

THE

# Area Plan Commission

of TIPPECANOE COUNTY

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SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

January 21, 2021  
Ref. No.: 2021-020

Tippecanoe County Commissioners  
20 N 3<sup>rd</sup> Street  
Lafayette, IN 47901

## CERTIFICATION

**RE: Z-2814 BETHANY RANEY (R1 to R2):**

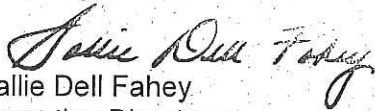
Petitioner is requesting rezoning of one lot located at the southeast corner of Klondike Road and E. Pine Avenue, specifically, 101 E. Pine, in Wabash 14 (NW) 23-5.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on January 20, 2021 the Area Plan Commission of Tippecanoe County voted 17 yes - 0 no on the motion to rezone the subject real estate from R1 to R2. 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 February 1, 2021 regular meeting. Petitioners or their representatives must present their case.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/crl

Enclosures: Staff Report & Ordinances

cc: Bethany & Noel Raney  
Mike Wolf, Tippecanoe County Building Commission

Z- 2814

**ORDINANCE NO. 2021-03-CM**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM     R1     TO     R2**

**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 Wabash Township, Tippecanoe County, Indiana

Lot Numbered 4 in Green Meadows Second Subdivision, Part One (1) as platted upon part of the Southwest Quarter of the Northwest Quarter of Section 14, Township 23 North, Range 5 West. Located in Wabash Township, Tippecanoe County, Indiana.

**Section 2:** The above-described real estate should be and the same is hereby rezoned from     R1     to     R2    .

**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     day of    , 20   .**

VOTE:

\_\_\_\_\_  
Tracy Brown, ~~President~~ **MEMBER**

\_\_\_\_\_  
Thomas Murtaugh, ~~Vice~~ President

\_\_\_\_\_  
David Byers, ~~Member~~ **V. PRESIDENT**

ATTEST:

\_\_\_\_\_  
Robert Plantenga, Auditor



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**Z-2814**  
**BETHANY RANEY**  
**R1 to R2**

**Staff Report**  
**January 14, 2021**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is the owner, is requesting a rezoning from R1 to R2 to legitimize a long-standing nonconforming use of a duplex in a single-family zoning district. The land is located at the southeast corner of Klondike Road and East Pine Lane and is commonly known as 101 East Pine, Lot 4 in Green Meadows Subdivision, Part 1 which was platted over 50 years ago in Wabash 14 (NW) 23-5.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The lot is zoned R1 like land to the north, west and south. Four lots to the east, in the same subdivision, are zoned R2; PDRS zoning is just beyond in the adjoining Pine Meadows Planned Development of duplexes. The earliest zoning maps show this property with R1 zoning and a small area of R2 to the east.

**AREA LAND USE PATTERNS:**

This lot contains a duplex that was built in 1962 per the County Assessor's Records which is prior to the adoption of zoning in the unincorporated county in 1965. Across the street is a single-family home; a duplex is adjacent to the east and another duplex is across the street to the northeast. These residential buildings were built between 1963 and 1967.

Farther east on Pine Lane is a newer development of duplexes called Pine Meadows; other single-family housing developments dominate the area including the different phases of Green Meadows subdivision.

**TRAFFIC AND TRANSPORTATION:**

The rezone site is located at the southeast corner of Klondike Road (urban secondary arterial) and East Pine Lane (urban local road).

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Sanitary sewer and water serve the site.

**STAFF COMMENTS:**

The development of this site and surrounding land partially dates from a time before zoning took effect in the county in 1965. According to the County Assessor's records, this duplex was built in 1962 and the four other buildings to the north and east were built between 1963 and 1967. While the earliest zoning maps do show some R2 zoning in the

area where duplexes were permitted by right, the property in question was and still is shown with R1 zoning.

While it is difficult to determine how some of the area developed after the adoption of zoning in 1965, the duplex in question has existed here for decades and before the inception of zoning. This area near SR 26 and Klondike Road contains a mix of single-family home subdivisions and duplex developments both old and new; these developments also contain both rentals and owner-occupied units. (Zoning does not regulate if a property is a rental or owner-occupied.) Staff can support the rezoning of this long-standing duplex from R1 to an R2 zone so that the existing nonconformity can become a conforming use.

**STAFF RECOMMENDATION:**

Approval