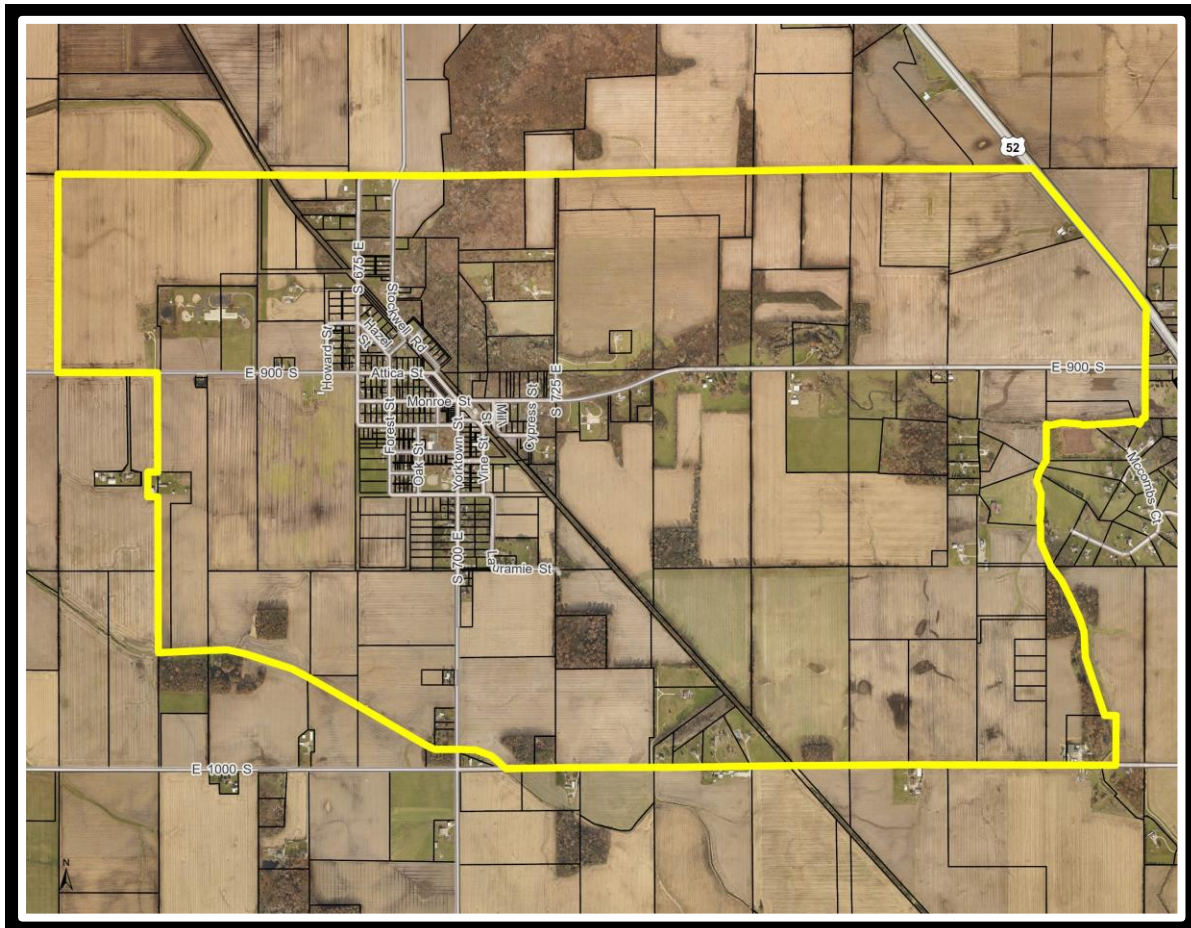

RESOLUTION #2022-04 STOCKWELL LAND USE PLAN

STAFF REPORT September 15, 2022



RESOLUTION 2022-04
An Amendment to the *Comprehensive Plan*
The Stockwell Land Use Plan

September 15, 2022

The Plan is available for viewing and downloading at:
<http://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

Last fall, the County Commissioners approved Resolution 2021-36CM which directed the APC staff to “study the unincorporated town of Stockwell and its environs and create, with its residents and property owners, a town plan as an amendment to the Comprehensive Plan.”

