



Lafayette Common Council Agenda
Lafayette City Hall: Common Council Chambers

PLEASE NOTE:

Due To The Current Public Health Emergency The Lafayette City Council Will Be Virtually Meeting. Public Comment On Agenda Items May Be Submitted No Later Than One (1) Hour Prior To The Meeting Start Time Via Email To Web-Clerk@Lafayette.in.gov Comments Must Include Name And Address.

Regular Session

Monday , June 1, 2020 @ 6:30 PM

Pledge Of Allegiance

Roll Call

Public Hearing

Ordinance 2020-13 (An Ordinance For Appropriation Of Local Option Highway User Tax Funds (County Wheel Tax((Fund #2490))

Ordinance 2020-14 (An Ordinance For Appropriation Of Public Safety Local Income Tax Funds (Public Safety LIT) (Fund #2240))

To Submit Comment On Ordinance 2020-13 Or Ordinance 2020-14 Please Email Comments To Web-Clerk@Lafayette.in.gov At Least One Hour Prior To Public Hearing Or Call The Office Of The City Clerk At (765) 807-1020 During The Public Hearing.

Approval Of Minutes

Regular Meeting May 4, 2020

Presentation And Disposal Of Claims

Presentation Of Petitions And Communications

Reports Of City Offices On File In The City Clerk's Office

Fleet Maintenance Monthly-April

Police Department Monthly-April

Renew Department Monthly-April

Water Works Department Monthly-April

Ordinances For Second Reading

Ordinance 2020-11 (An Ordinance To Vacate A Utility Easement In The City Of Lafayette, Indiana)

Documents:

[ORDINANCE 2020-11 DRAFT.PDF](#)

Ordinance 2020-12 (An Ordinance Amending Section 2.01.020(A) Of The Lafayette Municipal Code To Change The Time Of The Regular Common Council Meetings)

Documents:

[ORDINANCE 2020-12 DRAFT.PDF](#)

Ordinance 2020-13 (An Ordinance For Appropriation Of Local Option Highway User Tax Funds (County Wheel Tax((Fund #2490))

Documents:

[ORDINANCE 2020-13 DRAFT.PDF](#)

Ordinance 2020-14 (An Ordinance For Appropriation Of Public Safety Local Income Tax Funds (Public Safety LIT) (Fund #2240))

Documents:

[ORDINANCE 2020-14 DRAFT.PDF](#)

Ordinances For First Reading

Ordinance 2020-16 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From R2 To NBU-723 N 13th Street, Thomas And Susan Riehle, Petitioner)

Documents:

[ORDINANCE 2020-16 DRAFT.PDF](#)

Ordinance 2020-17 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From GB To I2, 1611 Schuyler Avenue,Antique Candleworks,Inc. Petitioner)

Documents:

[ORDINANCE 2020-17 DRAFT.PDF](#)

Ordinance 2020-18 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From R2U And R3U To R3U, 9 South 8th Street-Spring Valley Management, Petitioner)

Documents:

[ORDINANCE 2020-18 DRAFT.PDF](#)

Ordinance 2020-19 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From 2211 & 2217 Powder House Lane, Habitat For Humanity, Petitioner)

Documents:

[ORDINANCE 2020-19 DRAFT.PDF](#)

Ordinance 2020-20 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From R1B To NB-1709 Teal Road, Tecumseh Dental Properties, Petitioner)

Documents:

Resolutions

Resolution 2020-12 (A Resolution Of The Lafayette Common Council Approving An Amending Declaratory Resolution And Plan Of The Redevelopment Commission And Order Of The Tippecanoe County Area Plan Commission)

Documents:

[RESOLUTION 2020-12 DRAFT.PDF](#)

Reports Of Standing Committees

Reports Of Special Committees

Reports By The Mayor

Miscellaneous And New Business

Reports Of Councilmen

Public Comment

Adjournment

The Public Will View Via Our City YouTube Channel
<https://www.youtube.com/user/cityoflafayetteIN/live>

Public Comment: We welcome public comment and encourage active participation at this meeting. However, in order to proceed efficiently, public comment will be limited to two areas of this meeting. First, there will be an opportunity for public comment on ordinances or resolutions currently before the Council. These comments should be limited to three (3) minutes in length and be germane and relevant to the Ordinance or Resolution. All participants will be required to maintain a high level of civility, respect, and courtesy for everyone present. Any participant, who after being advised, persists in a discourteous or hostile manner which may disrupt the meeting will be asked to leave.

At the end of the meeting, time will be reserved for public comment on any issue or concern you may have. Please remember to keep your comments concise and limited to three (3) minutes. Finally, the open comment section is not an opportunity for you to make inappropriate comments about, or personally attack council members or city officials. Again, all participants are required to maintain a high level of civility, respect, and courtesy for everyone present. Any participant, who after being advised, persists in a discourteous or hostile manner which may disrupt the meeting will be asked to leave. This is your opportunity to contribute to the community and assist the council in addressing issues that are important to the City of Lafayette.

Ordinance No. 2020-11

**AN ORDINANCE TO VACATE A UTILITY EASEMENT
IN THE CITY OF LAFAYETTE, INDIANA**

Be it ordained by the Common Council of the City of Lafayette, Indiana:

Section 1: That the utility easement described in **EXHIBIT 1** attached hereto and made a part hereof is hereby vacated.

Section 2: That this ordinance shall be in full force and effect from and after its passage.

Finally passed and adopted by the Common Council of the City of Lafayette, Indiana upon this ____ day of _____, 2020.

Nancy Nargi, Presiding Officer

ATTEST:

Cindy Murray, Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the ____ day of _____, 2020.

Cindy Murray, Clerk

This Ordinance approved and signed by me on this ____ day of _____, 2020.

Tony Roswarski, Mayor

ATTEST:

Cindy Murray, Clerk

Council Sponsor: Bob Downing

EXHIBIT 1

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Bernsten Monument; thence South $01^{\circ}02'32''$ East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North $88^{\circ}57'28''$ East 40.00 feet to the Northwest corner of a tract of land owned by Helen Noah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, and the Southwest corner of a tract of land owned by B & M Properties, LLC as recorded in Document Number 0019037 on 09/01/2000 in the Office of said Recorder, and the point of beginning of this description; thence North $01^{\circ}02'32''$ West 20.00 feet along the West line of the B & M property; thence North $88^{\circ}57'28''$ East 160.00 feet to the West line of a 20 foot Sanitary Sewer Easement; thence South $01^{\circ}02'32''$ East 20.00 feet along the West line of said Easement to the North line of the Noah property; thence South $88^{\circ}57'28''$ West 160.00 feet along the North line of the Noah property to the point of beginning and containing 0.073 of an Acre.

WAIVER OF PUBLIC HEARING WITHIN THIRTY (30) DAYS

The undersigned hereby waives its right under Indiana Code § 36-7-3-16 and Indiana Code § 36-7-3-12 to a public hearing within thirty (30) days of the filing of the undersigned's Petition to Vacate a utility easement and agree that the Lafayette Common Council may hold such public hearing at its next regularly scheduled Common Council meeting on May 4, 2020.

The Church of Christ at Lafayette, Inc.

By: Steven C. Prashun
(written)
STEVEN C. PRASHUN
(printed)
Its: ELDER
(title)

STATE OF INDIANA)
)SS:
COUNTY OF TIPPECANOE)

Before me, the undersigned, a Notary Public in and for said County and State, this 6 day of April, 2020, personally appeared The Church of Christ at Lafayette, Inc., by Steven C. Prashun its ELDER, and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:
4/30/2025

Jennifer German
(written)
Jennifer German
(printed) NOTARY PUBLIC
Resident of Carroll County

NOTICE OF A PUBLIC HEARING

Notice is hereby given that on the 4th day of May, 2020, at 6:30 p.m., the Common Council of the City of Lafayette, Indiana, will meet in the City Council Chambers, Lafayette City Hall, 20 N. 6th St., Lafayette, Indiana, to consider Ordinance 2020-11, An Ordinance to Vacate a Utility Easement in the City of Lafayette, Indiana, described as follows:

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Bernsten Monument; thence South 01°02'32" East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North 88°57'28" East 40.00 feet to the Northwest corner of a tract of land owned by Helen Noah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, and the Southwest corner of a tract of land owned by B & M Properties, LLC as recorded in Document Number 0019037 on 09/01/2000 in the Office of said Recorder, and the point of beginning of this description; thence North 01°02'32" West 20.00 feet along the West line of the B & M property; thence North 88°57'28" East 160.00 feet to the West line of a 20 foot Sanitary Sewer Easement; thence South 01°02'32" East 20.00 feet along the West line of said Easement to the North line of the Noah property; thence South 88°57'28" West 160.00 feet along the North line of the Noah property to the point of beginning and containing 0.073 of an Acre.

Copies are filed and available with the Lafayette City Clerk's Office, 20 N. 6th St., Lafayette, Indiana.

Cindy Murray, City Clerk

PUBLISH: April 16, 2020

PUBLISH: April 23, 2020

STATE OF INDIANA)
)
COUNTY OF TIPPECANOE) SS: BEFORE THE COMMON COUNCIL
) OF LAFAYETTE, TIPPECANOE COUNTY,
) INDIANA

**PETITION TO VACATE A UTILITY EASEMENT
IN THE CITY OF LAFAYETTE, INDIANA**

COMES NOW The Church of Christ at Lafayette, Inc., an Indiana non-profit corporation (“Petitioner”), and hereby respectfully petitions the Common Council of the City of Lafayette, Indiana to vacate a platted utility easement located in the City of Lafayette, Tippecanoe County, Indiana more particularly described herein, and in support states as follows:

1. This petition is filed pursuant to Indiana Code § 36-7-3-16 which states that platted easements may be vacated in the same manner as public ways and public places pursuant to Indiana Code § 36-7-3-12.

2. The Petitioner is the owner of the property commonly known as 511 N Creasy Lane, Lafayette, Indiana, having State Identification No. 79-07-23-401-004.000-004 (“Easement Real Estate”). The Petitioner took title to the Easement Real Estate as Lafayette Church of Christ. The Church of Christ at Lafayette, Inc. and Lafayette Church of Christ are one and the same.

3. The Petitioner is the owner of the adjacent property to the south of the Easement Real Estate, which said property is commonly known as 445 N Creasy Lane, Lafayette, Indiana, and has State Identification No. 79-07-23-401-005.000-004 (“Petitioner Adjacent Property”).

4. Attached hereto and made a part hereof as **EXHIBIT A**, is a copy of a document entitled Sanitary Sewer Easement Descriptions February 23, 2001 and recorded as Document No. 2001017258 in the Office of the Recorder of Tippecanoe County on July 6, 2001 (“Easement Plat”). The Easement Plat shows a 20’ utility easement located on the Easement Real Estate (“Utility Easement”). The legal description for the Utility Easement is set forth in **EXHIBIT B** attached hereto and made a part hereof (“Easement Area”).

