



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 14

COMMON ADDRESS OF LOTS TO BE REZONED:

- 1400 Plum St. Terre Haute, IN 47804**
- 1406 Plum St. Terre Haute, IN 47804**
- 1410 Plum St. Terre Haute, IN 47804**
- 1414 Plum St. Terre Haute, IN 47804**

Parcel Number:

- 84-06-15-261-011.000-002,**
- 84-06-15-261-012.000-002,**
- 84-06-15-261-014.000-002,**
- 84-06-15-261-015.000-002**

Current Zoning: **M-2 Heavy Industrial District and R-2 Two-Family Residential District**

Requested Zoning: **C-5 General Central Business District**

Proposed Use: **Used car dealership**

Name of Owner: **Corine Terrell**

Address of Owner: **1463 Plum St. Terre Haute, IN 47804**

Phone Number of Owner: **(812) 391-3186**

Attorney Representing Owner (if any): _____

Address of Attorney: _____

Phone Number of Attorney: _____

For Information Contact: **Corine Terrell**

Council Sponsor: **Neil Garrison** _____

***COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION**

FILED

MAY 04 2022

**SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 14, 2022**

CITY CLERK

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as
"Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDANED BY THE COMMON COUNCIL of the City of Terre Haute, Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the "Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps, be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lot Number One Hundred Eleven (111) in the Replat of Belleview Place a Subdivision of S.S. Early's 56 ¼ Acres in the Northeast quarter of Section 15, Township 12 North of Range 9 West of the 2nd Principal Meridian.

Commonly known as 1400 Plum St. Terre Haute, IN 47804

Lot One Hundred Ten (110) in Belleview Place Replat, a subdivision of S.S. Early's 56 ¼ acres in the Northeast Quarter Section 15, Township 12 North of Range 9 West.

Commonly known as 1406 Plum St. Terre Haute, IN 47804

Lot #109 in the replat of Belleview Place, a subdivision of S.W. Early's 56 ½ acres, in the N.E. Quarter of Section 15, Township 12 N., of Range 9 W., in Terre Haute, Indiana, as shown in the plat of the said replat of the said Belleview Place. Recorded in Plat Record 5, Page 51, in the Office of the Recorder of Vigo County, Indiana.

Commonly known as 1410 Plum St. Terre Haute, IN 47804

Lot Number One Hundred and Eight (108) in the replat of Belleview Place, a Subdivision of S.S. Early's 56 ¼ acres in the North East quarter of Section 15, Township 12 North of Range 9 West of the 2nd Principal Meridian.

Commonly known as 1414 Plum St. Terre Haute, IN 47804

Be and the same is hereby established as a C-5 General Central Business District together with all rights and privileges that may insure 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 Terre Haute, and its approval by the Mayor and publication as required by law.

Presented by Council Member, Neil Garrison **Neil Garrison**

Passed in Open Council this 9th day of June, 2022

Cheryl Loudermilk
Cheryl Loudermilk, President

ATTEST: Michelle Edwards
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 10th day of June, 2022

Michelle Edwards
Michelle Edwards, City Clerk

Approved by me, the Mayor, this 10th day of JUNE, 2022

Duke A. Bennett
Duke A. Bennett, Mayor

ATTEST: Michelle Edwards
Michelle Edwards, City Clerk

This instrument prepared by:
Corine Terrell
1463 Plum St. Terre Haute, IN 47804
(812) 391-3186

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

Cori Terrell
Corine Terrell

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 PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, **Corine Terrell** respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lot Number One Hundred Eleven (111) in the Replat of Belleview Place a Subdivision of S.S. Early's 56 ¼ Acres in the Northeast quarter of Section 15, Township 12 North of Range 9 West of the 2nd Principal Meridian.

