



Area Plan Commission of Tippecanoe County, Indiana

September 22, 2022
Ref. No.: 2022-218

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

CERTIFICATION

RE: Z-2865 JAMES D. HALL for VESTER & ASSOCIATES, INC. (A to R1):
Petitioner is requesting rezoning for a proposed single-family subdivision of 61 lots on 36.57 acres located at the southeast corner of CR 650 N and CR 50 W, north of Harrison Highlands, in Tippecanoe 19 (SE) 24-4.

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 A 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 the Tippecanoe County Commissioners at its October 3, 2022 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

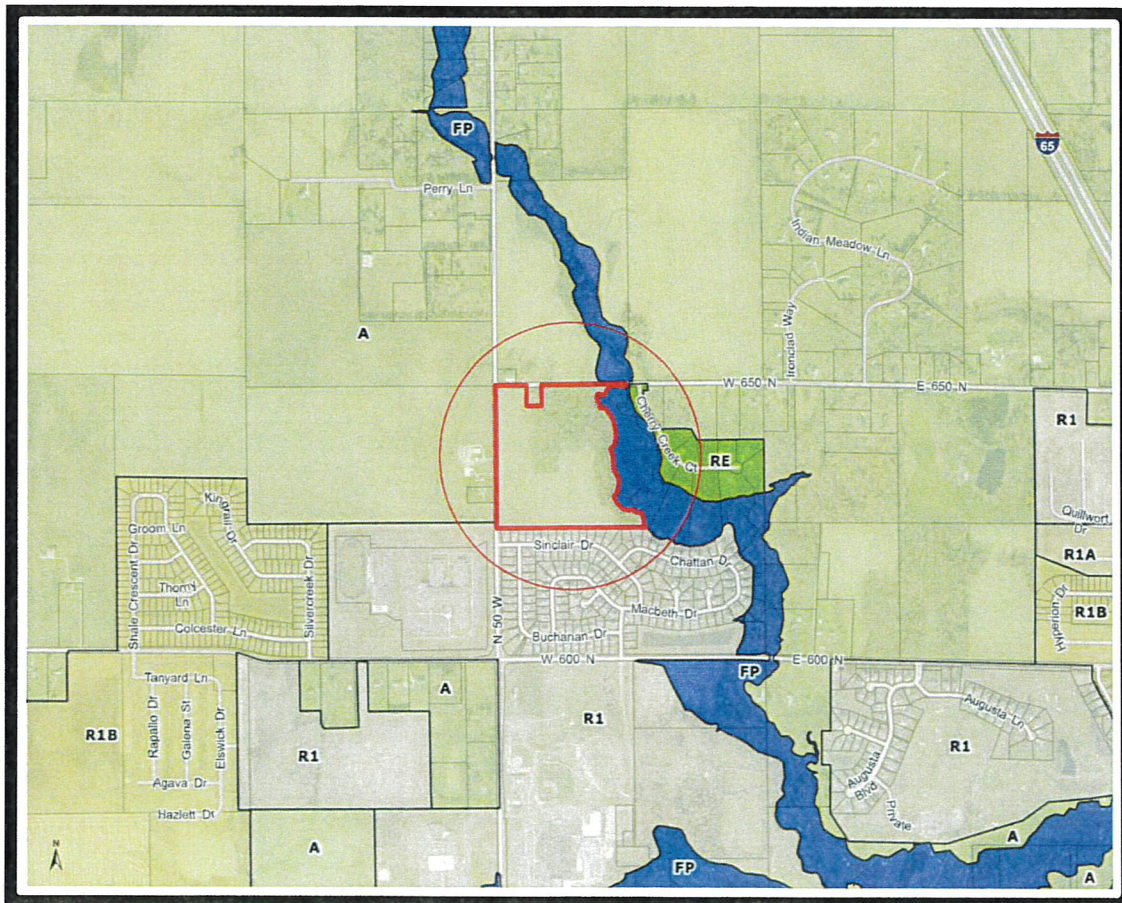
DH/kl

Enclosures: Staff Report & Ordinance

cc: James D. Hall, Vester & Associates
Jeffrey C. Ince

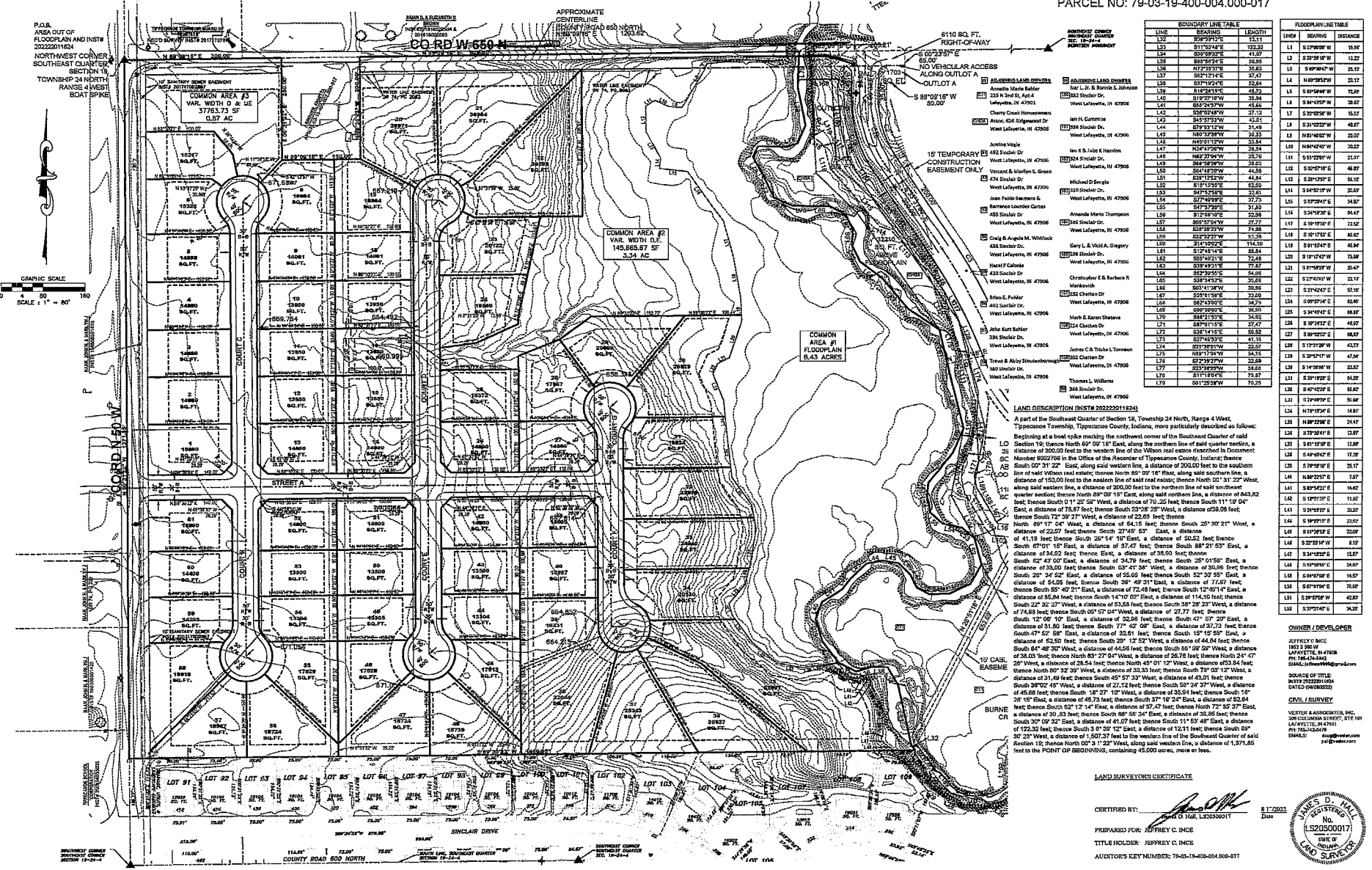
Z-2865
JAMES D. HALL for VESTER & ASSOCIATES, INC.
(A to R1)

STAFF REPORT
September 15, 2022



HARRISON WOODS - SKETCH PLAN

PART OF THE SE 1/4, SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 WEST, TIPPECANOE TOWNSHIP, TIPPECANOE COUNTY, INDIANA, PARCEL NO: 79-03-19-400-004.000-017



