

FILED

MAY 09 2011

**SPECIAL ORDINANCE NO. 16, 2011**

CITY CLERK

An Ordinance Amending Chapter 10, of the Terre Haute City Code, Zoning and Subdivision Regulations, as adopted by General Ordinance No. 10, 1999, as Amended, entitled "An Ordinance Adopting And Enacting A Code Of Ordinances For The City Of Terre Haute, Indiana; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing A Penalty For Violations Thereof; Providing When This Ordinance Shall Become Effective And Officially Adopting The Terre Haute City Code, And Passing Ordinances Addressing Fees, Fines And Regulations".

BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

SECTION I. That Chapter 10, of the Terre Haute City Code, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute" of General Ordinance No. 10, 1999, effective, December 10, 1999, Section 10-121, thereof, District Maps, is hereby amended to read as follows:

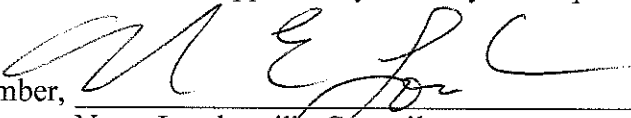
Lots Numbers Six Hundred Sixty-nine (669) and Six Hundred Seventy (670) in Sheridan Park, a subdivision in the North East Quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33 of the records in the Recorder's Office of Vigo County, Indiana.

Commonly known as 1607 N. 30<sup>th</sup> Street, Terre Haute, Indiana.

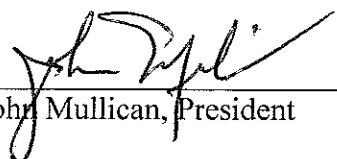
be and the same is, hereby established as a R-2 Two Family Residential District, together with all rights and privileges that may inure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise.

SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of the City of Terre Haute, and its approval by the Mayor and publication as by law provided.

Presented by Council Member,

  
Norm Loudermilk, Councilperson

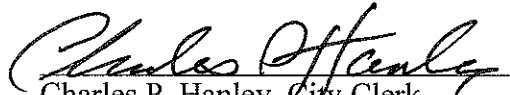
Passed in open Council this 9th day of June, 2011.

  
John Mullican, President

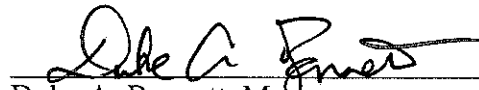
ATTEST:

  
Charles P. Hanley, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this 10<sup>th</sup> day of June, 2011.

  
Charles P. Hanley, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this 10<sup>th</sup> day of June, 2011.

  
Duke A. Bennett, Mayor

ATTEST:

  
Charles P. Hanley, City Clerk

This instrument prepared by Richard J. Shagley, II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47808.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

  
Richard J. Shagley II

## **PETITION TO REZONE REAL PROPERTY**

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA;

and THE PRESIDENT AND MEMBERS OF THE AREA PLANNING COMMISSION OF VIGO COUNTY, INDIANA.

LADIES and GENTLEMEN:

The undersigned, James C. Wallace, respectfully submits this Petition to Rezone the following described real estate in the City of Terre Haute, Vigo County, State of Indiana, to-wit:

Lots Numbers Six Hundred Sixty-nine (669) and Six Hundred Seventy (670) in Sheridan Park, a subdivision in the North East Quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33 of the records in the Recorder's Office of Vigo County, Indiana.

Commonly known as 1607 N. 30<sup>th</sup> Street, Terre Haute, Indiana.

Your Petitioner is informed and believes that in accordance with Chapter 10, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute", as amended, the above described real estate is now zoned as R-1 Single Family Residential District.

Your Petitioner would respectfully state that the real estate is now and has been used as a Single Family Residential home. Your Petitioner intends to use the real estate to build duplexes.

Your Petitioner would request that the real estate described herein shall be zoned as a R-2 District to allow for the use as proposed by the Petitioner. Your Petitioner would allege that the R-2 Two Family Residential District would not alter the general characteristics of this neighborhood, since the real estate is in a mixed residential area.

Your Petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the area.

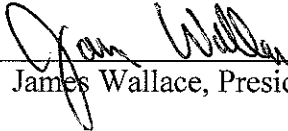
WHEREFORE, your Petitioner respectfully requests that the Area Planning Commission and the Common Council of the City of Terre Haute, Indiana favorably consider the passage of a Special Ordinance amending the District Maps of Chapter 10, of the Terre Haute City Code entitled The Comprehensive Zoning Ordinance for Terre Haute, Section 10-121 District Maps and declaring the above-described real estate to be part of the R-2 Two Family Residential District of the City of Terre Haute, Indiana, and is entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNESS WHEREOF, the undersigned Petitioner has executed this Petition to Rezone Real Property this \_\_\_\_\_ day of May, 2011.

