
Area Plan Commission of Tippecanoe County, Indiana

September 22, 2022
Ref. No.: 2022-217

Tippecanoe County Commissioners
20 North 3rd Street
Lafayette, Indiana 47901

CERTIFICATION

RE: Z-2864 JAMIE COCHRAN (NB TO R1U):


Petitioner is requesting rezoning of 7 lots, including an existing nonconforming house, located between Commercial and Orchard Streets, more specifically 9008 Commercial Street in Stockwell, Lauramie 8 (NE) 21-3.

Dear Tippecanoe County Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on September 21, 2022, the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no on the motion to rezone the subject real estate from NB to R1U. 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 its Monday, October 3, 2022 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,



David Hittle
Executive Director

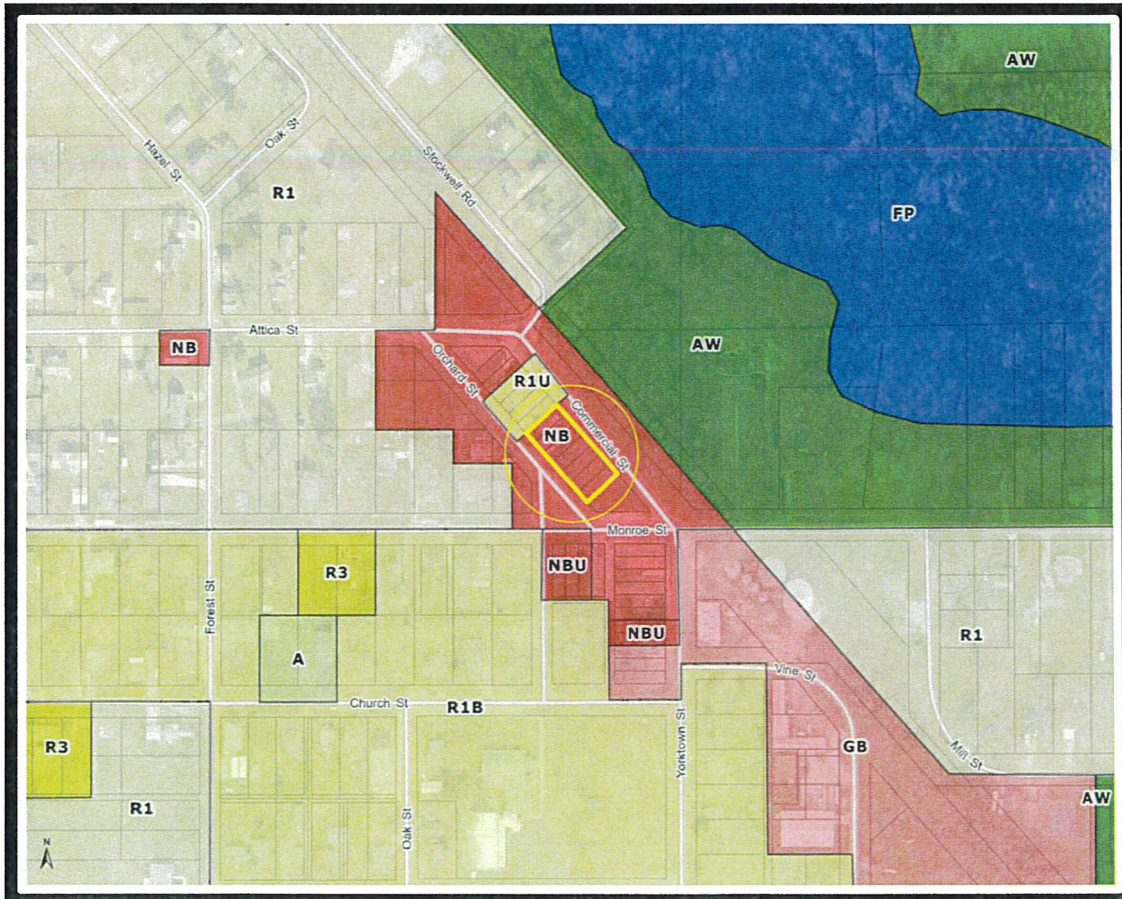
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Enclosures: Staff Report & Ordinance

cc: Jamie Cochran

Z-2864
JAMIE COCHRAN
(NB to R1U)