BOUNDARY LINE TABLE		FLOORPLAN LINE TABLE	
LINE	BEARING	LINE#	BEARING
L20	S 89° 37' 15" E	L1	S 20° 00' 00" W
L21	S 11° 56' 44" E	L2	S 20° 00' 00" W
L22	S 89° 37' 15" E	L3	S 20° 00' 00" W
L23	S 89° 37' 15" E	L4	S 20° 00' 00" W
L24	S 89° 37' 15" E	L5	S 20° 00' 00" W
L25	S 89° 37' 15" E	L6	S 20° 00' 00" W
L26	S 89° 37' 15" E	L7	S 20° 00' 00" W
L27	S 89° 37' 15" E	L8	S 20° 00' 00" W
L28	S 89° 37' 15" E	L9	S 20° 00' 00" W
L29	S 89° 37' 15" E	L10	S 20° 00' 00" W
L30	S 89° 37' 15" E	L11	S 20° 00' 00" W
L31	S 89° 37' 15" E	L12	S 20° 00' 00" W
L32	S 89° 37' 15" E	L13	S 20° 00' 00" W
L33	S 89° 37' 15" E	L14	S 20° 00' 00" W
L34	S 89° 37' 15" E	L15	S 20° 00' 00" W
L35	S 89° 37' 15" E	L16	S 20° 00' 00" W
L36	S 89° 37' 15" E	L17	S 20° 00' 00" W
L37	S 89° 37' 15" E	L18	S 20° 00' 00" W
L38	S 89° 37' 15" E	L19	S 20° 00' 00" W
L39	S 89° 37' 15" E	L20	S 20° 00' 00" W
L40	S 89° 37' 15" E	L21	S 20° 00' 00" W
L41	S 89° 37' 15" E	L22	S 20° 00' 00" W
L42	S 89° 37' 15" E	L23	S 20° 00' 00" W
L43	S 89° 37' 15" E	L24	S 20° 00' 00" W
L44	S 89° 37' 15" E	L25	S 20° 00' 00" W
L45	S 89° 37' 15" E	L26	S 20° 00' 00" W
L46	S 89° 37' 15" E	L27	S 20° 00' 00" W
L47	S 89° 37' 15" E	L28	S 20° 00' 00" W
L48	S 89° 37' 15" E	L29	S 20° 00' 00" W
L49	S 89° 37' 15" E	L30	S 20° 00' 00" W
L50	S 89° 37' 15" E	L31	S 20° 00' 00" W
L51	S 89° 37' 15" E	L32	S 20° 00' 00" W
L52	S 89° 37' 15" E	L33	S 20° 00' 00" W
L53	S 89° 37' 15" E	L34	S 20° 00' 00" W
L54	S 89° 37' 15" E	L35	S 20° 00' 00" W
L55	S 89° 37' 15" E	L36	S 20° 00' 00" W
L56	S 89° 37' 15" E	L37	S 20° 00' 00" W
L57	S 89° 37' 15" E	L38	S 20° 00' 00" W
L58	S 89° 37' 15" E	L39	S 20° 00' 00" W
L59	S 89° 37' 15" E	L40	S 20° 00' 00" W
L60	S 89° 37' 15" E	L41	S 20° 00' 00" W
L61	S 89° 37' 15" E	L42	S 20° 00' 00" W
L62	S 89° 37' 15" E	L43	S 20° 00' 00" W
L63	S 89° 37' 15" E	L44	S 20° 00' 00" W
L64	S 89° 37' 15" E	L45	S 20° 00' 00" W
L65	S 89° 37' 15" E	L46	S 20° 00' 00" W
L66	S 89° 37' 15" E	L47	S 20° 00' 00" W
L67	S 89° 37' 15" E	L48	S 20° 00' 00" W
L68	S 89° 37' 15" E	L49	S 20° 00' 00" W
L69	S 89° 37' 15" E	L50	S 20° 00' 00" W
L70	S 89° 37' 15" E	L51	S 20° 00' 00" W
L71	S 89° 37' 15" E	L52	S 20° 00' 00" W
L72	S 89° 37' 15" E	L53	S 20° 00' 00" W
L73	S 89° 37' 15" E	L54	S 20° 00' 00" W
L74	S 89° 37' 15" E	L55	S 20° 00' 00" W
L75	S 89° 37' 15" E	L56	S 20° 00' 00" W
L76	S 89° 37' 15" E	L57	S 20° 00' 00" W
L77	S 89° 37' 15" E	L58	S 20° 00' 00" W
L78	S 89° 37' 15" E	L59	S 20° 00' 00" W
L79	S 89° 37' 15" E	L60	S 20° 00' 00" W
L80	S 89° 37' 15" E	L61	S 20° 00' 00" W
L81	S 89° 37' 15" E	L62	S 20° 00' 00" W
L82	S 89° 37' 15" E	L63	S 20° 00' 00" W
L83	S 89° 37' 15" E	L64	S 20° 00' 00" W
L84	S 89° 37' 15" E	L65	S 20° 00' 00" W
L85	S 89° 37' 15" E	L66	S 20° 00' 00" W
L86	S 89° 37' 15" E	L67	S 20° 00' 00" W
L87	S 89° 37' 15" E	L68	S 20° 00' 00" W
L88	S 89° 37' 15" E	L69	S 20° 00' 00" W
L89	S 89° 37' 15" E	L70	S 20° 00' 00" W
L90	S 89° 37' 15" E	L71	S 20° 00' 00" W
L91	S 89° 37' 15" E	L72	S 20° 00' 00" W
L92	S 89° 37' 15" E	L73	S 20° 00' 00" W
L93	S 89° 37' 15" E	L74	S 20° 00' 00" W
L94	S 89° 37' 15" E	L75	S 20° 00' 00" W
L95	S 89° 37' 15" E	L76	S 20° 00' 00" W
L96	S 89° 37' 15" E	L77	S 20° 00' 00" W
L97	S 89° 37' 15" E	L78	S 20° 00' 00" W
L98	S 89° 37' 15" E	L79	S 20° 00' 00" W
L99	S 89° 37' 15" E	L80	S 20° 00' 00" W
L100	S 89° 37' 15" E	L81	S 20° 00' 00" W

