

**SPECIAL ORDINANCE NO. 40, 2024**

**APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE**

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Common Addresses of lots to be rezoned:

1211 Wabash Avenue, Terre Haute, IN 47807  
Parcel No.: 84-06-22-379-003.000-002

30 South 12<sup>th</sup> Street, Terre Haute, IN 47807  
Parcel No.: 84-06022-379-013.000-002

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Rezone From: C-5 General Central Business District

Rezone To: R-3 General Residence District

Proposed Use: 111 Unit residential development

Name of Owners: City of Terre Haute Department of Redevelopment

Address of Owners: 17 Harding Avenue  
Terre Haute, IN 47807

Phone Number of Owners: c/o Richard J. Shagley II  
812-232-3388

Attorney Representing Owners: Richard J. Shagley II

Address of Attorney: Wright, Shagley & Lowery, P.C.  
PO Box 9849, Terre Haute, IN 47808

For Information Contact: ☐ Owner ☒ Attorney

Council Sponsor: Anthony Dinkel

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COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

**FILED**

NOV 06 2024

**SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 40, 2024**

**CITY CLERK**

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

SECTION I. 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:

**Parcel I**

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

**Parcel II**

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Also**

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ¼ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Parcel III**

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.

Parcel IV

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side Of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

Parcel V

Lot 24 in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West  $\frac{1}{2}$  of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

Parcel VI

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

Parcel VII

12  $\frac{1}{2}$  feet off the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East Side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3  $\frac{1}{2}$  inches to an alley; thence South 31 feet; thence West 177 feet and 3  $\frac{1}{2}$  inches to 12th Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

Parcel VIII

North Half ( $\frac{1}{2}$ ) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half ( $\frac{1}{2}$ ) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.

Also

37 ½ feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Parcel IX

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

Also

Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-Two (22), Township Twelve (12) North, Range Nine (9) West.

Parcel No.: 84-06-22-379-013.000-002 and 84-06-22-379-003.000-002

Commonly known as 1211 Wabash Avenue, Terre Haute, IN 47807 and 30 South 12th Street, Terre Haute, IN 47807



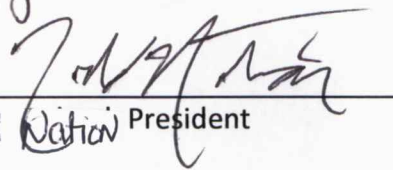
Be and the same is hereby established as an R-3 General Residence District, together with all rights and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

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.

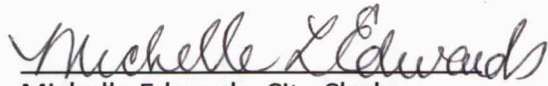
Presented by Council Member,

  
Anthony Dinkel, Councilperson

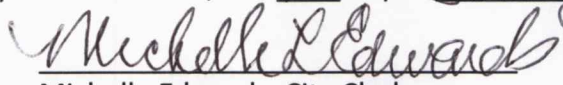
Passed in open Council this 9<sup>th</sup> day of January, 2025

  
Todd Nation President


ATTEST:

  
Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this 16<sup>th</sup> day of January, 2025

 at 2:55pm  
Michelle Edwards, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this 16<sup>th</sup> day of January, 2025

  
Brandon Sakbun, Mayor

ATTEST:

  
Michelle Edwards, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

  
Richard J. Shagley II

This instrument was prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.

**PETITION TO REZONE REAL PROPERTY**

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 GENTLEMEN:

The undersigned, Dave Heath, President of the City of Terre Haute Department of Redevelopment Commission, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Parcel I

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

Parcel II

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Also

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ¼ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Parcel III

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.

Parcel IV

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side Of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

Parcel V

Lot 24 in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West  $\frac{1}{2}$  of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

Parcel VI

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

Parcel VII

12  $\frac{1}{2}$  feet off the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East Side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3  $\frac{1}{2}$  inches to an alley; thence South 31 feet; thence West 177 feet and 3  $\frac{1}{2}$  inches to 12th Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

Parcel VIII

North Half ( $\frac{1}{2}$ ) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of



the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.

Also

37 ½ feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Parcel IX

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

Also

Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-Two (22), Township Twelve (12) North, Range Nine (9) West.

Parcel No.: 84-06-22-379-013.000-002

Parcel No.: 84-06-22-379-003.000-002



Commonly known as 1211 Wabash Avenue, Terre Haute, IN 47807 and  
30 South 12th Street, Terre Haute, IN 47807

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 C-5 General Central Business District.

Your Petitioner intends to transfer the property for the development of a One Hundred Eleven (111) unit three story residential development, containing studio apartments that will have a kitchenette and full bathroom with a shared living space on each floor. Your Petitioner would request that the real estate described herein shall be zoned as an R-3 General Residence District.

Your Petitioner would allege that the General Residence District would not alter the general characteristics of this neighborhood since the neighborhood is primarily residential in nature.

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 Terre Haute, Indiana," and declaring the above-described real estate to be part of the R-3 General Residence District 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 WITNESS WHEREOF, this petition has been duly executed this 16<sup>th</sup> day of November, 2024.

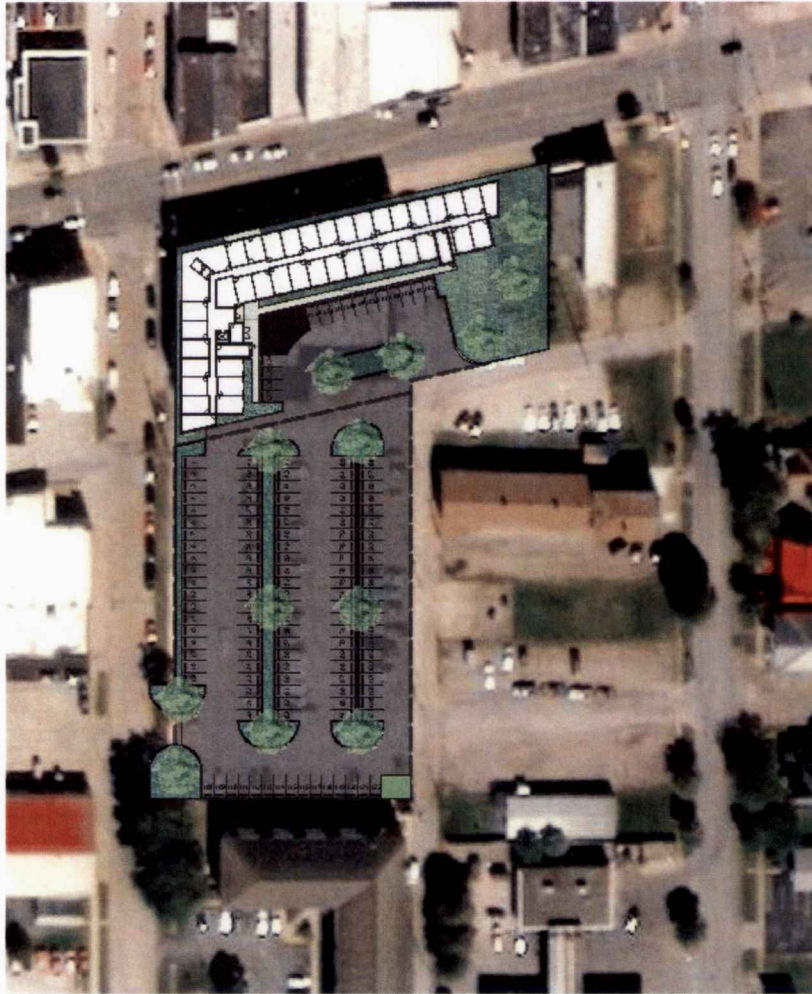
**PETITIONER:**

By: 

Dave Heath, President of City of Terre Haute  
Department of Redevelopment Commission

This instrument was prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.