Commonly known as 1400 Plum St. Terre Haute, IN 47804

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Commonly known as 1414 Plum St. Terre Haute, IN 47804

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as; **M-2 Heavy Industrial District and R-2 Two-Family Residential District.**

Your petitioner would respectfully state that the real estate is now **a used car dealership**. Your petitioner intends to use the real estate to **buy/sell/trade used vehicles**.

Your petitioner would request that the real estate described herein shall be zoned as a **C-5 General Central Business District**. Your petitioner would allege that the **General Central Business District** would not alter the general characteristics of this neighborhood.

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 neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for

the Terre Haute, Indiana,” and declaring the above-described real estate to be part of the **C-5 General Central Business District** of the City of Terre Haute, Indiana, and 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 WITNES WHEREOF, This petition has been duly executed this 4 day of May,
2022

Cori 2ll

BY: Corine Terrell

PETITIONER:
Corine Terrell
1463 Plum St. Terre Haute, IN 47804
(812) 391-3186

This instrument was prepared by
Corine Terrell
1463 Plum St. Terre Haute, IN 47804
(812) 391-3186

AFFIDAVIT OF:

COMES NOW affiant Corine Terrell

and affirms under penalty of law that affiant is the owner of record of the property located

at 1400 Plum St Terre Haute, IN 47804
1406 Plum St Terre Haute, IN 47804
1410 Plum St Terre Haute, IN 47804 and
1414 Plum St Terre Haute, IN 47804

for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Corine Terrell

SIGNATURE: Cori Terrell

SIGNATURE: _____

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for
said County and State, Vigo, Indiana

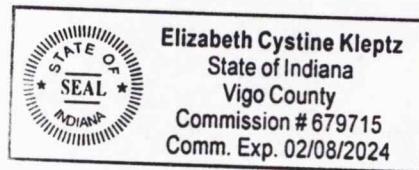
who acknowledges the execution of the above and foregoing, after being duly sworn upon his
oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 4th day of May, ~~200~~ 2022

Notary Public:
Elizabeth C Kleptz
[Typed name]

My Commission Expires: 2/8/2024

My County Of Residence: Vigo





Beacon™

Vigo County, IN / City of Terre Haute



Overview



Legend

- Corporate Limits
- Political Township
- Sections
- Blocks
- Parcels
- Road Centerlines
- 2022 Sales

Parcel ID 84-06-15-261-011.000-002

Sec/Twp/Rng 15

Property Address 1400 PLUM ST
TERRE HAUTE

Neighborhood 118519 - HARRISON

District 002 HARRISON

Brief Tax Description BELLEVIEW PLACE (1400 PLUM ST)
2005010856 D-442/4114 15-12-9 LOT 111

(Note: Not to be used on legal documents)

Alternate ID 84-06-15-261-011.000-002

Class Res Vacant platted lot

Acreage n/a

Owner Address Terrell Corine

1463 Plum St

Terre Haute, IN 47804


Date created: 5/2/2022

Last Data Uploaded: 5/2/2022 5:31:50 AM

Developed by Schneider
GEOSPATIAL

Alley

Property line

1  = 5 ft.
P = parking
D = display area

14th St

Driveway

P P P P

P
P

PORCH
Building

D
D
D
D
D

sign D D D D D D D

sidewalk

Tree row

Tree row

Sidewalk

Property line

Plum St

APR 19 2022

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

James W Bramble
VIGO COUNTY AUDITOR

2022004884 QD \$25.00
04/19/2022 12:17:48P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



NO SALES DISCLOSURE REQUIRED

WHEN RECORDED RETURN TO:

Corine Terrell
1463 Plum St
Terre Haute, Indiana, 47804

QUIT CLAIM DEED

THE GRANTOR(S),

- Sherry Forrester, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Corine Terrell, 1463 Plum St, Terre Haute, Vigo County, Indiana, 47804,

the following described real estate, situated in Terre Haute, in the County of Vigo, State of Indiana:

(legal description): Lot One Hundred Ten (110) in Belleview Place Replat, a subdivision of S.S. Early's 56 ¼ acres in the Northeast Quarter Section 15, Township 12 North of Range 9 West.

