkway. There are no north-south roads. It is approximately two miles between Concord Road and CR 450E.

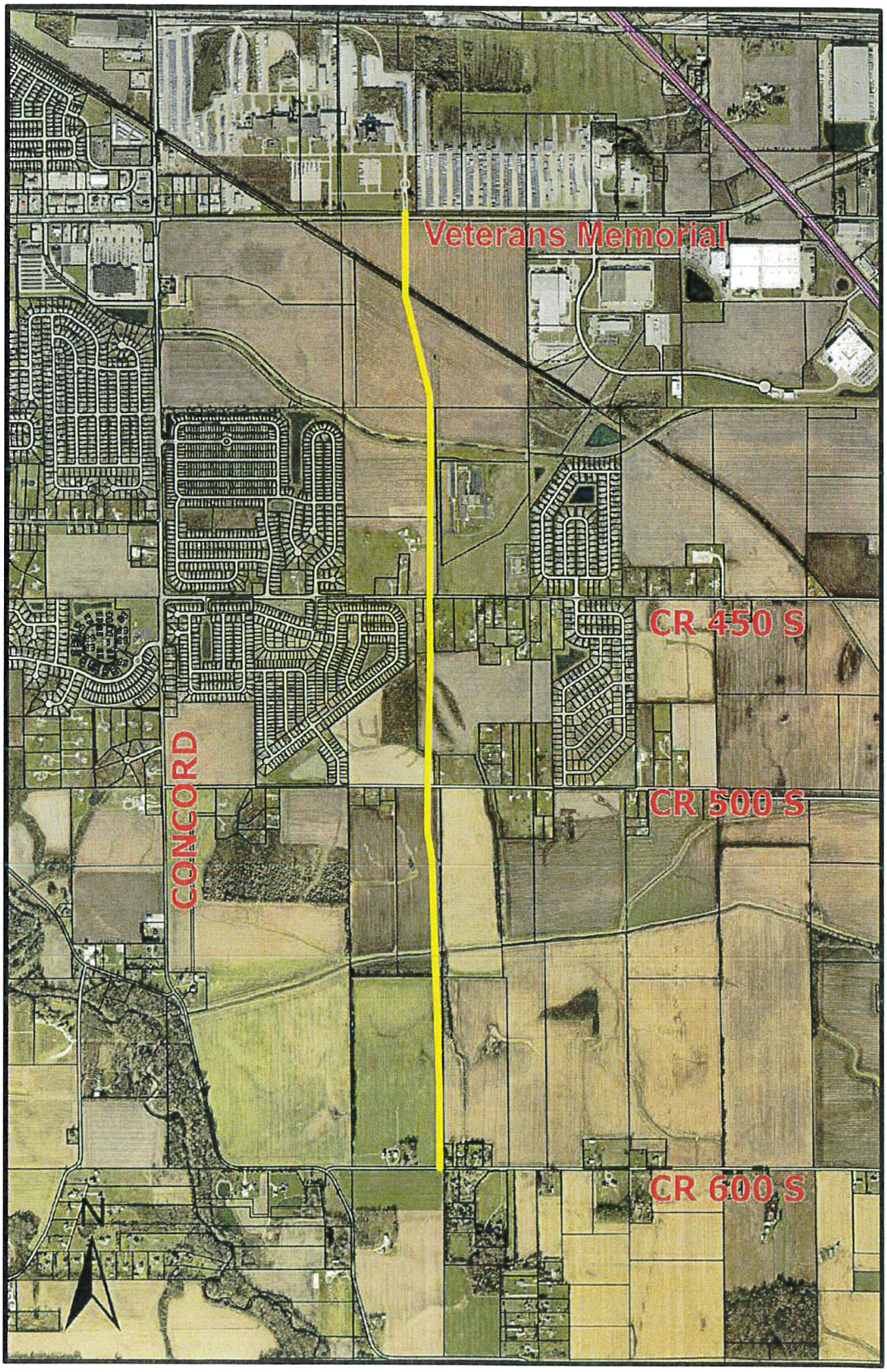
Based on projected growth and the proposed developments, staff recognizes the need for a new thoroughfare to move traffic north and south from Veterans Memorial Parkway to CR 600S. The attached figure shows a proposed location.

The northern termini would be at the existing traffic signal at the Wabash (formerly Wabash National) entrance. Proceeding southward, it follows property lines where appropriate and uses the driveway to Woodland Elementary School. Using the existing driveway would give surrounding neighborhoods a connection to the school.

It should be noted that there is limited driveway access along Veterans Memorial Parkway and currently there is no access to the south at the signalized intersection. The access point from a nearby existing curb cut will need to be moved to this intersection. Developing this intersection will provide safer access to Veterans Memorial Parkway.

The proposed non-residential collector, being called at this time the southside collector, was not identified in the 2050 MTP or *Thoroughfare Plan*. The Metropolitan Planning Organization's Technical Transportation Committee reviewed the request and recommended its incorporation into both plans. The Policy Board officially added it to both plans through Resolution T-23-03. The recommendation and adoption also included the new collector having a trail. This provides greater safety for children walking to Woodland Elementary School.

This request is to add the proposed non-residential collector to the *Thoroughfare Plan* as an amendment to the County's *Comprehensive Plan*. Being incorporated into the *Comprehensive Plan*, any future growth in the vicinity must account for it per the Unified Subdivision Ordinance.

RECOMMENDATION:
Staff recommends adopting Resolution 23-02, establishing the southside collector as a non-residential urban collector with a trail.

Location of Proposed Non-Residential Collector