

ORDINANCE NO. 24-15

**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:

Real estate described completely as follows: New Chauncey Neighborhood - See attached map for specific area, but generally the neighborhood lies south of Meridian Street; east of Northwestern Avenue; north of Fowler Avenue; west of North River Road; and south of Kingston Drive, in West Lafayette, Wabash 17 & 18 (S1/2) and 19 & 20 (N1/2) 23-4.

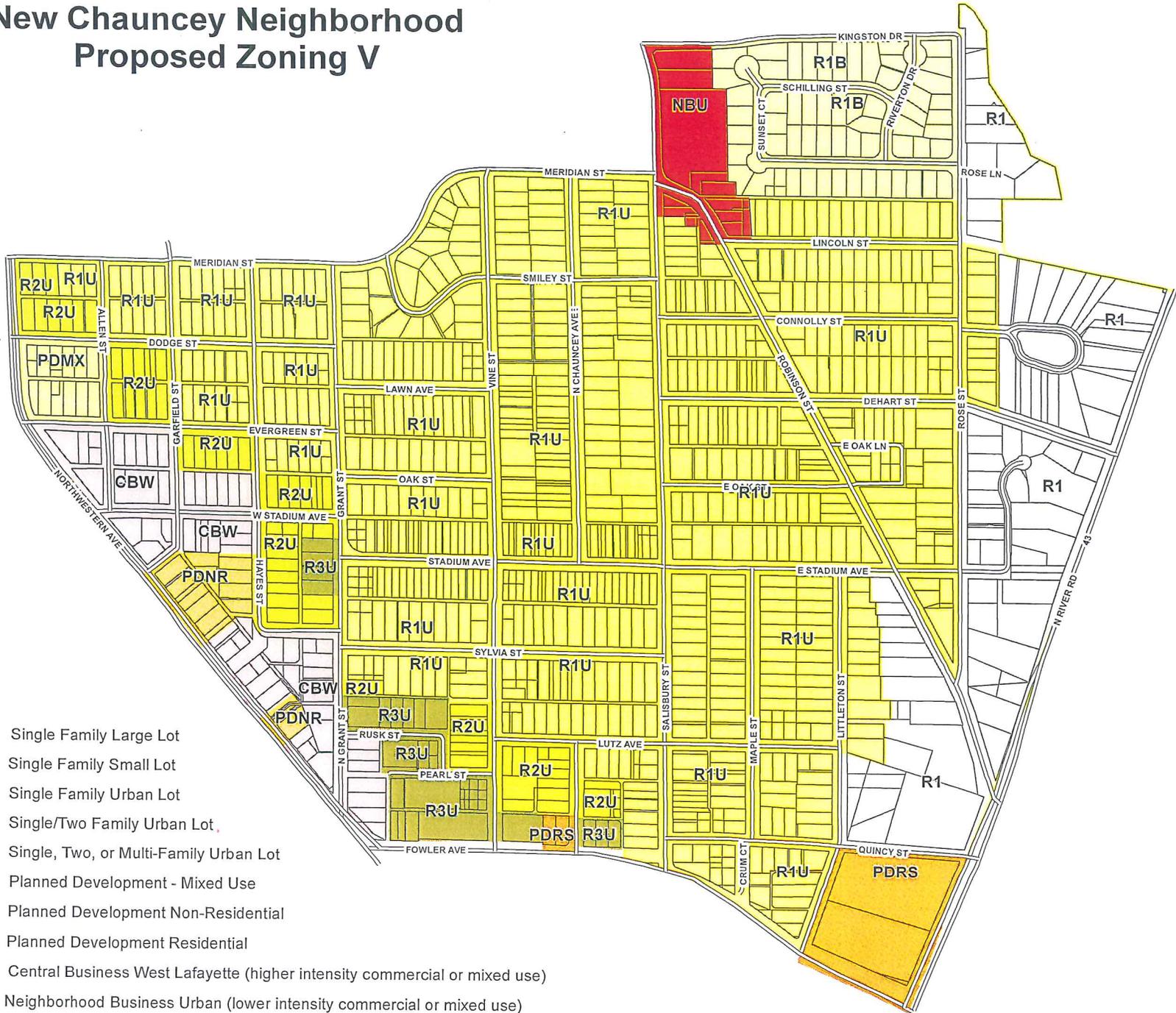
Section 2: Said real estate is hereby rezoned as follows:

FROM: R1, R1B, R1U, R2U, R3U, NBU, and CBW

TO: R1, R1B, R1U, R2U, R3U, NBU, and CBW (PD zones within the boundary remain unchanged)

