

**ORDINANCE NO. 2014-11-CM**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM GB TO R1B**

**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 Wabash Township, Tippecanoe County, Indiana

**INSERT OR ATTACH LEGAL DESCRIPTION**

**Section 2:** The above-described real estate should be and the same is hereby rezoned from GB to R1B.

**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 4<sup>th</sup> day of AUGUST, 2014.

VOTE:

yes John Knochel  
John Knochel President

yes Thomas Murtaugh  
Thomas Murtaugh Vice President

yes David Byers  
David Byers Member

ATTEST:

Dellie Fay, Chief Deputy  
Auditor

## **LEGAL DESCRIPTION - Lindberg Village Rezone**

A part of the southeast quarter of Section Ten (10), Township Twenty-three (23) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being part of the property depicted on a plat of survey by The Schneider Corporation, Document No. 01000713, recorded January 11, 2001 in the office of the Tippecanoe County Recorder, being more completely described as follows, to wit:

Commencing at the Southeast corner of the Southeast Quarter of Section 10-23-5; thence along the east line of said quarter, North 00°47'27" West, 352.22 feet to a point on the east line of said Quarter being the point of beginning of the herein described tract; thence South 89°12'29" West along the North line of Lindberg Village Commercial Subdivision Lot One (1) extended, 514.98 feet to the southeast corner of Lot 462 in Lindberg Village Planned Development Phase One as per the plat thereof recorded in Plat Cabinet 11, Slide 274, as Document No. 04030838, recorded November 08, 2004, in said Recorder's office; thence along the east line of said Lindberg Village Planned Development Phase One, North 00°47'31" West, 659.69 feet to the northeast of Lot 452 in said Planned Development; thence along the south line of said Planned Development North 89°35'09" East, 515.01 feet to the East line of said Southeast Quarter and the approximate centerline of Klondike Road; thence South 00°47'27" East along said East line, 656.30 feet to the point of beginning, containing 7.779 acres, more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD

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](http://www.tippecanoe.in.gov/apc)

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

July 17, 2014  
Ref. No.: 14-206

Tippecanoe County Commissioners  
20 North 6<sup>th</sup> Street  
Lafayette, IN 47906

## CERTIFICATION

RE: **Z-2580--TIPPECANOE DEVELOPMENT, LLC (GB to R1B):**  
Petitioner is requesting rezoning of 7.779 acres for a proposed 30 lot residential subdivision, located on the west side of Klondike Road, north of Lindberg, Wabash 10 (SE) 23-5.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 16, 2014 the Area Plan Commission of Tippecanoe County voted 11 yes - 0 no on the motion to rezone the subject real estate from GB to R1B. 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 Lafayette Common Council at their August 4, 2014 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: Derrin Sorenson, Tippecanoe Development  
Daniel Teder  
Ken Brown, Tippecanoe County Building Commissioner

