



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 17-2022

COMMON ADDRESS OF LOTS TO BE REZONED:

801 N. 25th Street, Terre Haute, IN 47804

Current Zoning: M-2

Requested Zoning: R-3

Proposed Use: Affordable Senior Living

Name of Owner: Heritage Landing L.P. , interested party with the consent of the Terre Haute Department of Redevelopment, Owner

Address of Owner: 7160 Chagrin Road, Suite 250, Chagrin Falls, OH 44023

Phone Number of Owner: 440-247-3900

Attorney Representing Owner: Jeffrey A. Lind

Address of Attorney: 400 Ohio Street, Terre Haute, IN 47807

Phone Number of Attorney: 812-234-5463

For Information Contact: Jeffrey A. Lind, atty, 400 Ohio Street, Terre Haute, IN 47807, 812-234-5463

Introduced by Council Member: Cheryl Loudermilk

FILED

MAY 12 2022

**SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 17- 2022**

CITY CLERK

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDIANED BY THE COMMON COUNCIL of the City of Terre Haute, Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the "Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps, be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

The following described real estate in Terre Haute, Vigo County, Indiana, to wit:

All that part of the following described real estate lying immediately west of and adjacent to the West line of Liberty Village Phase II Subdivision of a part of Section 23, Township 12 North, Range 9 West of the Second Principal Meridian, Harrison Township, City of Terre Haute, Vigo County, Indiana, the Plat of which was recorded November 2, 2020 as Instrument No. 2020014369:

Being a part of the Northeast Quarter of Section 23, and the Southeast Quarter of Section 14, Township 12 North, Range 9 West, of Harrison Township, Vigo County, Second Principal Meridian, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 23, Township 12 North, Range 9 West; thence S-00°18'56"-E (assumed bearing) along the West line of said Quarter 285.57 feet to the intersection of Elm Street and 25th Street; thence N-89°53'38"-E, along the centerline of Elm Street 1342.47 feet; thence N-77°42'26" – E 1332.95 feet to an iron pin at the Northeast corner of Section 23, (also being the intersection of Brown Avenue and Locust Avenue); thence N-00°08'22"-W, along the centerline of Brown Avenue 29.95 feet; thence S-89°03'46"-E, parallel with the centerline of Locust Avenue 30.00 feet; thence N-00°08'22"-W, along the East right of way line of Brown Avenue 1162.55 feet to the centerline of vacated Fourth Street; thence S-89°37'53"-W, along the centerline 150.00 feet; thence S-00°08'22"-W, parallel with the centerline of Brown Avenue 1141.08 feet to an iron pin 50.00 feet North of the South line of Section 14; thence S-89°59'05"-W, parallel with said South line 2110.78 feet; thence S-51°25'01"-W 80.20 feet to the South line of said Section 14; thence S-89°59'05'-W, along said South line 352.81 feet to the point of beginning.

Containing 19.54 acres, more or less.

Less said exception;

Beginning at the intersection of the East right of way line of Brown Avenue with the South right of way line of the old Terre Haute, Brazil and Eastern railroad; thence N-00°08'22"-W, along said East right of way line 102.40 feet to the North right of way line of the old Terre Haute, Brazil and Eastern railroad; thence S-77°30'31"-W, along said North right of way line 153.55 feet; thence S-00°08'22"-E, parallel with the centerline of

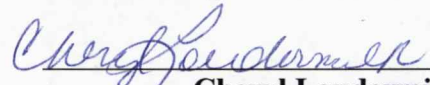
Brown Avenue 102.40 feet to said South right of way line; thence N-77°30'31"-E, along said South right of way line 153.55 feet to the point of beginning.
Containing 0.35 acres, more or less.

Commonly known as: **801 N. 25th Street, Terre Haute, Vigo County Indiana 47804**
Containing 3.21 acres, more or less

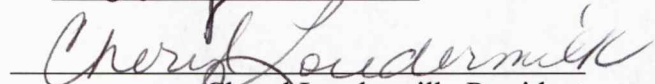
Be and the same is hereby established as R-3, together with all rights and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

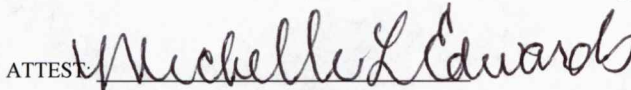
SECTION II, WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as required by law.

