

Z- 263g

**ORDINANCE NO. 2016-06-CM**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM A 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 Wea Township, Tippecanoe County, Indiana:

(See legal description attached hereto)

**Section 2:** The above-described real estate should be and the same is hereby rezoned from A 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 7<sup>th</sup> day of March, 2016.**

VOTE:

y

David Byers  
David Byers, President

y

Tracy Brown  
Tracy Brown, Vice President

y

Thomas Murtaugh  
Thomas Murtaugh, Member

ATTEST:

Bob Plantenga  
Bob Plantenga, Auditor

The West half of the Southeast quarter of Section Fourteen (14), Township Twenty-two (22) North, Range Four (4) West, but EXCEPTING therefrom a tract described as beginning at the Northwest corner of said West half and running thence East seventeen and  $\frac{3}{10}$  (17.3) rods; thence south to the south line of said West half; thence west seventeen and  $\frac{3}{10}$  (17.3) rods to the southwest corner of said West half thence north to the place of beginning.

ALSO ten (10) acres off of the West side of the East half of the Southeast quarter of said Section Fourteen (14) Township Twenty-Two (22) North, Range Four (4) West.

AND EXCEPTING FROM THE ABOVE ALL OF THE FOLLOWING TRACTS OF REAL ESTATE:

Commencing at the Northeast corner of the Southeast Quarter of said section (14); thence on an assumed bearing of  $N90^{\circ} 00' 00'' W$  along the North line of said Southeast Quarter a distance of 2176.38 feet to the point of beginning of the following described parcel of land; thence continue  $N90^{\circ} 00' 00'' W$  along the North line of said Southeast Quarter a distance of 184.55 feet; thence  $S 00^{\circ} 53' 19'' E$  a distance of 725.00 feet thence  $N90^{\circ} 00' 00'' E$  a distance of 184.55 feet; thence  $N00^{\circ} 53' 19'' W$  a distance of 725.00 feet to the point of beginning. All situate, lying and being in Wea Township, Tippecanoe County, Indiana, containing 3.07 acres.

Containing in all, with said exceptions, 69.23 acres more or less, and located in Wea 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](http://www.tippecanoe.in.gov/apc)

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

February 18, 2016  
Ref. No.: 16-034

Tippecanoe County Commissioners  
20 North 3<sup>rd</sup> Street  
Lafayette, IN 47901

## CERTIFICATION

RE: **Z-2639--ROBERT J. LAHRMAN (A to R1):**

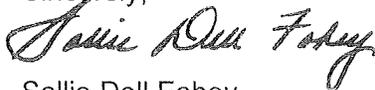
Petitioner is requesting rezoning of 69.9 acres for a proposed 161 lot single-family subdivision, located between CR 450 S and CR 500 S, just south of Roberts Ridge Subdivision, in Wea 14 (SE) 22-4.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on February 17, 2016 the Area Plan Commission of Tippecanoe County voted 14 yes - 0 no on the motion to rezone the subject real estate from A 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 March 7, 2016 regular meeting. Petitioner or his representative must appear to present their case.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Robert Lahrman  
William & Carolyn Price Trust  
Daniel Teder  
Mike Wolf, Tippecanoe County Building Commissioners