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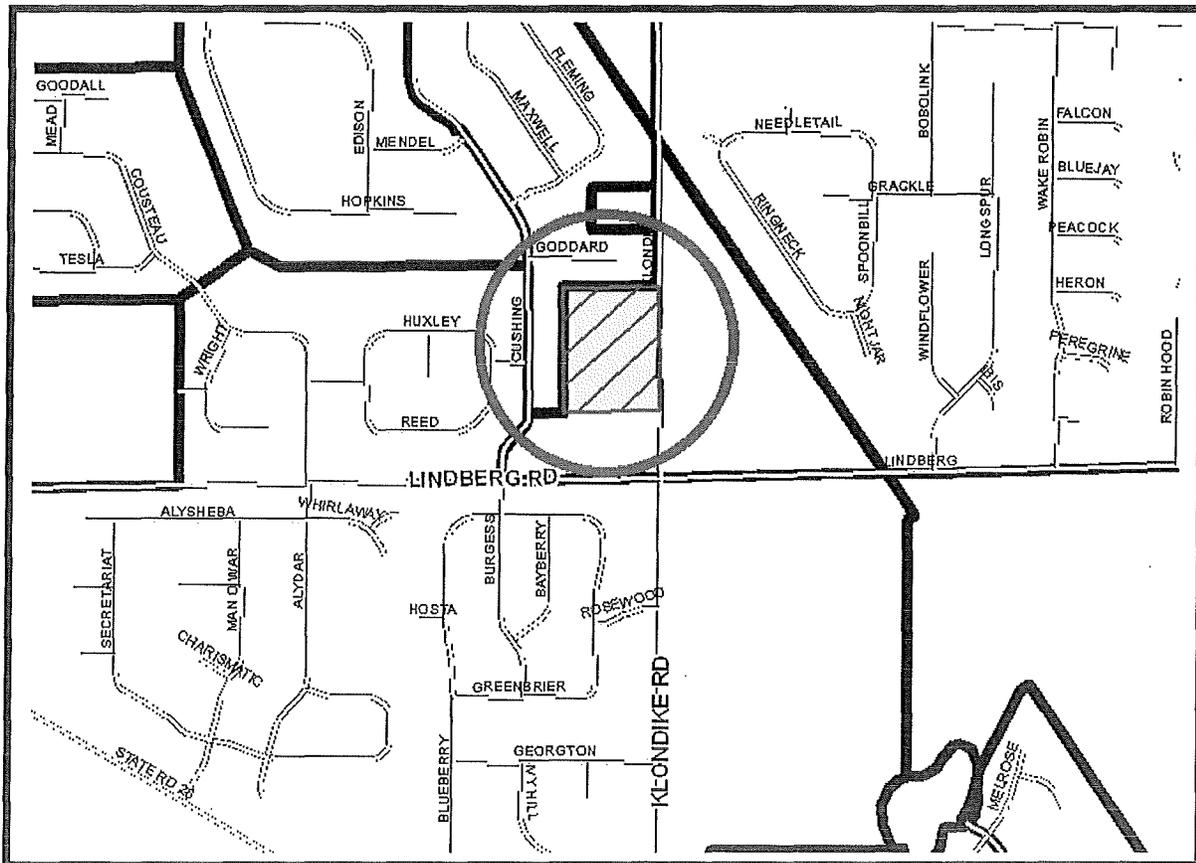
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**Z-2580**  
**TIPPECANOE DEVELOPMENT LLC**  
**(GB to R1B)**

**STAFF REPORT**  
**July 10, 2014**

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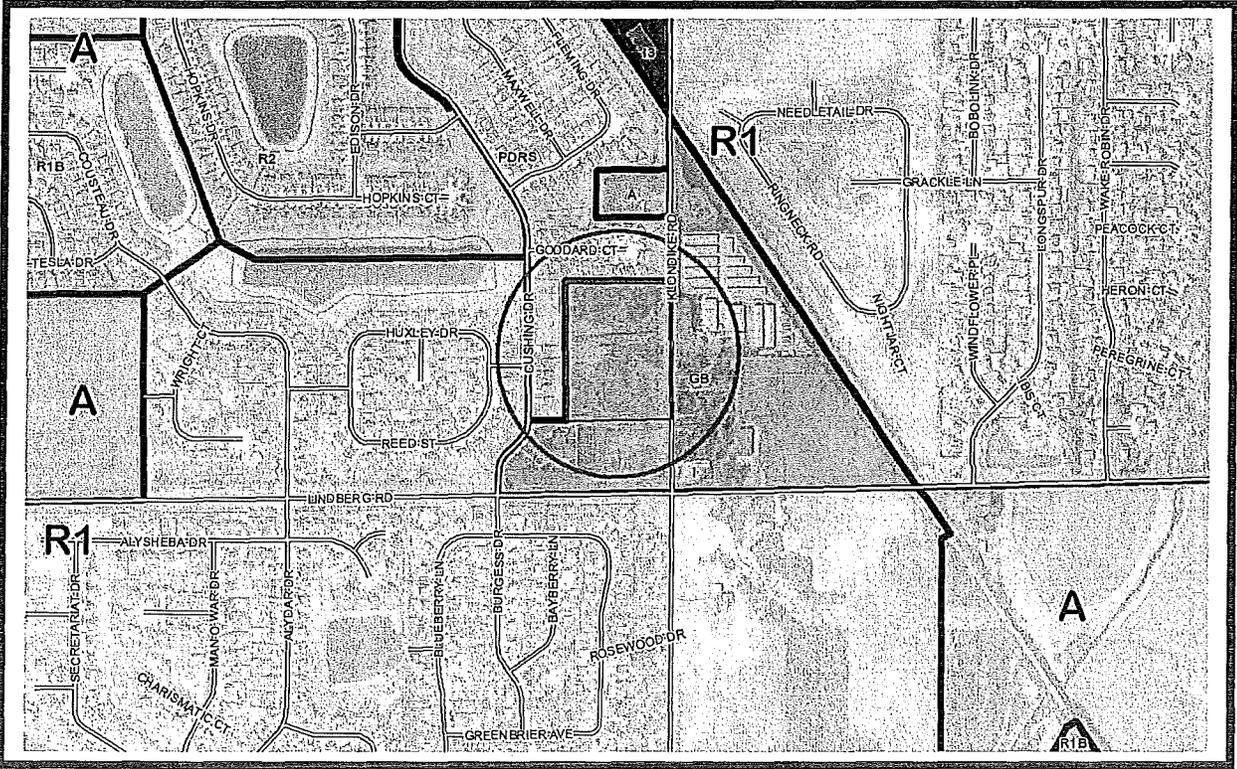
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Z-2580  
TIPPECANOE DEVELOPMENT LLC  
(GB to R1B)