5. On the Easement Plat, the Easement Real Estate is marked “1”, the Petitioner Adjacent Property is marked “2”, and the Easement Area is marked “3” and shown with hatch-marks.

6. The Utility Easement is located within the corporate boundaries of the City of Lafayette, Indiana. A copy of this petition was provided to the City Engineer’s Office prior to filing.

7. The Petitioner hereby requests that the Utility Easement be vacated for the reason that the Petitioner intends to build a church building on the Easement Area.

8. The Petitioner has been informed by the City Engineer’s Office of the following: there is no public infrastructure in the Easement Area; the sewer main located in the Easement Area is private and previously served two residential customers, but has been abandoned and the properties previously served

by the sewer main are now owned by the Petitioner; and the vacation of this Utility Easement will not impact the City's system or have an adverse impact on any other private party.

9. The following is a list of the names and addresses of all owners of land abutting the Utility Easement and/or nearby properties that may have an interest in this petition:

- a. The Church of Christ at Lafayette, Inc., 405 N Creasy Lane, Lafayette, IN 47905;
- b. City of Lafayette, 20 N 6th Street, Lafayette, IN 47901;
- c. Jonathan Ryan Christenberry and Nicole Lee Christenberry, 316 Winesap Drive, Lafayette, IN 47905;
- d. The 320 Winesap Drive Trust, Victor Isbell, Trustee, P.O. Box 663, Westfield, IN 46074;
- e. Thomas Summer, 312 Winesap Drive, Lafayette, IN 47905;
- f. Hugo and Rosa Renteria, 402 Winesap Drive, Lafayette, IN 47905;
- g. Richard Michael Dionne and Andrea Hatch, 308 Winesap Drive, Lafayette, IN 47905;
- h. Michael W. McCool and Cheryl A. McCool, 300 Winesap Drive, Lafayette, IN 47905;
- i. Michael Morgan McCalment and Stephanie McCalment, 304 Winesap Drive, Lafayette, IN 47905;
- j. Kelly A. McGill, 523 N. Creasy Lane, Lafayette, IN 47905; and
- k. E.W. Chambers and Salvacion C Trustees, 406 Winesap Drive, Lafayette, IN 47905.

10. The following is a list of the names and addresses of utility companies serving Lafayette, Indiana and who may have an interest in this petition:

- a. Vectren, 2345 E Main Street, Danville, IN 46122;
- b. Comcast, 3465 South Street, Lafayette, IN 47905; and
- c. Duke Energy, 1000 E Main Street, Plainfield, IN 46168.

11. The proposed vacation of the Utility Easement will not hinder the growth or orderly development of the neighborhood in which the Utility Easement is located or any property to which the Utility Easement is contiguous.

12. The proposed vacation of the Utility Easement will not make access to any lands by means of public way difficult or inconvenient.

13. The proposed vacation of the Utility Easement will not hinder the public's access to any church, school, or other public building or place.

14. The proposed vacation of the Utility Easement will not hinder the use of a public way by the neighborhood in which the Utility Easement is located or to which it is contiguous.

15. Upon vacation of the Utility Easement, the Petitioner shall remain the owner of the real estate upon which the Utility Easement is located.
16. A proposed ordinance is attached hereto as **EXHIBIT C**.
17. Councilman Bob Downing has agreed to sponsor this Petition.

[The remainder of this page intentionally left blank]

WHEREFORE, the Petitioner prays for an ordinance vacating the Utility Easement in the form attached hereto.

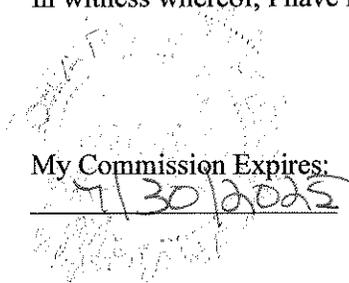
The Church of Christ at Lafayette, Inc.

By: Steven C. Prashon
(written)
STEVEN C. PRASHON
(printed)
Its: ELDER
(title)

STATE OF INDIANA)
)SS:
COUNTY OF TIPPECANOE)

Before me, the undersigned, a Notary Public in and for said County and State, this 6 day of April, 2020, personally appeared The Church of Christ at Lafayette, Inc., by Steven C. Prashon its Elder, and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.



My Commission Expires: 7/30/2025

Jennifer German
(written)
Jennifer German
(printed) NOTARY PUBLIC
Resident of Carroll County

This instrument prepared by:
Kevin J. Riley
Reiling Teder & Schrier, LLC
250 Main Street, Suite 601
P.O. Box 280
Lafayette, IN 47902-0280
Telephone: (765) 423-5333
Facsimile: (765) 423-4564
E-mail: kjr@rtslawfirm.com

EXHIBIT A

(Attached)

EXHIBIT B

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Bernsten Monument; thence South $01^{\circ}02'32''$ East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North $88^{\circ}57'28''$ East 40.00 feet to the Northwest corner of a tract of land owned by Helen Noah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, and the Southwest corner of a tract of land owned by B & M Properties, LLC as recorded in Document Number 0019037 on 09/01/2000 in the Office of said Recorder, and the point of beginning of this description; thence North $01^{\circ}02'32''$ West 20.00 feet along the West line of the B & M property; thence North $88^{\circ}57'28''$ East 160.00 feet to the West line of a 20 foot Sanitary Sewer Easement; thence South $01^{\circ}02'32''$ East 20.00 feet along the West line of said Easement to the North line of the Noah property; thence South $88^{\circ}57'28''$ West 160.00 feet along the North line of the Noah property to the point of beginning and containing 0.073 of an Acre.

EXHIBIT C

Ordinance No. _____

**AN ORDINANCE TO VACATE A UTILITY EASEMENT
IN THE CITY OF LAFAYETTE, INDIANA**

Be it ordained by the Common Council of the City of Lafayette, Indiana:

Section 1: That the utility easement described in **EXHIBIT 1** attached hereto and made a part hereof is hereby vacated.

Section 2: That this ordinance shall be in full force and effect from and after its passage.

Finally passed and adopted by the Common Council of the City of Lafayette, Indiana upon this ____ day of _____, 2020.

Nancy Nargi, Presiding Officer

ATTEST:

Cindy Murray, Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the ____ day of _____, 2020.

Cindy Murray, Clerk

This Ordinance approved and signed by me on this ____ day of _____, 2020.

Tony Roswarski, Mayor

ATTEST:

Cindy Murray, Clerk

Council Sponsor: Bob Downing

EXHIBIT 1

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Bernsten Monument; thence South $01^{\circ}02'32''$ East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North $88^{\circ}57'28''$ East 40.00 feet to the Northwest corner of a tract of land owned by Helen Noah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, and the Southwest corner of a tract of land owned by B & M Properties, LLC as recorded in Document Number 0019037 on 09/01/2000 in the Office of said Recorder, and the point of beginning of this description; thence North $01^{\circ}02'32''$ West 20.00 feet along the West line of the B & M property; thence North $88^{\circ}57'28''$ East 160.00 feet to the West line of a 20 foot Sanitary Sewer Easement; thence South $01^{\circ}02'32''$ East 20.00 feet along the West line of said Easement to the North line of the Noah property; thence South $88^{\circ}57'28''$ West 160.00 feet along the North line of the Noah property to the point of beginning and containing 0.073 of an Acre.

Ordinance No. 2020-12
AN ORDINANCE AMENDING SECTION 2.01.020(A)
OF THE LAFAYETTE MUNICIPAL CODE
TO CHANGE THE TIME OF REGULAR COMMON COUNCIL MEETINGS

WHEREAS, Section 2.01.020(A) of the Lafayette Municipal Code the regular monthly meeting of the Common Council is to be held at 6:30 p.m.;

WHEREAS, there have been requests to change the start time of regular monthly meeting of the Common Council to 6:00 p.m.;

WHEREAS, moving the start of the Common Council to 6:00 p.m. should not impact the ability of the members of the general public to meaningfully participate;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, as follows:

1. Section 2.01.020(A) of the Lafayette Municipal Code is hereby amended to read as follows:

2.01.020 – Time of regular meetings

(A) The regular meeting of the Common Council shall be held in the Council chambers of City Hall on the first Monday of every month at six (6:00) p.m. In the event the first Monday of the month falls on a holiday, the regular meeting of the Common Council shall be held on a date adopted by the Common Council.

2. This Ordinance shall be in full force and effect upon passage and its approval by the Mayor.

ADOPTED AND PASSED BY THE COMMON COUNCIL of the City of Lafayette, Indiana this _____ day of _____, 2020.

Nancy Nargi, President

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, for his approval and signature this _____ day of _____, 2020.

Cindy Murray, City Clerk

This Ordinance approved and signed by me on this _____ day of _____, 2020.

Tony Roswarski, Mayor

ATTEST:

Cindy Murray, City Clerk

Sponsored by: Jerry Reynolds, Common Council Member

Ordinance No. 2020-13
AN ORDINANCE FOR APPROPRIATION OF
LOCAL OPTION HIGHWAY USER TAX FUNDS
(COUNTY WHEEL TAX)(FUND #2490)

WHEREAS, Tippecanoe County has adopted a Local Option Highway User Tax (County Wheel Tax) pursuant to IC 6-3.5-5-1; and

WHEREAS, the distribution to be received from those funds for the calendar year 2020 was not appropriated by the 2020 annual budget; and

WHEREAS, the amount of funds available from the Local Option Highway User Tax for use by the City of Lafayette in 2020 will be in excess of Nine Hundred Fifty Thousand and 00/100 Dollars (\$950,000.00); and

WHEREAS, the City of Lafayette's Engineering Department in consultation with the Street Department and Mayor have determined the funds are necessary for the construction, reconstruction, repair or maintenance of streets and roads in the City of Lafayette;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, that for the expenses for the City of Lafayette the following additional sums of money are hereby appropriated out of the Local Option Highway User Tax Fund (Fund 2490), for the purpose specified below, subject to the laws governing the same, to-wit:

From:		
Fund 2490 Local Option Highway Tax Fund		\$950,000.00

To:		
Fund 2490 Local Option Highway Tax Fund		
Line 431080 Contract Services		\$950,000.00

ADOPTED AND PASSED BY THE COMMON COUNCIL of the City of Lafayette,
Indiana this _____ day of _____, 2020.

Nancy Nargi, President

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, for his approval and
signature this _____ day of _____, 2020.

Cindy Murray, City Clerk

This Ordinance approved and signed by me on this _____ day of _____, 2020.

