

**ORDINANCE NO. 17-16**

**TO AMEND CERTAIN PORTIONS OF THE UNIFIED  
ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,  
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE,  
INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:**

**Section 1:** Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to rezone the following described real estate, to wit:

**SEE ATTACHED LAND DESCRIPTION**

**Section 2:** Said real estate is hereby rezoned as follows:

FROM: PDRS

TO: R1

**Section 3:** This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

Ordinance No. 17-16

Land Description

A part of the Northwest Quarter of Section 32, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana being more particularly described as follows:

Commencing at a Berntsen monument marking the northeast corner of said quarter section, thence North 89 degrees 17 minute 07 seconds West (bearings based on a survey prepared by The Schneider Corporation dated January 27, 2004, and recorded at Record #04002330 in the Office of the Recorder of Tippecanoe County) along the north line of said quarter section a distance of 508.30 feet to a northeast corner of the land described in a deed to Walter Kelly, recorded as Record #00008058 and the Point of Beginning; thence South 00 degrees 42 minutes 53 seconds West along an east line of said land a distance of 290.75 feet; thence South 89 degrees 17 minutes 07 seconds East along a north line of said land a distance of 205.70 feet; thence South 00 degrees 39 minutes 19 seconds East along an east line of said land a distance of 142.58 feet; thence South 89 degrees 20 minutes 41 seconds West a distance of 405.64 feet to a west line of land described in a deed to Stephen R. & Connie L. Ratcliff, recorded as Record #201010020761; thence North 00 degrees 39 minutes 19 seconds West along said west line a distance of 218.04 feet to the south right-of-way line of Goose Creek Way in Lauren Lakes Subdivision, Section One, recorded as Record #05023744; thence South 89 degrees 17 minutes 07 seconds East along said right-of-way line a distance of 34.96 feet; thence North 00 degrees 42 minutes 53 seconds East along a west line of the aforesaid Stephen R. & Connie L. Ratcliff land a distance of 225.00 feet to the north line of the aforesaid quarter section; thence South 89 degrees 17 minutes 07 minutes East along the north line of said quarter section a distance of 166.67 feet to the Point of Beginning, containing 2.54 acres more or less.

