



Area Plan Commission of Tippecanoe County, Indiana

December 21, 2023

Ref. No.: 2023-286

Tippecanoe County Commissioners
20 N 3rd Street
Lafayette, Indiana 47901

CERTIFICATION

RE: **Z-2916 TIPPECANOE SCHOOL CORPORATION (A to R1):**

Petitioner is requesting a rezone of 99.11 acres (including some FP to be removed) located on the northeast corner of CR 500 N and CR 50 W in Tippecanoe 30 (SE) 24-4.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on December 20, 2023, the Area Plan Commission of Tippecanoe County voted 12 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 January 2, 2024 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

DH/kl

Enclosures: Staff Report & Ordinances

cc: Tippecanoe School Corporation
Mark DeYoung, Stuart & Branigin LLP
Tracy Brown, Tippecanoe County Board of Commissioners
Mike Wolf, Building Commissioner

ORDINANCE NO. _____
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 Tippecanoe Township, Tippecanoe County, Indiana:

A part of the Southeast Quarter of Section 30, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, being more completely described as follows:

BEGINNING at the Southwest Corner of the Southeast Quarter of said Section 30; thence North 00°46'57" West, along the west line of said Southeast Quarter, 1310.00 feet; thence North 89°13'03" East, 660.00 feet; thence North 00°46'57" West, 1343.46 feet to the North line of said Southeast Quarter; thence North 89°12'01" East, along said North line, 1096.91 feet; thence traversing the westerly and southerly bounds of Winding Creek Subdivision Section 6, as per the plat thereof recorded as Instrument Number 201212018664 in Plat Cabinet 8, Page 201, the following two courses; 1) South 00°45'40" East, 230.04 feet; 2) thence South 89°59'53" East, 226.18 feet to the west line of the east half of the east half of said Southeast Quarter, thence South 00°48'14" East, along said west line, 2413.90 feet to the south line of said Southeast Quarter; thence South 89°01'21" West, along said south line, 1983.91 feet to the POINT OF BEGINNING, containing 99.11 acres, more or less.

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

EXCEPTING THEREFROM:

The portion of the above-described real estate which falls below the 100-Year Base Flood Elevation as shown on Flood Insurance Rate Map Number 18157C0131D, effective date September 25, 2009 and located in a part of the Southeast Quarter of Section 30, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, being more completely described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter of said Section 30; thence North 00°46'57" West, along the west line of said Southeast Quarter, 1,310.00 feet; thence North 89°13'03" East, 660.00 feet; thence North 00°46'57" West, 1185.00 feet; thence along said 100-Year Base Flood Elevation for the following eight (8) courses; 1) North 59°04'27" East, 24.12 feet; 2) North 49°13'20" East, 20.90 feet; 3) North 43°31'56" East, 28.44 feet; 4) thence North 46°01'14" East, 17.01 feet; 5) North 38°31'52" East, 19.86 feet; 6) North 25°28'14" East, 20.52 feet; 7) North 11°43'35" East, 47.05 feet; 8) North 15°56'42" East, 22.20 feet to the North line of said Southeast Quarter; thence South 89°12'01" West, along said North line, 107.37 feet; thence South

00°46'57" East, 158.46 feet to the POINT OF BEGINNING, containing 0.27 acres, more or less.

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 _____ day of _____, 20____.

VOTE:

Tracy Brown, President

Thomas Murtaugh, Vice President

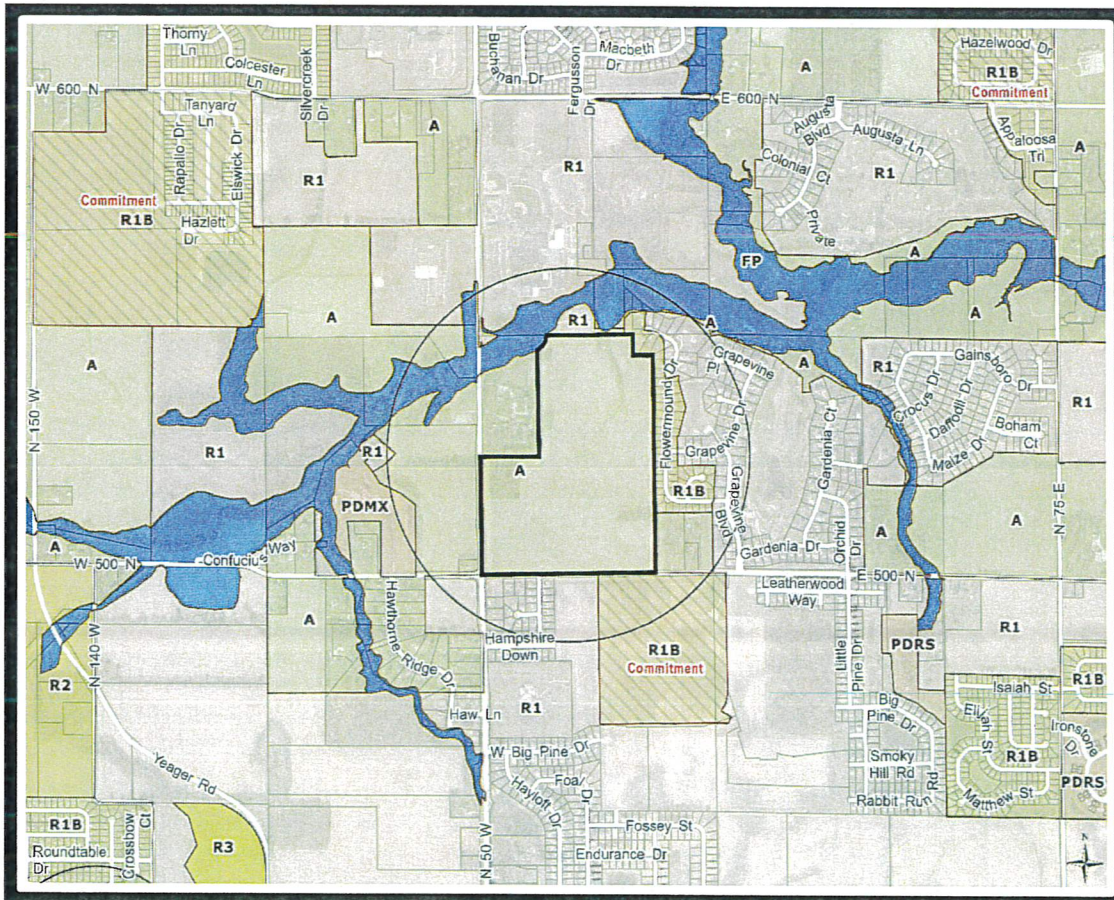
David Byers, Member

ATTEST:

Jennifer Weston, Auditor

Z-2916
TIPPECANOE SCHOOL CORPORATION
(A to R1)

STAFF REPORT
December 14, 2023



Z-2260
TIPPECANOE SCHOOL CORPORATION
(A to R1)

Staff Report
December 14, 2023

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Mark DeYoung, is seeking a rezone of 98.85 acres located at the northeast corner of CR 500 N and CR 50 W, in Tippecanoe 30 (SE) 24-4. According to petitioner's representative, if approved, "this rezone would support potential use and development of the site for R1 uses, including school uses." Under the UZO, schools are not permitted uses in the current A zone.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is currently zoned Agricultural (A) as is much of the property west of the site. Agricultural zoning is the historic zoning pattern for this area since 1965, some of which still exists on the north side of CR 500 N. To the south, most of the land has been rezoned R1, Single-family residential.

AREA LAND USE PATTERNS:

This site is currently in row-crop production. The current tract configuration includes the Tippecanoe County Villa, a residential care facility. Harrison High School and Burnett's Creek Elementary School are both located to the north and west of the site, with Battle Ground Middle School further to the north at the intersection of CR 600 N and 50 W. The rest of the area surrounding the TSC schools consists of single-family residences, except for The Whittaker Inn to the west, a hotel with restaurant.

TRAFFIC AND TRANSPORTATION:

CR 50 W and 500 N are both classified as rural secondary arterials according to the *Thoroughfare Plan*. INDOT traffic counts report 6,356 vehicles pass daily along N 50 W, in either direction, just south of its intersection with 500 N. Both roads are two-lane facilities with a rural cross section, including side ditches. Any driveways serving the property would require permits reviewed and approved by the County Highway Department.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Indiana American Water has a main along CR 500 N, and sewer is already serving properties in the vicinity. Drainage would likely be reviewed by the County Surveyor at the time of building permit issuance.

STAFF COMMENTS:

TSC acquired this property earlier in the year from the County Commissioners. The petitioner "appreciates the County Board of Commissioner's willingness to transfer this property to TSC, and TSC wants it to be available for potential future school use." The property rounds out the complex in this area near Harrison High School and Burnett's Creek Elementary School, with Battle Ground Middle School further to the north.

R1 zoning is prevalent in this area of the township, and the land use (single-family residential and school uses) fits the R1 district better than does its current A designation. The presence of sewer and water and the site's location on two heavily traveled county arterials makes this 98.85-acre site less likely to be used agriculturally, and instead, makes it ideal for development.

Unincorporated Wabash and Tippecanoe Townships are currently undergoing a *Comprehensive Plan* update; adoption of the Wabash/Tippecanoe Township Plan Amendment is anticipated in early 2024. The proposed Future Land Use Plan for this area recommends medium-density residential; single-family homes and school uses would also fall into that land use category, so staff is recommending approval of this request.

STAFF RECOMMENDATION:

Approval