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 84-06-15-261-012.000-002

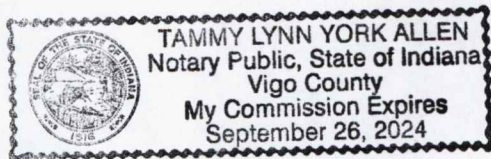
Grantor Signatures:

DATED: 04/19/2022

Sherry Forrester
Sherry Forrester
1463 Plum St
Terre Haute, Indiana, 47804

STATE OF INDIANA, COUNTY OF VIGO, ss:

This instrument was acknowledged before me on this 19th day of April,
2022 by Sherry Forrester.



Tammy Lynn York - Allen
Notary Public

Admin. ASST
Title (and Rank)

My commission expires 09/26/2024

APR 19 2022

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

James W Bramble
VIGO COUNTY AUDITOR

2022004882 QD \$25.00
04/19/2022 12:17:48P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



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Tax Parcel Number: 84-06-15-261-014.000-002

Grantor Signatures:

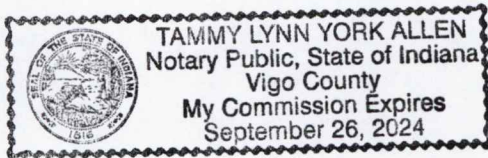
DATED: 04/19/2022

Sherry Forrester
Sherry Forrester

1463 Plum St
Terre Haute, Indiana, 47804

STATE OF INDIANA, COUNTY OF VIGO, ss:

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Tammy Lynn York Allen
Notary Public

Admin. ASST
Title (and Rank)

My commission expires 09/26/2024

APR 19 2022

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

James W. Brantle
VIGO COUNTY AUDITOR

2022004881 QD \$25.00
04/19/2022 12:17:48P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



NO SALES DISCLOSURE REQUIRED

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Terre Haute, Indiana, 47804

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Tax Parcel Number: 84-06-15-261-015.000-002

Grantor Signatures:

DATED: 04/29/2022

Sherry Forrester

Sherry Forrester
1463 Plum St
Terre Haute, Indiana, 47804

STATE OF INDIANA, COUNTY OF VIGO, ss:

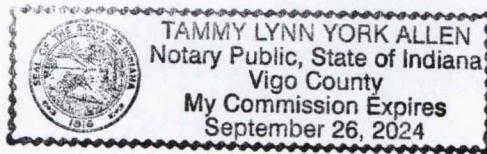
This instrument was acknowledged before me on this 19th day of April,
2022 by Sherry Forrester.

Tammy Lynn York-Allen

Notary Public

Admin. Asst

Title (and Rank)



My commission expires 09/26/2024

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APR 19 2022

James W. Bramble
VIGO COUNTY AUDITOR

2022004883 QD \$25.00
04/19/2022 12:17:48P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



NO SALES DISCLOSURE REQUIRED

WHEN RECORDED RETURN TO:

Corine Terrell
1463 Plum St
Terre Haute, Indiana, 47804

QUIT CLAIM DEED

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- Sherry Forrester, a single person,

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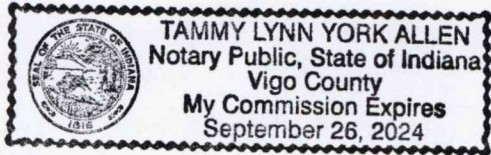
DATED: 04/19/2022

Sherry Forrester
Sherry Forrester
1463 Plum St
Terre Haute, Indiana, 47804

STATE OF INDIANA, COUNTY OF VIGO, ss:

This instrument was acknowledged before me on this 19th day of April,
2022 by Sherry Forrester.

Tammy Lynn York-Allen
Notary Public
Admin. Asst.
Title (and Rank)



My commission expires 09/26/2024

Receipt

The following was paid to the City of Terre Haute, Controller's Office.