**SITE PLAN**  
**SPECIAL ORDINANCE NO. 40, 2024**



1211 Wabash Avenue, Terre Haute, IN 47807

Parcel No.: 84-06-22-379-003.000-002

and

30 South 12<sup>th</sup> Street, Terre Haute, IN 47807

Parcel No.: 84-06-22-379-013-.000-002

From: C-5 General Central Business District

To: R-3 General Residence District

Proposed use: 111 Unit Three Story Residential Development

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer

NOV 03 2011

EXEMPT FROM DISCLOSURE

2011014649 WD \$25.00  
11/03/2011 03:28:49P 6 PGS  
NANCY S. ALLSUP  
VIGO County Recorder IN  
Recorded as Presented



*Timothy M. Sledge*  
VIGO COUNTY AUDITOR

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH:** THAT the undersigned, OLD NATIONAL BANK, successor in interest to Indiana State Bank of Terre Haute (hereinafter referred to as the "GRANTOR"), **CONVEYS AND SPECIALLY WARRANTS** to CITY OF TERRE HAUTE, by and through its Department of Redevelopment (hereinafter referred to as the "GRANTEE"), all of GRANTOR'S right, title and interest in and to certain real property, together with fixtures owned by Grantor thereon, situate in Vigo County, Indiana, which property is more particularly described as follows, to-wit:

**Parcel I**

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

**Parcel II**

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Also**

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ¼ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Parcel III**

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.



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**Parcel IV**

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

**Parcel V**

Lot 24 in Rose's Subdivision of 44 Acres and 2 Rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

**Parcel VI**

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

**Parcel VII**

35 feet off the North side of Lot No. 36 in Rose's Subdivision of 44 acres, 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

**Parcel VIII**

Lot Number Thirty-seven (37) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township 12 North of Range 9 West in the City of Terre Haute.

**Parcel IX**

Lot 38, except 30 feet off the South side thereof, in the Subdivision of 44 Acres and 2 Rods off the East side of the West Half of Section 22 in Township 12 North, of Range 9 West, heretofore made by Chauncey Rose, in Terre Haute, Vigo County, Indiana.

Also

30 feet off the South side of Lot Number 38 in the Subdivision of 44 Acres and 2 Rods off the East side of the West Half of Section 22 in Township 12 North, of Range 9 West, heretofore made by Chauncey Rose.

**Parcel X**

12 ½ feet off of the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3 ½ inches to an alley; thence South 31 feet; thence West



177 feet and 3 ½ inches to 12<sup>th</sup> Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

**Parcel XI**

North Half (1/2) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.

Also

37 ½ feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

**Parcel XII**

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

Also

Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West.

Subject to the first installment of ad valorem real estate taxes for the year 2011, due and payable in May, 2012, and all subsequent taxes and assessments which the GRANTEE assumes and agrees to pay.

This conveyance is also made subject to any and all existing or recorded restrictions, exceptions, encroachment permits, leases, reservations, easements, highways, rights-of-way,

4

conditions, building and use restrictions, and covenants of whatever nature, if any, and is expressly subject to all municipal, city, county and state zoning laws and other ordinances, regulations and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the real estate described herein.

This conveyance is also made subject to all prior mineral reservations, conveyances or leases of record be the same oil, gas coal or other minerals of whatsoever kind or nature; provided, however, GRANTOR conveys to GRANTEE all of GRANTOR's right, title or interest in the mineral estate of the above-described real estate.

The GRANTOR warrants to the GRANTEE only that the title to the above-described real estate is free and clear from any and all liens, encumbrances or claims of every description imposed by the GRANTOR or suffered by the GRANTOR. GRANTOR assigns to GRANTEE the benefit of all prior warranties in the chain of title received by GRANTOR from GRANTOR's predecessors in title.

The undersigned person executing this Deed on behalf of GRANTOR represents and certifies that he is the duly elected Senior Vice President, Tax and Real Estate, of GRANTOR and has been fully empowered by resolution of the Board of Directors of GRANTOR to execute and deliver this Deed; that GRANTOR has full capacity to convey the real estate hereby conveyed; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, OLD NATIONAL BANK has caused this Special Warranty Deed to be executed in its name and on its behalf by its duly authorized Senior Vice President, Tax and Real Estate, this 2<sup>nd</sup> day of November, 2011.

OLD NATIONAL BANK

By Douglas C. Gregurich  
Douglas C. Gregurich  
Senior Vice President, Tax and Real Estate

STATE OF INDIANA )  
 ) SS:  
COUNTY OF VANDERBURGH )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Douglas C. Gregurich, the Senior Vice President, Tax and Real Estate, of OLD NATIONAL BANK, and acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of OLD NATIONAL BANK as his voluntary act and deed and the voluntary act and deed of such bank, for the purposes therein contained.

WITNESS my hand and Notarial Seal, this 20<sup>th</sup> day of November, 2011.



M. P. H. L.  
M. P. H. L. ) Notary Public

County of Residence:

My Commission Expires:

12/12/16

ADDRESS OF GRANTEE AND BEING ALSO WHERE TAX DUPLICATES ARE TO BE SENT  
UNLESS OTHERWISE NOTIFIED:

City of Terre Haute, by and through its  
Department of Redevelopment  
17 Harding Avenue  
Terre Haute, IN 47807

ADDRESS OF PROPERTY:

1211 Wabash Avenue  
Terre Haute, IN 47807

TAX PARCEL NOS.

84-06-22-379-001.000-002  
84-06-22-379-002.000-002  
84-06-22-379-003.000-002  
84-06-22-379-004.000-002  
84-06-22-379-005.000-002  
84-06-22-379-007.000-002  
84-06-22-379-008.000-002

ADDRESS OF PROPERTY:

1225 Wabash Avenue  
Terre Haute, IN 47807

TAX PARCEL NO.

84-06-22-379-006.000-002

ADDRESS OF PROPERTY:

1231 Wabash Avenue  
Terre Haute, IN 47807

TAX PARCEL NO.

84-06-22-379-013.000-002

ADDRESS OF PROPERTY:

22 S. 12<sup>th</sup> Street  
Terre Haute, IN 47807

TAX PARCEL NO.

84-06-22-379-014.000-002

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ADDRESS OF PROPERTY:	40 S. 12 <sup>th</sup> Street
TAX PARCEL NO.	Terre Haute, IN 47807 84-06-22-379-015.000-002
ADDRESS OF PROPERTY:	35 S. 13 <sup>th</sup> Street
TAX PARCEL NO.	Terre Haute, IN 47807 84-06-22-379-025.000-002
ADDRESS OF PROPERTY:	105 S. 13 <sup>th</sup> Street
TAX PARCEL NO.	Terre Haute, IN 47807 84-06-22-379-027.000-002

THIS INSTRUMENT WAS PREPARED BY MARCO L. DELUCIO OF THE LAW FIRM OF ZIEMER, STAYMAN, WEITZEL & SHOULDERS, LLP, P. O. BOX 916, EVANSVILLE, INDIANA 47706-0916. TELEPHONE: (812) 424-7575.

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

  
Marco L. DeLucio

h:\onb\terre haute\training center sale\special warranty deed.doc



STATE OF INDIANA     )  
                                      ) SS:  
COUNTY OF VIGO     )

**AFFIDAVIT**

Comes now, Dave Heath, President of City of Terre Haute Department of Redevelopment Commission, being duly sworn upon his oath, deposes and says:

1.       That the City of Terre Haute Department of Redevelopment is the owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Parcel I

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

Parcel II

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Also

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ¼ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Parcel III

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.