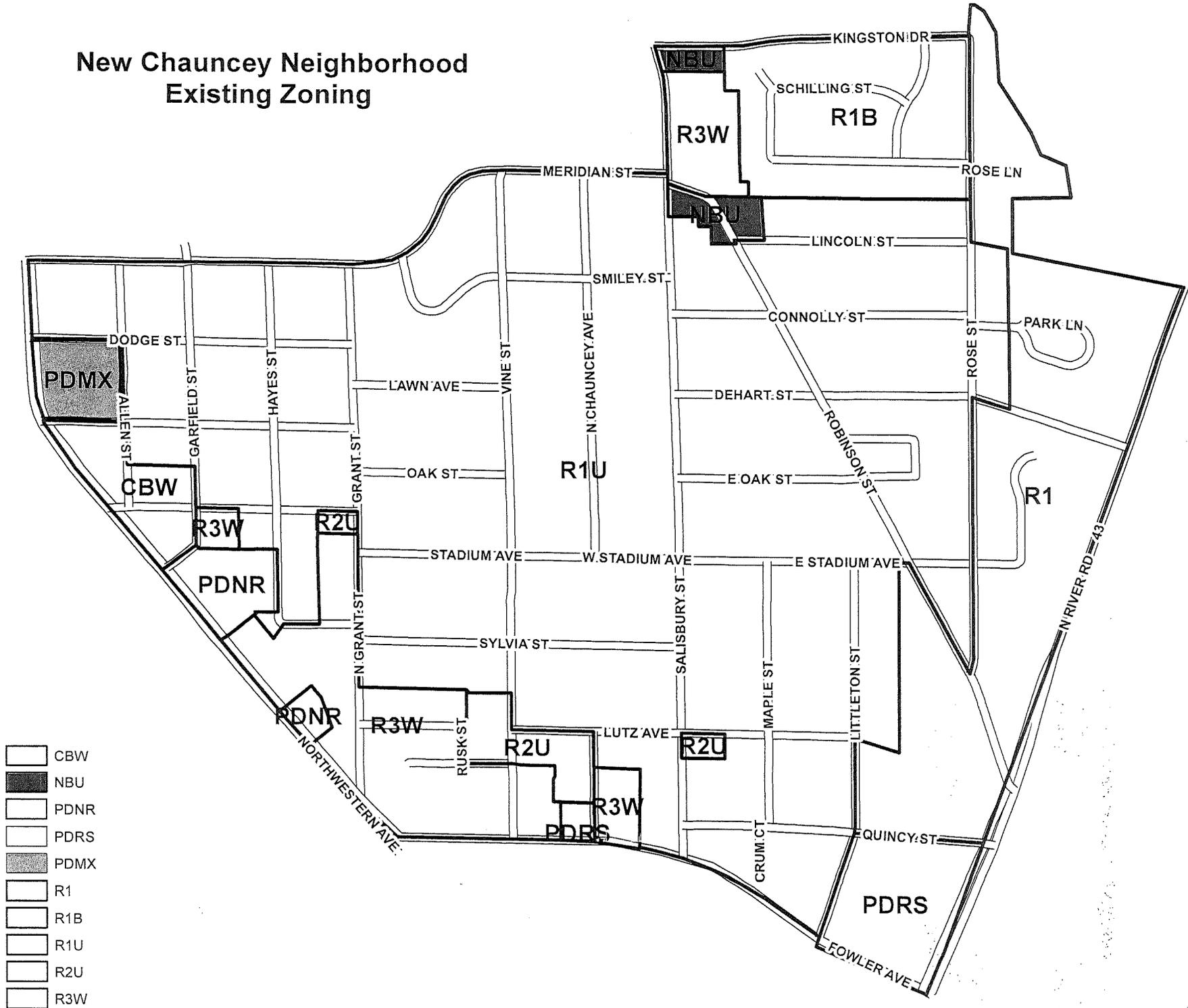
Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

New Chauncey Neighborhood Proposed Zoning V



- R1 Single Family Large Lot
- R1B Single Family Small Lot
- R1U Single Family Urban Lot
- R2U Single/Two Family Urban Lot
- R3U Single, Two, or Multi-Family Urban Lot
- PDMX Planned Development - Mixed Use
- PDNR Planned Development Non-Residential
- PDRS Planned Development Residential
- CBW Central Business West Lafayette (higher intensity commercial or mixed use)
- NBU Neighborhood Business Urban (lower intensity commercial or mixed use)

New Chauncey Neighborhood Existing Zoning



-  CBW
-  NBU
-  PDNR
-  PDRS
-  PDMX
-  R1
-  R1B
-  R1U
-  R2U
-  R3W

Z-2619

AREA PLAN COMMISSION
NEW CHAUNCEY NEIGHBORHOOD REZONE
CBW, NBU, R3W, R2U, R1U, R1B and R1 to CBW, NBU, R3U, R2U, R1U, R1B and R1