STAFF REPORT  
July 10, 2014

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**Z-2580**  
**TIPPECANOE DEVELOPMENT, LLC**  
**GB to R1B**

**Staff Report**  
**July 10, 2014**

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

Petitioner and owner, Tippecanoe Development LLC (represented by attorney Daniel Teder of Reiling, Teder & Schrier and surveyor Pat Cunningham of Vester & Associates) is requesting rezoning of 7.779 acres for a proposed 30 lot single-family subdivision, located on the west side of Klondike Road, north of Lindberg Road, in Wabash 10 (SE) 23-5.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

This site was part of a larger 22 acre rezone from A to NB (Z-1921) approved in March 2000, along with several other rezone petitions for the overall Lindberg Village residential development. About three years later (August 2003), 13 acres of the original NB site was rezoned to GB (Z-2132). The remaining 9 acres was incorporated into the Lindberg Village Planned Development (Z-2131 – August 2003) that borders on the north and west sides of the current site.

Properties to the east, across Klondike Road, and adjoining land to the south are also zoned GB. Farther west, south and east are large areas of R1 zoning. To the north, a lone spot of A (Agricultural) zoning sits in the middle of the Lindberg Village PDRS zoning. To the northwest, are areas of R1B and R2.

**AREA LAND USE PATTERNS:**

This nearly 8 acre site is an open undeveloped field that appears to have some earth stored here from neighboring developments. To the east is a self-storage warehouse facility, a few single-family homes and a roofing business. All but a handful of the single-family lots in the adjoining planned development are occupied. In December 2005, the 13 acre GB tract was granted primary approval as Lindberg Village Commercial Subdivision, which includes this site as part of Block A. The Klondike Branch of the Tippecanoe County Public Library was built on a 3 acre lot after Phase 1 was recorded in April 2006. The unplatted 10 acres of this GB development has remained dormant.

**TRAFFIC AND TRANSPORTATION:**

Klondike Road is classified by the *Thoroughfare Plan* as a rural secondary arterial. The County's reconstruction and widening project for this road is scheduled to begin construction in mid-2017. The proposed layout submitted with the rezone and the major sketch plan application show a loop street with two entrances on Klondike serving 30

R1B sized lots. On July 3<sup>rd</sup>, staff, the County Highway Department and other interested checkpoint agencies met with the petitioner at the required subdivision sketch plan review meeting. The Highway Department is in negotiation with the petitioner concerning the entrances and required right-of-way dedication.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Sanitary sewer and water service are available from existing American Suburban Utilities and Indiana American Water Company mains, respectively. This site is part of the overall Lindberg Village development drainage scheme. The County Drainage Board will need to approve the stormwater and erosion control plans as part of the subdivision construction plans.

**STAFF COMMENTS:**

For the past 14 years the commercial zoning (both NB and GB) of this site has created no interest in commercial development at this corner of the Lindberg Road and Klondike Road intersection. As a result, petitioner wishes to proceed with R1B residential development, which has seen some success in the past few years. Being that this proposal has essentially the same density as the adjoining residential planned development, staff has no objection.

**STAFF RECOMMENDATION:**

Approval