**PETITIONER:**

WALLACE BUILDING CONTRACTORS, INC.

By: \_\_\_\_\_

  
James Wallace, President

WRIGHT, SHAGLEY & LOWERY, P.C.

500 Ohio Street, P.O. Box 9849

Terre Haute, IN 47808

Phone: (812) 232-3388

BY: \_\_\_\_\_

  
Richard J. Shagley, II, #23135-84

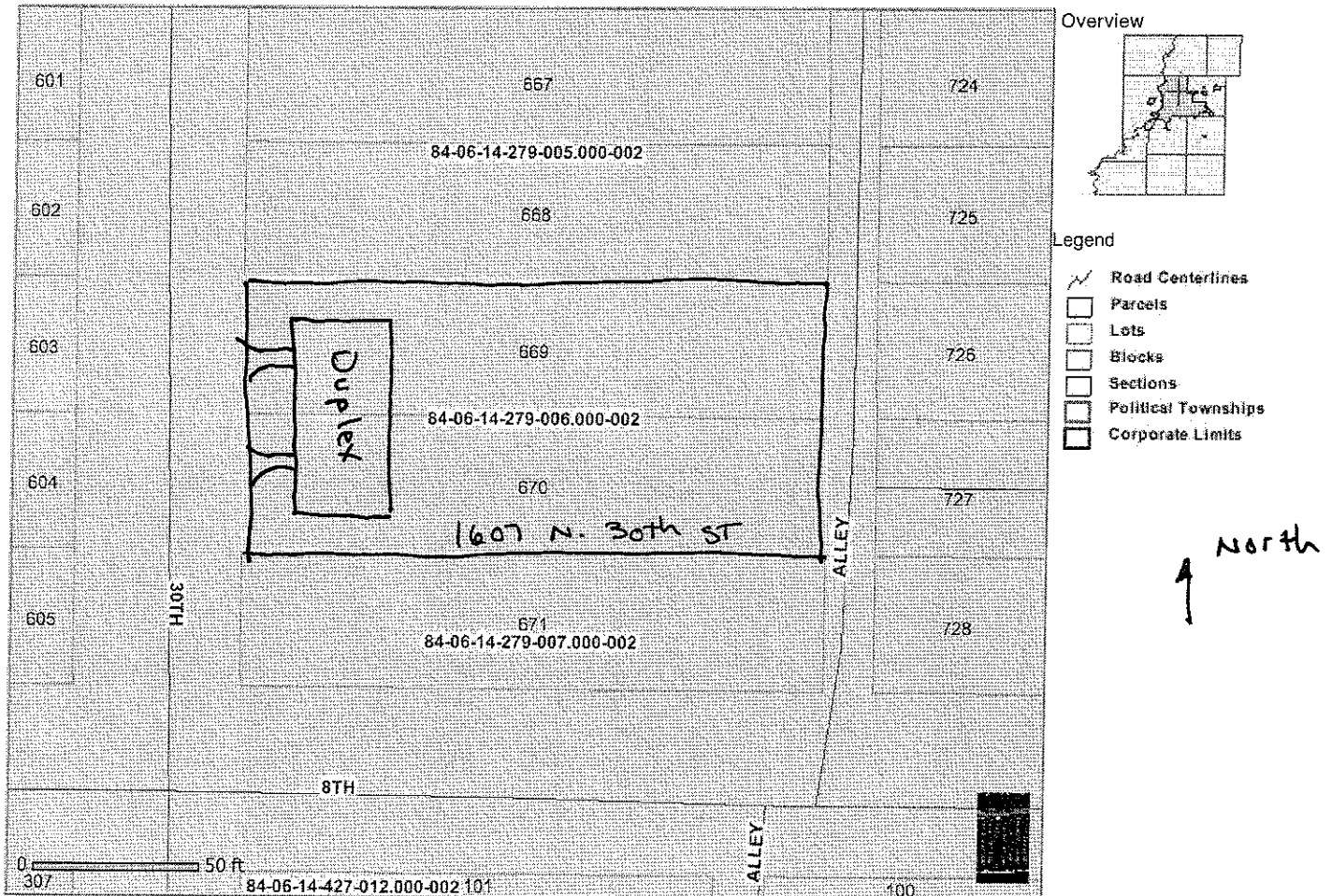
Attorneys for Petitioner

The owner and mailing address: Wallace Building Contractors, Inc., 2140 5<sup>th</sup> Avenue, Terre Haute, IN 47807.