Parcel IV

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side Of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

Parcel V

Lot 24 in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West  $\frac{1}{2}$  of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

Parcel VI

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

Parcel VII

12  $\frac{1}{2}$  feet off the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East Side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3  $\frac{1}{2}$  inches to an alley; thence South 31 feet; thence West 177 feet and 3  $\frac{1}{2}$  inches to 12th Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

Parcel VIII

North Half ( $\frac{1}{2}$ ) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half ( $\frac{1}{2}$ ) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.

Also

37 ½ feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Parcel IX

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

Also

Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-Two (22), Township Twelve (12) North, Range Nine (9) West.

Parcel No.: 84-06-22-379-013.000-002

Parcel No.: 84-06-22-379-003.000-002

Commonly known as 1211 Wabash Avenue, Terre Haute, IN 47807 and  
30 South 12th Street, Terre Haute, IN 47807

2. That a copy of the Deed, recorded in the records of the Recorder's Office of Vigo County, Indiana, is attached hereto and made a part hereof and marked as Exhibit A.



This instrument was prepared by Richard J. Shagley II, Attorney at Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.



TERRE HAUTE, IN

PAID

NOV 06 2024

CONTROLLER



## Receipt of Payment

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

Date

11/6/24

Name

Wright, Shagley, & Lowery, P.C

Reason

Rezoning - \$45.00

Notice of Filing - \$25.00

Petition - \$20.00

Cash

Check

\$45.00

Ck #

074676

Credit

Total

\$45.00

Received By

Ek/N. Thano

FILED

DEC 04 2024

CITY CLERK

**From:** Richard Shagley II  
**To:** Edwards, Michelle  
**Subject:** EXTERNAL -SO # 40 and Resolution # 29  
**Date:** Wednesday, December 4, 2024 9:34:12 AM

**\*\*External Email. - Think Before You Click\*\***  
--Help Desk

Good morning.

As you may recall, we represent the petitioners in the above matters concerning the rezoning and request for tax abatement for 12<sup>th</sup> and Wabash. We are asking for both matters to be tabled until the January 2<sup>nd</sup> regular meeting of the City Council. I have already requested the same of Area Planning.

Thank you.

Please let me know if you need anything else from me with regards to the same.

Richard

Richard J. Shagley II  
Wright, Shagley & Lowery, P.C.  
500 Ohio Street  
Terre Haute, IN 47807  
[Richards@wslfirm.com](mailto:Richards@wslfirm.com)  
812-232-3388  
812-232-8817 (fax)

This message is confidential, intended only for the named recipient(s) and may contain information that is privileged, attorney work product or exempt from disclosure under applicable law. If you are not the intended recipient(s), you are notified that the dissemination, distribution or copying of this message is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at either the e-mail address or telephone number above and delete it from your computer.

CIRCULAR 230 DISCLOSURE\*: To ensure compliance with U.S. Treasury Department Regulations, we are required to advise you that, unless otherwise expressly indicated, any federal tax advice contained in this communication, including any attachments, is not intended or written by us to be used, and cannot be used, by anyone for the purpose of avoiding federal tax penalties that may be imposed by the federal government or for promoting, marketing or recommending to another party any tax-related matters addressed herein.



# 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: December 5, 2024

## REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO  
SPECIAL ORDINANCE NUMBER 40-24

CERTIFICATION DATE: December 4, 2024

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. 40-24. This Ordinance is a rezoning of property located at 1211 Wabash Ave and 30 S. 12<sup>th</sup> St., Terre Haute, IN. Parcel numbers 84-06-22-379-003.000-002/013. The Petitioner, City of Terre Haute Department of Redevelopment petitions the Plan Commission to rezone for the future development of 111 residential units from zoning classification C-5 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. 40-24 at a public meeting and hearing held Wednesday, December 4, 2024. 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. 40-24 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 40-24 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. 40-24 was  
TABLED.



Norm Froderman, APC Secretary

Jared Baylor, Executive Director

Received this 5th day of December, 2024



## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #40-24

Doc: #88

Date: December 2024

Page 1 of 4

### APPLICATION INFORMATION

*tabk*

Property Owner: City of Terre Haute of Redevelopment

Representative: Richard Shagley II

Current Zoning: C-5, General Central Business District

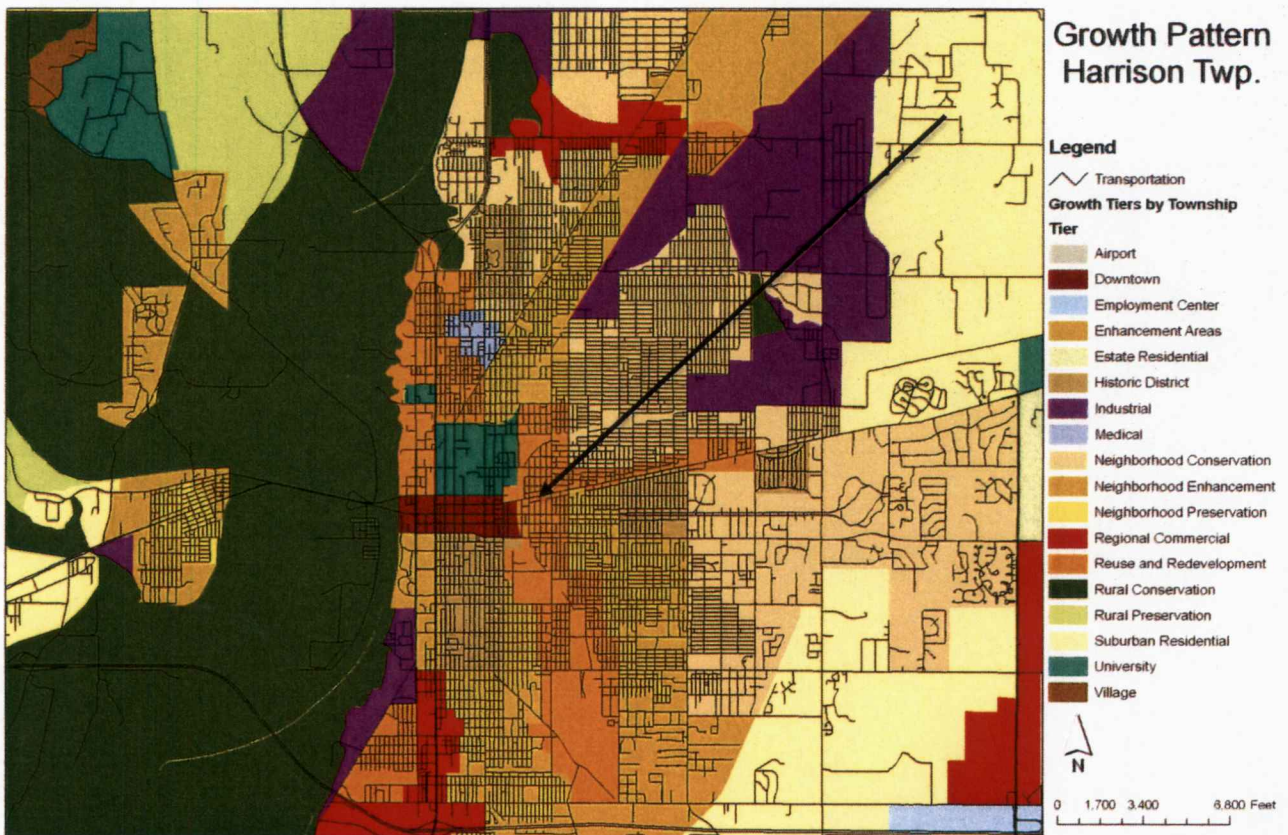
Proposed Zoning: R-3, General Residence District

Proposed Use: 111 Unit residential development

Location: 1211 Wabash Avenue & 30 S. 12<sup>th</sup> Street, Terre Haute, In  
Parcel# 84-06-22-379-003.000-002/013-Roses Sub lots 18-29 & lots 68-71

### COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute





## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #40-24

Doc: #88

Date: December 2024

Page 2 of 4

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### Reuse and Redevelopment Areas

These are areas that offer potential future reuse and redevelopment potential. These areas are a result of underutilization of land relative to potential development. Brownfield and blighted categorization establishes the need to apply policies established for these areas.

