

ORDINANCE NO. 2019-25-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM NB, GB, I1 and R1 TO R3

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA:

Section 1: The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Wea Township, Tippecanoe County, Indiana

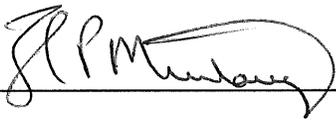
See attached Exhibit A

Section 2: The above-described real estate should be and the same is hereby rezoned from **NB, GB, I1 and R1 TO R3.**

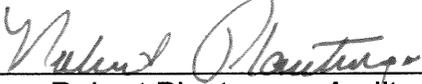
Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this 3rd day of September, 2019.

VOTE:

<p>Yes</p> <hr/>	 <hr/> <p>Thomas Murtaugh, President Member</p>
<p>Yes</p> <hr/>	 <hr/> <p>David Byers, Vice President</p>
<p>Yes</p> <hr/>	 <hr/> <p>Tracy Brown, Member Vice President</p>

ATTEST:



Robert Plantenga, Auditor

Exhibit A

Legal Description

A part of the Southeast Quarter of Section 10 and the Southwest Quarter of Section 11, all in Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana described as follows:

Beginning at the southeast corner of said Southeast Quarter, said corner being marked by a stone; thence South 89 degrees 37 minutes 43 seconds west along the South line of said Quarter 78.33 feet to a 5/8" rebar with yellow plastic cap stamped "SCHNEIDER FIRM #0001" (hereinafter referred to as Rebar); thence northwesterly along a non-tangent curve to the left (said curve having a radius of 1838.99 feet, a chord length of 382.41 feet and a chord bearing of North 68 degrees 05 minutes 13 seconds West) an arc distance of 383.11 feet to a Rebar; thence northwesterly along an on-tangent curve to the right (said curve having a radius of 935.00 feet, a chord length of 447.51 feet and a chord bearing of North 60 degrees 12 minutes 33 seconds West) an arc distance of 451.89 to a Rebar; thence North 46 degrees 21 minutes 48 seconds West a distance of 633.86 feet to a Rebar; thence northwesterly along a tangent curve to the left (said curve having a radius of 1065.00 feet, a chord length of 796.00 feet and a chord bearing of North 68 degrees 18 minutes 29 seconds West) an arc distance of 815.80 feet to a Rebar; thence South 89 degrees 44 minutes 51 seconds West a distance of 573.41 feet to an east line of land described in a deed to the County of Tippecanoe and recorded at Record #01005916; thence along the east lines of said land the following three courses:

- 1) North 06 degrees 29 minutes 10 seconds West a distance of 140.76 feet to a Rebar;
- 2) North 00 degrees 46 minutes 33 seconds West a distance of 150.00 feet;
- 3) North 09 degrees 18 minutes 20 seconds West a distance of 31.36 feet to a Rebar;

Thence North 90 degrees 00 minutes 00 seconds East a distance of 359.24 feet to a Mag nail with washer stamped "SCHNEIDER FIRM #0001"; thence North 00 degrees 00 minutes 00 seconds East a distance of 416.00 feet to a Rebar; thence South 89 degrees 59 minutes 59 seconds East a distance of 570.39 feet to a Rebar; thence South 73 degrees 27 minutes 05 seconds East a distance of 506.74 feet to a Rebar; thence South 52 degrees 35 minutes 54 seconds East a distance of 400.67 feet to a Rebar; thence North 90 degrees 00 minutes 00 seconds East, leaving said Southeast Quarter of Section 10 and entering the Southwest Quarter of Section 11, a distance of 1048.26 feet to a rebar; thence South 00 degrees 45 minutes 36 seconds East parallel with the West line of said Southwest Quarter, a distance of 1442.06 feet to the South line of said Quarter Section; thence South 89 degrees 45 minutes 09 seconds West along said South line a distance of 184.80 feet to the point of beginning, containing 60.73 acres, more or less.

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

August 22, 2019
Ref. No.: 2019-222

Tippecanoe County Commissioners
20 N. 3rd Street
Lafayette IN 47901

CERTIFICATION

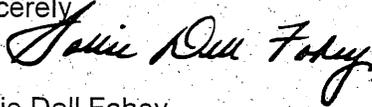
RE: Z-2773 TIPPECANOE DEVELOPMENT II, LLC (NB, GB, I1, R1 to R3):
Petitioner is requesting rezoning of 60.73 acres for a multi-family development of 22 sixteen-unit buildings and 75 duplexes located on the east side of Concord Road, south of Veterans Memorial Parkway and north of the Kirkpatrick Regulated Drain, specifically 3713 S 250 E, Wea 10 (SE) 22-4.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on August 21, 2019 the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no on the motion to rezone the subject real estate from NB, GB, I1 & R1 to R3. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at their September 3, 2019 regular meeting. Petitioner or their representative must appear to present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/crl

Enclosures: Staff Report & Ordinances

cc: John B. Scheumann, Tippecanoe Development II, LLC
Gary Standiford, DF Properties, LLP
Daniel Teder, Reiling Teder & Schrier, LLC
Mike Wolf, Building Commissioner