

FILED 2-2772  
CITY CLERK

2019 AUG 23 A 10:17

ORDINANCE NO. 2019-24

CINDY MURRAY

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R1U TO NB U

**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:

The North half of Lot Fifty-four (54) in Smith & Green's Addition to the Town, now City of Lafayette, Tippecanoe County, Indiana. (Said half of lot being located upon a part of the south half of the west half of the northeast Quarter of Section Twenty-nine (29), in Township Twenty-three (23) North, Range Four (4) West, and part of the east fraction of the Northwest Quarter of section Twenty nine (29) in Township Twenty-three (23) North, Range Four (4) West, as laid out and platted May 1st 1840, by David & Catherine Smith, et al.). Located in Fairfield Township, Tippecanoe County, Indiana.

Section II: The above described real estate should be and the same is hereby rezoned from R1U to NB U.

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\_\_.**

\_\_\_\_\_  
Ronald Campbell, Presiding Officer

ATTEST:

\_\_\_\_\_  
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

THE

# Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242  
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SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

August 22, 2019  
Ref. No.: 2019-221

Lafayette Common Council  
20 N. 6<sup>th</sup> Street  
Lafayette, IN 47901

## CERTIFICATION

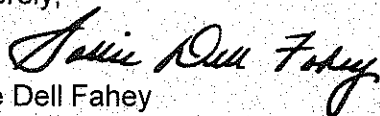
**RE: Z-2772 HABITAT FOR HUMANITY OF LAFAYETTE (R1U to NBU):**  
Petitioner is requesting rezoning of one lot located at 808 Wabash Avenue to expand the existing adjacent parking lot located on the west side of Wabash Avenue, south of Ellsworth Street, Lafayette, Fairfield 29 (NW) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on August 21, 2019 the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no on the motion to rezone the subject real estate from R1U 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 September 3, 2019 regular meeting. Petitioner or their representative must appear to present their case.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/crl

Enclosures: Staff Report & Ordinances

cc: Stepheney Bible, Habitat for Humanity of Lafayette  
Debra Remaly, Harvest Chapel, Inc.  
Daniel Teder, Reiling Teder & Schrier, LLC  
Dave Griffee, Lafayette City Engineer's Office

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**Z-2772**  
**HABITAT FOR HUMANITY OF LAFAYETTE**  
**(R1U to NB)**

**STAFF REPORT**  
**August 15, 2019**

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**Z-2772**  
**HABITAT FOR HUMANITY OF LAFAYETTE**  
**R1U to NBU**

**Staff Report**  
**August 15, 2019**

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

Petitioner, with consent from the owner (Harvest Chapel, Inc.) and represented by attorney Daniel Teder, is requesting the rezoning of a 30' x 120' strip of land that is just north of the residence located at 812 Wabash Avenue. The land is proposed to be incorporated into the adjacent parking lot to the north which serves the coffee shop and church across Ellsworth Street, in Lafayette, Fairfield 29 (NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The site in question is zoned R1U and has been since a neighborhood-wide rezone was done in 1999. The adjacent NBU land to the north was rezoned successfully in 2010 for the existing parking lot (Z-2424). Adjoining to the west is I3 zoning and R1U zoning is located to the south and east.

**AREA LAND USE PATTERNS:**

The site is currently unimproved but supported a single-family home until either 2005 or 2006 when it was razed. A parking lot adjoins to the north, a butcher shop (Beutler's) is west across the alley and single-family homes are directly south and across Wabash Avenue.

**TRAFFIC AND TRANSPORTATION:**

Wabash Avenue is classified as an urban secondary arterial in the *Thoroughfare Plan*; traffic counts taken in 2018 indicate that 3,223 vehicles pass this site daily.

While no layout of the proposed parking area was filed with this petition, access would likely come from the alley or through the adjacent parking lot. The parking spaces that will be created on the subject land will provide overflow parking for Harvest Chapel and Sacred Grounds coffee shop. Parking lots in the NBU zone are required to be paved and striped.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve the area; no buffering is required.

**STAFF COMMENTS:**

The church (Harvest Chapel) and coffee shop (Sacred Grounds) are in a building located in the heart of the Historic Wabash Avenue Neighborhood at the corner of Ellsworth Street and Wabash Avenue. In recent years the area has experienced a renaissance resulting

in new businesses and residents, as well as two public art projects bringing a renewed interest to the area. Neighborhood signage has also recently been installed at the entrances to the neighborhood.

The site in question supported a home until about 2005 or 2006 and has remained an unimproved gravel lot since then. Rezoning this land will allow for an expanded parking lot for the nearby business, which has become a beacon in the neighborhood. Additionally, the creation of this parking lot will help alleviate some on-street parking in this growing neighborhood commercial node.

**STAFF RECOMMENDATION:**

Approval