

ORDINANCE NO. 10-20

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:

Lot numbered nineteen (19) in Wiggins Addition to the City of West Lafayette, Indiana. Located in Wabash Township/ Tippecanoe County. Indiana.

Section 2: Said real estate is hereby rezoned as follows:

FROM: **PDRS** 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 3 DAY OF August, 2020.

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 3 DAY OF August, 2020, HAVING BEEN PASSED BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Blanco	✓			
Bunder	✓			
DeBoer	✓			
Kang	✓			
Leverenz	✓			
Parker	✓			
Sanders	✓			
Thomas	✓			
Wang	✓			


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 4 DAY OF August, 2020.

Sana G. Booker
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 4 DAY OF August, 2020.

John R. Dennis
John R. Dennis, Mayor

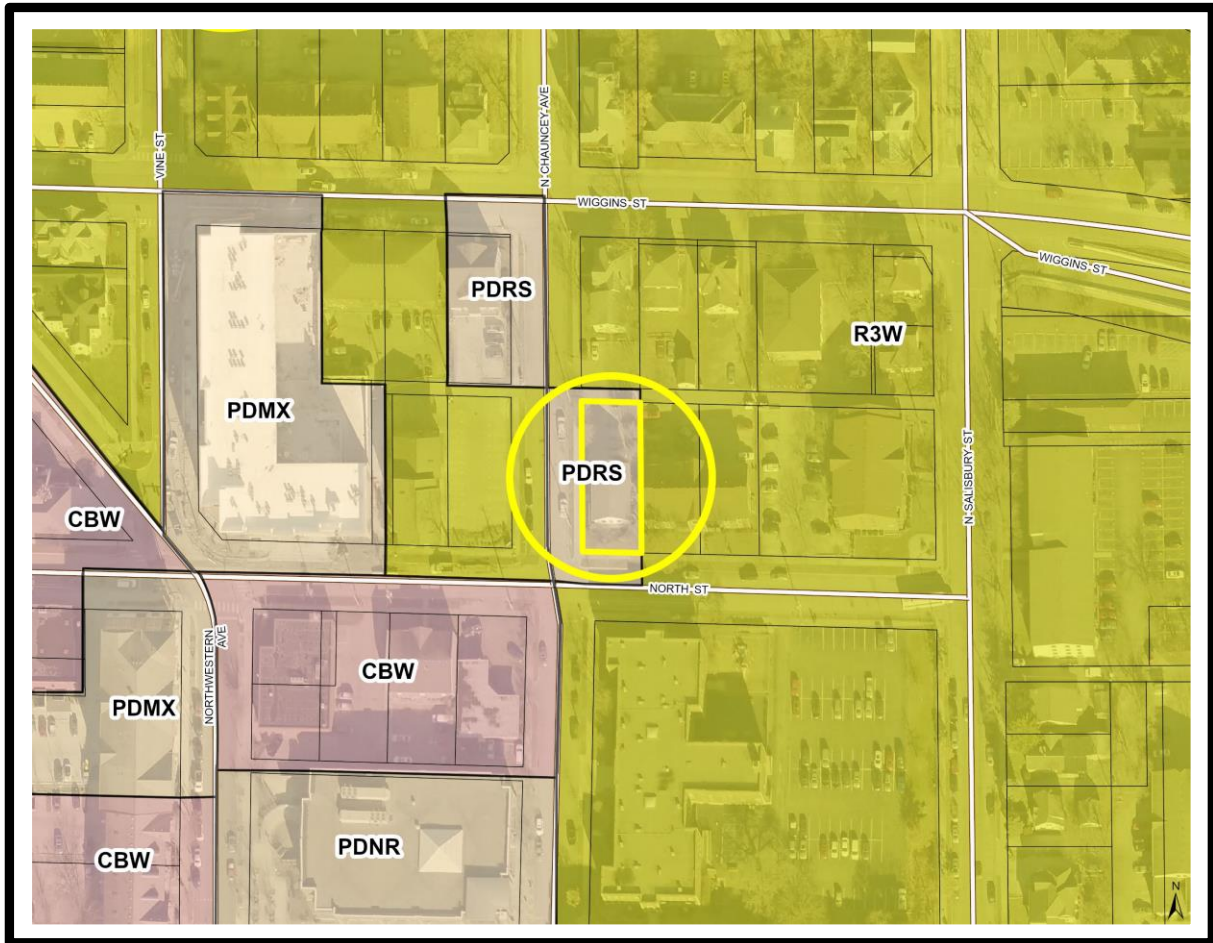
Attest:

Sana G. Booker
Sana G. Booker, Clerk



Z-2797
RESONS, LLC
(PDRS to R4W)

STAFF REPORT
July 9, 2020



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Chris Shelmon, is requesting rezoning of a lot located at the northeast corner of Chauncey Avenue and North Street, specifically, 302 N. Chauncey Avenue (Chauncey Townhouses Planned Development) in West Lafayette, Wabash 19 (NE) 23-4. Petitioner is proposing to add additional units to the existing structure which is currently prohibited per the property's planned development zone.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property was rezoned in January of 2004 from R3W to PDRS for the Chauncey Townhouses Planned Development (Z-2216). The design intent of the planned development was to build a new structure (in place of the previous converted single-family home) that retained the look of the many old homes in the vicinity that were converted to student apartments. Also, the planned development zone allowed for a higher residential density (approximately 19.7 units per acre) than what R3W permits (no higher than 15 units per acre). The property is surrounded by R3W zoning to the north, south, east, and west. To the southwest is CBW zoning and to the northwest is PDRS zoning.

AREA LAND USE PATTERNS:

This immediate vicinity is near the core of West Lafayette's downtown area. Numerous redevelopment efforts over the last two decades have been steadily transforming the Historic Chauncey Village neighborhood into a vibrant, mixed-use, downtown environment. Higher-density multi-family and retail uses dominate the neighborhood.

TRAFFIC AND TRANSPORTATION:

North Street is an urban local road and Chauncey Avenue is classified as a primary arterial according to the adopted *Thoroughfare Plan*. There are no changes planned to the existing 6-parking spaces created with the planned development.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site. Since all abutting properties are zoned residentially, there are no bufferyard requirements between residential zones.

STAFF COMMENTS:

The property is within the study-area boundary of the recently adopted (March of 2020) amendment to the *Comprehensive Plan of Tippecanoe County*, the *West Lafayette*

Downtown Plan. According to the *Plan's* future land use map (Block 8 of Chauncey Village):

BLOCK 8 – (North Street, Wiggins Street, Salisbury Street, and Chauncey Avenue)
This block, recommended for Downtown Edge, should continue the mixed-density residential transition begun on the east half of Block 7 and continuing onto Block 9. Any non-residential uses, consistent with the intent of the Downtown Edge land use category, should be focused on the North/Chauncey intersection.

The “Downtown Edge” land use category is described as a downtown-periphery area that should promote an appropriate residential transition to adjacent lower-density residential neighborhoods. The proposed R4W zone is well suited to provide a variety of residential options, particularly since it does not have the density requirement found in the R3W zone. The relatively modest increase in residential density proposed with this rezone petition, all within an existing building, can be easily supported by the land use recommendations of the *Plan*. Staff supports the rezone proposal.

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

July 16, 2020
Ref. No.: 2020-163

West Lafayette Common Council
1200 N Salisbury
West Lafayette, IN 47906

RECEIVED

JUL 20 2020

CLERK

CERTIFICATION

RE: Z-2797 RESONS, LLC (PDRS to R4W):


Petitioner is requesting rezoning of 1 lot located at the northeast corner of Chauncey Avenue and North Street, specifically, 302 N. Chauncey Avenue (formerly the Chauncey Townhomes PD) in West Lafayette, Wabash 19 (NE) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 15, 2020 the Area Plan Commission of Tippecanoe County voted 15 yes - 0 no on the motion to rezone the subject real estate from PDRS 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 their August 3, 2020 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,


Sallie Dell Fahey
Executive Director

SDF/crl

Enclosures: Staff Report & Ordinances

cc: Anthony O'Neil
Christopher Shelmon, Gutwein Law
Chad Spitznagle, West Lafayette City Engineer