Date: 5/4/2022

Name: Corine Terrell

Reason: Rezoning - notice of filing \$25
Rezoning - petition \$20 / \$45

CONTROL CENTER

MAY - 4 2022

TERRE HAUTE, IN
PAID

Cash: \$45

Check: _____

Credit: _____

Total: \$45

Received By: Gina Wtk



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, 2022

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 14-22

CERTIFICATION DATE: June 1, 2022

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. 14-22. This Ordinance is a rezoning of 1400, 1406, 1410, and 1414 Plum Street. The Petitioner, Corine Terrell, petitions the Plan Commission to rezone said used car dealership from zoning classification M-2 and R-2 to C-5, General Central Business.

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. 14-22 at a public meeting and hearing held Wednesday, June 2, 2022. 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. 14-22 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 14-22 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. 14-22 was UNFAVORABLE.

Handwritten signature of Fred L. Wilson in black ink.

Fred L. Wilson, President

Handwritten signature of Jared Bayler in black ink.

Jared Bayler, Executive Director

Received this 2nd day of June, 2022

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 14-22

Doc: # 41

Date: June 2022

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APPLICATION INFORMATION

Property Owner: Corine Terrell

Proposed Use: Used Car Dealership

Proposed Zoning: C-5 General Central Business District

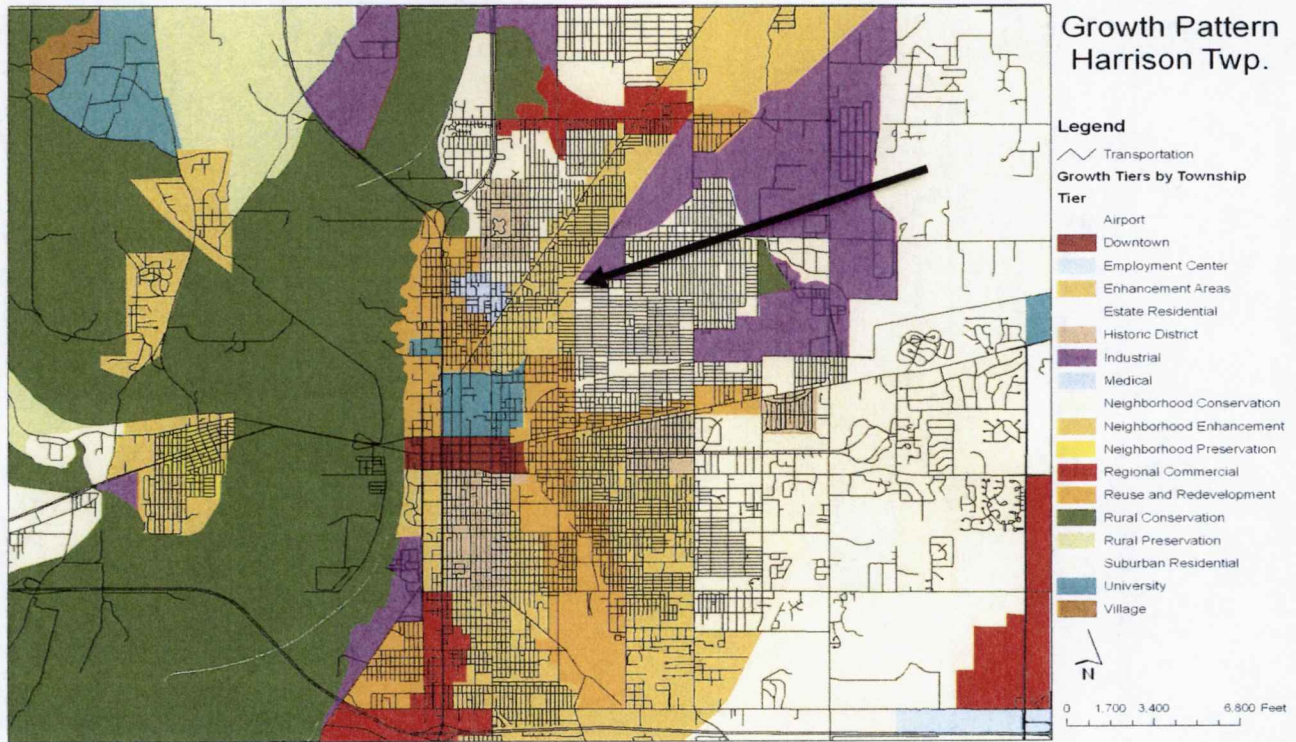
Current Zoning: M-2 (Heavy Industrial District) & R-2 (Two- Family District).