Tony Roswarski, Mayor

ATTEST:

Cindy Murray, City Clerk

Sponsored by: Mayor Tony Roswarski

Ordinance No. 2020-14
AN ORDINANCE FOR APPROPRIATION OF
PUBLIC SAFETY LOCAL INCOME TAX FUNDS
(PUBLIC SAFETY LIT)(FUND #2240)

WHEREAS, Tippecanoe County has adopted a Public Safety Local Income Tax pursuant to IC 6-3.6-6 effective January 1, 2020; and

WHEREAS, at the time of the adoption of the 2020 annual budget the amount of the funds to be received was unknown and, therefore, were not appropriated in the 2020 annual budget; and

WHEREAS, the amount of funds available from the Public Safety Local Income Tax for use by the City of Lafayette in 2020 will be in excess of Three Million Dollars (\$3,000,000.00); and

WHEREAS, the Controller and Mayor, in consultation with Police and Fire Departments, have determined the funds are necessary and best utilized in the both categories set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, that for the expenses for the City of Lafayette the following additional sums of money are hereby appropriated out of the Public Safety Local Income Tax Funds (Fund 2240), for the purpose specified below, subject to the laws governing the same, to-wit:

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

From:

Fund 2240 Public Safety Local Income Tax	
Unappropriated Funds	\$3,000,000.00

To:

Fund 2240 Public Safety Local Income Tax		
Object	Account	Amount
412010	Salaries/Wages	\$80,000.00
413010	Payroll Taxes	\$6,120.00
413035	Fire/Police PERF	\$14,000.00
413050	Health Insurance	\$27,000.00
413070	Clothing Allowance	\$3,000.00
413115	Medical Exams	\$250.00
434010	Insurance-Workmen's Comp	\$215,000.00
436010	Repairs/Maintenance	\$211,000.00
438010	Debt Service – Principal	\$691,866.00
438020	Debt Service - Interest	\$46,190.00
444160	Capital Asset Purchase	\$1,705,574.00
	Total	\$3,000,000.00

ADOPTED AND PASSED BY THE COMMON COUNCIL of the City of Lafayette, Indiana
this _____ day of _____, 2020.

Nancy Nargi, President

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, for his approval and signature this _____ day of _____, 2020.

Cindy Murray, City Clerk

This Ordinance approved and signed by me on this _____ day of _____, 2020.

Tony Roswarski, Mayor

ATTEST:

Cindy Murray, City Clerk

Sponsored by: Mayor Tony Roswarski

FILED
CITY CLERK

2020 MAY 26 2:27 8 49

CINDY MURRAY

ORDINANCE NO. 2020-16

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R2 TO NBU

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA:

Section I: The Unified Zoning Ordinance Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana, is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to-wit:

See attached Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from R2U to NBU.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS DAY OF _____, 20__.

_____, Presiding Officer

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the _____ day of _____, 20__.

Cindy Murray City Clerk

This Ordinance approved and signed by me on the _____ day of _____, 20__.

ATTEST:

Tony Roswarski, Mayor

Cindy Murray, City Clerk

EXHIBIT A

Lot numbered Thirty-two (32) in the L.B. Stocktons Second Addition to the City of Lafayette, Indiana as platted upon part of the Southwest Quarter of Section Twenty-one (21) Township Twenty-three (23) North, Range Four (4) West, Located in Fairfield Township, Tippecanoe County, Indiana

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

May 21, 2020
Ref. No.: 2020-115

Lafayette Common Council
20 N 6th Street
Lafayette, IN 47901

CERTIFICATION

RE: Z-2784 THOMAS C. AND SUSAN L. RIEHLE (R2U to NBU):

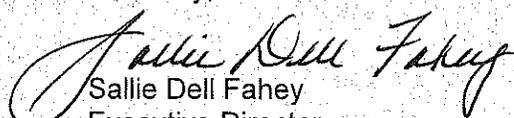
Petitioners are requesting rezoning of one lot located on the east side of N. 13th Street between Union and Elizabeth Streets, specifically, 723 N. 13th Street, Lafayette, Fairfield 21 (SW) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from R2U to NBU. Therefore, the Area Plan Commission of Tippecanoe County recommends to the 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 Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,


Sallie Dell Fahey
Executive Director

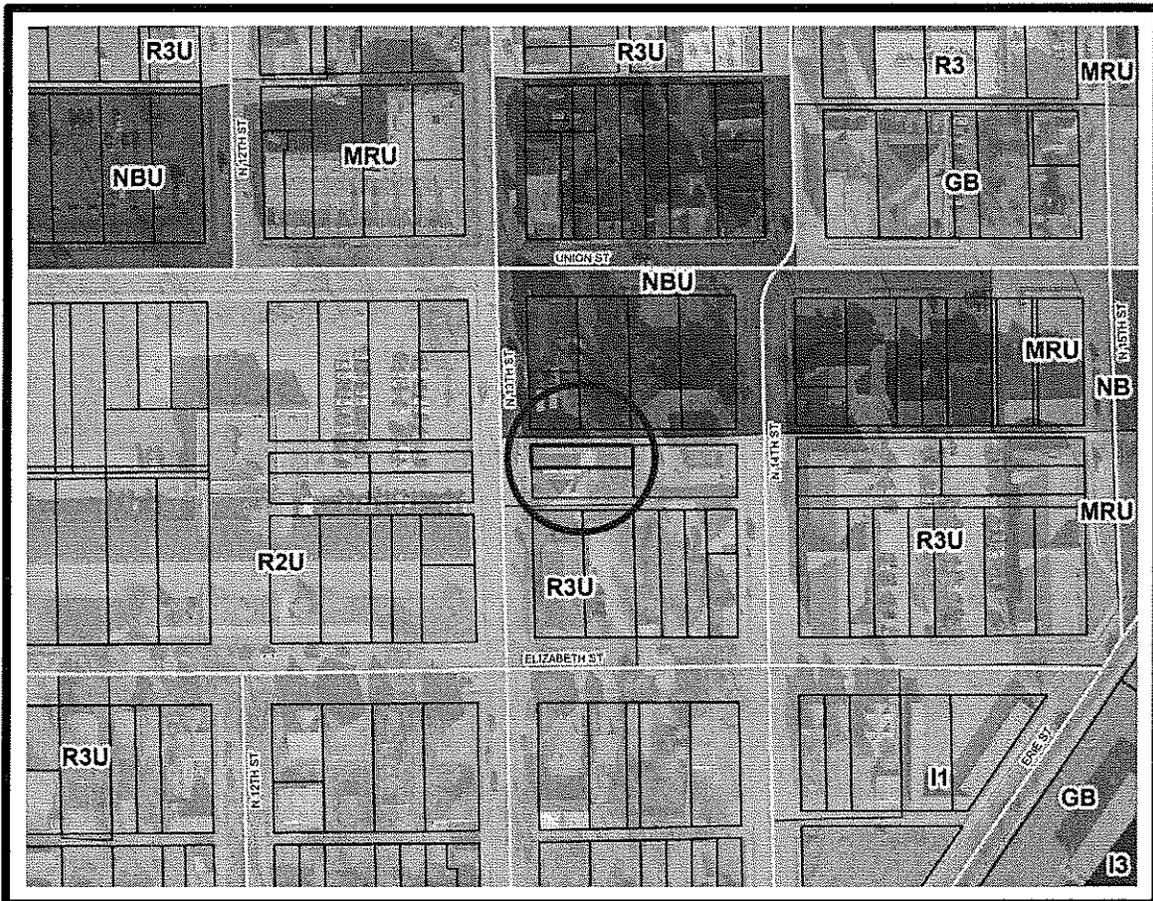
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Thomas and Susan Riehle
Tyler Ochs, Ball Eggleston, PC
Jeromy Grenard, Lafayette City Engineer

Z-2784
THOMAS C. AND SUSAN L. RIEHLE
(R2U to NBU)

STAFF REPORT
February 13, 2020



Z-2784
THOMAS C. RIEHLE AND SUSAN L. RIEHLE
R2U to NBU

Staff Report
February 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who own the property and are represented by attorney Tyler Ochs of Ball Law, are requesting a rezoning from R2U to NBU. If rezoned, petitioners plan to add a commercial kitchen to the first floor of the single-family home on site and retain an apartment on the second floor. The kitchen would be used to prepare food that is catered off-site on food trucks. This site is commonly known as 723 North 13th Street, Lafayette, Fairfield 21(SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property is zoned R2U; the earliest zoning maps show this property with R3 zoning, which was changed to R2U with the adoption of an overall neighborhood rezone for Historic Jeff in 2000 (Z-2046).

Property adjacent to the south and west across 13th is also zoned R2U. A few areas of R3U can be found in the neighborhood, with the closest being south at the northeast corner of Elizabeth and 13th Streets. NBU zoning can be found adjacent to the north of the property in question across the alley on lots fronting Union Street.

AREA LAND USE PATTERNS:

The site in question (only 22' wide) contains a single-family home and a small backyard. Land to the north is used commercially and land to the south is used residentially. West across 13th is the former Washington Elementary school, now utilized by LARA (Lafayette Adult Resource Academy).

TRAFFIC AND TRANSPORTATION:

The site is located on North 13th Street, classified as an urban local road in *The Thoroughfare Plan*. Parking required for the proposed use will be accommodated off-site by way of a recorded off-site parking agreement as approved by the Administrative Officer for Lafayette.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. No buffer yard is required if rezoned.

The County Health Department will need to inspect any new commercial kitchen. Compliance with The Indiana State Health Department's "Retail Food Establishment Sanitation Requirements" will need to be met as well as all state and local building codes.

STAFF COMMENTS:

Petitioners plan to convert the first floor of this older home into a commissary for their mobile food truck business while retaining an apartment on the second floor. Currently, the tavern just north of the subject property contains a small kitchen that is used for the food trucks, but the business has outgrown this space.

The alley that borders the northern lot line of the property in this request serves as the boundary between residential and commercial zoning. To the north is property in the *Union/Salem Corridor* plan and to the south is land in the *Historic Jeff Neighborhood Plan*, both adopted as part of *The Comprehensive Plan*. The neighborhood plan recommends commercial areas to remain along the periphery of the neighborhood as they have historically. Based on staff experience, allowing this one small lot to be rezoned commercially will likely lead to a series of other commercial rezones into the interior and can drastically alter the character of the neighborhood. Additionally, staff has concerns about the small size of the lot, 22' wide and 100' deep, and its proximity to adjacent residences if rezoned.

STAFF RECOMMENDATION:

Denial

Z-FILED
CITY CLERK

2020 MAY 26 P 1:28

ORDINANCE NO. 2020-17

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM GB TO I2

CINDY MURRAY

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA:

Section I: The Unified Zoning Ordinance Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana, is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to-wit:

See Attached Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from GB to I2.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS ____ DAY OF _____, 2020.

Nancy Nargi, Presiding Officer

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the _____ day of _____, 2020.

Cindy Murray City Clerk

This Ordinance approved and signed by me on the _____ day of _____, 2020.

Tony Roswarski, Mayor

ATTEST:

Cindy Murray, City Clerk

EXHIBIT A

PARCEL I

Part of a certain tract of five (5) acres out of the southwest corner of Longlois Reservation, situated in Township 23 North, Range 4 West, as described in deed recorded in Deed Record No. 35 on page 320, in the Office of the Recorder of Tippecanoe County, Indiana, said part being particularly described as follows, to-wit: Beginning at a point where the west line of said five acre tract (and of said reservation) intersects the southerly line of the Linnwood and Wildcat Gravel Road (now known as Schuyler Avenue); thence South along the said west line of said five acre tract a distance of 250 feet; thence East at right angles with said west line of said five acre tract a distance of 147 feet, more or less, to the east line of said five acre tract; thence North along the said east line of said five acre tract to the center line of the Linnwood and Wildcat Gravel Road (now known as Schuyler Avenue); thence Southwesterly along the center line of said road to a point where the center line of said road intersects the west line of said five acre tract; thence South along the west line of said five acre tract to the place of beginning.