- ADJACENT LAND OWNERS**
- Amelia Marie Baker, 238 N 7th St, Apt 4 Lafayette, IN 47901
 - Cherry Court Homeowners Assoc, 624 Ridgewood Dr West Lafayette, IN 47906
 - Antonia Wade, 492 Fossil Dr West Lafayette, IN 47906
 - Vincent & Marlyn S. Green, 474 Sinclair Dr West Lafayette, IN 47906
 - 455 Sinclair Dr West Lafayette, IN 47906
 - Craig & Angela M. Whitlock, 488 Sinclair Dr West Lafayette, IN 47906
 - Hazel F. Galbraith, 432 Sinclair Dr West Lafayette, IN 47906
 - Brian E. Pabbar, 402 Sinclair Dr West Lafayette, IN 47906
 - John Kurt Baker, 394 Sinclair Dr West Lafayette, IN 47906
 - James C.A. Trish L. Townson, 400 Sinclair Dr West Lafayette, IN 47906
 - Theresa L. Williams, 366 Sinclair Dr West Lafayette, IN 47906
- ADJACENT LAND OWNERS**
- Bar L. J. & Bonnie S. Johnson, West Lafayette, IN 47906
 - San H. Curran, West Lafayette, IN 47906
 - Ken S. John S. Hendon, West Lafayette, IN 47906
 - Michael Sergio, West Lafayette, IN 47906
 - Aracelis Marie Thompson, West Lafayette, IN 47906
 - Gary & Heidi A. Gregory, West Lafayette, IN 47906
 - Christopher E.B. Barbara S. Mandovich, West Lafayette, IN 47906
 - Mark & Karen Shavers, West Lafayette, IN 47906
 - James C.A. Trish L. Townson, West Lafayette, IN 47906
 - Theresa L. Williams, West Lafayette, IN 47906

LAND DESCRIPTION (INST# 2022011634)

A part of the Southeast Quarter of Section 19, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, more particularly described as follows:

Beginning at a boat spike marking the northwest corner of the Southeast Quarter of said Section 19; thence North 89° 37' 15" East, along the northern line of said quarter section, a distance of 300.00 feet to the western line of the Wilson real estate described in Document Number 9202766 in the Office of the Recorder of Tippecanoe County, Indiana; thence South 31° 22' East, along said western line, a distance of 200.00 feet to the southeast line of said Wilson real estate; thence North 85° 09' 18" East, along said southern line, a distance of 150.00 feet to the eastern line of said real estate; thence North 52° 31' 22" East, along said eastern line, a distance of 60.00 feet to the northern line of said southeast quarter section; thence North 89° 09' 16" East, along said northern line, a distance of 843.82 feet; thence South 0° 12' 58" West, a distance of 70.25 feet; thence South 11° 04' 04" East, a distance of 78.87 feet; thence South 23° 28' 29" West, a distance of 89.05 feet; thence South 72° 39' 27" West, a distance of 22.89 feet; thence North 89° 17' 54" East, a distance of 64.15 feet; thence South 25° 30' 21" West, a distance of 22.57 feet; thence South 27° 45' 53" East, a distance of 41.18 feet; thence South 28° 14' 18" East, a distance of 50.52 feet; thence South 89° 01' 15" East, a distance of 37.47 feet; thence South 88° 21' 53" East, a distance of 34.52 feet; thence East, a distance of 38.00 feet; thence South 55° 40' 21" East, a distance of 34.79 feet; thence South 29° 01' 56" East, a distance of 33.00 feet; thence South 03° 41' 38" West, a distance of 30.66 feet; thence South 29° 34' 52" East, a distance of 35.65 feet; thence South 52° 30' 39" East, a distance of 54.23 feet; thence South 39° 49' 31" East, a distance of 77.87 feet; thence South 55° 40' 21" East, a distance of 12.49 feet; thence South 12° 40' 14" East, a distance of 85.84 feet; thence South 14° 10' 07" East, a distance of 114.10 feet; thence South 22° 32' 27" West, a distance of 53.55 feet; thence South 38° 28' 23" West, a distance of 74.84 feet; thence South 00° 57' 04" West, a distance of 27.77 feet; thence South 10° 40' 10" East, a distance of 25.98 feet; thence South 67° 20' 29" East, a distance of 31.80 feet; thence South 77° 40' 09" East, a distance of 37.73 feet; thence South 47° 58' 58" East, a distance of 32.61 feet; thence South 15° 14' 38" East, a distance of 63.01 feet; thence South 20° 12' 53" West, a distance of 64.84 feet; thence South 84° 48' 30" West, a distance of 44.58 feet; thence South 88° 09' 59" West, a distance of 48.83 feet; thence North 83° 27' 24" West, a distance of 28.78 feet; thence North 52° 31' 22" West, a distance of 28.54 feet; thence North 45° 01' 12" West, a distance of 33.34 feet; thence North 80° 32' 38" West, a distance of 33.33 feet; thence South 79° 03' 12" West, a distance of 41.40 feet; thence South 49° 43' 33" West, a distance of 49.13 feet; thence South 39° 02' 45" West, a distance of 27.12 feet; thence South 50° 24' 37" West, a distance of 45.69 feet; thence South 15° 27' 10" West, a distance of 25.64 feet; thence South 18° 28' 15" East, a distance of 45.73 feet; thence South 37° 18' 24" East, a distance of 52.64 feet; thence South 52° 12' 14" East, a distance of 37.47 feet; thence North 72° 35' 37" East, a distance of 30.53 feet; thence South 08° 58' 54" East, a distance of 68.55 feet; thence South 30° 02' 32" East, a distance of 47.07 feet; thence South 11° 53' 48" East, a distance of 122.32 feet; thence South 0° 39' 12" East, a distance of 12.11 feet; thence South 89° 37' 15" West, a distance of 1,507.27 feet to the western line of the Southeast Quarter of said Section 19; thence North 09° 31' 22" West, along said western line, a distance of 1,371.85 feet to the POINT OF BEGINNING, containing 45.000 acres, more or less.