Location: The property is located on the corner of N. 14th Street & Plum Street.

Common Address: 1400,1406,1410,1414 Plum St, Terre Haute, IN – 84-06-15-261-011.000.002/012/014/015. Lots 108-111 Of Belleview Place.

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 14-22

Doc: # 41

Date: June 2022

Page 2 of 4

Neighborhood Conservation

These areas encompass neighborhoods with established and stable residential environments. The vast majority of these areas are fully developed (or expected to be in a relatively short timeframe). Fundamental directives urged for these areas encourage the maintenance of the residential desirability and stability. Where new infill development is proposed, it should be entirely consistent and compatible with pre-existing developments. However, special public attention may, in some cases, be required to assure that drainage, sidewalk improvements, and linkages to pedestrian and bicycle trails are made. Many of these neighborhoods may be excellent candidates for special assessment districts for neighborhood improvements and amenities.

In addition, these areas encompass existing retail activity nodes located throughout the community. In general, these commercial areas have evolved in an unplanned, largely uncoordinated manner along frontage of primary arterials. Within these commercial bands, a great variety of activities exist which target different markets. Some activities are oriented toward “drive-by” markets, fast food restaurants, convenience stores, gasoline stations, drive-in banking facilities, for example. Other activities are special-purpose, oriented to single trips rather than comparative multi-purpose shopping. These single purpose stores serve a market larger than a single neighborhood. Sales and service of automobiles, trucks, boats, recreational vehicles and related activities are special purpose region-serving activities. They require large site with good visibility. Finally, commercial areas include a range of neighborhood level retail activities including grocery stores, pharmacies, personal services such as hair styling, and other frequently purchased goods and services.

Additional policies for Neighborhood Conservation areas should include:

- 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.
- Reuse of commercial oriented structure should be limited to retail activities that contribute to the diversity and variety of retail uses in a commercial node.
- With respect to existing commercial “strips” – i.e. narrow bands of commercial uses occupying major roadway frontage, the limitation of additional or new commercial uses is strongly advised.
- Geographic expansion of this commercial “strips” should be limited to the provision of additional space to ensure the compatibility with adjacent uses, not an intensification of use.
- Improved landscaping, improved pedestrian amenities, and increased attention to lighting, signage, and impacts upon nearby residential areas is advised in the review of development petitions.

Street Access: N. 14th Street per site plan

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 14-22

Doc: # 41

Date: June 2022

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ZONING COMPATIBILITY

North – R-2

East – R-2, R-1

South – R-2, R-3

West – M-2

Character of Area: The petitioned property is located in the Residential District but on the outside of Manufacturing

ZONING REGULATIONS

The General Central Business District is designed to accommodate, in addition to the uses permitted in the Restricted Central Business District, a wide variety of necessary services (and goods) as well as light manufacturing. It is the main warehousing and wholesaling area and shares the retail trade to a more limited degree with the C-4 District. It is characterized by high volumes of trucks and vehicles as well as pedestrian traffic.

Uses, Permitted - C-5 General Central Business District (CBD).