Additional policies for Reuse and Redevelopment Areas include:

- Incentives to be provided to support redevelopment.
  - Density bonuses may be appropriate to support redevelopment
  - Sponsor the development of redevelopment plans
  - All policies from Neighborhood Enhancement Areas
- 

Available Services: The area is well served by utilities.

Dev. Priority: Neighborhood Commercial

## ZONING COMPATIBILITY

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

Character of Area: The property is located in a Commercial area.

---

## 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, convalescent homes, Institutions for the aged and children, Lodging Houses and Tourist Homes, Nursery Schools, Boarding, Private Clubs or Lodges - not operated for profit, provided that not more than twenty percent

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #40-24

Doc: #88

Date: December 2024

Page 3 of 4

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(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: F.A.R. 0.7 or 70%

A minimum Floor Area of 512 Sq. Ft., and a minimum Lot Area of 1000 Sq. Ft.

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.

## **FINDINGS and RECOMMENDATION**

### **Staff Findings:**

The petitioners are requesting to rezone for a 111 unit residential development. The property had previously been rezoned to C-5 PD in 2022 (SO #18-22) for a three story co-living residential development. In the Special Ordinance to approve the Planned Development, the petitioner stated that in the event PD has not developed within 6 months of approval, said PD becomes void.

The previous Planned Development included setback variances for Wabash Avenue (0' setback), 12<sup>th</sup> Street (0' setback), and the interior setback. The petitioner may be required to obtain setback variances for the R-3 zoning.

In their recommendation, the Department of Engineering stated: "the intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area". They provided a favorable recommendation for the rezoning.

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

1. Site plan approval by the Department of Engineering with parking and storm water drainage.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #40-24

Doc: #88

Date: December 2024

Page 4 of 4

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2. Variances for setback if required by the City BZA





**CITY OF  
TERRE HAUTE  
ENGINEERING  
DEPARTMENT**

City Hall  
17 Harding Avenue, Room 200  
Terre Haute, IN 47807  
Phone: 812.244.4903  
[www.terrehaute.in.gov](http://www.terrehaute.in.gov)

**MARCUS MAURER, P.E.**  
CITY ENGINEER

## MEMORANDUM

TO: Sydney Shahar  
Vigo County Area Planning Department

FROM: Jason Holler  
Lead Building Inspector

DATE: November 14th, 2024

RE: **1211 Wabash Ave & 30 N 12<sup>th</sup> Street**

As requested by Area Planning, the Department of Engineering has reviewed the property located at 1211 Wabash Ave & 30 N 12<sup>th</sup> Street:

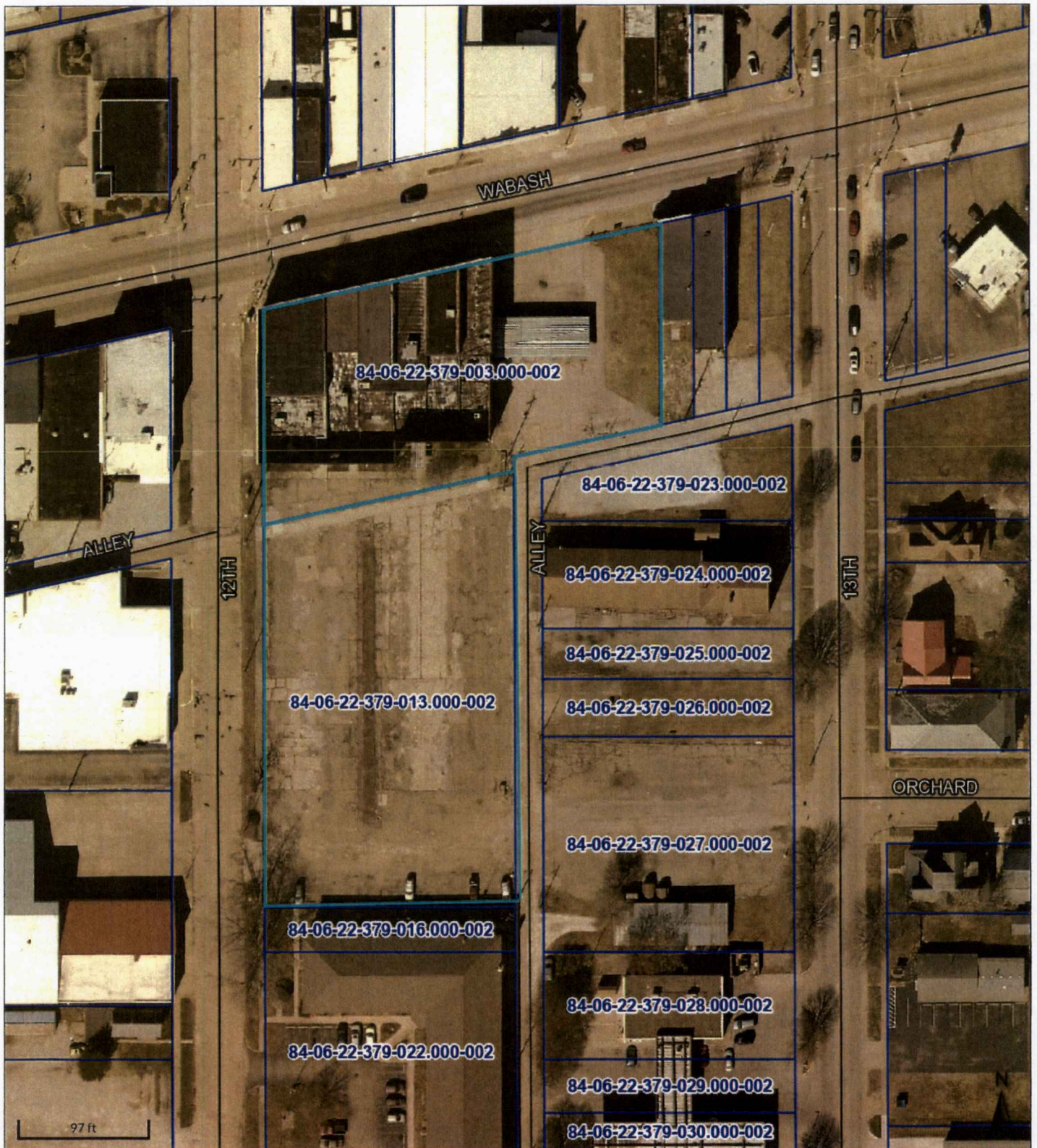
- Rezoning of 1211 Wabash Ave & 30 N 12<sup>th</sup> Street from C-5 General Central Business District to an R-3 General Residence District.

The parcels surrounding this property are zoned C-2 to the North, South, East and West. The intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area.

The Department of Engineering offers a positive recommendation for this rezoning.