PARCEL II

A strip of ground five (5) feet of even width, immediately East of, and adjoining, the entire east line of Parcel I described above.

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

May 21, 2020
Ref. No.: 2020-117

Lafayette Common Council
20 N 6th Street
Lafayette, IN 47901

CERTIFICATION

RE: Z-2788 ANTIQUE CANDLE WORKS, INC. (GB to I2):

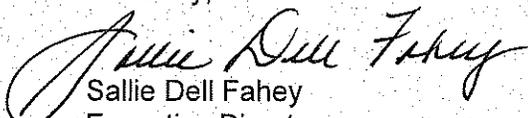
Petitioner is requesting rezoning of a 1-acre tract located at the southeast corner of Schuyler Avenue and N. 16th Street, specifically 1611 Schuyler Avenue, Lafayette, Fairfield, Longlois Reserve (SW) 234

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from GB to I2. Therefore, the Area Plan Commission of Tippecanoe County recommends to the 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 Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

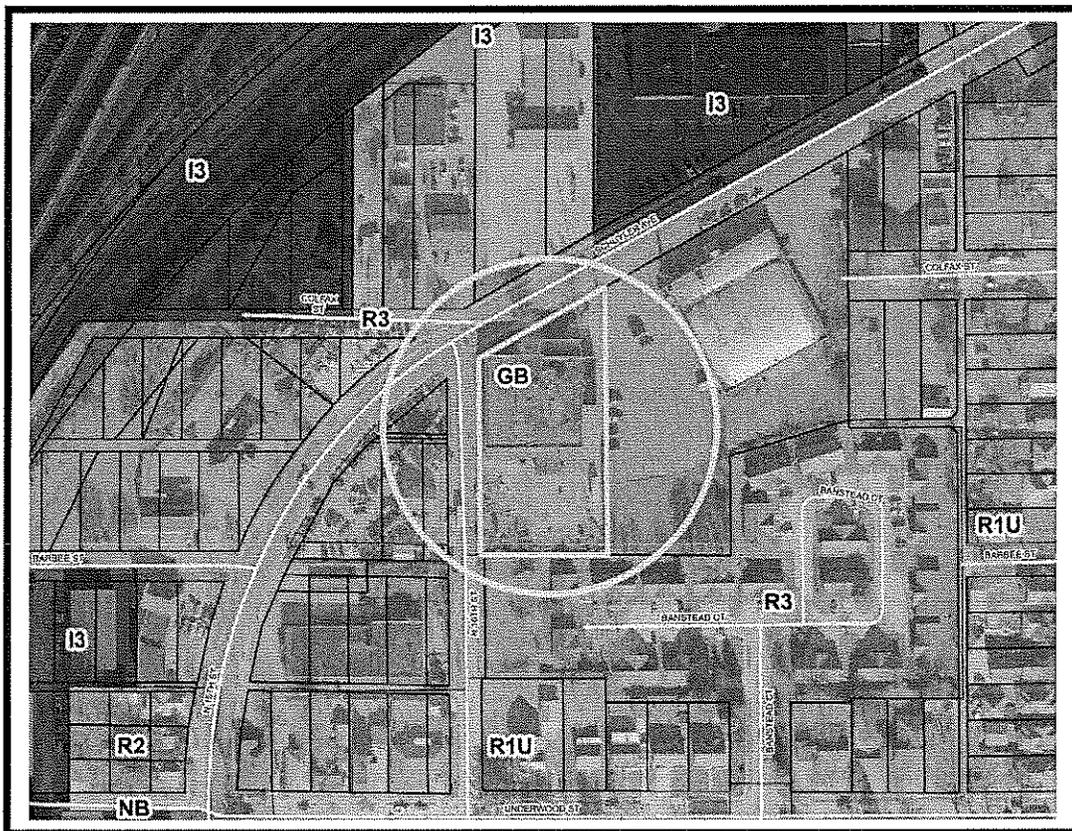
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Brittany Whitenack, Antique Candle Works Inc
Patrick Malone, Malone Real Estate, LLC
Ryan Munden, Reiling Teder & Schrier, LLC
Jeromy Grenard, Lafayette City Engineer

Z-2788
ANTIQUE CANDLE WORKS, INC.
(GB to I2)

STAFF REPORT
March 12, 2020



Z-2788
ANTIQUÉ CANDLE WORKS, INC.
GB to I2

Staff Report
March 12, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner and represented by attorney Ryan Munden of Reiling, Teder & Schrier Law Firm, is requesting a rezone from GB to I2 for a tract of land located at the southeast corner of Schuyler Avenue and North 16th Street. If rezoned, petitioner will locate their candle manufacturing business (SIC 39) at this property that is commonly known as 1611 Schuyler Avenue, Lafayette, Fairfield (Longlois Reserve) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property in question is zoned GB as are properties to the north, east and west. Land adjacent to the south is zoned R3.

The site in question is part of the St. Lawrence-McAllister Neighborhood, which was the site of a neighborhood-wide land use plan and rezone request. That rezone petition, approved in 2006, did not change the zoning of the subject site (Z-2288).

AREA LAND USE PATTERNS:

The 1.11-acre tract in question supports a one-story brick commercial building constructed in 1950, per the Assessor's records. The rear of the property is fenced and contains parking and a loading dock. The most recent user of the site was ServPro (water damage restoration). Previously a lumber company occupied the site.

Surrounding uses are mostly commercial with a bowling alley adjacent to the east and a car lot west across N. 16th Street as well as north across Schuyler. Other nearby uses include a laundromat, crematorium and auto repair. Immediately south of the rezone site is Northfield Commons, a residential subdivision of duplexes.

TRAFFIC AND TRANSPORTATION:

The site has frontage along Schuyler Avenue, an urban secondary arterial, and North 16th Street, an urban local road. On-site parking (gravel lot) and a loading berth exist behind the building in a fenced area.

The parking standard for this use is 1 space per 1,000 square feet, plus 1 per 200 square feet of office, sales or similar floor area. According to the Assessor's records the building is 16,098 square feet requiring a minimum of 17 spaces. The lot appears large enough to support the required parking.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city utilities. If this rezone is approved, a 'type C' bufferyard 30' in width is required where I2 zoning abuts R3 zoning on the southern property line and a 'type A' bufferyard 20' in width is required where I2 zoning abuts GB on the eastern property line.

STAFF COMMENTS:

In 2006, petitioner received a special exception in the NB zone to operate the candle manufacturing business in a strip center on the east side of town, leasing 2,400 square feet of area (BZA-1947). This use is permitted by special exception in the NB and NBU zone and by right in the GB, CB and CBW zones, but only if the ground floor area is less than 5,000 square feet. It may be increased to 10,000 square feet if a retail element is included, but petitioner sells the product on-line only. However, if this use is located in an industrial zone there is no limitation on the gross floor area, so petitioner has chosen to rezone the subject land to I2. The presence of a loading dock at this location is especially attractive for the business operator.

One of the components of the St. Lawrence/McAllister Neighborhood Plan is to "preserve the commercial area lining...Schuyler Avenue." It was critical to the neighborhood that businesses "not be permitted to intrude into existing residential areas."

This area of Lafayette on Schuyler Avenue has long been home to commercial and industrial users. The earliest zoning maps show this area with Industrial zoning on the north side of Schuyler and commercial zoning along the south side. Staff could support I1 zoning for this site because it can provide better protection to the adjacent residents to the south than the existing GB zone and is more in keeping with the neighborhood plan than a heavier industrial zone. I1 zoning is low in impact because businesses are operated entirely indoors with attached or indoor loading facilities. GB zoning can be more impactful because of potential outdoor storage of materials and outdoor loading and unloading.

STAFF RECOMMENDATION:

Denial; however

Approval, if the request is amended to I1

2020 MAY 26 P 1:27 Z-2789

ORDINANCE NO. 2020-18

CINDY MURRAY

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R3U AND R2U TO R3U

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA:

Section I: The Unified Zoning Ordinance of Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to-wit:

See Attachment Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from R3U and R2U to R3U.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS _____ DAY OF _____, 2020.

Nancy Nargi, Presiding Officer

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the _____ day of _____, 2020.

Cindy Murray, City Clerk

This Ordinance approved and signed by me on the _____ day of _____, 2020.

Tony Roswarski, Mayor

Attest:

Cindy Murray, City Clerk

Exhibit A

Parcel No. 79-07-29-235-008.000-004

A part of lots numbered four (4) and eleven (11) and a closed alley in an addition platted by Abraham Hathaway and William S. Crain, now known as Hathaway and Crain's Addition to the City of Lafayette, described as follows, to-wit: Beginning at the southwest corner of Lot No. eleven (11) running thence in a northerly direction along the west line of Lots No. Eleven (11) and Four (4) to a point six (6) feet north of the southwest corner of Lot No. Four (4); thence east fifty (50) feet to a point on the east line of Lot No. Four (4); thence south to a point on the south line of Lot No. Eleven (11); thence west fifty (50) feet along the south line of Lot No. Eleven (11) to the place of beginning, as platted upon a part of the Northeast Quarter of Section Twenty-nine (29) in Township Twenty-three (23) North, Range Four (4) West. Located in Fairfield Township, Tippecanoe County, Indiana.

Parcel Nos. 79-07-29-235-009.000-004 and part of 79-07-29-235-011.000-004

The East Half of lot 11 and vacated alley 12 feet of the north line of said lot, in Hathaway and Crain's Addition to the City of Lafayette. Said addition is laid out and platted upon a part of the East Half of the northeast quarter of Section 29, Township 23 North, Range 4 West.

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

May 21, 2020
Ref. No.: 2020-118

Lafayette Common Council
20 N 6th Street
Lafayette, IN 47901

CERTIFICATION

RE: Z-2789 SPRING VALLEY MANAGEMENT, LLC (R2U & R3U to R3U):
Petitioner is requesting rezoning to legitimize an existing four-unit apartment building in order to renovate the building. The property is located downtown on the east side of S. 8th Street, specifically 9 South 8th Street, Lafayette, Fairfield 29 (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 May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from R2U & R3U to R3U. Therefore, the Area Plan Commission of Tippecanoe County recommends to the 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 Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/crl

Enclosures: Staff Report & Ordinances

cc: Jon Caron, Spring Valley Management, LLC
Christopher Shelmon, Gutwein Law
Jeromy Grenard, Lafayette City Engineer

Z-2789
SPRING VALLEY MANAGEMENT, LLC
R2U & R3U to R3U

Staff Report
March 12, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with signed consent from Jon Caron, member and manager, represented by attorney Christopher Shelmon, is requesting rezoning to legitimize an existing four-unit apartment building in order to renovate the building. The property is located on the east side of S. 8th Street, specifically 9 South 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Residential zoning (R2U and R3U) is prevalent in the immediate vicinity. NB zoning is located northeast of the subject property. The most recent rezoning activity includes Z-2555 (PDCC to CB) and Z-2689 (NBU to CB) in 2013 and 2017 respectively.