Introduced by Council Member,


Cheryl Loudermilk

Passed in Open Council this 7th day of July, 2022.

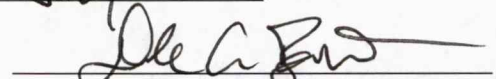

Cheryl Loudermilk, President

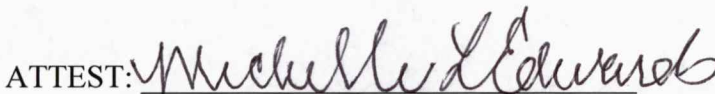
ATTEST: 
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 8th day of July, 2022.

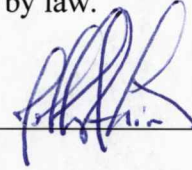

Michelle Edwards, City Clerk

Approved by me, the Mayor, this 8th day of July, 2022.


Duke Bennett, Mayor

ATTEST: 
Michelle Edwards, City Clerk

I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.



Jeffrey A. Lind

This instrument prepared by: **Jeffrey A. Lind, 400 Ohio Street, Terre Haute, IN 47807, phone: 812-234-5463.**

**PETITION TO REZONE REAL PROPERTY
SPECIAL ORDINANCE 17-2022**

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE
CITY OF TERRE HAUTE, INDIANA:

And THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION FOR
VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, Heritage Landing L.P., respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

All that part of the following described real estate lying immediately west of and adjacent to the West line of Liberty Village Phase II Subdivision of a part of Section 23, Township 12 North, Range 9 West of the Second Principal Meridian, Harrison Township, City of Terre Haute, Vigo County, Indiana, the Plat of which was recorded November 2, 2020 as Instrument No. 2020014369:

Being a part of the Northeast Quarter of Section 23, and the Southeast Quarter of Section 14, Township 12 North, Range 9 West, of Harrison Township, Vigo County, Second Principal Meridian, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 23, Township 12 North, Range 9 West; thence S-00°18'56"-E (assumed bearing) along the West line of said Quarter 285.57 feet to the intersection of Elm Street and 25th Street; thence N-89°53'38"-E, along the centerline of Elm Street 1342.47 feet; thence N-77°42'26" – E 1332.95 feet to an iron pin at the Northeast corner of Section 23, (also being the intersection of Brown Avenue and Locust Avenue); thence N-00°08'22"-W, along the centerline of Brown Avenue 29.95 feet; thence S-89°03'46"-E, parallel with the centerline of Locust Avenue 30.00 feet; thence N-00°08'22"-W, along the East right of way line of Brown Avenue 1162.55 feet to the centerline of vacated Fourth Street; thence S-89°37'53"-W, along the centerline 150.00 feet; thence S-00°08'22"-W, parallel with the centerline of Brown Avenue 1141.08 feet to an iron pin 50.00 feet North of the South line of Section 14; thence S-89°59'05"-W, parallel with said South line 2110.78 feet; thence S-51°25'01"-W 80.20 feet to the South line of said Section 14; thence S-89°59'05"-W, along said South line 352.81 feet to the point of beginning.

Containing 19.54 acres, more or less.

Less said exception;

Beginning at the intersection of the East right of way line of Brown Avenue with the South right of way line of the old Terre Haute, Brazil and Eastern railroad; thence N-00°08'22"-W, along said East right of way line 102.40 feet to the North right of way line of the old Terre Haute, Brazil and Eastern railroad; thence S-77°30'31"-W, along said North right of way line 153.55 feet; thence S-00°08'22"-E, parallel with the centerline of

Brown Avenue 102.40 feet to said South right of way line; thence N-77°30'31"-E, along said South right of way line 153.55 feet to the point of beginning.
Containing 0.35 acres, more or less.

Commonly known as: **801 N. 25th Street, Terre Haute, Indiana 47804.**
Containing 3.21 acres, more or less

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as **M-2.**

Your petitioner would respectfully state that the real estate is now **vacant and unimproved.** Your petitioner intends to **construct an affordable senior living facility with 64 units**

Your petitioner would request that the real estate described herein shall be zoned as a R-3. Your petitioner would allege that the **R-3 designation** would not alter the general characteristics of this neighborhood.

Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the R-3 of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

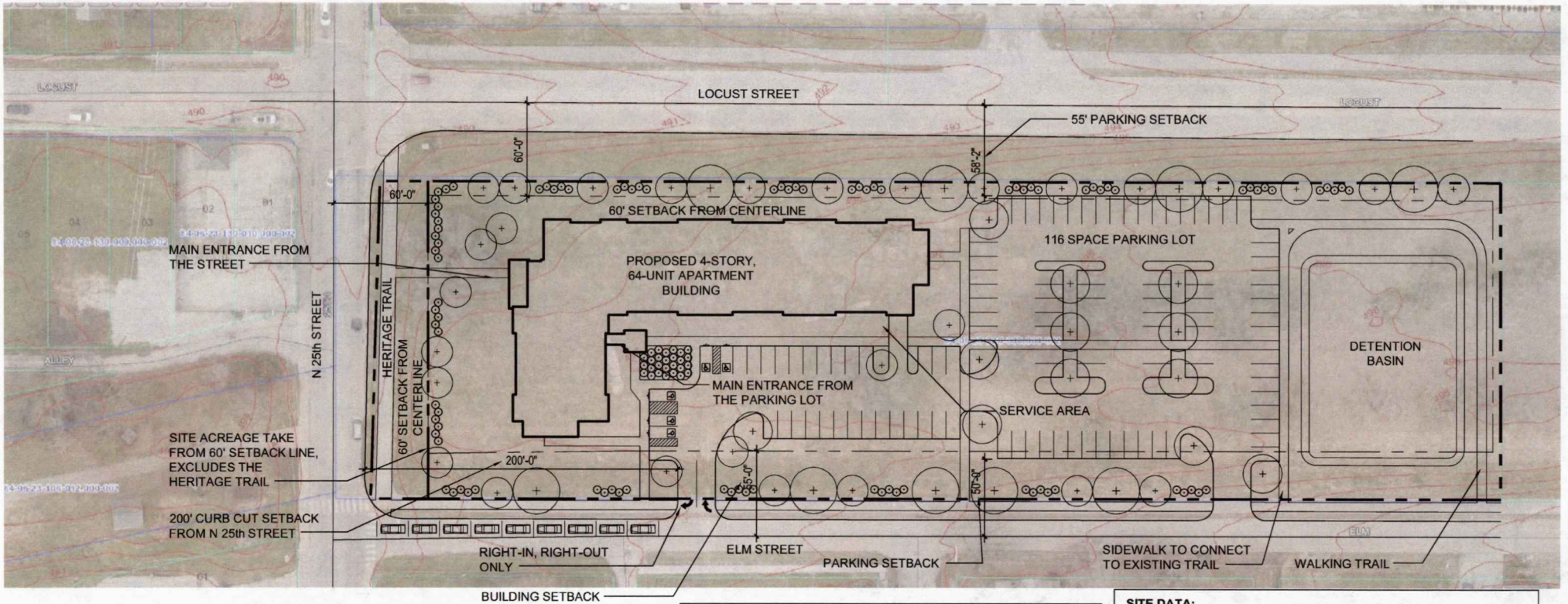
IN WITNES WHEREOF, this petition has been duly executed this 12th day of May, 2022.

Heritage Landing L.P.
By: JIC Heritage Landing, LLC,
Administrative General Partner

BY: Timothy M. Morgan
Timothy M. Morgan, Manager

PETITIONER: **Heritage Landing L.P.**

This instrument was prepared by **Jeffrey A. Lind, 400 Ohio Street, Terre Haute, IN 47807, phone: 812-234-5463.**



	REQUIRED	PROVIDED
MIN. LOT SIZE	1,000-SF/DU	139,900-SF
FRONT YARD SETBACK - MEASURED FROM THE ROW CENTERLINE		
MAJOR (LOCUST)	60' (120' TOTAL)	60'
MAJOR (25TH)	60' (120' TOTAL)	60'
COLLECTOR (ELM)	55' (110' TOTAL)	55'
INTERIOR YARD SETBACK	5'	5'
ON-SITE PARKING		
1-BEDRMS	1.5 SPACES/DU	1.5 SPACES/DU
2-BEDRMS	2.0 SPACES/DU	2.0 SPACES/DU
	116 SPACES	116 SPACES
DRIVE WIDTH	24'	24'
PARKING STALL SIZE	9'x18'	9'x18'
PARKING SETBACK	50' FROM CENTERLINE	50'
* VARIANCE		