Staff Report
July 9, 2015

REQUEST MADE, PROPOSED USE, LOCATION:

The Area Plan Commission, with support from the City of West Lafayette and the New Chauncey Neighborhood Association, is requesting rezoning of the New Chauncey Neighborhood (excluding all existing planned developments) which is approximately bounded by Northwestern Avenue, Fowler Avenue, North River Road, Kingston Drive and Meridian Street in West Lafayette, Wabash 17 & 18 (S1/2) and 19 & 20 (N 1/2).

ZONING HISTORY AND AREA ZONING PATTERNS:

Since the 1998 rezone brought about by NUZO, rezoning activity in the neighborhood has been limited largely to planned development projects including: Morris Rentals Planned Development (Z-2526), 720 Northwestern Avenue Planned Development (Z-2494) and the 516 Northwestern Avenue Planned Development (Z-2460).

AREA LAND USE PATTERNS:

The New Chauncey Neighborhood is known for its pre-WW2 urban single-family residential pattern with denser and more mixed uses limited mostly to the Northwestern Avenue and Fowler Avenue corridors.

TRAFFIC AND TRANSPORTATION:

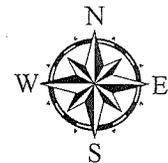
New Chauncey is an important crossroads of many primary and secondary arterials, as classified by the *Thoroughfare Plan*. Among them are: Northwestern Avenue, Fowler Avenue, Salisbury Street, Grant Street, Robinson Street and River Road.

STAFF COMMENTS:

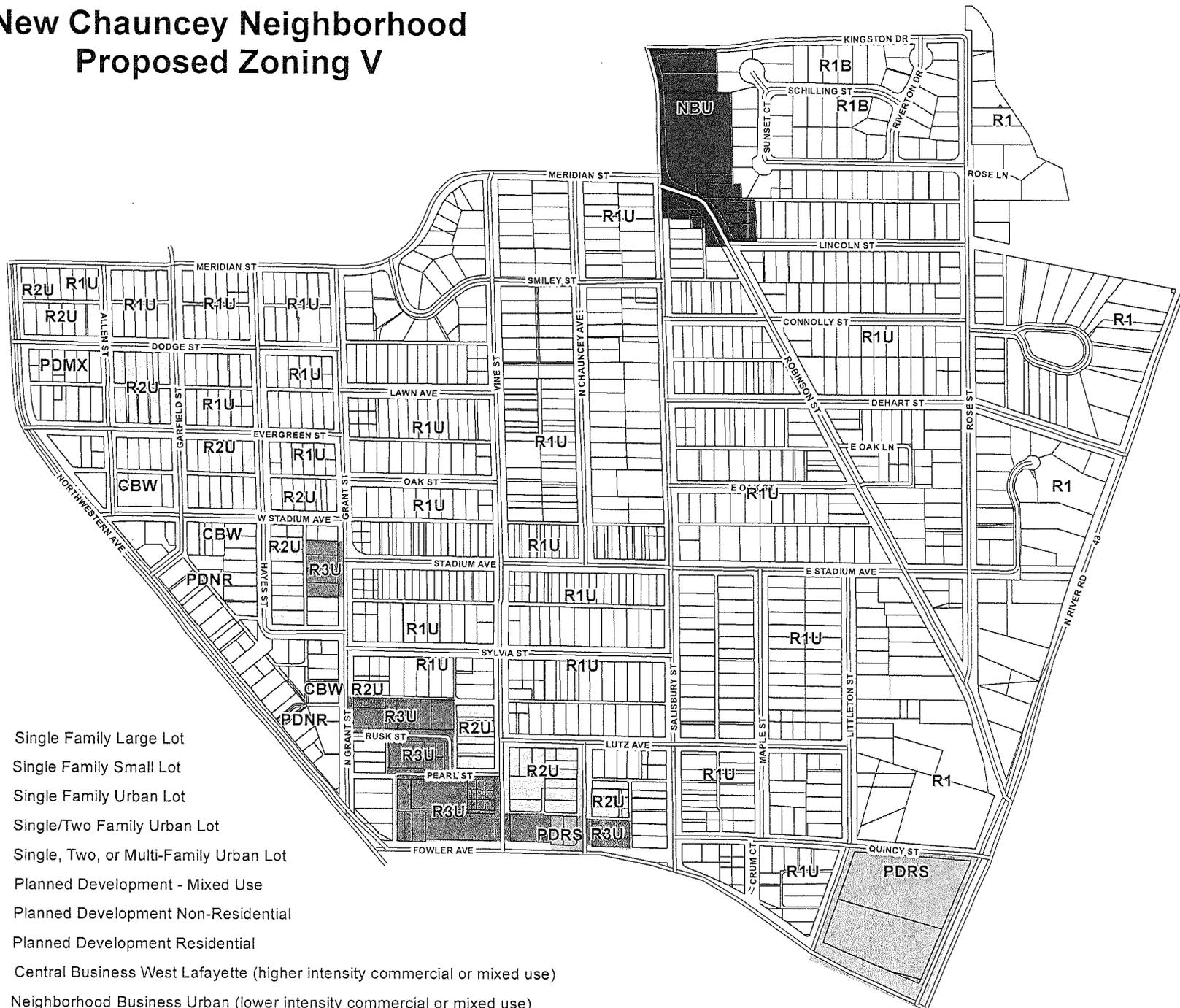
After multiple Ordinance Committee public hearings with substantial public input resulting in five draft map amendments and formal endorsement by the Ordinance Committee in June of this year, the proposed rezone of New Chauncey is ready. The 2013 adopted *New Chauncey Neighborhood Plan* has guided the creation of this first of two neighborhood rezone steps. This first "conventional rezone" effort aims to bring the neighborhood into as close conformance with the neighborhood's future land use plan as possible, utilizing the existing zoning tools found in the UZO. If it is adopted by the city council, the following second step shall introduce form-based zoning which will bring the neighborhood into complete conformance with the future land use plan and fulfill the promise made by the *Neighborhood Plan*.