This instrument prepared by Richard J. Shagley, II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47808.

# Site Plan

Date Created: 5/9/2011  
Map Scale: 1 in = 50 ft



<b>Parcel ID</b>	84-06-14-279-002.000-002	<b>Alternate ID</b>	118-06-14-279-002	<b>Owner Address</b>	WALLACE BUILDING CONTRACTORS INC
<b>Sec/Twp/Rng</b>		<b>Class</b>	Res Condo platted lot		2140 5TH AVE
<b>Property Address</b>	1719 N 30TH ST TERRE HAUTE	<b>Acreage</b>	0.00		TERRE HAUTE, IN 47807
<b>District</b>	002 HARRISON				
<b>Brief Tax Description</b>	SHERIDAN PARK (1719 N 30TH) D-423/419 D- 393/417 14-12-9 LOTS 658-660 (Note: Not to be used on legal documents)				

Last Data Upload: 5/7/2011 12:56:53 AM



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STATE OF INDIANA            )  
COUNTY OF VIGO            ) SS:

**AFFIDAVIT**

Comes now James Wallace, being duly sworn upon his oath, deposes and says:

1. That Wallace Building Contractors, Inc., is the fee simple owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lots Numbers Six Hundred Sixty-nine (669) and Six Hundred Seventy (670) in Sheridan Park, a subdivision in the North East Quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33 of the records in the Recorder's Office of Vigo County, Indiana.

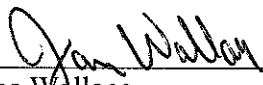
Commonly known as 1607 N. 30<sup>th</sup> Street, Terre Haute, Indiana.

2. That a copy of the Quitclaim Deed, dated March 31, 2010, and recorded in the records of the Recorder's Office of Vigo County, Indiana, transferring fee simple title to Affiant, is attached hereto and made a part hereof and marked as Exhibit A.

3. That Affiant makes this Affidavit for the sole purpose of affirming that Wallace Building Contractors, Inc., is the owner of record of the above-described real estate for which a proposed change to the zoning map of the City of Terre Haute, Indiana, has been filed and to induce the Common Council of the City of Terre Haute, Indiana, to accept the Petition to Rezone Real Property as filed by Wallace Building Contractors, Inc.

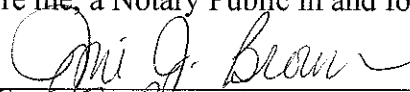
4. Further, Affiant saith not.

Dated at Terre Haute, Indiana this 5 day of May, 2011.

  
James Wallace

STATE OF INDIANA, COUNTY OF VIGO, SS:

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, this 5 day of May, 2011.

  
\_\_\_\_\_  
Notary Public  
My County of Residence: Clay

My Commission expires:

1-20-2018

This instrument prepared by Richard J. Shagley II, Attorney At Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, IN 47808.



TERRE HAUTE

# Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: June 2, 2011

## REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO  
SPECIAL ORDINANCE NUMBER #16-11

CERTIFICATION DATE: June 1, 2011

TO: The Honorable Common Council of the City of Terre Haute


Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 16-11. This Ordinance is a rezoning of the property located at 1607 North 30<sup>th</sup> Street. The Petitioner, Wallace Building Contractors, Inc., Petitions the Plan Commission to rezone said real estate from zoning classification R-1 to R-2, Two Family Residence District, for duplexes. The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 16-11 at a public meeting and hearing held Wednesday, June 1, 2011. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 16-11 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 16-11 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 16-11, was FAVORABLE.

  
Fred L. Wilson, President

  
Jeremy Weir, Executive Director

Received this 2<sup>nd</sup> day of June, 2011

## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #16-11

Doc: # 36

Date: June 2011

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### APPLICATION INFORMATION

Petitioner: Wallace Building Contractors, Inc.

Property Owner: Same-As-Above

Representative: Richard J. Shagley II

Proposed Use: 2 Duplexes

Proposed Zoning: R-2, Two-Family Residence District

Current Zoning: R-1, Single Family Residence District

Location: The property is located on the east side of North 30<sup>th</sup> Street, 50 ft. north of the intersection of North 30<sup>th</sup> street and 8<sup>th</sup> Avenue.

Common Address: 1607 North 30<sup>th</sup> Street

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### COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute

Guiding Policies: Neighborhood Conservation

- Allow for a range of housing densities based on the zoning ordinance.
- Allow for a mix of uses, focusing on neighborhood and community serving commercial nodes.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.
- With respect to existing commercial “strips” – i.e. narrow bands of commercial uses occupying major roadway frontage, containment and limitation of future expansion of the commercial frontage is strongly advised.
- Improved landscaping, improved pedestrian amenities, and increase attention to lighting, signage, and impacts upon nearby residential areas is advised in the review of development petitions.

