



Area Plan Commission of Tippecanoe County, Indiana

September 16, 2021
Ref. No.: 2021-208

Tippecanoe County Commissioners
20 North Third Street
Lafayette, Indiana 47901

CERTIFICATION

RE: Z-2840 GARRISON PROPERTIES, LLC (NB to R1U):
Petitioner is requesting rezoning of 4 lots located between Commercial Street & Orchard Street, specifically, 9004 Orchard St. in the unincorporated town of Stockwell, Lauramie 8 (NE) 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 September 15, 2021 the Area Plan Commission of Tippecanoe County voted 17 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 Board of 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 4, 2021 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

DH/ksl

Enclosures: Staff Report & Ordinances

cc: James D. Disher, Garrison Properties, LLC
Christopher Shelmon, Gutwein Law
Mike Wolf, Building Commissioner

ORDINANCE NO. 2021-28-em
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 THE COUNTY OF TIPPECANOE, 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

See Exhibit A

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 4th day of October, 2021.

VOTE:

yes

[Signature]

Thomas Murtaugh, President

yes

[Signature]

David Byers, Vice President

yes

[Signature] 10-4-21

Tracy Brown, Member

ATTEST:

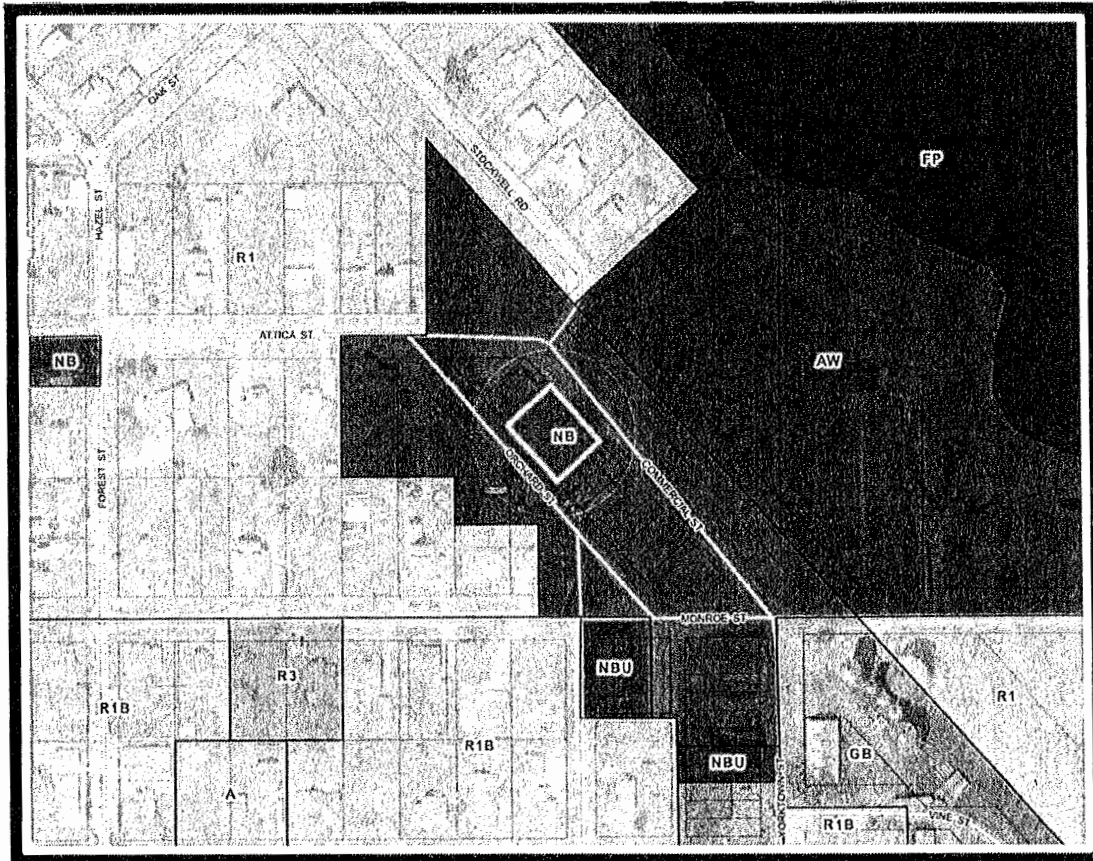
[Signature]
Robert Plantenga, Auditor

Exhibit A

Lots Numbered Ten (10), Eleven (11), Twelve (12) and Thirteen (13), all in Block Number One (1) in the Village of Stockwell, as platted upon the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Eight (8), Township Twenty-one (21) North, Range Three (3) West. Located in Lauramie Township, Tippecanoe County, Indiana.

Z-2840
GARRISON PROPERTIES, LLC
(NB to R1)

STAFF REPORT
September 9, 2021



Z-2840
GARRISON PROPERTIES, LLC
NB to R1U

Staff Report
September 9, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner and represented by attorney Chris Shelmon, is requesting the rezoning of four lots from Neighborhood Business to R1U to allow for a single-family home to be built. The property is located in the unincorporated town of Stockwell and is commonly known as 9004 Orchard 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. Under the repealed zoning ordinance, single-family homes were permitted by right in the NB zone.

West across Orchard Street are a few NB zoned properties with R1 zoning beyond. East across Commercial Street is AW zoning and FP beyond.

AREA LAND USE PATTERNS:

In 2014 a fire destroyed a home that was on this property and the land has since been vacant. Just northwest is a post office and a single-family home adjoins to the southeast. West across Orchard Street is residence and east across Commercial Street is a wooded area with a few single-family homes.

The business area of Stockwell is located 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:

Sewer and water will serve the site. No buffering is required if this property is rezoned.

STAFF COMMENTS:

The Town of Stockwell was platted in 1852 and 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 near Monroe Street, leaving the site in question available for residential development. Staff supports the request for R1U zoning.

STAFF RECOMMENDATION:

Approval