Docket #88 SO #40-24

1211 Wabash Ave and 30 S. 12th St





## Arrived

On your right: 1211 Wabash Ave, Terre Haute

Rate your route



**End Route**

11/14/2024





11/14/2024









11/14/2024





11/14/2024





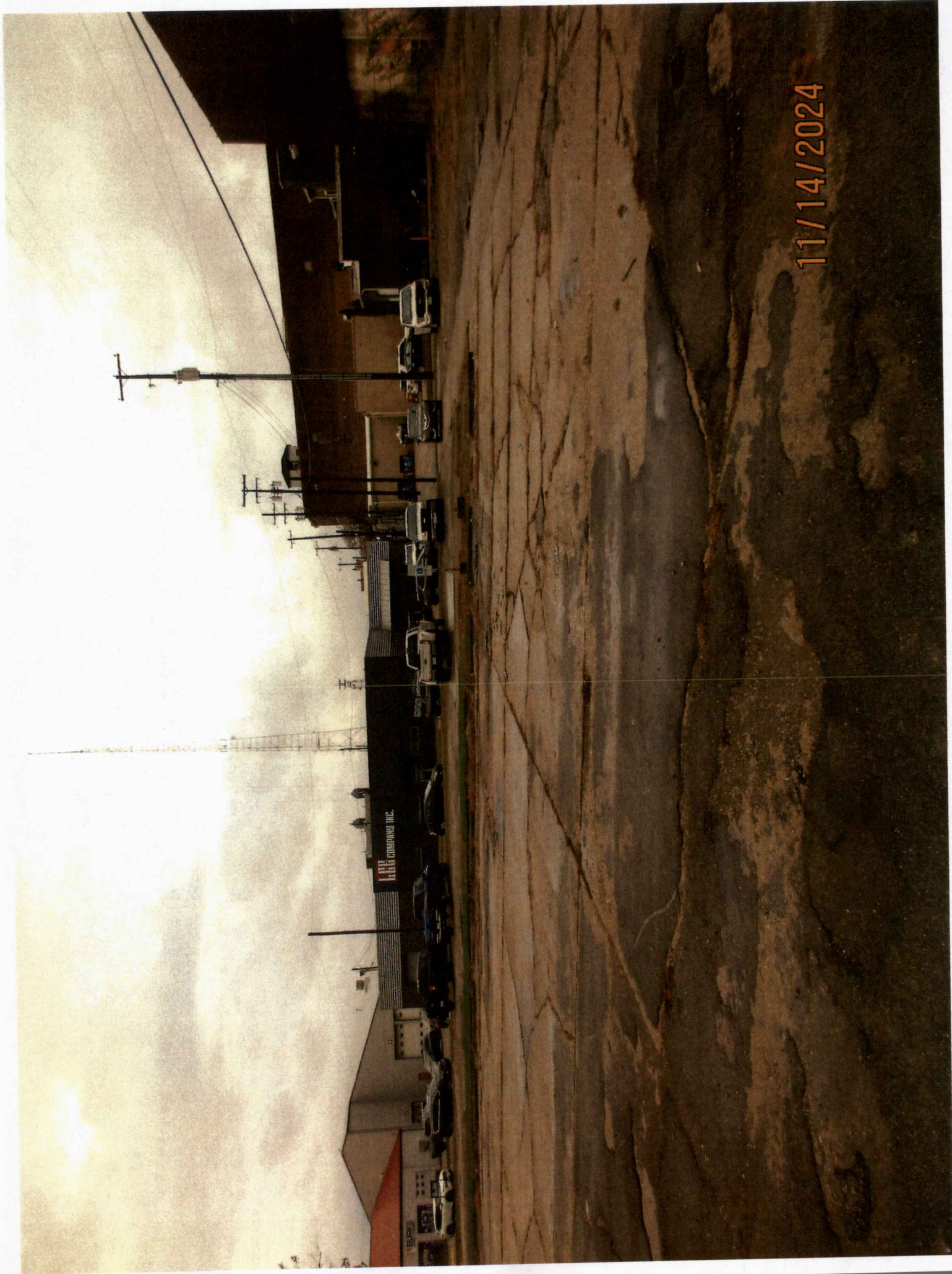
11/14/2024





11/14/2024





11/14/2024







Docket #88

SPECIAL ORDINANCE NO. 40, 2024

COPY

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

Common Addresses of lots to be rezoned:

1211 Wabash Avenue, Terre Haute, IN 47807  
Parcel No.: 84-06-22-379-003.000-002

30 South 12<sup>th</sup> Street, Terre Haute, IN 47807  
Parcel No.: 84-06022-379-013.000-002

---

Rezone From: C-5 General Central Business District

Rezone To: R-3 General Residence District

Proposed Use: 111 Unit residential development

Name of Owners: City of Terre Haute Department of Redevelopment

Address of Owners: 17 Harding Avenue  
Terre Haute, IN 47807

Phone Number of Owners: c/o Richard J. Shagley II  
812-232-3388

Attorney Representing Owners: Richard J. Shagley II

Address of Attorney: Wright, Shagley & Lowery, P.C.  
PO Box 9849, Terre Haute, IN 47808

For Information Contact: ☐ Owner ☒ Attorney

Council Sponsor: Anthony Dinkel

=====

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION



**COPY**

**FILED**

NOV 06 2024

**SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 40, 2024**

**CITY CLERK**

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

SECTION I. 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:

**Parcel I**

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

**Parcel II**

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Also**

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ¼ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Parcel III**

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.

COPY

Parcel IV

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side Of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

Parcel V

Lot 24 in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West  $\frac{1}{2}$  of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

Parcel VI

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

Parcel VII

12  $\frac{1}{2}$  feet off the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East Side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3  $\frac{1}{2}$  inches to an alley; thence South 31 feet; thence West 177 feet and 3  $\frac{1}{2}$  inches to 12th Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

Parcel VIII

North Half ( $\frac{1}{2}$ ) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half ( $\frac{1}{2}$ ) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.

COPY

Also

37 ½ feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Parcel IX

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

Also

Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-Two (22), Township Twelve (12) North, Range Nine (9) West.

Parcel No.: 84-06-22-379-013.000-002 and 84-06-22-379-003.000-002

Commonly known as 1211 Wabash Avenue, Terre Haute, IN 47807 and 30 South 12th Street, Terre Haute, IN 47807



COPY

Be and the same is hereby established as an R-3 General Residence District, 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.

Presented by Council Member,

  
Anthony Dinkel, Councilperson

Passed in open Council this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Tammy Boland, President

ATTEST:

\_\_\_\_\_  
Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle Edwards, City Clerk

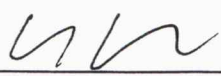
Approved by me, the Mayor of the City of Terre Haute, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandon Sakbun, Mayor

ATTEST:

\_\_\_\_\_  
Michelle Edwards, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

  
\_\_\_\_\_  
Richard J. Shagley II

This instrument was prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.

COPY

**PETITION TO REZONE REAL PROPERTY**

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 GENTLEMEN:

The undersigned, Dave Heath, President of the City of Terre Haute Department of Redevelopment Commission, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Parcel I

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

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Also

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West  $\frac{1}{4}$  of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

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The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

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Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-Two (22), Township Twelve (12) North, Range Nine (9) West.

Parcel No.: 84-06-22-379-013.000-002

Parcel No.: 84-06-22-379-003.000-002

COPY

Commonly known as 1211 Wabash Avenue, Terre Haute, IN 47807 and  
30 South 12th Street, Terre Haute, IN 47807

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 C-5 General Central Business District.

Your Petitioner intends to transfer the property for the development of a One Hundred Eleven (111) unit three story residential development, containing studio apartments that will have a kitchenette and full bathroom with a shared living space on each floor. Your Petitioner would request that the real estate described herein shall be zoned as an R-3 General Residence District.