---

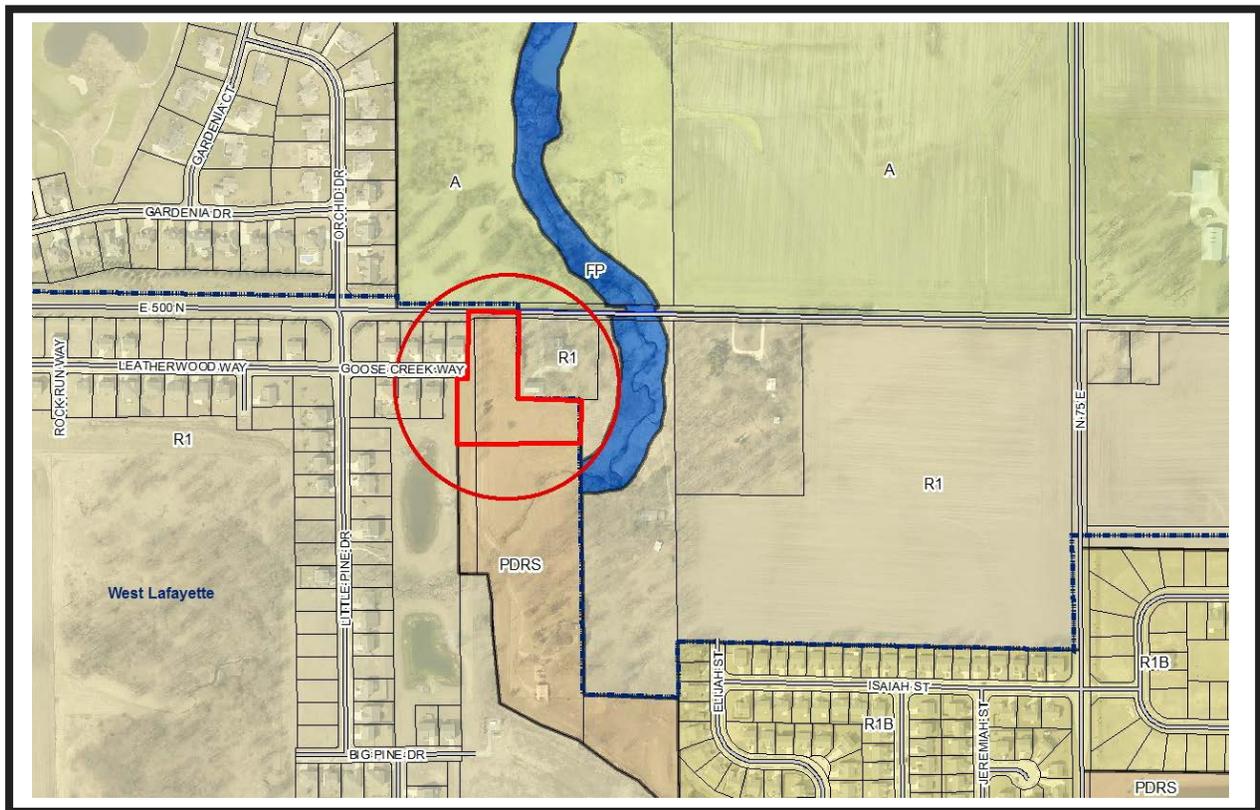
---

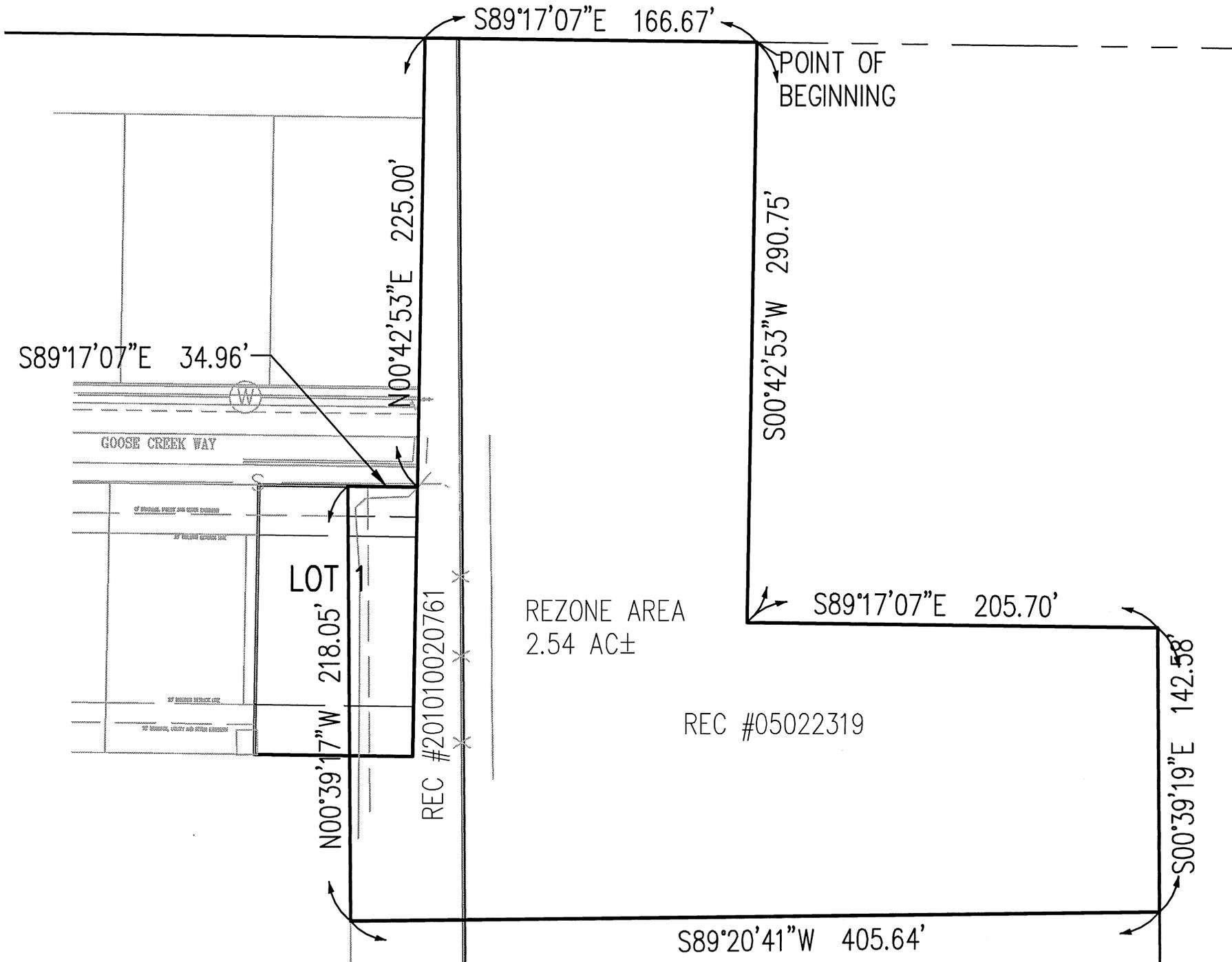
**Z-2647**  
**STEPHEN & CONNIE RATCLIFF**  
**(PDRS to R1)**