STAFF REPORT
September 15, 2022



Z-2864
JAMIE COCHRAN
NB to R1U

Staff Report
September 15, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner Jamie Cochran is requesting the rezoning of seven lots from NB to R1U to bring an existing single-family home into compliance and allow for a second single-family home to be built on the unimproved lots to the south. The property is located in the unincorporated town of Stockwell and is commonly known as 9008 Commercial Street, Lauramie 8(NE) 21-3.

ZONING HISTORY AND AREA ZONING PATTERNS:

The earliest zoning maps for this area show the property with LB zoning (Local Business). Later in 1997, transitional zoning maps were adopted in accompaniment with the 1998 Unified Zoning Ordinance changing the zoning of this property to NB (Neighborhood Business). Under the repealed zoning ordinance, single-family homes were permitted by right in the LB zone; they are not permitted in NB.

In 2021, property adjacent to the north was rezoned from NB to R1U (Z-2840) to allow construction of a house. West across Orchard Street are a few NB zoned properties with R1 zoning beyond. East across Commercial Street is AW zoning and FP beyond. The triangular-shaped lot to the southeast at the corner is also zoned NB and is not part of this request.

These seven lots were originally platted in the 1800's prior to any ordinances being adopted and were intended for traditional downtown commercial uses. Individually, with a lot width of 24' each, they do not meet the 40' UZO standard for lot widths for R1U lots. However, UZO Amendment #102 approved last year, allows houses to be constructed over older platted lot lines without having to replat.

AREA LAND USE PATTERNS:

A single-family home currently exists on lots 5, 6 and part of 7; the rest of the property is unimproved. On property adjacent to the north is a newly constructed single-family house with the Stockwell post office beyond that. West across Orchard Street is a residence and east across Commercial Street is a wooded area with a few single-family homes.

The current business area of Stockwell is located south of Monroe Street, a block south of the site in question.

TRAFFIC AND TRANSPORTATION:

The lots in question front on both Commercial and Orchard Streets, both classified as rural local roads.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The Lauramie Township Regional Sewer District serves the site; an individual water well provides water. No buffering would be required if this property is rezoned.

STAFF COMMENTS:

The Town of Stockwell was platted in 1852, shortly after the railroad was created and spurred the growth of the town. This railroad track, officially abandoned since June 1985, was along the east side of Commercial Street and helped form the business district of Stockwell. Today, most of the commercial uses in town are located farther south on both Monroe and Yorktown Streets, leaving the site in question available for residential development.

Additionally, the Stockwell Land Use Plan update, which has been approved by the Stockwell Steering Committee, and is being heard at the same APC meeting as this rezone, shows this part of town with a mixed use designation. This “allows for both residential uses and commercial uses to be evaluated on a case-by-case basis.” The current single-family home has been on this site for around 100 years, even though the previous land use plan recommended business for this area. It is obvious that at least for now, this part of town is meant to be residential, so staff can support the request for R1U zoning.

STAFF RECOMMENDATION:

Approval

ORDINANCE NO. _____
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE
FROM NB TO R1U

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 Lauramie Township, Tippecanoe County, Indiana

Stockwell Lots 5-6-7-8-9 BLK 1
Stockwell Lots 3-4 BLK 1
(Legal Description)

Lauramie, 6 (NE) 21-3

Section 2: The above-described real estate should be and the same is hereby rezoned from NB to R1U .

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:

_____ David Byers, President

_____ Tracy Brown, Vice President

_____ Thomas Murtaugh, Member

ATTEST:

_____ Robert Plantenga, Auditor