Your Petitioner would allege that the General Residence District would not alter the general characteristics of this neighborhood since the neighborhood is primarily residential in nature.

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 Terre Haute, Indiana," and declaring the above-described real estate to be part of the R-3 General Residence District 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 WITNESS WHEREOF, this petition has been duly executed this 16<sup>th</sup> day of November, 2024.

PETITIONER:

By:



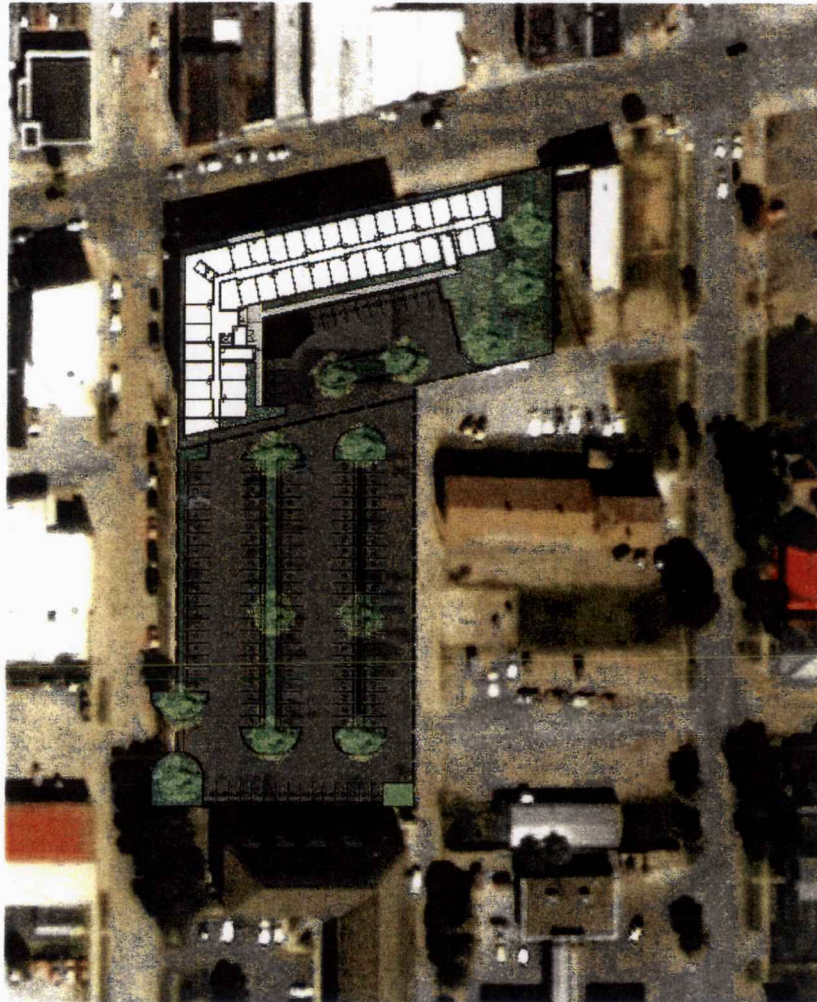
Dave Heath, President of City of Terre Haute  
Department of Redevelopment Commission

This instrument was prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.



COPY

SITE PLAN  
SPECIAL ORDINANCE NO. 40, 2024



1211 Wabash Avenue, Terre Haute, IN 47807

Parcel No.: 84-06-22-379-003.000-002

and

30 South 12<sup>th</sup> Street, Terre Haute, IN 47807

Parcel No.: 84-06-22-379-013-.000-002

From: C-5 General Central Business District

To: R-3 General Residence District

Proposed use: 111 Unit Three Story Residential Development



# 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: January 9, 2025

## REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO  
SPECIAL ORDINANCE NUMBER 40-24

CERTIFICATION DATE: January 8, 2025

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

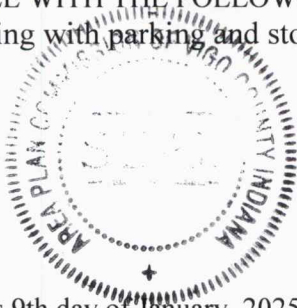
Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 40-24. This Ordinance is a rezoning of property located at 1211 Wabash Ave and 30 S. 12<sup>th</sup> St., Terre Haute, IN. Parcel numbers 84-06-22-379-003.000-002/013. The Petitioner, City of Terre Haute Department of Redevelopment petitions the Plan Commission to rezone for the future development of 111 residential units from zoning classification C-5 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. 40-24 at a public meeting and hearing held Wednesday, January 8, 2025. 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. 40-24 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 40-24 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. 40-24 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 1) Site plan approval by the Department of Engineering with parking and storm water drainage 2) Variances for setback if required by the City BZA.



A handwritten signature in black ink, appearing to read "Norm B. Froderman".

Norm Froderman, APC Secretary

A handwritten signature in blue ink, appearing to read "Jared Bayler".

Jared Bayler, Executive Director

Received this 9th day of January, 2025



## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #40-24

Doc: #88

Date: December 2024

Page 1 of 4

### APPLICATION INFORMATION

Property Owner: City of Terre Haute of Redevelopment

Representative: Richard Shagley II

Current Zoning: C-5, General Central Business District

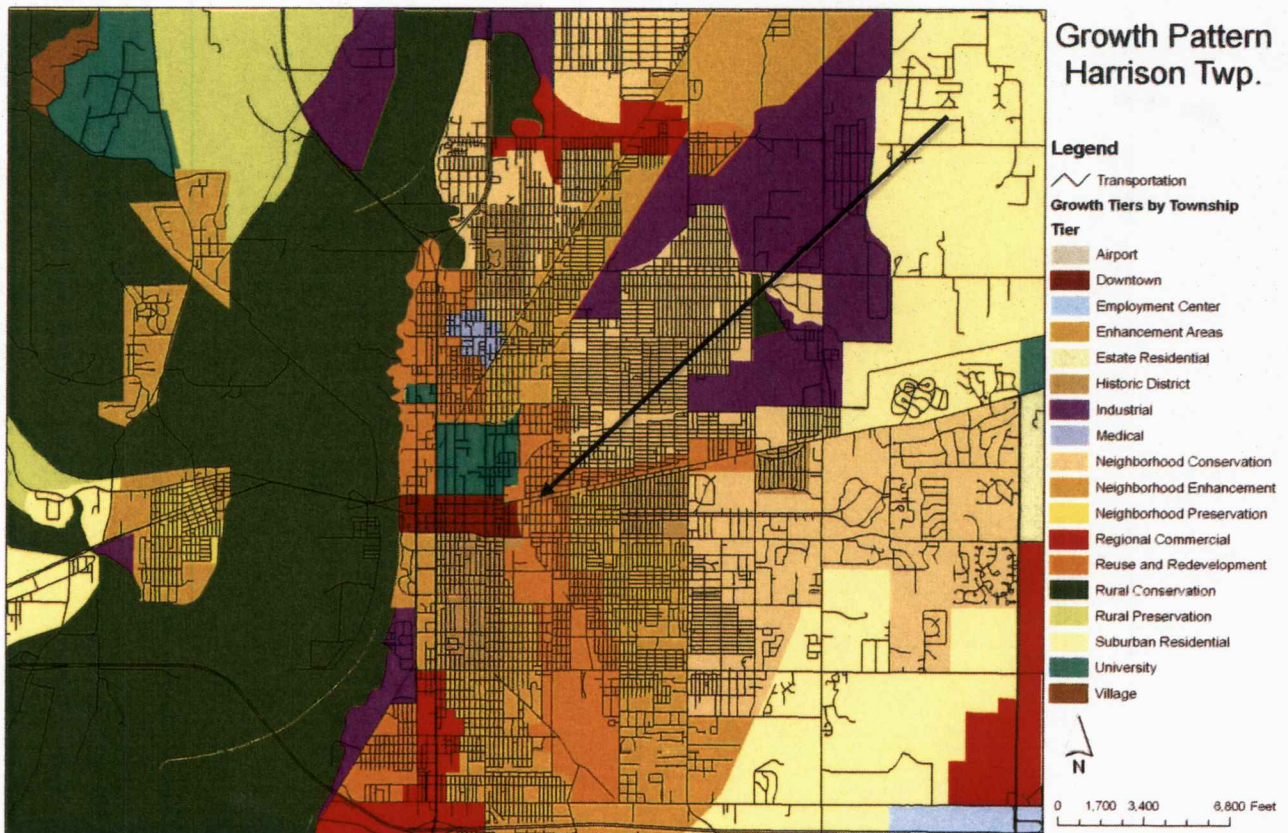
Proposed Zoning: R-3, General Residence District