A Steering Committee was formed of a cross-section of Stockwell residents, business owners and interested citizens invested in Stockwell’s future. This committee would help determine the plan’s development and support the implementation of the final product. As an unincorporated town, there were no elected officials (town board members or a clerk/treasurer) to include in the membership. Therefore, the only elected official on the Steering Committee was Lauramie Township Trustee Lynn Beck, who graciously allowed staff and the committee to use the township trustee office on Yorktown Street as our meeting site.

The Steering Committee met for the first time in October 2021 and over the next ten months met a total of eight times. There were also two community-wide meetings; the first, to obtain necessary feedback from the town, was held in November and had around 100 attendees; the second meeting was an open house held in May 2022 with around 60 attendees. Both meetings took place at the Stockwell United Methodist Church. At the open house APC staff presented a draft land use plan map and other data. Based on the negative responses received at the open house, staff prepared a second draft land use plan map that considerably lessened the amount of future residential growth originally shown around Cole Elementary. This “second draft” map was adopted at the final Steering Committee meeting held on August 16th and is shown on pages 66-68 of the plan (See the attached town close-up of this map).

The draft plan document was emailed to the Steering Committee members and received its approval on August 16th where it was voted to move the plan to the full Area Plan Commission for hearing in September followed by the County Commissioners in October. The draft Stockwell Plan has been on the APC website since August 22nd and staff has, as of today, received no comments.

The plan is designed to influence staff’s recommendations to the Tippecanoe County Commissioners as well as the Area Board of Zoning Appeals as they ultimately render decisions on land use changes. The plan is also intended to influence public

improvements and steer private investment. Within the plan are goals and implementation strategies that provide recommendations for improvements within the study area.

The plan identified six themes, largely based on the first community-wide meeting:

1. Protect Current Land Uses: keep the small-town feel / leave things alone / protect farm ground
2. A Hoped-for Future with: controlled residential growth / new small businesses / older structures restored
3. Infrastructure: sidewalks / repair potholes / drainage concerns / water quality
4. Safety Concerns: crime / storm shelter needed / speeding traffic
5. Quality of Life Issues: more opportunities for youth / park areas
6. Future Costs: sewer rate increases / costs of a public water system

The implementation strategies in the plan, shown on page 72, "Future Goals" include:

- Two amendments to the Unified Zoning Ordinance, one regarding an overlay district with architectural guidelines and a second amendment regarding building setbacks on arterial streets;
- An APC-sponsored rezone for Stockwell that removes several spot zones but does not include new residential zoning except for existing platted areas; and
- The creation of a new committee, or designation of an existing committee, to monitor building permits, rezone requests and BZA actions to ensure the implementation of this plan. This committee shall also work with the county surveyor and County Drainage Board to ensure the town's drainage problems are resolved in a timely manner.

By building on its strengths and responsibly planning for its future, Stockwell can confidently strive to achieve the plan's vision statement:

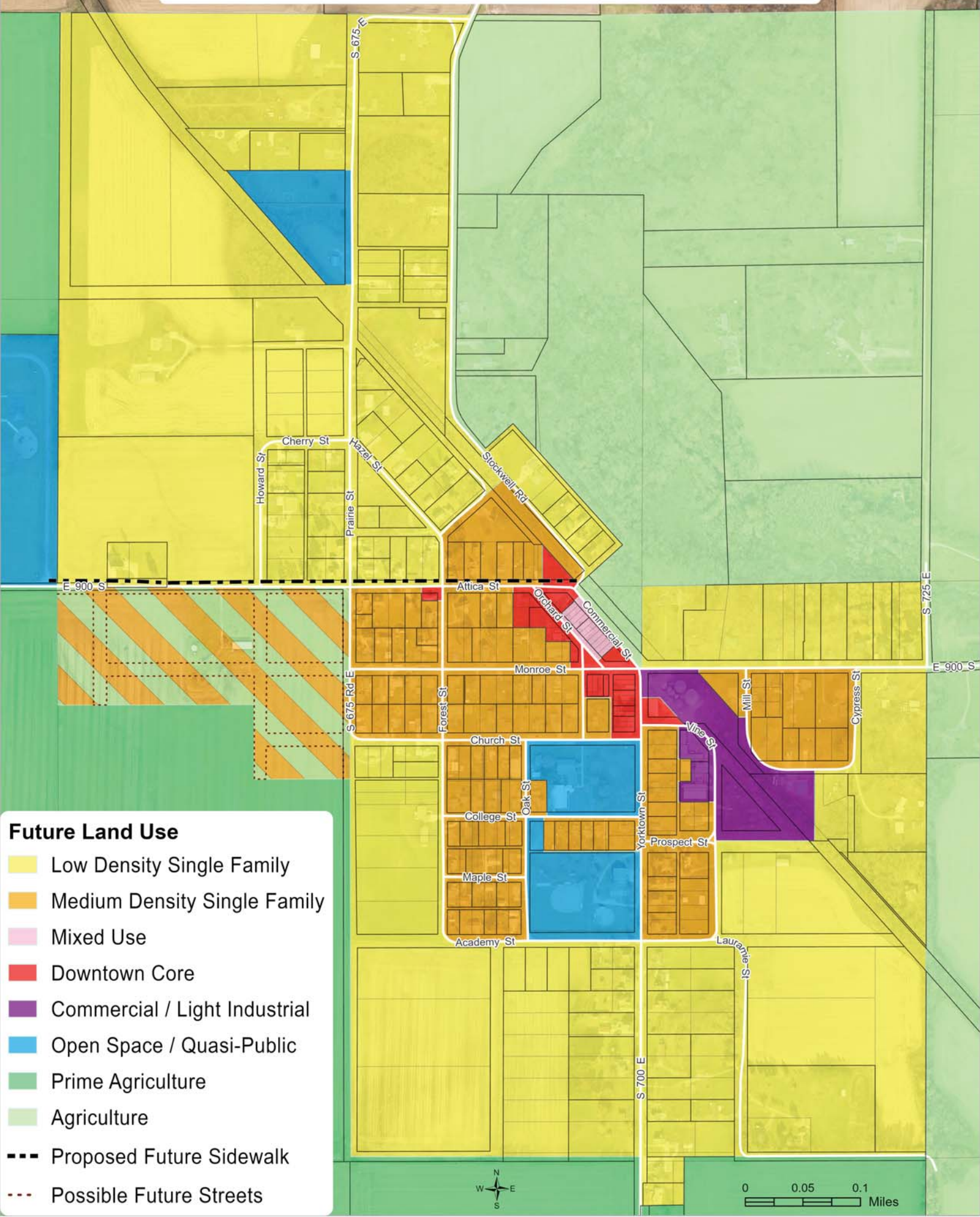
"Stockwell wants to preserve its rural charm and sense of community by maintaining existing buildings and land uses, by making improvements where needed to buildings and infrastructure, and by growing and encouraging new small businesses and responsible residential infill that fits with its small-town character."

Staff recommends adoption of the Stockwell Land Use Plan and its inclusion in the *Comprehensive Plan of Tippecanoe County*.

RECOMMENDATION:

Approval

Adopted Future Land Use Map - Town View



Future Land Use

- Low Density Single Family
- Medium Density Single Family
- Mixed Use
- Downtown Core
- Commercial / Light Industrial
- Open Space / Quasi-Public
- Prime Agriculture
- Agriculture
- Proposed Future Sidewalk
- Possible Future Streets