LAND SURVEYORS CERTIFICATE

CERTIFIED BY: *James D. Hall*, LS20500017
 Date: 8/17/2024

PREPARED FOR: JEFFREY C. INCE
 TITLE HOLDER: JEFFREY C. INCE
 AUDITOR'S KEY NUMBER: 79-03-19-400-004.000-017

SKETCH PLAN

OFFICE LOCATION:
 390 COLUMBIA STREET, STE 101
 LAFAYETTE, IN 47909
 PHONE: 765-242-4449
 FAX: 765-242-4449
 WWW: www.mhwa.com

MHWA Associates, Inc.
 LAND SURVEYORS AND ENGINEERS

OWNER / DEVELOPER:
 JEFFREY C. INCE
 1803 S 900 W
 LAFAYETTE, IN 47908
 PH: 765-242-4449
 EMAIL: jince@mhwa.com

SOURCE OF TITLE:
 INST# 2022011634
 DATED 08/08/2024

CIVIL / SURVEY
 VENTURA & ASSOCIATES, INC.
 390 COLUMBIA STREET, STE 101
 LAFAYETTE, IN 47909
 PH: 765-242-4449
 EMAIL: info@ventura.com

OFFICE INFORMATION:
 PREPARED DATE: AUG 17, 2024
 DRAWING DATE: AUG 17, 2024
 CHECKED BY: JCI
 DESIGNED BY: JCI
 FIELD BOOK: 80-187

SKETCH
 22041

STATE OF INDIANA
 TOWNSHIP, TIPPECANOE COUNTY, INDIANA

A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 WEST, TIPPECANOE TOWNSHIP, TIPPECANOE COUNTY, INDIANA

Z-2865
JAMES D. HALL
A to R1

Staff Report
September 15, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner James D. Hall of Vester & Associates, with consent of owner/developer Jeffrey Ince, is requesting rezoning for a proposed single-family subdivision of 61 lots on 36.57 acres, located at the southeast corner of CR 650 N and CR 50 W (County Farm Road), adjacent to the north of Harrison Highlands Subdivision, in Tippecanoe 19 (SE) 24-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is currently zoned A, Agricultural. A floodplain certification was completed by the petitioner to verify the land above the base flood elevation and the land below which is zoned FP, Flood Plain. Land to the north, west, northwest and northeast is also zoned A. Land adjacent to the Flood Plain zoning to the east is zoned RE (Rural Estate). To the south and southwest land is zoned R1.

This area is in Tippecanoe Township. The county commissioners recently passed a resolution for the Area Plan Commission to conduct a township-wide land use plan for Tippecanoe/Wabash townships.

AREA LAND USE PATTERNS:

The site is partly wooded and partly used for row crop production. The area can generally be characterized as farmland and large lot single-family homes. This site is at the northern edge of current subdivision development; Harrison Highlands Subdivision, immediately to the south, was rezoned by the county commissioners in 2002 (Z-2043) and is now built out. Cherry Creek Rural Estates, to the east, was rezoned in 2009. (Z-2393).

New subdivisions have followed the expansion of American Suburban Utilities sewer systems to the north side of West Lafayette. Three nearby TSC schools also act as a land use magnet making the area even more attractive for continued residential development.

TRAFFIC AND TRANSPORTATION:

County Farm Road is a rural secondary arterial, CR 650 N is a rural local. Traffic counts taken in the last few years indicate only 321 vehicles use 650 N daily, while 1,749 vehicles travelled on the much busier 50 W. The submitted nonbinding site plan shows only one access onto County Farm Road; however, access points will be determined during the subdivision process, and an additional access on 650 N will be discussed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Letters from both American Suburban Utilities and Indiana-American water have been received verifying they can serve this development with the necessary utilities.

Significant areas zoned Flood Plain have been removed from the request based on the land's elevation.

STAFF COMMENTS:

The *Phased Land Use Plan*, a part of the adopted *Comprehensive Plan for Tippecanoe County*, shows this site having an agricultural and open space future. However, this Plan was written before sewer and water were near the site. Once the property is rescored (using the decision-making matrix built into the 1981 *Comprehensive Plan*) based on sewer and water availability, the score changes. By adding sewer into the decision-making matrix for this site, it scores higher for residential land use than either agricultural or open space.

With available sanitary sewer and public water, nearby schools and adjacent residential subdivisions, staff finds this request supportable.

STAFF RECOMMENDATION:

Approval.