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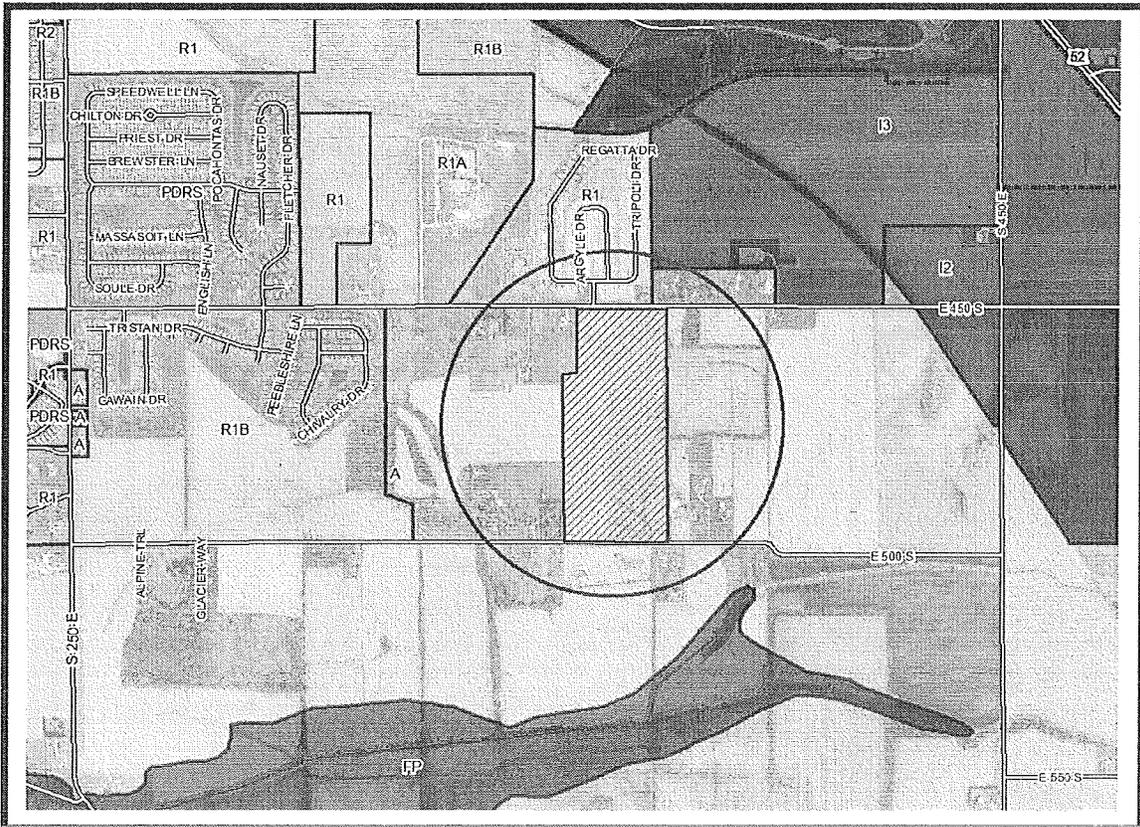
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**Z-2639**  
**ROBERT J. LAHRMAN**  
**(A to R1)**

**STAFF REPORT**  
**February 11, 2016**

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1 2 3 4 5 6

A  
B  
C  
D  
E

**SITE DATA:**

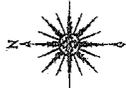
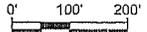
TOTAL AREA: 69.9 ACRES

NUMBER OF LOTS THIS LAYOUT: 161

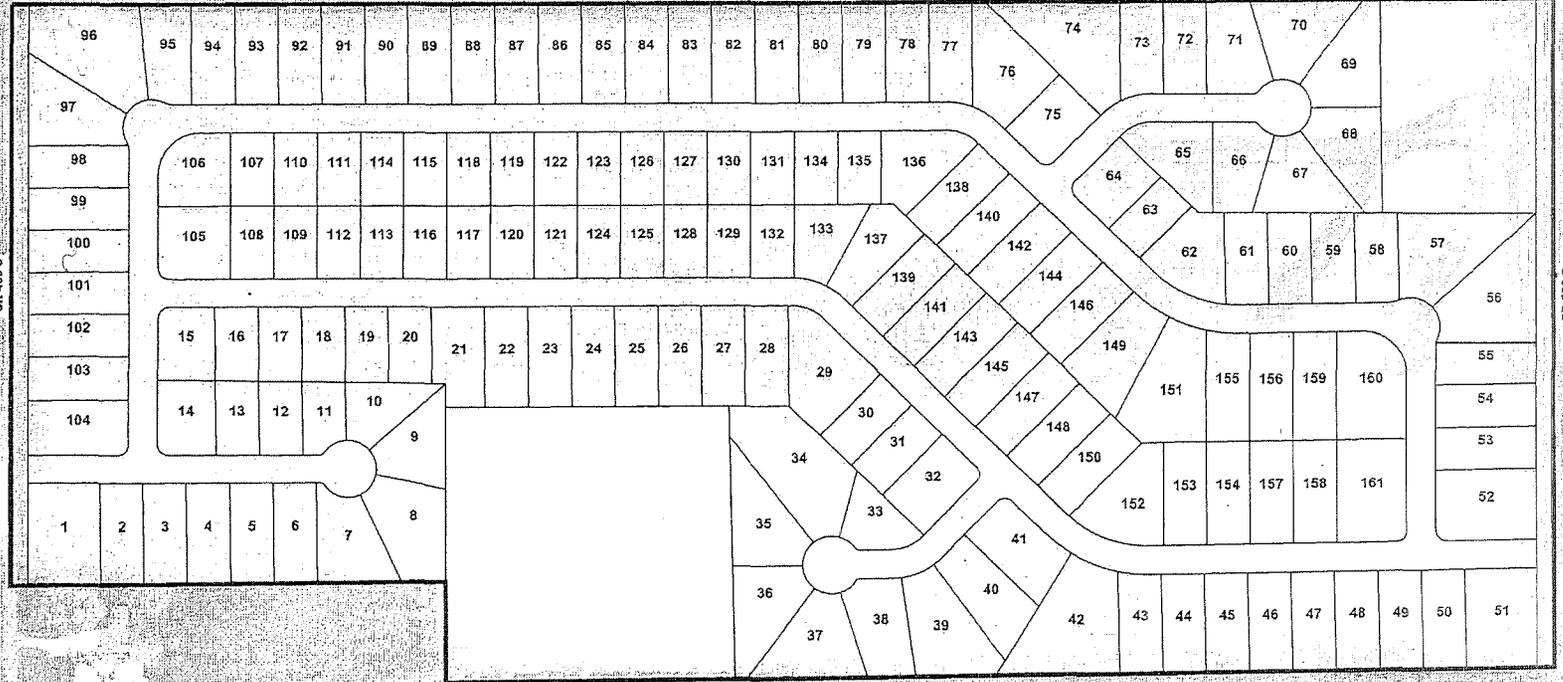
TYPICAL LOT DEPTH THIS LAYOUT: 130 FEET (INTERIOR)  
175 FEET (EXTERIOR)