Available Services: Area is well served by utilities.

Soil Limitations: Not studied.

Street Access: North 30<sup>th</sup> Street (Local)



## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #16-11

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Dev. Priority: Capital investment that matches the existing development intensity and pattern is a high priority

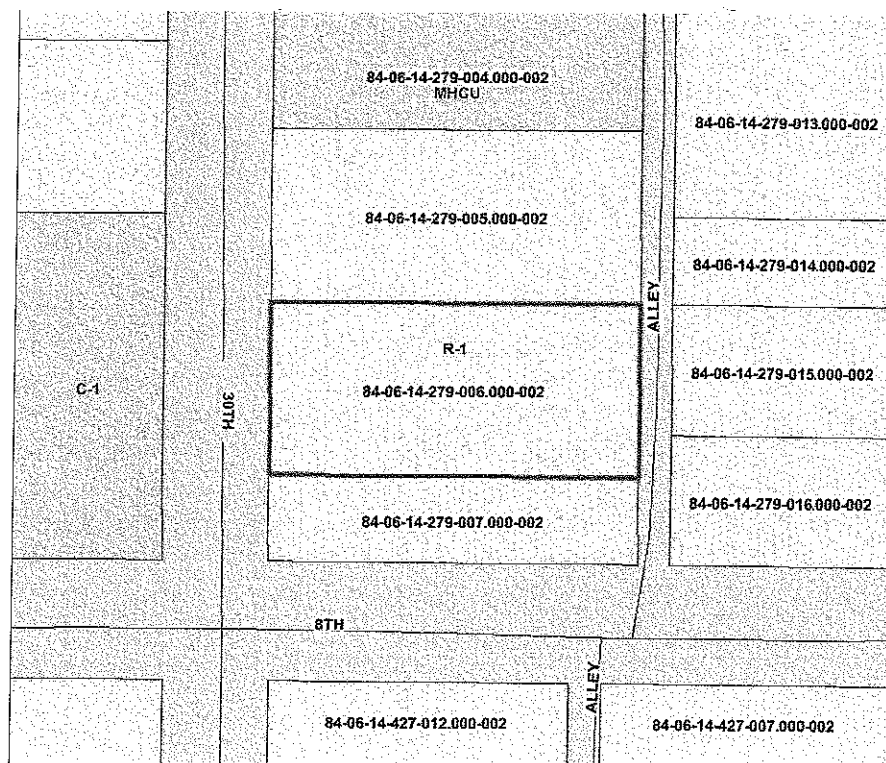
## ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-1, Single-family Residence District, & MHCU

**East** – R-1, Single-family Residence District

**South** – R-1, Single-family Residence District

**West** – C-1, Neighborhood Commerce District



Character of Area: The property included in the petition is located in the south-east portion of the Sheridan Park neighborhood. The built environment around the petitioned property consists of Single Family dwelling, Neighborhood Commerce and Community Commerce zoning and uses.

Contig. Uses & Zones: The contiguous zoning is R-1, Single Residence District its uses are single family residential structures.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

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## ZONING REGULATIONS

R-2 Purpose: Single-family and Two-Family dwellings Units

R-2 Uses: Any use permitted in the R-1, Single-family Residence District, such as Churches, Rectories, and Parish Houses, Convents and Monasteries; Gardening, including nurseries, provided that no offensive odors or dust are created; Public Libraries; Child Care as a Home Occupations; Parks, Playgrounds, and Schools; Residential Facility for the Developmentally Disabled. (Gen. Ord. No. 19, 1997, 2-12-98); Residential Facility for the Mentally Ill. (Gen. Ord. No. 19, 1997, 2-12-98).

R-2 Standards: Minimum Lot Size: 6,600 Sq. Ft.  
FAR 0.5 %  
Street Setback: 55 feet from centerline;  
Rear setback 11';  
Interior setback of 5' from the interior lot line;  
Two (2) parking spaces per two-bed room unit.

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## FINDINGS and RECOMMENDATION

Staff Findings: The petitioned real-property has a total area of 14137 Sq. Ft. The City of Terre Haute Comprehensive Zoning Ordinance states in Table-8 R-2, Two-Family zoning lots with a F.A.R 0.5 need a minimum lot area of 6,600 Sq. Ft. per dwelling unit.

Recommendation: Favorable Recommendation on the proposed R2 rezoning.