SITE DATA:	
CURRENT ZONING	M-2, HEAVY INDUSTRIAL DISTRICT
PROPOSED ZONING	R-3, APARTMENT DISTRICT
PROPOSED PROJECT	4-STORY MULTI-FAMILY BLDG
ACREAGE	+/- 3.21 ACRES (139,900-SF)
NET BUILDABLE AREA	+/- 111,180-SF
BUILDING SF	+/- 76,025-SF
UNIT COUNT	64 UNITS 24 ONE-BEDRM UNITS 40 TWO-BEDRM UNITS

PROPOSED SITE PLAN
N 25th Street & Locust Street
Terre Haute, Indiana

SCALE: 1" = 60'-0"
0 30' 60'

May 9, 2022 rdlia: #22087 COPYRIGHT © 2022

RDL
ARCHITECTS

RDL ARCHITECTS
16102 Chagrin Blvd, Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

HERITAGE LANDING
TERRE HAUTE, INDIANA

JONESBORO INVESTMENTS CORP.

7160 Chagrin Road, Suite 250
Chagrin Falls, OH 44023
Telephone: 440.247.3900 Fax: 440.247.3930

AFFIDAVIT OF OWNER

COMES NOW affiant, DAVID I HEATH, PRESIDENT, of the Terre Haute Department of Redevelopment, and affirms under penalty of law that affiant is the owner of record of the property located at 801 N. 25th Street, Terre Haute, Indiana 47804 for which rezoning is requested; a copy of the deed is attached evidencing such ownership; and the Terre Haute Department of Redevelopment consents to the filing of this rezoning request by Heritage Landing L.P.

I affirm under penalty for perjury, that the foregoing representations are true.

Terre Haute Department of Redevelopment

By *David I. Heath*
DAVID I HEATH, PRESIDENT
[Printed Name and Title]

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for said County and State, David I. Heath, as President of Terre Haute Department of Redevelopment, who acknowledges the execution of the above and foregoing, after being duly sworn upon his oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 11th day of May, 2022.



Notary Public:
D. Scott Craig
D. Scott Craig
Printed name

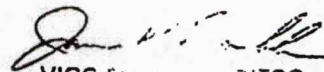
My Commission Expires: _____

My County of Residence: _____

JCM Date 01/02/2001 Time 09:48:28
Mitchell Neuten
Vigo County Recorder 22.00
Filing Fee: Page 1 of 3
1 20010110

DULY
Subject to the usual conditions for transfer

JAN 02 2001


VIGO COUNTY RECORDER

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, that K.C. Properties Inc., ("Grantor"), a body corporate, duly incorporated and doing business under the laws of the State of Indiana, acting by and through Karen Curry, its president, of the County of Vigo, State of Indiana, hereunto authorized by a resolution of the Board of Directors of said corporation, as evidenced by a certified copy of such resolution hereto attached, marked "Exhibit A" and made a part hereof, for the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, hereby CONVEYS AND WARRANTS to City of Terre Haute Department of Redevelopment, ("Grantee"), of Vigo County, in the State of Indiana, the following described real estate in Vigo County, in the State of Indiana:

SEE ATTACHED LEGAL DESCRIPTION

Subject to real estate taxes prorated to the date of closing, and all taxes thereafter which Grantee assumes and agrees to pay.

Grantor certifies that there is no gross income tax due as a result of this conveyance.

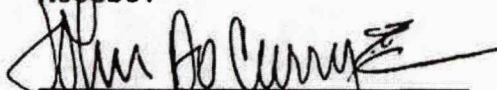
The undersigned persons executing this deed on behalf of said Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed this 27 day of December, 2000.

K.C. PROPERTIES INC.

By Karen Curry
Printed: Karen Curry
Title: President

Attest:


Printed: _____
Title: Sec.

STATE OF INDIANA)
)SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared Karen Curry and John Curry the President and Secretary respectively of K.C. Properties Inc., who acknowledged execution of the foregoing Deed for and on behalf of said Grantor and who having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29 day of December, 2000.