ORDINANCE NO. _____
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE
FROM A 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 TIPPECANOE Township, Tippecanoe County, Indiana

A part of the Southeast Quarter of Section 19, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, being a portion of the property described in Instrument Number 202222011624 in the Recorders Office of said county, more particularly described as follows:

Beginning at a boat spike marking the northwest corner of the Southeast Quarter of said Section 19; thence North 89° 09' 16" East, along the northern line of said quarter section, a distance of 300.00 feet to the western line of the Wilson real estate described in Document Number 9002766 in the Office of the Recorder of Tippecanoe County, Indiana; thence South 00° 31' 22" East, along said western line, a distance of 200.00 feet to the southern line of said Wilson real estate; thence North 89° 09' 16" East, along said southern line, a distance of 150.00 feet to the eastern line of said real estate; thence North 00° 31' 22" West, along said eastern line, a distance of 200.00 feet to the northern line of said southeast quarter section; thence North 89° 09' 16" East, along said northern line, a distance of 829.50 feet to the intersection of the 100yr floodplain line of Burnette Creek; thence meandering said 100yr floodplain the following forty-eight (48) courses: 1) South 02°00'09" West, 15.56 feet, 2) South 39°59'16" West, 10.23 feet, 3) South 80°30'47" West, 25.13 feet, 4) North 68°36'53" West, 20.13 feet, 5) South 89°58'44" West, 72.98 feet, 6) South 84°43'57" West, 39.60 feet, 7) South 20°02'56" West, 15.53 feet, 8) South 31°02'22" West, 40.67 feet, 9) South 29°57'08" West, 42.93 feet, 10) North 85°48'03" West, 25.06 feet, 11) North 64°42'45" West, 30.23 feet, 12) South 55°22'01" West, 21.31 feet; 13) South 00°57'10" East, 49.85 feet, 14) South 28°13'57" East, 59.12 feet, 15) South 04°30'16" West, 20.85 feet, 16) South 83°39'41" East, 54.07 feet, 17) South 34°59'36" East, 84.41 feet, 18) South 37°31'48" East, 34.28 feet, 19) South 15°15'55" East, 73.52 feet, 20) South 10°17'53" East, 80.92 feet, 21) South 01°50'41" East, 46.94 feet, 22) South 18°17'42" West, 75.09 feet, 23) South 61°58'28" West, 25.47 feet, 24) South 23°41'01" West, 22.13 feet, 25) South 21°42'43" East, 57.18 feet, 26) South 05°27'04" East, 82.46 feet, 27) South 07°01'04" East, 70.08 feet, 28) South 34°45'43" East, 66.89 feet, 29) South 10°24'52" East, 46.90 feet, 30) South 09°02'00" West, 68.83 feet, 31) South 13°21'29" West, 43.73 feet, 32) South 39°57'17" West, 47.84 feet, 33) South 14°58'06" East, 23.82 feet, 34) South 35°16'28" East, 64.28 feet, 35) South 49°42'39" East, 65.62 feet, 36) South 79°49'39" East, 50.68 feet, 37) North 76°15'34" East, 14.991 feet, 38) North 88°22'08" East, 24.41 feet, 39) South 73°25'41" East, 13.97 feet, 40) South 61°15'10" East, 17.98 feet, 41) South 49°49'42" East, 17.26 feet, 42) South 79°59'19" East, 25.17 feet, 43) North 86°22'57" East, 7.97 feet, 44) South 83°54'31" East, 14.42 feet, 45) South 12°31'35" East, 11.90 feet, 46) South 24°53'20" East, 30.20 feet, 47) South 19°22'15" East, 22.52 feet, 48) South 04°07'00" East, 14.57 feet, 49) South 01°26'53" East, 33.09 feet, 50) South 22°20'14" West, 9.15 feet, 51) South 34°13'20" East, 12.87 feet, 52) South 59°10'55" East, 24.07 feet to a point on the North line of Harrison Highland Subdivision, Phase One recorded as Document No. 04000872 in Plat Cabinet 7, Slide 105 in the Tippecanoe County Recorder's Office; thence along said line, South 89°30'23" West, 1469.95 feet to the

Southwest corner of said Instrument Number 202222011624, said point being on the West line of said Southeast quarter of Section 19; thence along said west line, North 00°31'22" West, 1371.85 feet to the Point of Beginning, containing 36.57 acres (1,592,854 square feet) more or less.

Section 2: The above-described real estate should be and the same is hereby rezoned from A 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 _____ day of _____, 20__.

VOTE:

_____ David Byers, President

_____ Tracy Brown, Vice President

_____ Thomas Murtaugh, Member

ATTEST:

_____ Robert Plantenga, Auditor