(1) Uses permitted in the C-5 Zone are subject to the following requirements: 10-128

(A) Dwelling Units and lodging rooms and motels are not permitted except as otherwise provided.

(B) All business, servicing, or processing, except for off-street parking and loading, shall be conducted within completely enclosed buildings, unless otherwise indicated hereinafter, and except for establishments of the “drive-in” type offering goods or services directly to customers waiting in parked motor vehicles.

(C) All activities involving the production, processing, cleaning, servicing, testing or repair of materials, goods, or products shall conform to the Performance Standards established for industrial districts in Sec. 10-143.

(2) Performance standards shall in every case be applied at the boundaries of the lot on which any such activities take place. The following uses are permitted in the C-5 Zone except as may be allowed for Planned Developments, uses designated with an asterisk in Terre Haute City Code (*) shall not be located on the ground floor within fifty feet (50') of any street.

(A) Any use permitted in the C-4 Zone unless otherwise set forth or superseded hereinafter; however, restrictions on ground floor location for any use designated with an asterisk in Terre Haute City Code(*) in the C-4 Zone shall not apply unless such use is designated hereinafter with an asterisk in Terre Haute City Code (*).

(B) Motor vehicle sales, of vehicles not over 1½ ton capacity.

(C) Recording studios.

(D) Television studios.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 14-22

Doc: # 41

Date: June 2022

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(E) Warehousing and wholesale establishments, and storage (other than accessory to a permitted retail use) where storage of merchandise is not limited to floor samples only.

(F) Mini warehouses.

FINDINGS and RECOMMENDATION

Staff Findings: The petitioners are requesting to rezone four lots from M-2 and R-2 to C-5, General Central Business District, for a used car lot. The lots are currently vacant.

C-5 zoning allows for vehicle sales only (not over a 1 ½ ton capacity) and does not allow for service (repairs). Hard surfacing is required. The site plan shows 18 parking spaces. City Code requires, “one space per 1,000 sq. ft. of display area”. Display area will need to be determined by City Engineering and parking approved along with a stormwater drainage plan. The parking lot must be illuminated and screening to the surrounding residential property is required. A drive cut on 14th Street will need to be approved if it does not already exist.

The C-5 District is, by definition, the main warehousing and wholesaling area and shares the retail trade to a more limited degree with the C-4 district. It is characterized by high volumes of trucks and vehicles as well as pedestrian traffic.

The area is predominantly residential with manufacturing across the railroad tracks to the northwest. After Plum St, 14th St dead-ends at the railroad. Staff finds that a used car lot would be out of character for the area. City Engineering adds that, “The proposed use would increase traffic along a local street and create undue burden on the neighborhood residents” (see Memo).

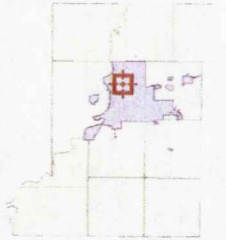
Recommendation: Staff offers an unfavorable recommendation for this rezoning.



Beacon™ Vigo County, IN / City of Terre Haute



Overview



Legend

- Corporate Limits
- Political Township
- Sections
- Subdivisions
- Blocks
- Lots
- Parcels
- Road Centerlines
- Rights-of-Way
- 2022 Sales

Parcel ID	84-06-15-261-015.000-002	Alternate ID	84-06-15-261-015.000-002	Owner Address	Terrell Corine
Sec/Twp/Rng	15	Class	Res Vacant platted lot		1463 Plum St
Property Address	1414 PLUM ST	Acreage	n/a		Terre Haute, IN 47804
	TERRE HAUTE				
Neighborhood	118519 - HARRISON				
District	002 HARRISON				
Brief Tax Description	BELLEVIEW PLACE DC# 1-17-2000				
	20015319 (1414-1416 PLUM) 15-12-9 LOT 108				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/10/2022
 Last Data Uploaded: 5/10/2022 5:21:10 AM

