

ORDINANCE NO. 2016-28-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM HB TO AA

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

Insert legal here

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

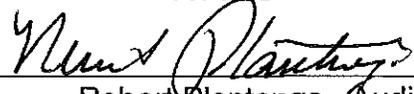
Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this 5 day of December, 2016.

VOTE:

<u>Y</u>	 _____	David Byers, President
<u>Y</u>	 _____	Tracy Brown, Vice President
<u>Y</u>	 _____	Thomas Murtaugh, Member

ATTEST:



Robert Plantenga, Auditor

ALSO: A tract of two and fifty-seven hundredths (2.57) acres more or less; described as follows: Beginning two hundred thirty-nine (239) feet West of the South East corner of the South West Quarter of Section Thirteen (13), in Township Twenty-One (21) North, Range Three (3) West thence West four hundred forty-four (444) feet; thence North five hundred five and thirty-one hundredths (505.31) feet to the center of State Road 52; thence South 42° East to the place of beginning, the same being a part of the South East Quarter of the South West Quarter of Section Thirteen (13), in Township Twenty-One (21) North, Range Three (3) West, lying North of State Road 28 and West of State Road 52.

Located in Lauramie Township, Tippecanoe County, Indiana.

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

November 17, 2016
Ref. No.: 16-289

Tippecanoe County Commissioners
20 North 3rd Street
Lafayette, IN 47906

CERTIFICATION

RE: **Z-2674--DAWN JOHANNA RIDGWAY (HB to AA):**
Petitioner is requesting rezoning of 2.57 acres located at the northwest corner of SR 28 and US 52 South in Lauramie 13 (SW) 21-3.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on November 16, 2016 the Area Plan Commission of Tippecanoe County voted 13 yes - 0 no on the motion to rezone the subject real estate from HB to AA. 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 their December 5, 2016 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Dawn Ridgway
Mike Wolf, Tippecanoe County Building Commissioner

THE

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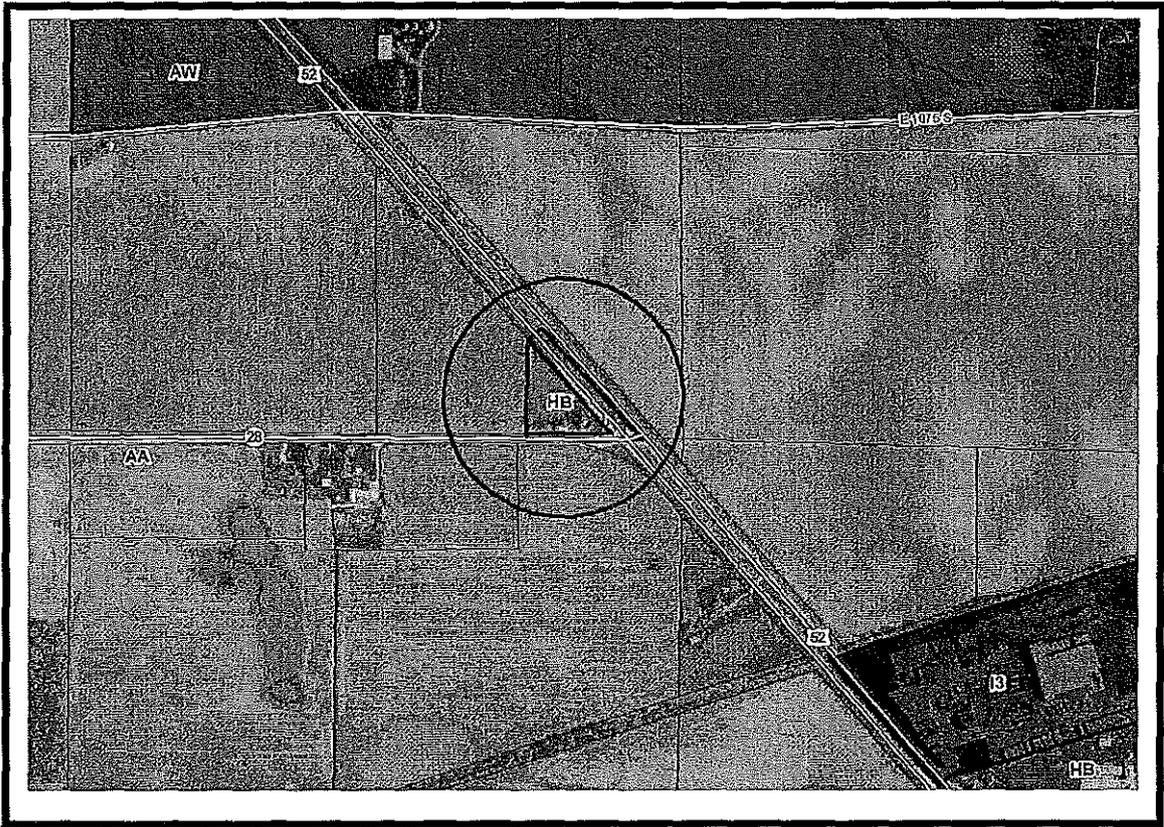
SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Dawn Ridgway
Mike Wolf, Tippecanoe County Building Commissioner

Z-2674
DAWN JOHANNA RIDGWAY
(HB to AA)

STAFF REPORT
November 10, 2016



Z-2674
DAWN (DAVON) JOHANNA RIDGWAY
HB to AA

Staff Report
November 10, 2016

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner, is requesting rezoning of 2.99 acres from HB to AA located at the northwest corner of US 52 South and SR 28 East, commonly known as 10404 SR 28 East, Lauramie 13 (SW) 21-3. The intent of this rezone is to make the on-site single-family home conforming.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is zoned HB, Highway Business. The property was rezoned with the township-wide rezone of Lauramie Township in 1986 to legitimize an existing gas station. All other surrounding land is zoned AA, Select Agricultural. About ½ mile to the south is I3 and HB zoning.

AREA LAND USE PATTERNS:

The site in question contains a single-family home and two detached garages. No signs of the previous business are apparent. Land used for pasture is west of the home. All other surrounding fields are in agricultural production. South of the site is a wooden pallet company, motel and a former restaurant.

TRAFFIC AND TRANSPORTATION:

The site is located at the northwest corner of SR 28 East and US 52 South, classified as rural secondary and divided primary arterials, respectively. The property has a driveway accessing SR 28.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Well and septic serve the site; no buffering is required.

STAFF COMMENTS:

Petitioner contacted the office last month when she was in the process of selling her home. It was noted by the underwriters that the zoning of the property did not permit the home and that it was non-conforming. After some research by staff, it was discovered that the property was rezoned in January 1986 with the overall township rezone. At that time, a business existed onsite and commercial zoning was approved to legitimize this business. Based on the County Assessor's records, it appears that the business closed shortly afterward.