



Area Plan Commission of Tippecanoe County, Indiana

July 22, 2021
Ref. No.: 2021-167

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

CERTIFICATION

RE: Z-2834 WALTER CORNELIUS (I3 to R1):
Petitioner is requesting rezoning of 0.31 acres located on the east side of North 9th Street Road, specifically 2839 North 9th Street Road, Fairfield, Longlois Reserve (W1/2) 23-4.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 21, 2021 the Area Plan Commission of Tippecanoe County voted 15 yes - 1 no on the motion to rezone the subject real estate from I3 to R1. 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 Tippecanoe County Commissioners at their August 2, 2021 regular meeting. Petitioners or their representatives must present their case.

Sincerely,

David Hittle
Executive Director

DH/crl

Enclosures: Staff Report & Ordinances

cc: Walter Cornelius, Roof Recovery LLC
Mike Wolf, Tippecanoe County Building Commission



ORDINANCE NO. 2021-18-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE
FROM I3 TO R1

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 Fairfield Township, Tippecanoe County, Indiana

A part of the West Half of Longlois Reserve, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, described as follows:

Beginning at the intersection of the northern line of the Longlois Reserve with the western right-of-way line of the L. N. A. and C. railroad Company (L & N Railroad), said right-of-way line being 22 feet measured at right angles from the centerline of said railroad as shown on Monon Railroad Plat Map VIB-25; thence southwesterly on a curve to the left along the said right-of-way, 150.06 feet; thence South 90°-00' West, 81.15 feet to the right-of-way line of the old Battleground Road; thence North 16°-54' East, along the said right-of-way line, 140.00 feet, to the northern line of Longlois Reserve; thence North 90°-00' East, along the said northern line, 107.00 feet to the point of beginning, containing 0.31 acres, more or less.

Section 2: The above-described real estate should be and the same is hereby rezoned from I3 to R1.

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 2nd day of August, 2021.

VOTE:

yes _____ [Signature]
Thomas Murtaugh, President

yes _____ [Signature]
David Byers, Vice President

yes _____ [Signature]
Tracy Brown, Member

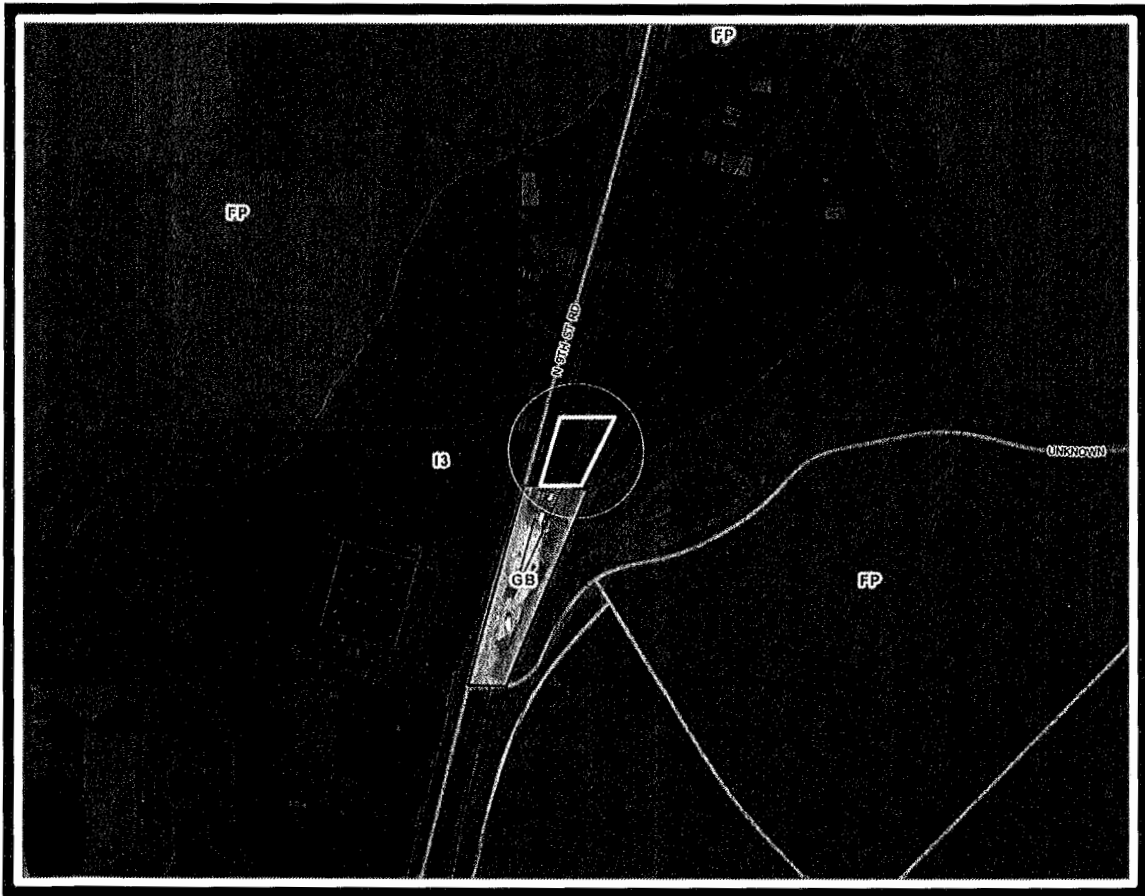
ATTEST:

[Signature]
Robert Plantenga, Auditor

2001-18-04

Z-2834
WALTER CORNELIUS
(I3 to R1)

STAFF REPORT
July 15, 2021



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the owner, is requesting a rezone from I3 to R1 for a 0.31 acre tract located along the east side of North 9th Street Road just east of the Community Corrections facility. The site was most recently used for petitioner's business, a roofing company. The owner would like to rezone the property because prospective buyers desire to use this land residentially. An old schoolhouse, dating from 1889 per the County Assessor's records, occupies this land and had been converted for the roofing business. The site is commonly known as 2839 North 9th Street Road, Fairfield, Longlois Reserve (W1/2) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The earliest zoning maps for this area show Industrial zoning extending north to where it is surrounded by Flood Plain zoning associated with the Wabash River. Other than a 1998 rezone when the adjoining parcel to the south was rezoned to GB (Z-1795), no rezones have occurred in the immediate area.

AREA LAND USE PATTERNS:

A small brick building constructed in 1860 is located on-site. It is thought this was originally constructed as a schoolhouse known as Sand Ridge School or Ostheimer School. Most recently the building was used by petitioner for a roofing business. Staff believes that the building was used as a dwelling for many years based on the homestead exemptions on the property in the 1980's. In 2016, the current owner bought the property, cleaned out the brush that surrounded the building and converted it to a commercial space for his contracting business.

The east side of the property abuts the CSX railroad tracks with the now capped landfill for Tippecanoe County just beyond. North of the property is the historic Davis-Higman cemetery (dating back to 1802). South of the site is a commercial property used by Mobile Wash Xpress. West across North 9th is the Tippecanoe County Community Corrections Center.

TRAFFIC AND TRANSPORTATION:

The site is located along North 9th Street Road, which is classified as an urban secondary arterial by the adopted *Thoroughfare Plan*. Traffic counts taken in 2018 indicate that 9,654 vehicles pass this site daily.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water have served the site since March 12, 1991, per the Lafayette City Engineer's Office.

STAFF COMMENTS:

This request for residential zoning in an area surrounded by heavy Industrial and Flood Plain zoning may seem unusual given its proximity to the adjacent railroad tracks and capped landfill. The I3 zoning has served this site for many years but the owner is having difficulties selling the site to an industrial user. While this site is located on sewer and water, its small size and shape do not lend itself to an intense industrial or commercial user. For these reasons, staff can support a small area of residential zoning to aid with an adaptive reuse of this historic building.

STAFF RECOMMENDATION:

Approval