AREA LAND USE PATTERNS:

The subject property contains an existing grandfathered four-unit apartment building, though it was originally constructed as a duplex. A diverse mix of single, duplex, and multi-family residential uses are found adjacent to the subject property with commercial and mixed-uses found to the north.

TRAFFIC AND TRANSPORTATION:

South 8th Street is an urban local road, according to the *Thoroughfare Plan*. Vehicular parking is currently found in a lot on the rear of the subject property with driveway access onto South 8th Street.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities are available to serve the site.

STAFF COMMENTS:

The future land use plan for the *Ellsworth-Romig Historic Neighborhood Amendment* to the *Comprehensive Plan of Tippecanoe County* has designated this section of South 8th Street "Residential, Moderate Density". This land use category is defined in the plan as being "...typified by single-family and two-family housing...". The plan's recommendation for new multi-family housing is also tightly focused on "...the 100 block of S. 3rd and the 100, 200 and 300 blocks of S. 4th..." and having the character of being "...above a non-residential ground floor...", a mixed-use environment with residential atop commercial ground-floors.

The current building, originally constructed as a duplex, is generally in keeping with the historic architectural character of the neighborhood. If rezoned to a multi-family district, there are no guarantees for the neighborhood that any new multi-family construction, even if there are no immediate plans to redevelop, will serve Goal 1, Objective A of the plan which states:

"Maintain the Character of the Neighborhood – Since the Neighborhood has a Victorian, early 1900's workers' cottages, and some bungalows from the 1920's, members of the SNIC (Southside Neighborhood Improvement Coalition) feel that any newly constructed buildings should be in harmony with these historic structures."

While staff understands petitioner's desire to legitimize a grandfathered use and respects the fact that they are seeking to currently maintain the existing historic structure, there are no guarantees that this building's status, if the rezone is approved, will continue. And since no commitments can be approved, by ordinance and statute, which would prohibit demolishing this building and redeveloping in a style against the policies of the neighborhood plan and the fact that the neighborhood plan also expressly prohibits multi-family residential uses in this part of the neighborhood, staff cannot support this rezone petition.

STAFF RECOMMENDATION:

Denial

FILE # 2791
CITY CLERK

2020 MAY 26 P 1: 24

ORDINANCE NO. 2020-19

CINDY MURRAY

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM PDRS TO R1B

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA:

Section I: The Unified Zoning Ordinance Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana, is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to-wit:

See Attached Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from PDRS to R1B.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS ____ DAY OF _____, 2020.

Nancy Nargi, Presiding Officer

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the _____ day of _____, 2020.

Cindy Murray City Clerk

This Ordinance approved and signed by me on the _____ day of _____, 2020.

Tony Roswarski, Mayor

ATTEST:

Cindy Murray, City Clerk

DESCRIPTION OF LOTS NUMBERED 7 & 8 - TO BE REZONED FROM PDRS TO R1B:

Lots numbered Seven (7) & Eight (8) in Crosser Commons Planned Development, Phase One, as set forth on the plat thereof dated July 26, 2010 and recorded September 16, 2010 in Planned Development Book 11, Page 380, as Document Number 201010016667 in the Office of the Recorder of Tippecanoe County, Indiana, containing 18,541 Square Feet.

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

May 21, 2020
Ref. No.: 2020-119

Lafayette Common Council
20 N 6th Street
Lafayette, IN 47901

CERTIFICATION

RE: Z-2791 HABITAT FOR HUMANITY OF LAFAYETTE, INC. (PDRS to R1B):

Petitioner is requesting rezoning of two lots within Crosser Commons PD on the east side of Powder House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 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 May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from PDRS to R1B. Therefore, the Area Plan Commission of Tippecanoe County recommends to the 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 Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

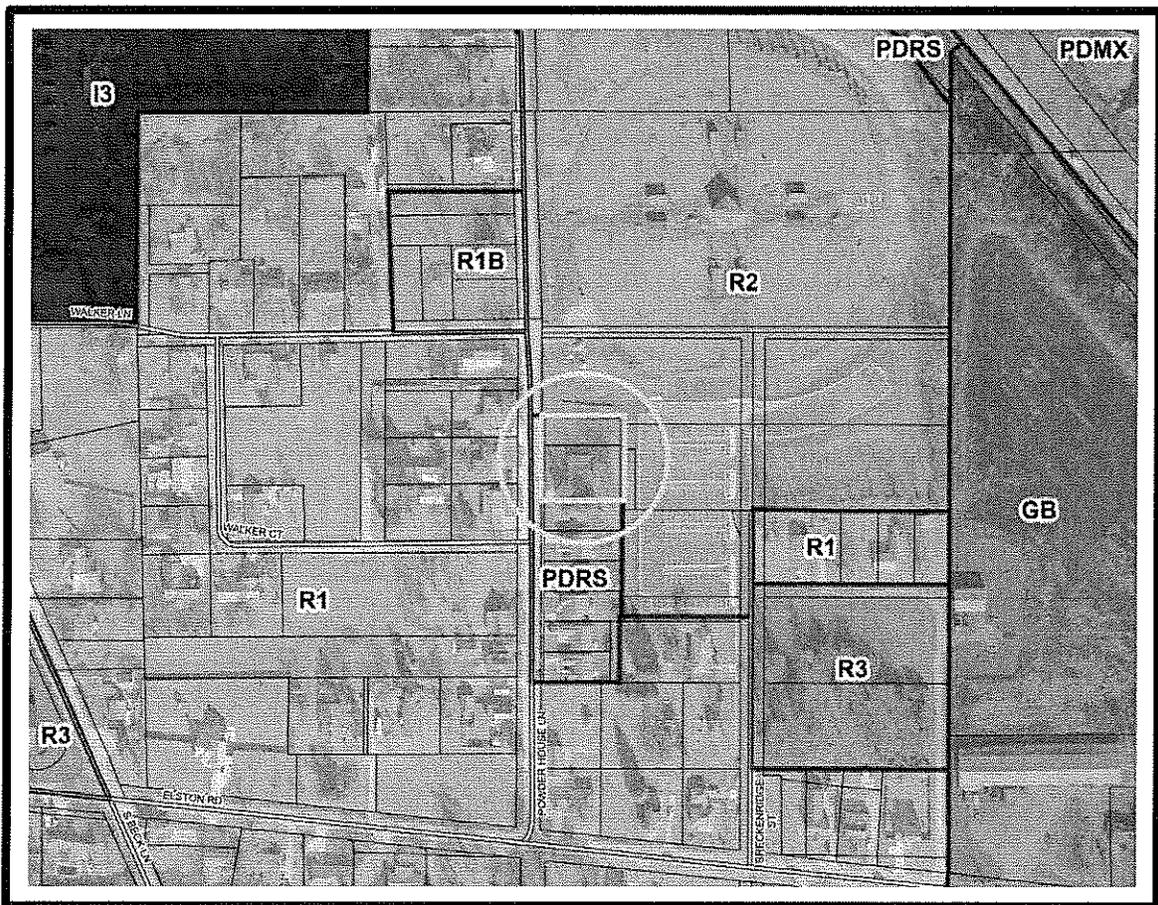
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Debbie Belange, Habitat for Humanity of Lafayette, Inc
John B. Scheumann Sr., Lafayette Parks Foundation
Maurie Denney, City of Lafayette Board of Parks and Recreation
Daniel Teder, Reiling Teder & Schrier, LLC
Jeromy Grenard, Lafayette City Engineer

Z-2791
HABITAT FOR HUMANITY OF LAFAYETTE, INC.
(PDRS to R1B)

STAFF REPORT
May 14, 2020



Z-2791
HABITAT FOR HUMANITY OF LAFAYETTE, INC.
PDRS to R1B

Staff Report
April 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owners (City of Lafayette Board of Parks and Recreation and the Lafayette Parks Foundation, Inc.) and represented by attorney Dan Teder, is requesting rezoning of Lots 7 and 8 in Crosser Commons Phase 1 on the east side of Powder House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

These two lots are zoned Planned Development-Residential (PDRS), as are the six lots adjoining to the south. The PDRS zoning was approved in 2004 as Crosser Commons Planned Development (Z-2156). This development originally covered 22 acres and was planned for 82 single-family lots. The only remaining PDRS zoned land from this development is this row of platted lots along the east side of Powder House Lane; the rest of the Crosser Commons land to the east and north was rezoned from PDRS to R2 in 2014 (Z-2568) after the unplatted 14.4 acres of the planned development fell into abandonment. To the west and farther south is a large area of R1 zoning. In 2017, at the northwest corner of Powder House Lane and Walker Lane, Habitat for Humanity rezoned a 1.07 acre site from R1 to R1B (Z-2688) in order to plat a 7-lot subdivision called Koinonia Ridge. Farther to the northwest, I3 (Industrial) zoning has existed since the inception of zoning in the county.

AREA LAND USE PATTERNS:

The larger south lot (2217 Powder House) is occupied by a single-family home. The north lot (2211 Powder House) is vacant. Directly east is the parking lot for the new Lafayette City park - Crosser Sports Complex. To the northeast are four softball fields. To the south, west and northwest are mostly single-family homes. Farther northwest is an asphalt - concrete paving business and a temporary batch plant.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Powder House Lane as an urban local road, which is paved with curb and gutter and is in good condition.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water serves this property.

STAFF COMMENTS:

If this rezone petition is successful, petitioner intends to demolish the existing house and file a subdivision application for two lots, plus one outlet. The two lots will each be the standard R1B width of 50-ft. This will leave approximately 40-ft for the outlet at the north end. Petitioner intends to transfer ownership of the outlet to the adjoining city park. The current PDRS recorded planned development plans do not permit this type of replatting as a minor modification and if revised would require a more complex planned development rezone process. The end result of the proposed R1B rezone and subdivision processes will not add any new building lots, but will allow the lots to be reconfigured and simplify the transfer of surplus land to the adjacent park. Staff feels that the R1B zone standards are compatible with the adjacent PDRS zoned lots to the south.

STAFF RECOMMENDATION:

Approval

FILED
CITY 2794

2020 MAY 26 P 1:23

ORDINANCE NO. 2020-20

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY,
INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R1B TO NB

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE,
INDIANA:**

Section I: The Unified Zoning Ordinance Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana, is hereby amended to rezone the following described real estate situated in Fairfield Tippecanoe County, Township, Indiana, to-wit:

See attached Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from R1B to NB.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS _____ DAY OF _____, 2020.

_____, Presiding
Officer

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the _____ day of _____, 2020.