Developed by Schneider
 GEOSPATIAL

**CITY OF
TERRE HAUTE
DEPARTMENT
OF ENGINEERING**

City Hall
17 Harding Avenue, Room 200
Terre Haute, IN 47807

Phone: 812.232.4028
Fax: 812.234.3973

www.terrehaute.IN.gov

DUKE A. BENNETT
Mayor

CHARLES W. ENNIS, P.E., S.E.
City Engineer

engineering@terrehaute.in.gov

MEMORANDUM

TO: Sydney Shahaar
Vigo County Area Planning Department

FROM: Caleb Williams
Staff Engineer

DATE: May 9, 2022

RE: **1400, 1406, 1410, and 1414 Plum St. – Corine Terrell**

As requested by Area Planning, the Department of Engineering has reviewed the request by Corine Terrell at 1400, 1406, 1410, and 1414 Plum St. for the following:

- Rezoning of properties from M-2 Heavy Industrial District and R-2 Two-Family Residential District to C-5 Central Business District

The intended use of the property as a used car dealership significantly alters the neighborhood characteristic given that adjacent properties are single and two-family residential dwellings. The proposed use would increase traffic along a local street and create an undue burden on the neighborhood residents.

The Department of Engineering would recommend denying the request.



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

Docket #41

SPECIAL ORDINANCE NO. 14

COMMON ADDRESS OF LOTS TO BE REZONED:

1400 Plum St. Terre Haute, IN 47804

1406 Plum St. Terre Haute, IN 47804

1410 Plum St. Terre Haute, IN 47804

1414 Plum St. Terre Haute, IN 47804

Parcel Number:

84-06-15-261-011.000-002,

84-06-15-261-012.000-002,

84-06-15-261-014.000-002,

84-06-15-261-015.000-002

Current Zoning: M-2 Heavy Industrial District and R-2 Two-Family Residential District

Requested Zoning: C-5 General Central Business District

Proposed Use: Used car dealership

Name of Owner: Corine Terrell

Address of Owner: 1463 Plum St. Terre Haute, IN 47804

Phone Number of Owner: (812) 391-3186

Attorney Representing Owner (if any): _____

Address of Attorney: _____

Phone Number of Attorney: _____

For Information Contact: Corine Terrell

Council Sponsor: Neil Garrison

***COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION**

FILED

MAY 04 2022

**SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 14, 2022**

CITY CLERK

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as
"Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDANED BY THE COMMON COUNCIL of the City of Terre Haute, Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the "Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps, be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lot Number One Hundred Eleven (111) in the Replat of Belleview Place a Subdivision of S.S. Early's 56 ¼ Acres in the Northeast quarter of Section 15, Township 12 North of Range 9 West of the 2nd Principal Meridian.

Commonly known as 1400 Plum St. Terre Haute, IN 47804

Lot One Hundred Ten (110) in Belleview Place Replat, a subdivision of S.S. Early's 56 ¼ acres in the Northeast Quarter Section 15, Township 12 North of Range 9 West.

Commonly known as 1406 Plum St. Terre Haute, IN 47804

Lot #109 in the replat of Belleview Place, a subdivision of S.W. Early's 56 ½ acres, in the N.E. Quarter of Section 15, Township 12 N., of Range 9 W., in Terre Haute, Indiana, as shown in the plat of the said replat of the said Belleview Place. Recorded in Plat Record 5, Page 51, in the Office of the Recorder of Vigo County, Indiana.

Commonly known as 1410 Plum St. Terre Haute, IN 47804

Lot Number One Hundred and Eight (108) in the replat of Belleview Place, a Subdivision of S.S. Early's 56 ¼ acres in the North East quarter of Section 15, Township 12 North of Range 9 West of the 2nd Principal Meridian.

Commonly known as 1414 Plum St. Terre Haute, IN 47804

Be and the same is hereby established as a C-5 General Central Business District together with all rights and privileges that may insure 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 Terre Haute, and its approval by the Mayor and publication as required by law.