Proposed Use: 111 Unit residential development

Location: 1211 Wabash Avenue & 30 S. 12<sup>th</sup> Street, Terre Haute, In  
Parcel# 84-06-22-379-003.000-002/013-Roses Sub lots 18-29 & lots 68-71

### COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #40-24

Doc: #88

Date: December 2024

Page 2 of 4

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### Reuse and Redevelopment Areas

These are areas that offer potential future reuse and redevelopment potential. These areas are a result of underutilization of land relative to potential development. Brownfield and blighted categorization establishes the need to apply policies established for these areas.

Additional policies for Reuse and Redevelopment Areas include:

- Incentives to be provided to support redevelopment.
  - Density bonuses may be appropriate to support redevelopment
  - Sponsor the development of redevelopment plans
  - All policies from Neighborhood Enhancement Areas
- 

Available Services: The area is well served by utilities.

Dev. Priority: Neighborhood Commercial

## ZONING COMPATIBILITY

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

Character of Area: The property is located in a Commercial area.

---

## 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, convalescent homes, Institutions for the aged and 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: F.A.R. 0.7 or 70%

A minimum Floor Area of 512 Sq. Ft., and a minimum Lot Area of 1000 Sq. Ft.

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.

## **FINDINGS and RECOMMENDATION**

### **Staff Findings:**

The petitioners are requesting to rezone for a 111 unit residential development. The property had previously been rezoned to C-5 PD in 2022 (SO #18-22) for a three story co-living residential development. In the Special Ordinance to approve the Planned Development, the petitioner stated that in the event PD has not developed within 6 months of approval, said PD becomes void.

The previous Planned Development included setback variances for Wabash Avenue (0' setback), 12<sup>th</sup> Street (0' setback), and the interior setback. The petitioner may be required to obtain setback variances for the R-3 zoning.

In their recommendation, the Department of Engineering stated: "the intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area". They provided a favorable recommendation for the rezoning.

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

1. Site plan approval by the Department of Engineering with parking and storm water drainage.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #40-24

Doc: #88

Date: December 2024

Page 4 of 4

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2. Variances for setback if required by the City BZA





**CITY OF  
TERRE HAUTE  
ENGINEERING  
DEPARTMENT**

City Hall  
17 Harding Avenue, Room 200  
Terre Haute, IN 47807  
Phone: 812.244.4903  
[www.terrehaute.in.gov](http://www.terrehaute.in.gov)

**MARCUS MAURER, P.E.**  
CITY ENGINEER

## MEMORANDUM

TO: Sydney Shahar  
Vigo County Area Planning Department

FROM: Jason Holler  
Lead Building Inspector

DATE: November 14th, 2024

RE: **1211 Wabash Ave & 30 N 12<sup>th</sup> Street**

As requested by Area Planning, the Department of Engineering has reviewed the property located at 1211 Wabash Ave & 30 N 12<sup>th</sup> Street:

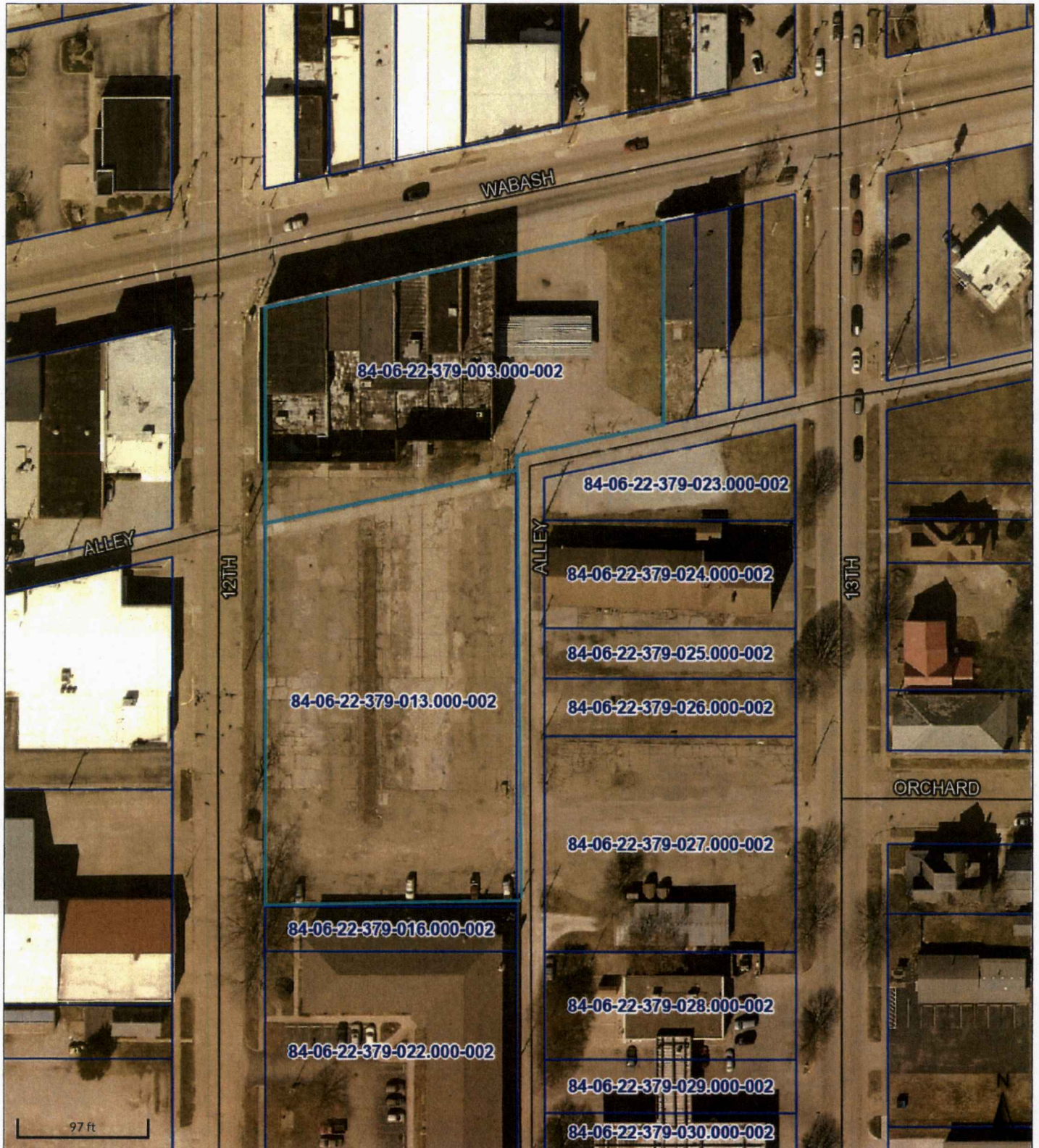
- Rezoning of 1211 Wabash Ave & 30 N 12<sup>th</sup> Street from C-5 General Central Business District to an R-3 General Residence District.