STAFF RECOMMENDATION:

Approval



New Chauncey Neighborhood Proposed Zoning V



- R1 Single Family Large Lot
- R1B Single Family Small Lot
- R1U Single Family Urban Lot
- R2U Single/Two Family Urban Lot
- R3U Single, Two, or Multi-Family Urban Lot
- PDMX Planned Development - Mixed Use
- PDNR Planned Development Non-Residential
- PDRS Planned Development Residential
- CBW Central Business West Lafayette (higher intensity commercial or mixed use)
- NBU Neighborhood Business Urban (lower intensity commercial or mixed use)

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

July 16, 2015
Ref. No.: 15-145

West Lafayette Common Council
609 West Navajo
West Lafayette, IN 47906

CERTIFICATION

RE: **Z-2619--AREA PLAN COMMISSION - New Chauncey
Neighborhood (R1, R1B, R1U, R2U, R3U, NBU, and CBW to
R1, R1B, R1U, R2U, R3U, NBU, and CBW):**

Petitioner is requesting rezoning of the New Chauncey
Neighborhood, approximately bounded by Northwestern Avenue,
Fowler Avenue, North River Road, Kingston Drive and Meridian
Street in West Lafayette, Wabash 17 & 18 (S1/2) and 19 & 20 (N
1/2). WITH AGREEMENT

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 15, 2015 the Area Plan Commission of Tippecanoe County voted 11 yes - 0 no on the motion to rezone the subject real estate from R1, R1B, R1U, R2U, R3U, NBU, and CBW to R1, R1B, R1U, R2U, R3U, NBU, and CBW. The Commission also voted to make the Agreement Drawn Up by the New Chauncey Neighborhood Steering Committee and recommended by the APC Ordinance Committee a part of **Z-2619--AREA PLAN COMMISSION - New Chauncey Neighborhood** moving forward. 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 its August 3, 2015 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,


Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Staff Report, Agreement & Ordinances

cc: Area Plan Commission
Dave Buck, West Lafayette City Engineer

NEW CHAUNCEY NEIGHBORHOOD R2U AGREEMENT

The New Chauncey Neighborhood (NCN) Steering Committee and the Area Plan Commission Ordinance Committee recognize that some areas recommended for medium density residential development are not yet ripe for R2U or R3U zoning. Consequently, those lots depicted as Medium Density Residential Urban in the adopted NCN Plan will be proposed for either R1U or R2U zoning in this Phase 1 neighborhood rezoning proposal.

After the City of West Lafayette adopts the Phase 1 neighborhood rezoning map discussed above, Phase 2, including a form-based code proposal, will begin. As a part of the effort to establish a form-based code for NCN, APC staff, the NCN Steering Committee and the APC Ordinance Committee will revisit the appropriateness of changes to the adopted Phase 1 zoning map, especially in the areas having a Medium Density Residential Urban land use. The result of those additional discussions may include a zoning map amendment to accompany the form-based code that changes the underlying zoning districts to bring the neighborhood into complete conformity with the adopted New Chauncey Neighborhood Plan.