

---

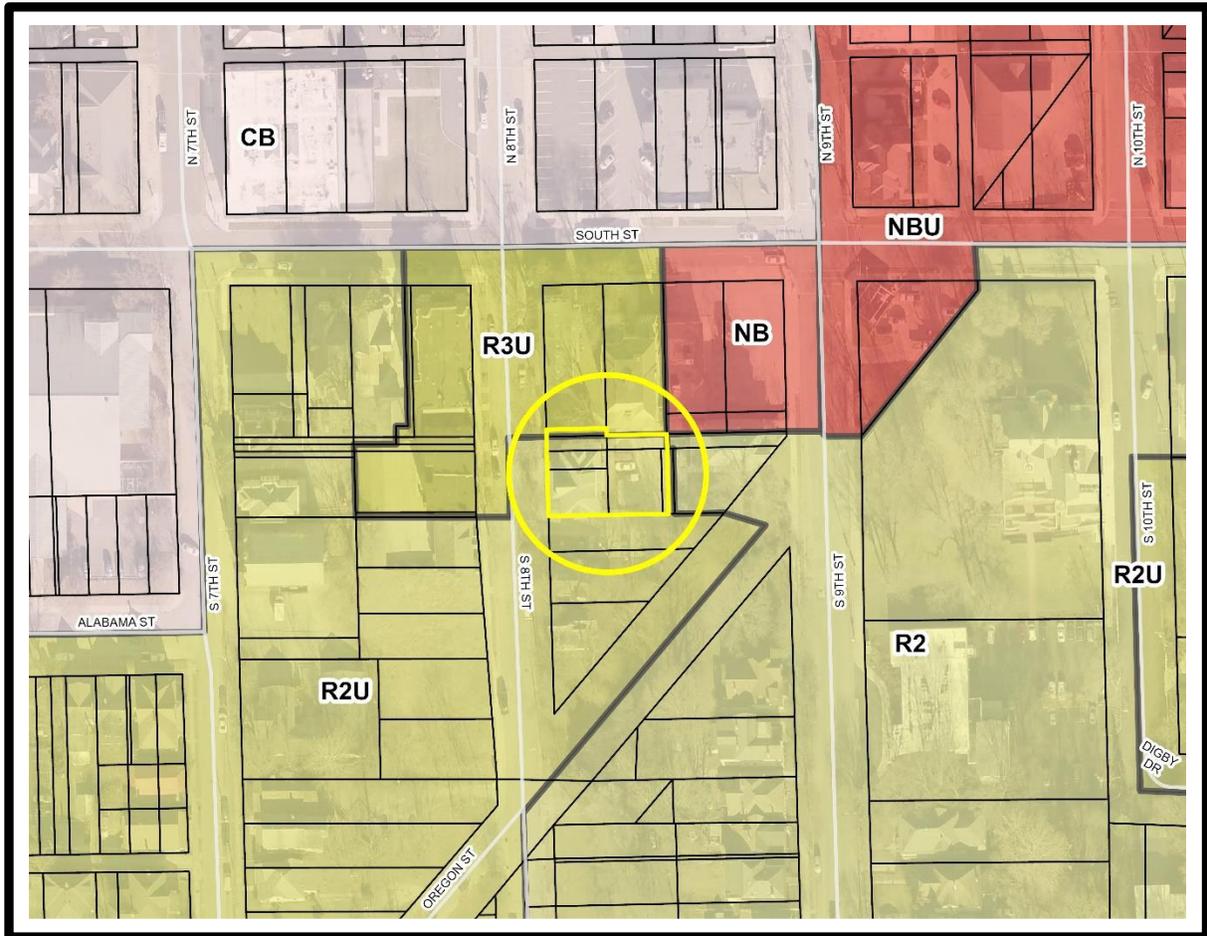
---

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

**STAFF REPORT**  
**March 12, 2020**

---

---



---

---

**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. 8<sup>th</sup> Street, specifically 9 South 8<sup>th</sup> 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 8<sup>th</sup> 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 8<sup>th</sup> 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 8<sup>th</sup> 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. 3<sup>rd</sup> and the 100, 200 and 300 blocks of S. 4<sup>th</sup>...*” 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