

**ORDINANCE NO. 15-22**  
**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: **R3W** 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 7 DAY OF June, 2022.

MOTION TO ADOPT MADE BY COUNCILOR Leverenz, AND SECONDED BY COUNCILOR Thomas.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 7 DAY OF June, 2022, HAVING BEEN PASSED BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Blanco	✓			
Brown	✓			
Bunder	✓			
DeBoer	✓			
Hardesty	✓			
Leverenz	✓			
Parker	✓			
Sanders	✓			
Thomas	✓			

  
Peter Bunder, Presiding Officer

Attest:

*Nichole Foster*

Nichole A. Foster, First Deputy Clerk



PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE 8 DAY OF June, 2022.

*Nichole Foster*

Nichole A. Foster, First Deputy Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 8 DAY OF June, 2022.

*John R. Dennis*

John R. Dennis, Mayor

Attest:

*Nichole Foster*

Nichole A. Foster, First Deputy Clerk



**Ordinance No. 15-22 EXHIBIT A**  
**Legal Description**

Lot Numbered Thirty-eight (38) in the University Plat of Chauncey now West Lafayette, as Platted upon the East side of the Northwest Quarter of the Southwest Quarter of Section Nineteen (19) in Township Twenty-three ( 23) North, Range Four { 4) West. Located in Wabash Township, Tippecanoe County, Indiana.

---

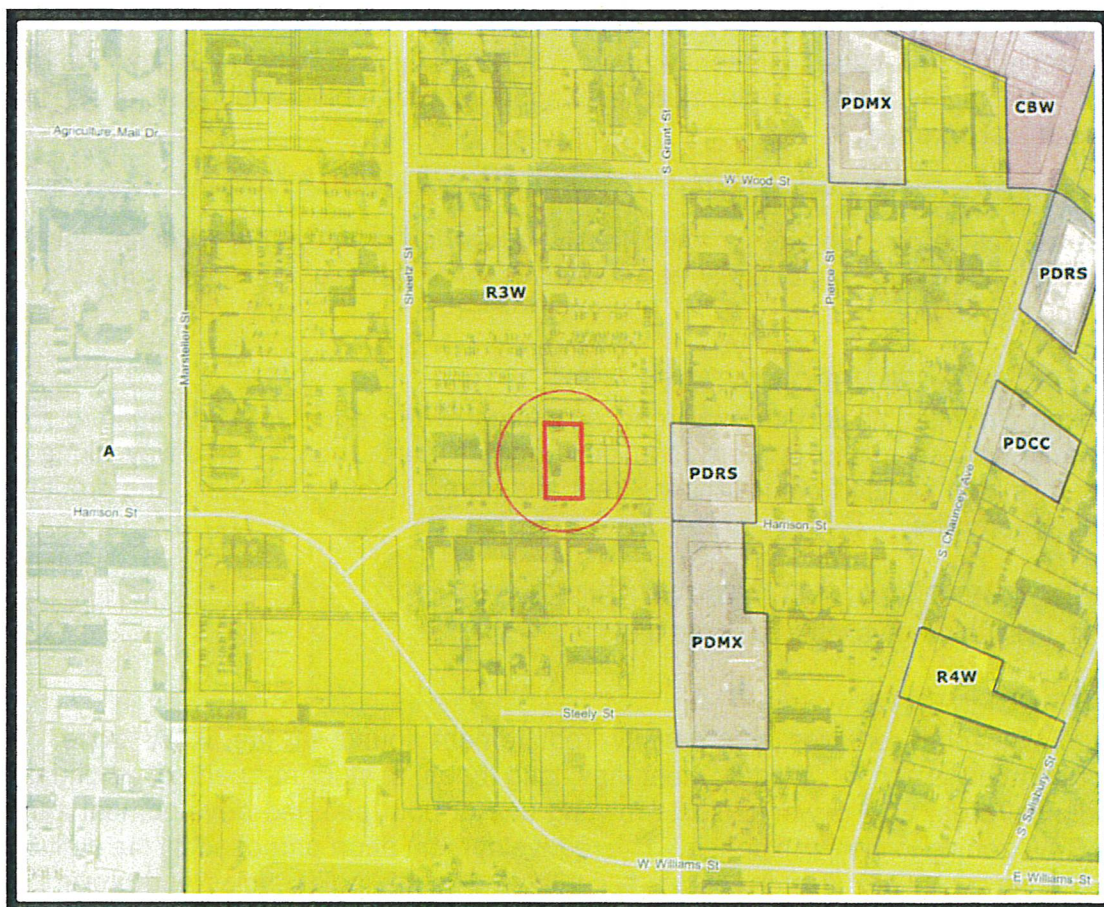
---

**Z-2858**  
**PATRICK O'NEIL & MELINDA O'NEIL**  
**(R3W to R4W)**

**STAFF REPORT**  
**May 12, 2022**

---

---





---

---

**Z-2858**  
**PATRICK O'NEIL & MELINDA O'NEIL**  
**R3W to R4W**

Staff Report  
May 12, 2022

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioners (and owners of the property), represented by attorney Kevin Riley, are requesting rezoning from R3W to R4W for a single lot located at 418 Harrison Street, located on the north side of Harrison, between S. Grant and Sheetz Streets, West Lafayette, Wabash 19 (SW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property in this case is presently zoned R3W. Rezoning activity in the area has been limited to a variety of planned developments approved in the blocks to the north and west of the subject property.

**AREA LAND USE PATTERNS:**

This site currently contains a multi-family converted home and adjacent low-rise apartment buildings. Multi-family residential uses of varying densities surround the subject property.

**TRAFFIC AND TRANSPORTATION:**

Harrison Street is an urban local road according to the adopted *Thoroughfare Plan*. Vehicular access to the property can presently be made from a driveway along the property's east lot line from Harrison Street and from a public alley along the property's west property line.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site.

**STAFF COMMENTS:**

The R4W zone removes the density requirement found in the R3W zone. The neighborhood south of Wood Street has long been a student-oriented, multi-family residential area, with newer projects making use of both planned development zoning and R4W zoning to increase density. The redevelopment effort proposed by the petitioner is following a similar trajectory and is acceptable given its adjacencies and proximity to campus.

**STAFF RECOMMENDATION:**

Approval



Area Plan Commission of Tippecanoe County, Indiana

May 19, 2022  
Ref. No.: 2022-097

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

CERTIFICATION

**RE: Z-2858 PATRICK O'NEIL & MELINDA O'NEIL (R3W to R4W):**  
Petitioners are requesting rezoning of a single lot located at 418 Harrison Street, located on the north side of Harrison, between S. Grant and Sheetz Streets, West Lafayette, Wabash 19 (SW) 23-4.

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 May 18, 2022 the Area Plan Commission of Tippecanoe County voted 14 yes – 0 no on the motion to rezone the subject real estate from R3W to R4W. 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 June 7, 2022 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle  
Executive Director

DH/jae

Enclosures: Staff Report & Ordinances

cc: Patrick R. O'Neil and Melinda C. O'Neil, Trustees  
Patrick R. O'Neil and Melinda C. O'Neil, Revocable Living Trust  
Kevin Riley, Reiling Teder & Schrier, LLC