Cindy Murray City Clerk

This Ordinance approved and signed by me on the _____ day of _____, 2020.

ATTEST:

Tony Roswarski, Mayor

Cindy Murray, City Clerk

EXHIBIT A

Lot Numbered fourteen (14) in the Edgelea Addition, Part One (1) Section One (1) in the City of Lafayette, Indiana

AND

Lot numbered Fifteen (15) and Sixteen (16) in the Edgelea Addition, Part One (1) Section One (1), to the City of Lafayette, Indiana, as per plat recorded August 12, 1954 in Plat Book 5, Page 6-A in the Office of the Recorder of Tippecanoe County, Indiana.

EXCEPT: A Part of Lot 16 in Part 1, Section 1 of Edgelea Addition to the City of Lafayette, Indiana, the plat of which is recorded in Plat Book 5, Page 6-A, in the Office of the Recorder of Tippecanoe County, Indiana, described as follows: Beginning at a point on the north line of said lot north 89 degrees 28 minutes 00 seconds east 38.98 feet from the northwest corner of said lot, which point of beginning is on the south boundary of S.R. 25; thence north 89 degrees 28 minutes 00 seconds east 26.16 feet along the north line of said lot; thence along the north line of said lot southeasterly 23.42 feet along an arc to the right and having a radius of 15.00 feet and suspended by a long chord having a bearing of south 45 degrees 47 minutes 45 seconds east and a length of 21.12 feet to the east line of said lot (which line also the west boundary of South 18th Street); thence south 1 degree 03 minutes 30 seconds east 28.89 feet along the east line of said lot; thence north 43 degrees 58 minutes 04 seconds west 60.25 feet to the point of beginning and containing 850 square feet, more or less.

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

May 21, 2020
Ref. No.: 2020-122

Lafayette Common Council
20 N 6th Street
Lafayette, IN 47901

CERTIFICATION

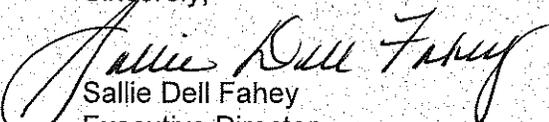
RE: Z-2794 TECUMSEH DENTAL PROPERTIES, LLC (R1B to NB):
Petitioner is requesting rezoning of three lots at the southwest corner of Teal Road (US 52) and S. 18th Street in order to expand an existing dentist's office, at 1709 Teal Rd., Lafayette, Fairfield 33 (SW) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 15 yes - 0 no on the motion to rezone the subject real estate from R1B to NB. Therefore, the Area Plan Commission of Tippecanoe County recommends to the 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 Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

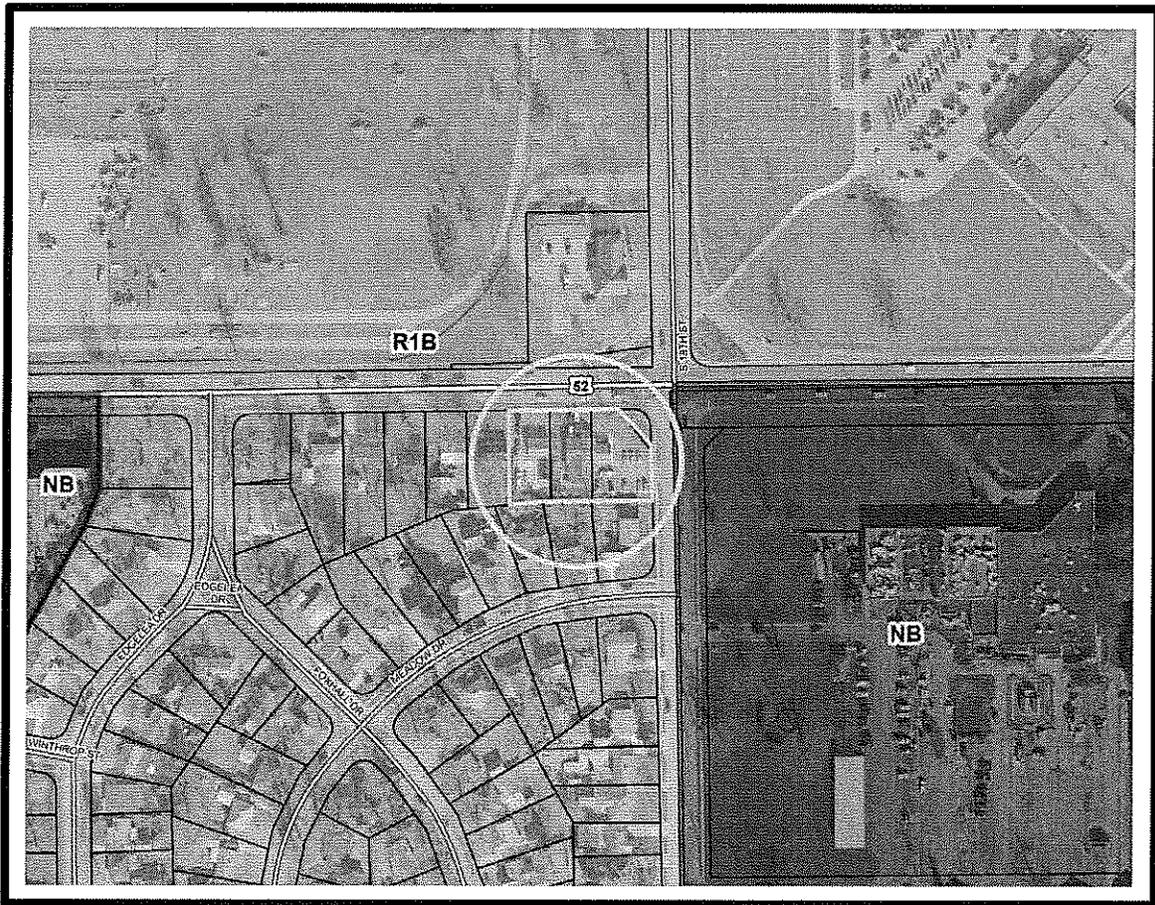
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Brian Henry, Tecumseh Dental Properties, LLC
Sarah Wyatt, Ball Eggleston, PC
Jeromy Grenard, Lafayette City Engineer

Z-2794
TECUMSEH DENTAL PROPERTIES, LLC
(R1B to NB)

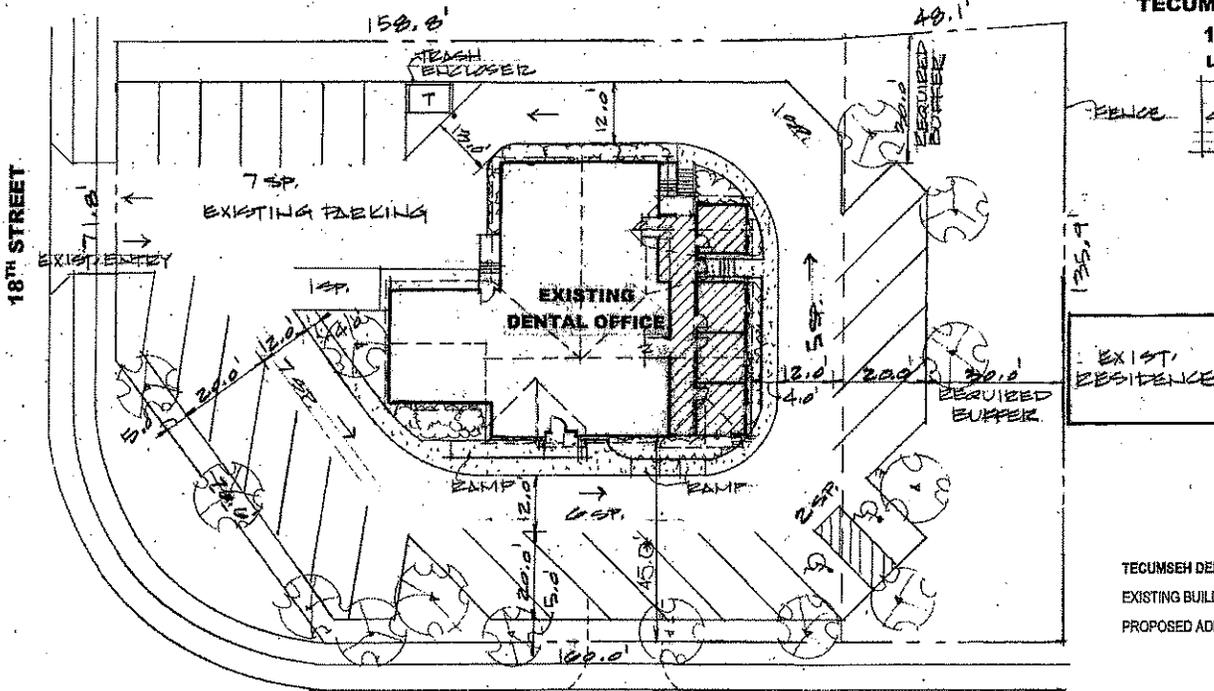
STAFF REPORT
May 14, 2020



PROPOSED ADDITION FOR:
TECUMSEH DENTAL CENTER

1709 TEAL ROAD
 LAFAYETTE, INDIANA

REVISED
 SITE PLAN
 9/21/18



TEAL ROAD
SITE PLAN & FLOOR PLAN

1"=20'-0"

* VARIANCE REQUIRED



TECUMSEH DENTAL CENTER:	
EXISTING BUILDING (MAIN FLOOR)	2,684 SF GROSS
PROPOSED ADDITION (MAIN FLOOR)	834 SF GROSS
TOTAL	3,528 SF GROSS

BUILDING COVERAGE 14% (50% MAX. ALLOWED NB)

GREEN SPACE 32% (20% MIN. REQUIRED NB)

REQUIRED PARKING 29 MIN. SPACES REQUIRED

PARKING SHOWN: 29 SPACES SHOWN

Wischmeier
 Architecture
 (765) 447-9628

Z-2794
TECUMSEH DENTAL PROPERTIES, LLC
R1B to NB

Staff Report
May 14, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Sarah Wyatt, is requesting rezoning of three lots at the southwest corner of Teal Road and South 18th Street to expand an existing dentists' office. The site's address is 1709 Teal Road, Lafayette, Fairfield 33 (SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is currently zoned R1B and is shown as R1B on the 1965 Lafayette City zoning maps. There have been no rezone requests in the area for the last 30 years. Property to the north, south and west is also zoned R1B. Land to the east across 18th Street is zoned NB, Neighborhood Business.

AREA LAND USE PATTERNS:

The existing structure was granted a special exception for a chiropractor's office in 1973, (BZA-0215). This site has been in use as a medical professional office since this approval. The dental business was opened in 1984 and currently covers the eastern two lots. The third lot in this request on the west side was purchased by petitioner in 2016. Although it has a single-family house, petitioner has been using this lot, to the rear and on the west side of the house for paved employee parking.