LOT WIDTHS THIS LAYOUT: 75 FEET' 161 (100%)

TOTAL LINEAR FOOTAGE OF STREET: 6,978 FEET

SCALE: 1" = 200'



105 North 10th Street  
Lawrence, Kansas  
Phone: (785) 842-1000  
Fax: (785) 842-1000  
www.tbpl.com



PRIME PROPERTY

PROJECT:	DATE:	1/13/2016
16001		
DRAWING FILE:		
16001-LAYOUT-03.DWG		
CHECKED BY:		
DRAWN BY:		

CONCEPTUAL LAYOUT

1

21

1 2 3 4 5 6

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**Z-2639**  
**ROBERT J. LAHRMAN**  
**A TO R1**

Staff Report  
February 11, 2016

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

Petitioner is requesting rezoning of 69.9 acres for a proposed 161 lot single-family subdivision, located between CR 450 S and CR 500 S, just south of Roberts Ridge Subdivision, in Wea 14 (SE) 22-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The site has been zoned A (Agricultural) since the adoption of zoning in 1965, as have the adjoining properties to the east, south and west. Due north, across CR 450 S, is a 60 acre single-family subdivision (Roberts Ridge) that was rezoned from I3 to R1 in two cases, one in 2007 (Z-2344) and one in 2011 (Z-2462). To the northeast is a large area of I3 (Industrial) zoning that is a remnant of the Greater Lafayette Progress-sponsored industrial rezone that changed the zoning of 1400 acres southeast of Lafayette in 1997 (Z-1715). To the northwest are more R1 properties, as well as R1A and R1B zoned tracts. Farther west are large areas of PDRS and R1B zoning. These residential zones to the west are a result of several petitions, starting in 2000, that are now built-out single-family developments.

**AREA LAND USE PATTERNS:**

The nearly 70 acres in this request are currently open and in agricultural production, as are most of the surrounding properties. To the west, a few large single-family lots line the south side of CR 450 S and the north side of CR 500 S. To the north is the Roberts Ridge Subdivision, under development since 2011 by the petitioner of this rezone, with the final phase (46 lots) yet to be platted. To the northwest is a church, and farther northwest is the Woodland Elementary School. The school and church sit on part of the land that was planned for the abandoned Kirkpatrick Farms Subdivision. To the west, about 3/4 mile down the road, are the Benjamin Crossing, Avalon Bluff and Hunters Crest subdivisions.

**TRAFFIC AND TRANSPORTATION:**

Both CR 450 S and CR 500 S are classified by the *Thoroughfare Plan* as rural local roads. The conceptual layout filed with this rezone shows 161 lots to be served by five new streets with two entrances, one on each existing county road.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Both Lafayette sanitary sewer and water are available to this site. The one comment staff received concerning the sanitary sewer was that the city would not allow a lift

station (force main) to connect into this part of the system – only gravity flow sewer will be permitted. Based on the topography, this may limit the development of the southeast corner of the site.

**STAFF COMMENTS:**

The Phased Land Use Plan of the 1981 *Comprehensive Plan* shows this area to remain in agricultural production. However, with utilities in place, the successful development of Roberts Ridge to the north, and the elementary school just to the northwest this 69.9 acre tract can be considered for further single-family residential expansion.

**STAFF RECOMMENDATION:**

Approval