[Signature]
Printed: Rhonda Oldham
Notary Public, residing in
Vigo County, Indiana

My Commission Expires:
3-29-08

Mail Tax statements to 301 City Hall Terre Haute, IN
47808

This instrument prepared by Rhonda Oldham, Attorney at Law, The Tudor House, 191 Harding Avenue, P.O. Box 410, Terre Haute, Indiana 47808-0410.

John Curry to City of Terre Haute.

Being a part of the Northeast Quarter of Section 23, and the Southeast Quarter of Section 14, Township 12 North, Range 9 West, of Harrison Township, Vigo County, Second Principal Meridian, Indiana; and more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 23, Township 12 North, Range 9 West; thence S-00°18'56"-E (assumed bearing) along the West line of said Quarter 285.57 feet to the intersection of Elm Street and 25th Street; thence N-89°53'38"-E, along the centerline of Elm Street 1342.47 feet; thence N-77°42'26"-E 1332.95 feet to an iron pin at the Northeast corner of Section 23, (also being the intersection of Brown Avenue and Locust Avenue); thence N-00°08'22"-W, along the centerline of Brown Avenue 29.95 feet, thence S-89°03'46"-E, parallel with the centerline of Locust Avenue 30.00 feet; thence N-00°08'22"-W, along the East right of way line of Brown Avenue 1162.55 feet to the centerline of vacated Fourth Street; thence S-89°37'53"-W, along the centerline 150.00 feet; thence S-00°08'22"-W, parallel with the centerline of Brown Avenue 1141.08 feet to an iron pin 50.00 feet North of the South line of Section 14; thence S-89°59'05"-W, parallel with said South line 2110.78 feet; thence S-51°25'01"-W 80.20 feet to the South line of said Section 14; thence S-89°59'05"-W, along the said South line 352.81 feet to the point of beginning.

Containing 19.54 acres more or less.

less said exception;

Beginning at the intersection of the East right of way line of Brown Avenue with the South right of way line of the old Terre Haute, Brazil, and Eastern railroad; thence N-00°08'22"-W, along said East right of way line 102.40 feet to the North right of way line of the old Terre Haute, Brazil, and Eastern railroad; thence S-77°30'31"-W, along said North right of way line 153.55 feet, thence S-00°08'22"-E, parallel with the centerline of Brown Avenue 102.40 feet to said South right of way line; thence N-77°30'31"-E, along said South right of way line 153.55 feet to the point of beginning.

Containing 0.35 acres more or less.

Subject to an Ingress and Egress Easement for Adjoining Real Estate of John Curry

Being a Part of the Southeast Quarter of Section 14, Township 12 North, Range 9 West, Vigo County, Indiana described as follows:

Commencing at the Southeast corner of said Quarter Section, (also being the intersection of Brown Avenue and Locust Avenue); thence North 0 Degrees 08 Minutes 22 Seconds West, along and with the

centerline of platted Brown Avenue a distance of 29.95 feet to the POINT OF BEGINNING; thence South 89 Degrees 03 Minutes 46 Seconds East, parallel with the centerline of Locust Avenue, a distance of 30.00 feet to an iron pin on the East right-of-way line of platted Brown Avenue; thence North 0 Degrees 08 Minutes 22 Seconds West, along and with said right-of-way, a distance of 1622.55 feet to the centerline of vacated Fourth Avenue; thence South 89 Degrees 37 Minutes 53 Seconds West, along said centerline, a distance of 40.00 feet; thence South 0 Degrees 08 Minutes 22 Seconds East, parallel with the centerline of platted Brown Avenue, a distance of 1161.64 feet; thence South 89 Degrees 03 Minutes 46 Seconds East, a distance of 10.01 feet to the POINT OF BEGINNING, containing 1.07 acres more or less.

Receipt

The following was paid to the City of Terre Haute, Controller's Office.

Date: 5/12/2022

Name: Heritage Landing L.P.

