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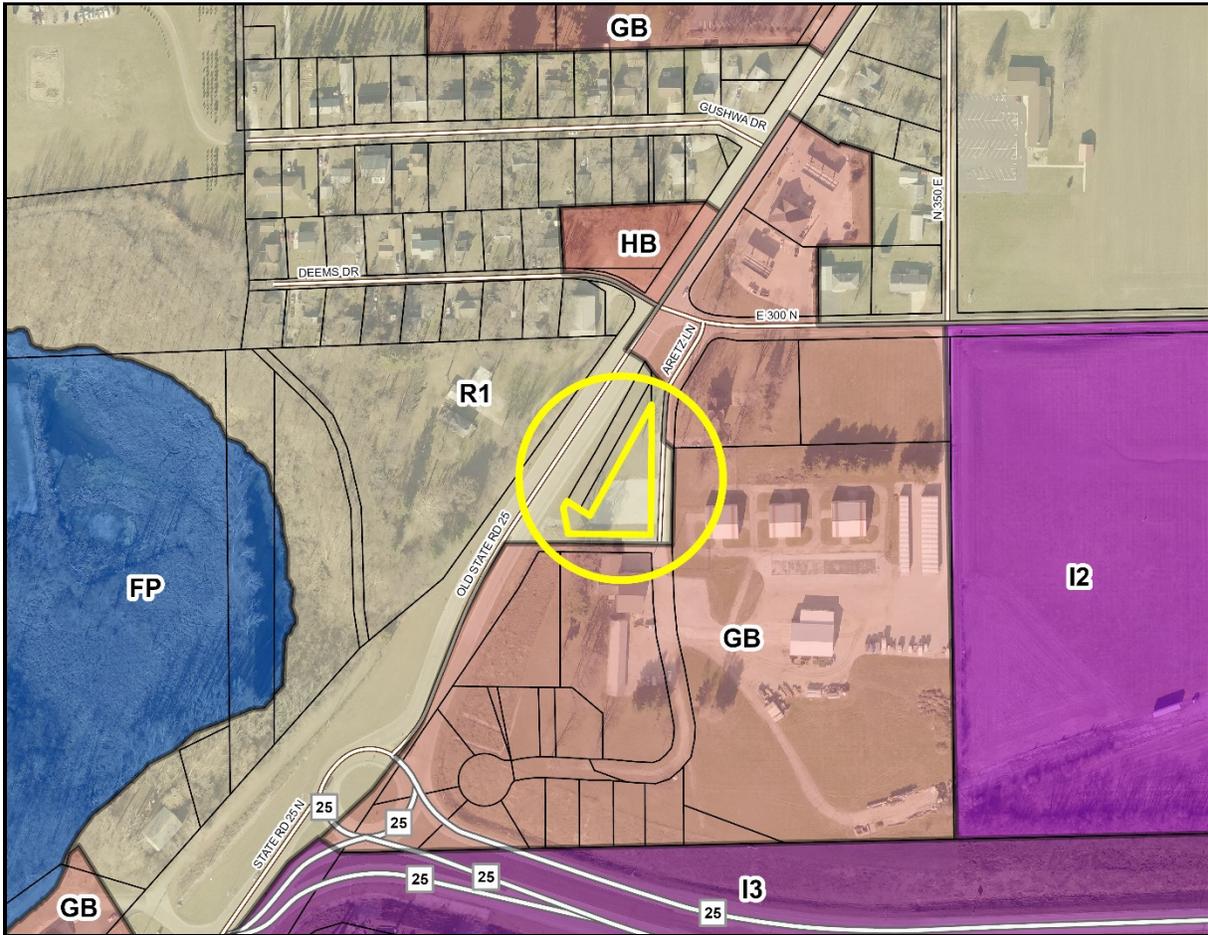
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**Z-2793**  
**MURTAUGH LAW, LLC**  
**R1 to GB**

**STAFF REPORT**  
**April 9, 2020**

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

Petitioner, with consent of the owner Aretz, LLC, is requesting the rezoning of a 0.486-acre tract from R1 to GB. There are no specific plans to build on this vacant site, but if the property is redeveloped it would likely be for a storage facility or commercial office space. The triangular shaped site is located on the east side of Old SR 25 North just south of its intersection with CR 300 North, Fairfield 11 (NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The R1 zoning is a remnant from the oldest zoning maps in Tippecanoe County. The most recent rezone in this area occurred in 2013 when 10.89 acres directly east and south of the subject site were rezoned from A and R1 to GB (Z-2534). A mix of GB, R1, I2 and I3 zoning is found in the area.

**AREA LAND USE PATTERNS:**

The site in question is unimproved and triangular in shape. The purchase of right-of-way for Old SR 25 to the west has resulted in an irregular shaped lot. It is likely that any redevelopment of this land will require a setback variance from the required 60' from the Old 25 right-of-way.

Land to the east and south is owned by Aretz, LLC and is used for their business (motor freight transportation). Other commercial and industrial users are located nearby with a few older single-family neighborhoods north of CR 300 North. A neighborhood of 9 single-family homes once existed south of the site but the homes were purchased and razed by the State for the Hoosier Heartland highway project.

**TRAFFIC AND TRANSPORTATION:**

The site has access from a private drive (Aretz Lane) that connects to CR 300 N. Any new driveways would need approval from the County Highway Department.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

An on-site septic system was constructed in 2008 to serve a storage building that has since been razed. Based on conversations between the Health Department and the owner, the existing system may be able to be put into use with a future building, depending on the use and size of the future building.

**STAFF COMMENTS:**

The site is owned by Aretz, LLC who owns the surrounding land, so future development may include expansion of their business or a closely related type of use. Access is derived from a private drive easement used exclusively by Aretz, LLC.

The property had previously been part of Aretz Airport with its related buildings. A small hotel for travelers once occupied this site and a small neighborhood of single-family homes used to exist south of this site prior to it being redeveloped by the state for the Hoosier Heartland highway.

In or around 2002 the airport closed. Over time, the land changed ownership and was subdivided. A series of rezones and Special Exceptions from the Area Board of Zoning Appeals changed the character of the land uses in the area. The realignment of the new highway has also helped to promote redevelopment in the vicinity; in fact, the city is expanding sewer and water services to the area. While this connection will not be available to the site in the immediate future, the relatively new on-site sewage disposal system is capable of handling a small office or storage facility, but only with approval of the County Health Department.

The *Comprehensive Plan* stipulates that commercial development be connected to sewer systems and the former airport property does not yet meet this qualification. However, staff can find little reason to recommend keeping R1 zoning for this half acre site that is surrounded by commercial and industrial development, therefore staff can support this request.

**STAFF RECOMMENDATION:**

Approval