Single-family homes are located adjacent to the west and south. North across Teal is a city fire station, the county fair grounds and Tecumseh Middle and Lafayette Jefferson High Schools. East across 18th Street is the former Lafayette Life building that has since been purchased by the Lafayette School Corporation and converted to a career center.

A nonbinding site plan was submitted with the filing (see attachment) that shows the existing house would be razed and an 834-square foot addition would be constructed on the west side of the existing building.

TRAFFIC AND TRANSPORTATION:

Both Teal Road and South 18th Street are classified as primary arterials requiring 60' setbacks. The existing structure is 45' from the right-of-way line of Teal and 40' from the right-of-way at the intersection. The parking for this use is 1 space per treatment room or dentist chair, plus 1 space per each employee, or dentist.

The western lot that is currently a single-family home has driveway access onto Teal Road. Based on the submitted site plan, petitioner proposes to close this driveway and that all the parking spaces on site will gain access from the existing 18th Street entrance.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A 30' type C bufferyard is required when NB land is redeveloped adjacent to R1B.

STAFF COMMENTS:

Based on the current use and zone this site is considered a nonconforming use. According to the ordinance, the dental center can continue to operate if it's not abandoned or the building expanded. The petitioner is proposing to increase the size of the building to provide additional treatment rooms. If the rezone is approved the structure would still be considered a nonconforming structure because it does not meet the setbacks along the frontage. The use could be expanded but the addition would need to meet the current standards; the proposed expansion based on the site plan would need at least one setback variance.

Staff would normally make an argument that rezoning this site could lead to additional unwanted expansion of the business zone along Teal Road to the west. But because this has been a medical establishment for over 40 years and no "commercial creep" has happened, staff feels the residences to the west are safe and this request can be supported. Additionally, rezoning this site would allow for an expansion of an established and low intensity use.

STAFF RECOMMENDATION:

Approval

2020 MAY 26 P 1:05

RESOLUTION NO. 2020-12

CINDY JERRY

A RESOLUTION OF THE LAFAYETTE COMMON COUNCIL APPROVING
AN AMENDING DECLARATORY RESOLUTION AND PLAN OF THE
REDEVELOPMENT COMMISSION AND ORDER OF THE TIPPECANOE
COUNTY AREA PLAN COMMISSION

WHEREAS, the City of Lafayette (“City”) Redevelopment Commission (the “Commission”), on October 26, 2006, adopted Resolution No. LRC-2006-22 (the “Consolidated Central Declaratory Resolution”) establishing the Consolidated Central Lafayette Redevelopment Area (the “Consolidated Central Area”) and Consolidated Central Allocation Area in accordance with Indiana Code 36-7-14-39 and approving the Consolidated Central Lafayette Redevelopment Plan, as amended (the “Consolidated Central Plan”) for the Consolidated Central Area;

WHEREAS, the Commission adopted Resolution No. LRC-2006-25 on November 16, 2006, as further amended on July 26, 2007 by Resolution No. LRC-2007-06, on May 24, 2012 by Resolution No. LRC-2012-08 and on February 25, 2013 by Resolution No. LRC-2013-06 (collectively, as amended, the “Consolidated Creasy Lane Declaratory Resolution”), establishing and expanding the Consolidated Creasy Lane Economic Development Area (the “Consolidated Creasy Lane Area”) and Consolidated Creasy Lane Allocation Area (the “Consolidated Creasy Lane Allocation Area”) in accordance with Indiana Code 36-7-14-39 and approving the economic development plan for the Consolidated Creasy Lane Area, as amended (the “Consolidated Creasy Lane Plan”);

WHEREAS; the Consolidated Central Plan and the Consolidated Creasy Lane Plan are hereinafter collectively referred to as the “Original Plans”;

WHEREAS, the Commission adopted Resolution No. LRC-2013-06 on February 25, 2013, to, among other matters, (i) expand the Consolidated Creasy Lane Area and Consolidated Creasy Lane Allocation Area by adding approximately 196 new acres to the Consolidated Creasy Lane Area and the Consolidated Creasy Lane Allocation Area; (ii) re-characterize the Consolidated Central Area as an economic development area pursuant Indiana Code 36-7-14-41; (iii) consolidate the Consolidated Central Area and the Consolidated Creasy Lane Area, as therein expanded, into one economic development area to be known as the “Consolidated Creasy/Central Economic Development Area” (the “2013 Consolidated Area”); and (iv) consolidate and amend the Original Plans (the “2013 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2014-10 on August 28, 2014, to, among other matters, (i) expand the 2013 Consolidated Area (the 2013 Consolidated Area, as so amended, the “Consolidated Area”); and (ii) amend the 2013 Consolidated Plan to add projects thereto (as amended, the “2014 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2015-4 on July 17, 2015, amending the 2014 Consolidated Plan to add projects thereto (as amended, the “2015 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2017-1 on July 27, 2017, amending the 2015 Consolidated Plan to add projects thereto (as amended, the “2017 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2018-10 on August 23, 2018 amending the 2017 Consolidated Plan to add projects thereto (as amended, the “2018 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2019-09 on December 19, 2019 amending the 2018 Consolidated Plan to add projects thereto (as amended, the “2019 Consolidated Plan”);

WHEREAS, the Consolidated Central Declaratory Resolution, as amended as set forth above, and the Consolidated Creasy Lane Declaratory Resolution, as amended as set forth above, are hereinafter collectively referred to as the “Original Area Resolutions;”

WHEREAS, on April 23, 2020, the Commission adopted a resolution further amending the Original Area Resolutions and the 2019 Consolidated Plan (the “Amending Declaratory Resolution”) to include the construction of a five story mixed-use facility with 97 market-rate residential units and 2,000 square feet of office and retail space, together with any necessary appurtenances, related improvements and equipment, to be located at approximately 450 - 499 South Street in the City (collectively, the “2020 Projects”), all in, serving or benefiting the Consolidated Area (the 2019 Consolidated Plan, as amended, hereinafter referred to as the “2020 Consolidated Plan”); and

WHEREAS, Indiana Code 36-7-14 and Indiana Code 36-7-25, as amended and supplemented (the “Act”) require approval by the Tippecanoe County Area Plan Commission (the “Plan Commission”) of the Amending Declaratory Resolution and the 2020 Consolidated Plan;

WHEREAS, on May 20, 2020, the Plan Commission issued its order approving the Amending Declaratory Resolution and the 2020 Consolidated Plan (the “Order”) following the adoption of the Amending Declaratory Resolution and the 2020 Consolidated Plan by the Commission on April 23, 2020; and

WHEREAS, the Act requires the Common Council of the City to approve the Amending Declaratory Resolution, the 2020 Consolidated Plan and the Order of the Plan Commission;

NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THAT:

Section 1. The Order of the Plan Commission approving the Amending Declaratory Resolution and the 2020 Consolidated Plan is in all respects hereby approved by the Common Council.

Section 2. The Amending Declaratory Resolution and the 2020 Consolidated Plan are in all respects hereby approved by the Common Council. The Clerk is hereby directed to file a copy of the Amending Declaratory Resolution, the 2020 Consolidated Plan and the order of the Plan Commission with the permanent minutes of this meeting.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval by the Mayor.

Passed by the Common Council of the City of Lafayette, Indiana this 1st day of June, 2020.

COMMON COUNCIL OF THE CITY OF
LAFAYETTE, INDIANA

Nancy Nargi, President

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, this 1st day of June, 2020.

Cindy Murray, City Clerk

Signed and approved by me, the Mayor of the City of Lafayette, Indiana, on this 1st day of June, 2020.

Tony Roswarski, Mayor

ATTEST:

Cindy Murray, City Clerk

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

May 21, 2020
Ref. No.: 2020-111

Dennis Carson
515 Columbia Street
Lafayette, IN 47901

CERTIFICATION

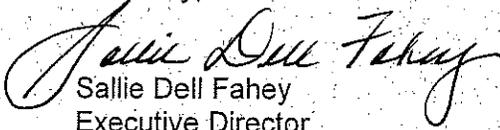
RE: RESOLUTION 2020-03 ELLSWORTH PROJECT:

A resolution determining that an amendment to the Consolidated Creasy/Central Lafayette Redevelopment Plan conforms to the Comprehensive Plan for Tippecanoe County, specifically the proposed Ellsworth Project to be built between South, 4th, 5th and Alabama Streets.

Dear Mr. Carson:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to approve **RESOLUTION 2020-03**, the Order Determining that an amendment to the Consolidated Creasy/Central Lafayette Redevelopment Plan conforms to the Comprehensive Plan for Tippecanoe County.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/crl

Enclosures: Staff Report & Resolution 2020-03

CC: Jacqueline Chosnek, Chosnek Law, PC
Cullen Cochran, Dentons Bingham, Greenebaum
Lafayette Common Council

RESOLUTION 2020-03

ORDER OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY DETERMINING THAT A RESOLUTION AMENDING THE ORIGINAL DECLARATORY RESOLUTIONS APPROVED AND ADOPTED BY THE LAFAYETTE REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING THE AMENDING RESOLUTION

WHEREAS, the City of Lafayette (“City”) Redevelopment Commission (the “Commission”), on October 26, 2006, adopted Resolution No. LRC-2006-22 (the “Consolidated Central Declaratory Resolution”) establishing the Consolidated Central Lafayette Redevelopment Area (the “Consolidated Central Area”) and Consolidated Central Allocation Area in accordance with Indiana Code 36-7-14-39 and approving the Consolidated Central Lafayette Redevelopment Plan, as amended (the “Consolidated Central Plan”) for the Consolidated Central Area;

WHEREAS, the Commission adopted Resolution No. LRC-2006-25 on November 16, 2006, as further amended on July 26, 2007 by Resolution No. LRC-2007-06, on May 24, 2012 by Resolution No. LRC-2012-08 and on February 25, 2013 by Resolution No. LRC-2013-06 (collectively, as amended, the “Consolidated Creasy Lane Declaratory Resolution”), establishing and expanding the Consolidated Creasy Lane Economic Development Area (the “Consolidated Creasy Lane Area”) and Consolidated Creasy Lane Allocation Area (the “Consolidated Creasy Lane Allocation Area”) in accordance with Indiana Code 36-7-14-39 and approving the economic development plan for the Consolidated Creasy Lane Area, as amended (the “Consolidated Creasy Lane Plan”);

WHEREAS; the Consolidated Central Plan and the Consolidated Creasy Lane Plan are hereinafter collectively referred to as the “Original Plans”;

WHEREAS, the Commission adopted Resolution No. LRC-2013-06 on February 25, 2013, to, among other matters, (i) expand the Consolidated Creasy Lane Area and Consolidated Creasy Lane Allocation Area by adding approximately 196 new acres to the Consolidated Creasy Lane Area and the Consolidated Creasy Lane Allocation Area; (ii) re-characterize the Consolidated Central Area as an economic development area pursuant Indiana Code 36-7-14-41; (iii) consolidate the Consolidated Central Area and the Consolidated Creasy Lane Area, as therein expanded, into one economic development area to be known as the “Consolidated Creasy/Central Economic Development Area” (the “2013 Consolidated Area”); and (iv) consolidate and amend the Original Plans (the “2013 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2014-10 on August 28, 2014, to, among other matters, (i) expand the 2013 Consolidated Area (the 2013 Consolidated Area, as so amended, the “Consolidated Area”); and (ii) amend the 2013 Consolidated Plan to add projects thereto (as amended, the “2014 Consolidated Plan”);

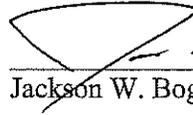
WHEREAS, the Commission adopted Resolution No. LRC-2015-4 on July 17, 2015, amending the 2014 Consolidated Plan to add projects thereto (as amended, the “2015 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2017-1 on July 27, 2017, amending the 2015 Consolidated Plan to add projects thereto (as amended, the “2017 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2018-10 on August 23, 2018 amending the 2017 Consolidated Plan to add projects thereto (as amended, the “2018 Consolidated Plan”);

Passed by the Area Plan Commission of Tippecanoe County, this 20th day of May 2020.