The parcels surrounding this property are zoned C-2 to the North, South, East and West. The intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area.

The Department of Engineering offers a positive recommendation for this rezoning.

Docket #88 SO #40-24

1211 Wabash Ave and 30 S. 12th St





## Arrived

On your right: 1211 Wabash Ave, Terre Haute

Rate your route



**End Route**

11/14/2024





11/14/2024









11/14/2024





11/14/2024





11/14/2024





11/14/2024





11/14/2024





11/14/2024



Docket #88

COPY

SPECIAL ORDINANCE NO. 40, 2024

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

Common Addresses of lots to be rezoned:

1211 Wabash Avenue, Terre Haute, IN 47807  
Parcel No.: 84-06-22-379-003.000-002

30 South 12<sup>th</sup> Street, Terre Haute, IN 47807  
Parcel No.: 84-06022-379-013.000-002

---

Rezone From: C-5 General Central Business District

Rezone To: R-3 General Residence District

Proposed Use: 111 Unit residential development

Name of Owners: City of Terre Haute Department of Redevelopment

Address of Owners: 17 Harding Avenue  
Terre Haute, IN 47807

Phone Number of Owners: c/o Richard J. Shagley II  
812-232-3388

Attorney Representing Owners: Richard J. Shagley II

Address of Attorney: Wright, Shagley & Lowery, P.C.  
PO Box 9849, Terre Haute, IN 47808

For Information Contact: ☐ Owner ☒ Attorney

Council Sponsor: Anthony Dinkel

=====

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION



**COPY**

**FILED**

NOV 06 2024

**SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 40, 2024**

**CITY CLERK**

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

SECTION I. 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:

**Parcel I**

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

**Parcel II**

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Also**

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ¼ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Parcel III**

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.

COPY

Parcel IV

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side Of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

Parcel V

Lot 24 in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West  $\frac{1}{2}$  of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

Parcel VI

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

Parcel VII

12  $\frac{1}{2}$  feet off the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East Side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3  $\frac{1}{2}$  inches to an alley; thence South 31 feet; thence West 177 feet and 3  $\frac{1}{2}$  inches to 12th Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

Parcel VIII

North Half ( $\frac{1}{2}$ ) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half ( $\frac{1}{2}$ ) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.



COPY

Also

37 ½ feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Parcel IX

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

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Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-Two (22), Township Twelve (12) North, Range Nine (9) West.

Parcel No.: 84-06-22-379-013.000-002 and 84-06-22-379-003.000-002

Commonly known as 1211 Wabash Avenue, Terre Haute, IN 47807 and 30 South 12th Street, Terre Haute, IN 47807

COPY

Be and the same is hereby established as an R-3 General Residence District, 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.

Presented by Council Member,

  
Anthony Dinkel, Councilperson

Passed in open Council this \_\_\_\_ day of \_\_\_\_, 2024.

\_\_\_\_\_  
Tammy Boland, President

ATTEST:

\_\_\_\_\_  
Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this \_\_\_\_ day of \_\_\_\_, 2024.

\_\_\_\_\_  
Michelle Edwards, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this \_\_\_\_ day of \_\_\_\_, 2024.

\_\_\_\_\_  
Brandon Sakbun, Mayor

ATTEST:

\_\_\_\_\_  
Michelle Edwards, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

  
\_\_\_\_\_  
Richard J. Shagley II

This instrument was prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.



# COPY

## PETITION TO REZONE REAL PROPERTY

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 GENTLEMEN:

The undersigned, Dave Heath, President of the City of Terre Haute Department of Redevelopment Commission, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

### Parcel I

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

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# COPY

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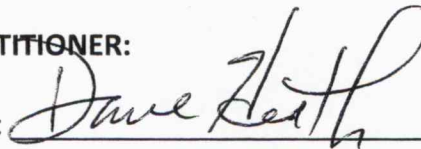
Your Petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

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 Terre Haute, Indiana," and declaring the above-described real estate to be part of the R-3 General Residence District 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 WITNESS WHEREOF, this petition has been duly executed this 10<sup>th</sup> day of November, 2024.

PETITIONER:

By:



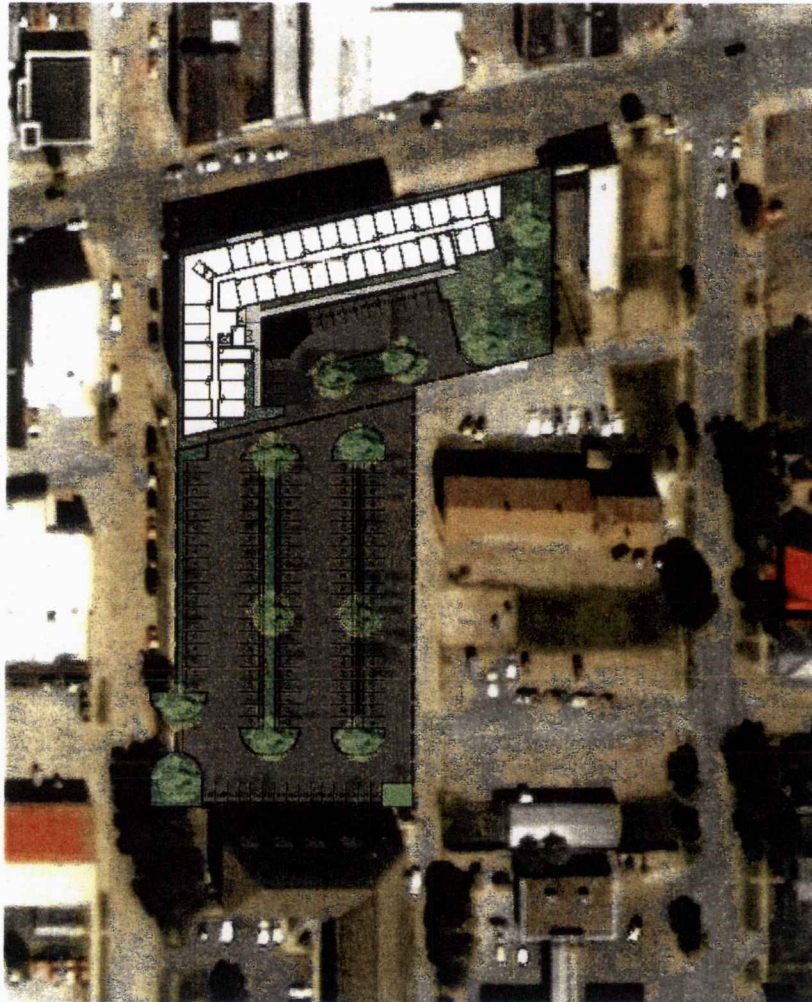
Dave Heath, President of City of Terre Haute  
Department of Redevelopment Commission

This instrument was prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.



COPY

**SITE PLAN**  
**SPECIAL ORDINANCE NO. 40, 2024**



1211 Wabash Avenue, Terre Haute, IN 47807

Parcel No.: 84-06-22-379-003.000-002

and

30 South 12<sup>th</sup> Street, Terre Haute, IN 47807

Parcel No.: 84-06-22-379-013-.000-002

From: C-5 General Central Business District

To: R-3 General Residence District

Proposed use: 111 Unit Three Story Residential Development