Reason: rezoning - notice of filing \$25
rezoning - petition \$20
\$45

Cash: _____

Check: #5015 \$45

Credit: _____

Total: \$45

Received By: guit

TERRE HAUTE, IN.
PAID
MAY 12 2022
CONTROLLER



TERRE HAUTE
A LEVEL ABOVE

Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: July 7, 2022

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 17-22

CERTIFICATION DATE: July 6, 2022

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 17-22. This Ordinance is a rezoning of 801 N. 25th Street. The Petitioner, Heritage Landing L.P., interested party with the consent of the Terre Haute Department of Redevelopment, Owner, petitions the Plan Commission to rezone said affordable senior living from zoning classification M-2 to R-3 General Residence District.

The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 17-22 at a public meeting and hearing held Wednesday, July 6, 2022. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 17-22 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 17-22 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 17-22 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 1) Site plan approval by City Engineering 2) Approval of subdivision

Handwritten signature of Fred L. Wilson in black ink.

Fred L. Wilson, President

Handwritten signature of Sydney Shahar in black ink.

Sydney Shahar, Assistant Director

Received this 7th day of July, 2022

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #17-22

Doc: # 45

Date: July 2022

Page 1 of 4

APPLICATION INFORMATION

Petitioner: City of Terre Haute Department of Redevelopment

Property Owner: Same-As-Above

Representative: Jeffry Lind

Proposed Use: Affordable Senior Living

Proposed Zoning: R-3 General Residence District

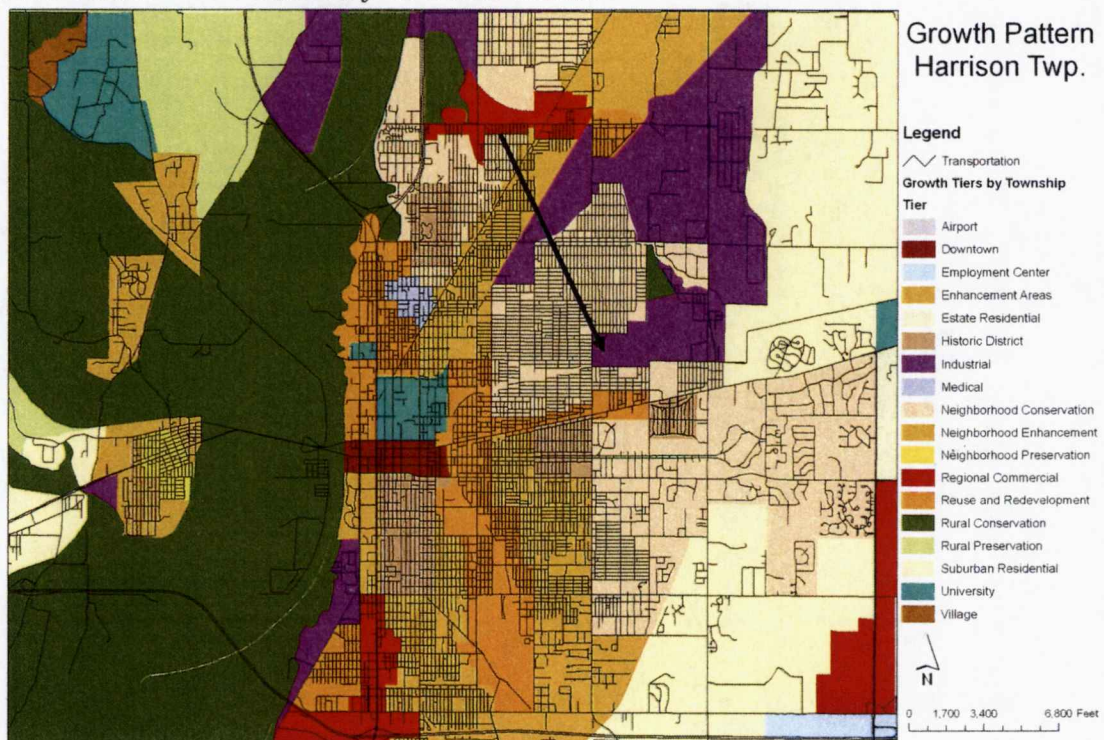
Current Zoning: M-2 Heavy Industry District

Location: The property is located at the corner of N. 25th Street/Locust Street & Elm Street

Common Address: Not yet assigned. (84-06-23-226-008.000-002). 3.56 ac

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



Industrial Areas

Industrial Areas shown on the Growth Pattern maps incorporate existing or planned industrial parks and industrial facilities. Allocation of additional land for future development of industrial facilities is also shown. Areas appropriate for industrial use include large, uninterrupted tracts of level land with few environmental constraints and with excellent highway and arterial access. The plan, in general, accommodates expansion of existing industries.