**STAFF REPORT**  
**May 12, 2016**

---

---





---

---

**Z-2647**  
**STEPHEN R. & CONNIE L. RATCLIFF**  
**PDRS to R1**

**Staff Report**  
**May 12, 2016**

---

---

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

Petitioners, who are also the owners, are requesting a change in zoning from PDRS (Planned Development Residential) to R1 (Single-family residential) for 2.54 acres located on the south side of CR 500 N about 450 feet east of Little Pine Drive, the entrance to Winding Ridge Subdivision (platted as Lauren Lakes Subdivision). The existing PDRS zoning will fall into abandonment in several months; petitioner intends to plat one lot at the end of Goose Creek Way that will be similarly sized to lots in Winding Ridge (S-4580). There are no plans for the remaining acreage in this request at this time. The site is located in the City of West Lafayette, Tippecanoe 32(NW) 24-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The PDRS zoning for this parcel dates from 2006 when the West Lafayette Common Council rezoned it from R1 (Z-2307). Other portions of this original PD zone have been changed back to R1, leaving behind the subject property and land bordering to the south.

**AREA LAND USE PATTERNS:**

The area in this rezone request is an unimproved gently rolling field with some trees. A driveway from CR 500 runs south through this land to a single-family home south of this request. Winding Ridge Subdivision is adjacent to the west; Winding Creek Subdivision is to the northwest. A few single-family homes on larger tracts are located to the east with farm fields beyond.

**TRAFFIC AND TRANSPORTATION:**

The area in this request has frontage on CR 500 North, classified as a rural secondary arterial. The stub end of Goose Creek Way, a street in the adjacent Winding Ridge Subdivision, adjoins to the west.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

West Lafayette sewer and Indiana American Water serve this area.

**STAFF COMMENTS:**

Petitioners intends on rezoning this land and platting a single lot that will be similarly sized to the lots in Winding Ridge. There are no immediate plans for the remaining 2+ acres in this request.

The land in this request represents the remaining portion of the Lauren Lakes Planned Development originally approved in November 2006 by the West Lafayette Common Council. Since then, the majority of the development has been rezoned back to R1 and developed through the major subdivision process. The subject property along with land to the south is the only remaining portion of this PD. The approval to develop this land under the approved PD will expire this November. Petitioners have decided that rezoning to R1 makes more sense because they have no intention to develop the land as negotiated in the PD. The southern boundary of the rezone area was selected to exclude the stream that bisects the property. Petitioners have indicated that this floodplain will be delineated at some point in the future with a second rezone eliminating the remaining PD zoning.

The land uses in this area are predominately single-family homes. Rezoning this land back to R1 mirrors the existing land use patterns and is in-line with the development trend of this area of West Lafayette.

**STAFF RECOMMENDATION:**

Approval

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

May 19, 2016  
Ref. No.: 16-105

West Lafayette Common Council  
222 North Salisbury, Room 100  
West Lafayette, IN 47906

### CERTIFICATION

RE: **Z-2647--STEPHEN & CONNIE RATCLIFF (PDRS to R1):**

Petitioners are requesting rezoning of 2.54 acres of land in the now defunct Lauren Lakes Planned Development, adjacent to the east of the stub end of Goose Creek Way in Lauren Lakes Subdivision, extending to the southside of CR 500 N in West Lafayette, Tippecanoe 32 (NW) 24-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 18, 2016 the Area Plan Commission of Tippecanoe County voted 13 yes - 0 no on the motion to rezone the subject real estate from PDRS to R1. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council 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 West Lafayette Common Council at its June 6, 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: Stephen & Connie Ratcliff  
The Schneider Corporation  
Dave Buck, West Lafayette City Engineer