AREA PLAN COMMISSION OF TIPPECANOE
COUNTY



Jackson W. Bogan, President

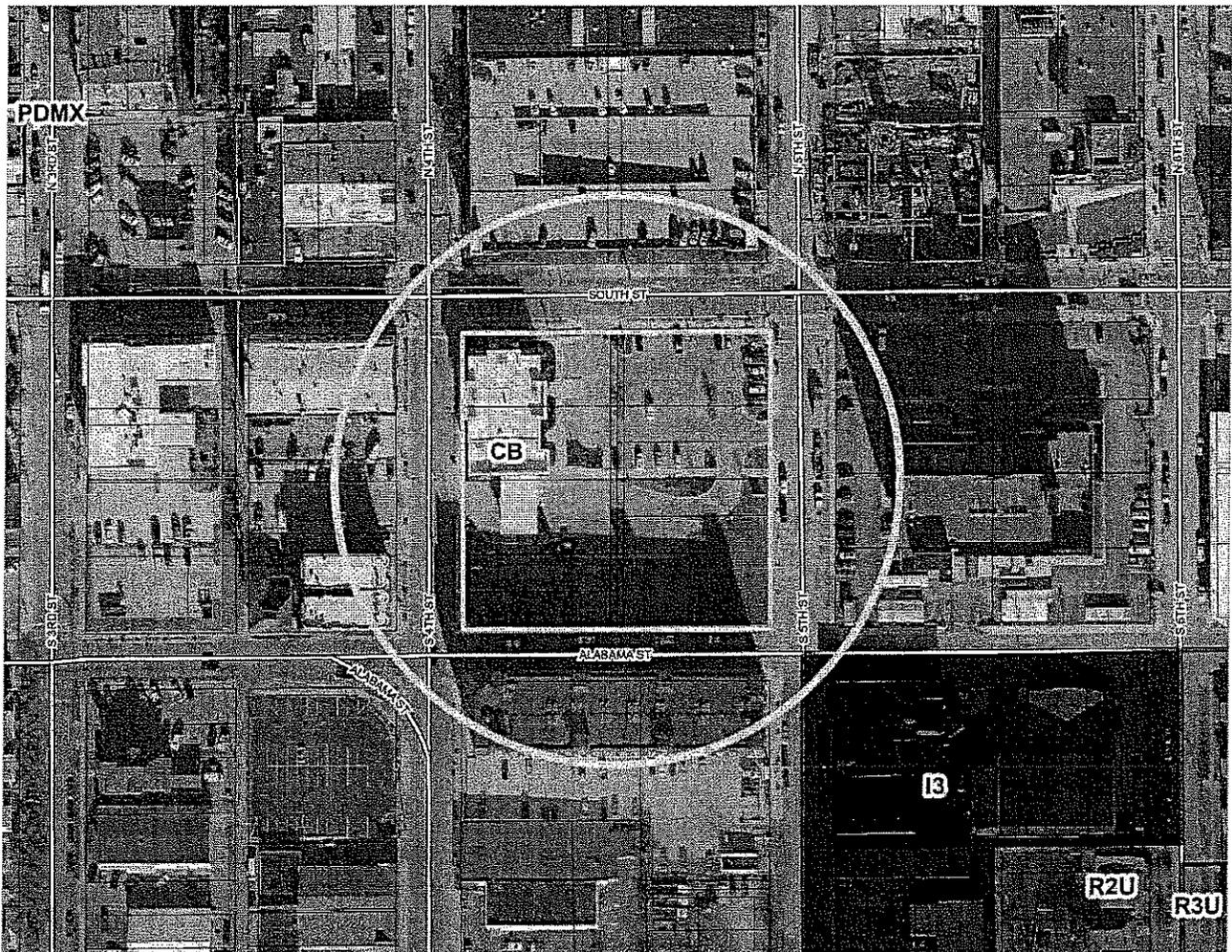
ATTEST:



Sallie Dell Fahey, Secretary

**RESOLUTION 2020-03
CONSOLIDATED CREASY/CENTRAL EDA-TIF:
AN AMENDMENT TO ADD ELLSWORTH PROJECT TO THE DEVELOPMENT PLAN**

**STAFF REPORT
May 14, 2020**



"We can expect a more compact Downtown, centered along Main Street to its intersection with [the former rail corridor east of 9th Street]. Main Street's position as a shopping district of regional significance should be enhanced by the elimination of railroad right-of-way, and by moving through-traffic to Columbia and South Streets."

This project continues what the **Land Use Plan** envisioned in 1981 and the downtown's evolution to match that vision. Of additional importance to the downtown is that this project provides infill that supports the expansion of downtown to the south. Of equal importance is that this project will be constructed on what is currently a surface parking lot, the most inefficient use of downtown real estate.

In the 2011 updated **Housing Element** of the comprehensive plan various policy statements encourage downtown housing and the infrastructure to support it:

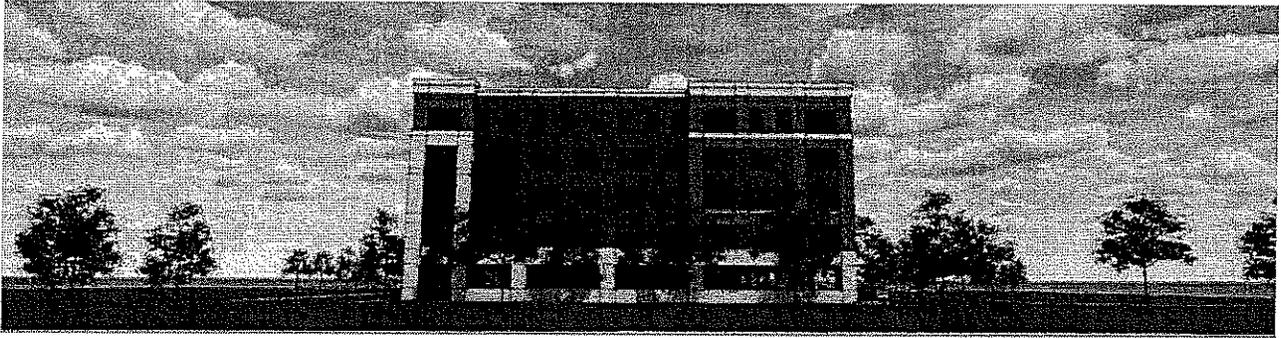
- #14 Create land use plans that...support growth in Downtown Lafayette....
- #23 Significant new residential construction...is to be constructed only in the presence of, or in conjunction with, sufficient levels of public services, facilities and all modes of transportation.

The 97 proposed residential units, supported with 2000 sq. ft. of ground floor office and retail, implements those policy statements.

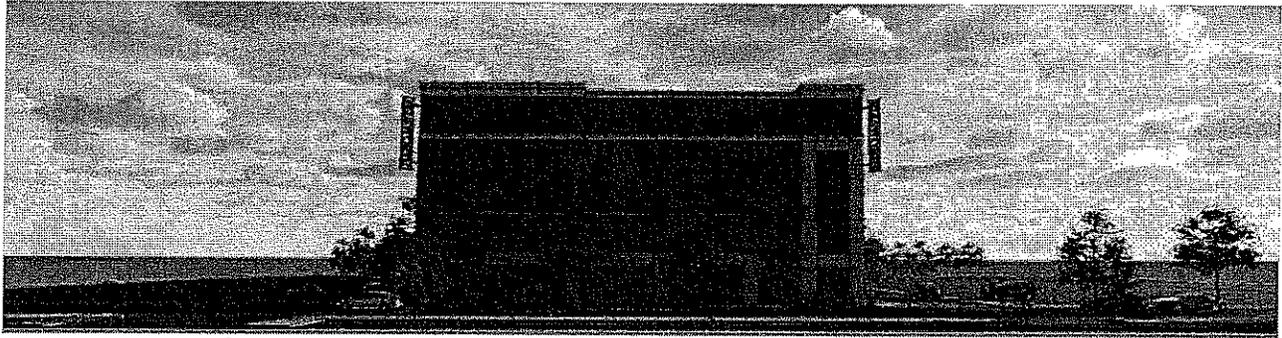
Staff is satisfied that the project amendment to the Consolidated Creasy/Central Economic Development Area Plan conforms to the adopted **Comprehensive Plan for Tippecanoe County** which includes the City of Lafayette.

STAFF RECOMMENDATION

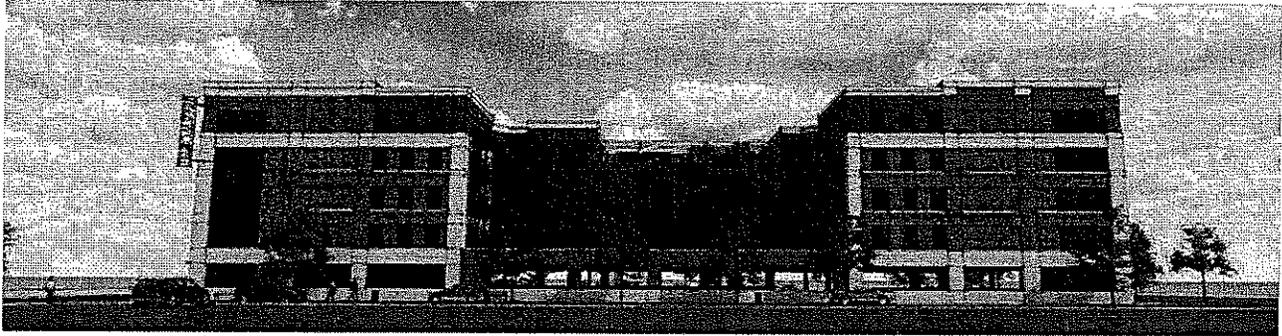
Approval



SOUTH ELEVATION | ALABAMA STREET



NORTH ELEVATION | SOUTH STREET



WEST ELEVATION | REGIONS SITE - OLD US231



EAST ELEVATION | S 5th STREET