Available Services: Area is well served by utilities.

Soil Limitations: Data not available at time of findings

Street Access: Elm Street is a Local Level Roadway.
Locust Street is a Local Level Roadway.

Dev. Priority: Medium

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – M-2
East – R-1, M-2, R-3
South – R-1
West – R-1

Contig. Uses & Zones: The contiguous zonings are R-1, Single-Family Residence District to the West and South, and to East has been rezoned to a R-3 (Doc #21, SO 13-14) which those uses are permitted; north is M-2 heavy Industry

ZONING REGULATIONS

R-3 Purpose: The General Residence District

R-3 Uses: Any use permitted in the R-1 and R-2 Districts, Apartment Hotels. Colleges and universities, but not business colleges or trade schools, Fraternal, philanthropic and charitable use or institutions, provided that not more than twenty-five percent (25%) of the gross floor area or four thousand (4,000) square feet shall be used as office space. Hospitals, sanitariums, and convalescent homes, Institutions for the aged and for children, Lodging Houses and Tourist Homes, Nursery Schools,

Boarding, Private Clubs or Lodges - not operated for profit, provided that not more than twenty percent (20%) of the gross floor area or two thousand (2,000) square feet, whichever is greater, shall be used as office space, Apartment House.

R-3 Standards: Minimum Lot Size: N/A;
FAR 2 %
Street Setback: 55 feet from centerline;
Rear setback 11';
Interior setback of 5" from interior lot line
Parking Requirements
1.5 parking spaces per 1 bedroom unit.
2.0 parking spaces per 2 bedroom unit.
3.0 parking spaces per 3 bedroom unit.
Apartment, buffer strip separation of 150 Feet

FINDINGS and RECOMMENDATION

Staff Findings: The petitioner is requesting to rezone the property from M-2 to R-3 for affordable senior living. A subdivision is accompanying the rezoning. The site plan proposes a four-story building with 24 one-bedroom and 40 two-bedroom units.

The site is in close proximity to other housing complexes, including Liberty Village (2800 Elm St.) and a vacant lot intended for use as a second phase to Liberty Village (2720 Elm St.). The site plan shows ingress/egress onto Elm St like Liberty Village Phase I and II. However, City Engineering has stated that they would prefer traffic pull directly onto a major throughfare such as 25th or Locust (see Memo).

The site plan appears to meet all setback and parking requirements, but final approval will need to be given by City Engineering. Both one and two-bedroom units exceed the minimum square footage per unit.

Recommendation: Staff offers a favorable recommendation with the following conditions:

1. Site plan approval by City Engineering
2. Approval of subdivision

**CITY OF
TERRE HAUTE
DEPARTMENT
OF ENGINEERING**

City Hall
17 Harding Avenue, Room 200
Terre Haute, IN 47807

Phone: 812.232.4028
Fax: 812.234.3973

www.terrehaute.IN.gov

DUKE A. BENNETT
Mayor

CHARLES W. ENNIS, P.E., S.E.
City Engineer

engineering@terrehaute.in.gov

MEMORANDUM

TO: Sydney Shahar
Vigo County Area Planning Department

FROM: Caleb Williams
Staff Engineer

DATE: June 7, 2022

RE: **Special Ordinance No. 17-2022**

As requested by Area Planning, the Department of Engineering has reviewed the request by Heritage Landing L.P. with consent by owner (Terre Haute Department of Redevelopment) at 801 N. 25th for the following:

- Rezoning from M-2 to R-3 for proposed use of Affordable Senior Living

The intended use of the property as an affordable senior living space would not significantly alter the neighborhood characteristic since there is a similar high density living space east at 2800 Elm St (Liberty Village). The proposed use would be separated from the commercial use to the north via Locust St, the single-family residences to the south via Elm St, and commercial use to the west via 25th St.

From the provided site plan access to the site would be limited to Elm St, a safer alternative to having traffic pull directly onto a major thoroughfare such as 25th or Locust.

The Department of Engineering would offer a positive recommendation with the condition that the Department receive additional site plan information and the applicant address any deficits if applicable.