

z-2663

ORDINANCE NO. 2016-24-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM NB 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 Wabash Township, Tippecanoe County, Indiana

See attached

Section 2: The above-described real estate should be and the same is hereby rezoned from NB 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 7th day of November, 2016.

VOTE:

Y

[Signature]
President

Y

[Signature]
Vice President

Y

[Signature]
Member

ATTEST:

[Signature]
Auditor

Area Plan (APC)

Lot number Two (2) in Summers Subdivision as per the plat thereof dated November 15, 2007, recorded November 21, 2007, Document Number 07024141, Plat Book 8, page 132 in the Office of the Recorder of Tippecanoe County, Indiana. Located in Wabash Township, Tippecanoe County, Indiana

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

October 20, 2016
Ref. No.: 16-253

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

CERTIFICATION

RE: **Z-2663--V. LIN & CHRISTINE EZRA (NB to R1):**
Petitioners are requesting rezoning of a single lot located at 3581 N 250 W, north of Sagamore Parkway, Wabash 2 (NE) 23-5. CONTINUED FROM THE SEPTEMBER APC MEETING DUE TO A PAPERWORK DEFICIENCY

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on October 19, 2016 the Area Plan Commission of Tippecanoe County voted 15 yes - 0 no on the motion to rezone the subject real estate from NB 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 their November 7, 2016 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,


Sallie Dell Fahey
Executive Director

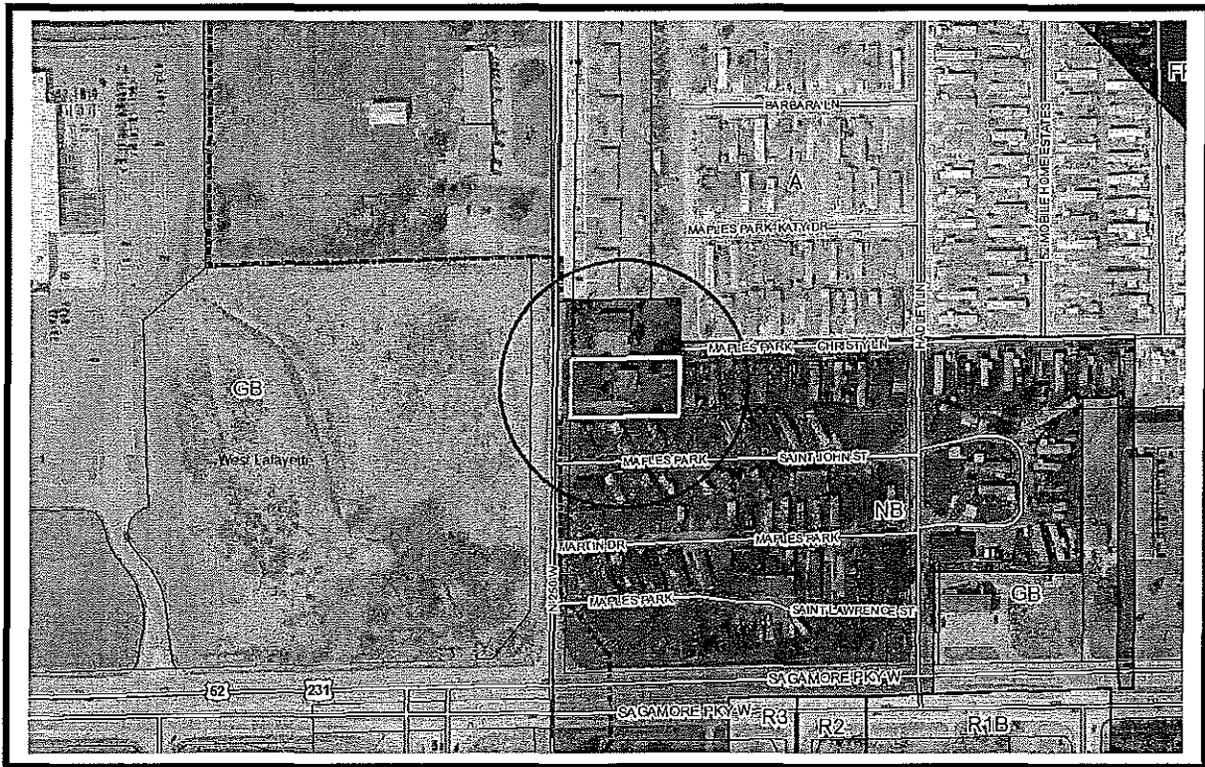
SDF/lmu

Enclosures: Staff Report & Ordinances

cc: V. Lin & Christine Ezra
Mike Wolf, Tippecanoe County Building Commissioner

Z-2663
V. LIN & CHRISTINE EZRA
(NB to R1)

STAFF REPORT
September 15, 2016



Z-2663
V. LIN & CHRISTINE EZRA
NB to R1

Staff Report
September 15, 2016

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners (who are also the property owners) are requesting rezoning of an existing nonconforming single-family home, located at 3581 N 250 W, on the east side of 250 West, north of Sagamore Parkway West, Wabash 2 (NE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is currently zoned NB, Neighborhood Business. The property was previously zoned LBS, Local Business Service before the ordinance rewrite in 1998. Under the prior ordinance, a single-family home was a permitted use in the LBS zone; however in the NB zone, residences are not permitted. According to the Assessor's Office, this house was built in the 1950's; therefore the house is grandfathered or legally nonconforming.

The Maples Mobile Home Park surrounds this site to the south, east and northeast; the southern portion of this trailer park is zoned NB while the half to the north is zoned A, Agricultural. GB zoning is located west across the county road and farther northeast is FP zoning associated with the Cuppy-McClure Ditch.

AREA LAND USE PATTERNS:

The current land use is a single-family home; a duplex is located adjacent to the north. Prior to the approval of the two-lot Summers Minor Subdivision in 2007, these two residential buildings shared the same lot. A trailer park is located adjacent to the south and east. Farther north along 250 W are several additional duplexes, some multi-family units and a dog training facility. Across the county road to the west is a Meijer store.

TRAFFIC AND TRANSPORTATION:

This site has access from CR 250 W, a rural local road. A traffic count taken in 2015 show 1028 vehicles pass this site daily.

The *Thoroughfare Plan* and *Transportation Plan* both include proposed routes to extend US 231 from US 52 north to I-65. In the future, this will ultimately bring the road through the eastern edge of the Meijer site. At this point, it is too early to determine how this particular site will be impacted by the future road project.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to petitioner this site is served by sewer and water.