Presented by Council Member, Neil Garrison **Neil Garrison**

Passed in Open Council this _____ day of _____, 20__.

Cheryl Loudermilk, President

ATTEST: _____
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this _____ day of _____, 20__.

Michelle Edwards, City Clerk

Approved by me, the Mayor, this _____ day of _____, 20__.

Duke A. Bennett, Mayor

ATTEST: _____
Michelle Edwards, City Clerk

This instrument prepared by:
Corine Terrell
1463 Plum St. Terre Haute, IN 47804
(812) 391-3186

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

Corine Terrell
Corine Terrell

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 PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, **Corine Terrell** respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lot Number One Hundred Eleven (111) in the Replat of Belleview Place a Subdivision of S.S. Early's 56 ¼ Acres in the Northeast quarter of Section 15, Township 12 North of Range 9 West of the 2nd Principal Meridian.

Commonly known as 1400 Plum St. Terre Haute, IN 47804

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Commonly known as 1410 Plum St. Terre Haute, IN 47804

Lot Number One Hundred and Eight (108) in the replat of Belleview Place, a Subdivision of S.S. Early's 56 ¼ acres in the North East quarter of Section 15, Township 12 North of Range 9 West of the 2nd Principal Meridian.

Commonly known as 1414 Plum St. Terre Haute, IN 47804

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as; **M-2 Heavy Industrial District and R-2 Two-Family Residential District.**

Your petitioner would respectfully state that the real estate is now **a used car dealership**. Your petitioner intends to use the real estate to **buy/sell/trade used vehicles**.

Your petitioner would request that the real estate described herein shall be zoned as a **C-5 General Central Business District**. Your petitioner would allege that the **General Central Business District** would not alter the general characteristics of this neighborhood.

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 neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for

the Terre Haute, Indiana," and declaring the above-described real estate to be part of the **C-5 General Central Business District** of the City of Terre Haute, Indiana, and 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 WITNES WHEREOF, This petition has been duly executed this 4 day of May,
2022

Cori 2ll

BY: Corine Terrell

PETITIONER:

Corine Terrell
1463 Plum St. Terre Haute, IN 47804
(812) 391-3186

This instrument was prepared by
Corine Terrell
1463 Plum St. Terre Haute, IN 47804
(812) 391-3186

AFFIDAVIT OF:

COMES NOW affiant Corine Terrell

and affirms under penalty of law that affiant is the owner of record of the property located

at 1400 Plum St Terre Haute, IN 47804
1406 Plum St Terre Haute, IN 47804
1410 Plum St Terre Haute, IN 47804 and
1414 Plum St Terre Haute, IN 47804

for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Corine Terrell

SIGNATURE: Cori Terrell

SIGNATURE: _____

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for
said County and State, Vigo, Indiana

who acknowledges the execution of the above and foregoing, after being duly sworn upon his
oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 4th day of May, ~~200~~ 2022

Notary Public:
Elizabeth C Kleptz
[Typed name]

My Commission Expires: 2/8/2024
My County Of Residence: Vigo





Overview



Legend

-  Corporate Limits
-  Political Township
-  Sections
-  Blocks
-  Parcels
-  Road Centerlines
-  2022 Sales

Parcel ID	84-06-15-261-011.000-002	Alternate ID	84-06-15-261-011.000-002	Owner Address	Terrell Corine
Sec/Twp/Rng	15	Class	Res Vacant platted lot		1463 Plum St
Property Address	1400 PLUM ST TERRE HAUTE	Acreage	n/a		Terre Haute, IN 47804
Neighborhood	118519 - HARRISON				
District	002 HARRISON				
Brief Tax Description	BELLEVIEW PLACE (1400 PLUM ST) 2005010856 D-442/4114 15-12-9 LOT 111 <i>(Note: Not to be used on legal documents)</i>				

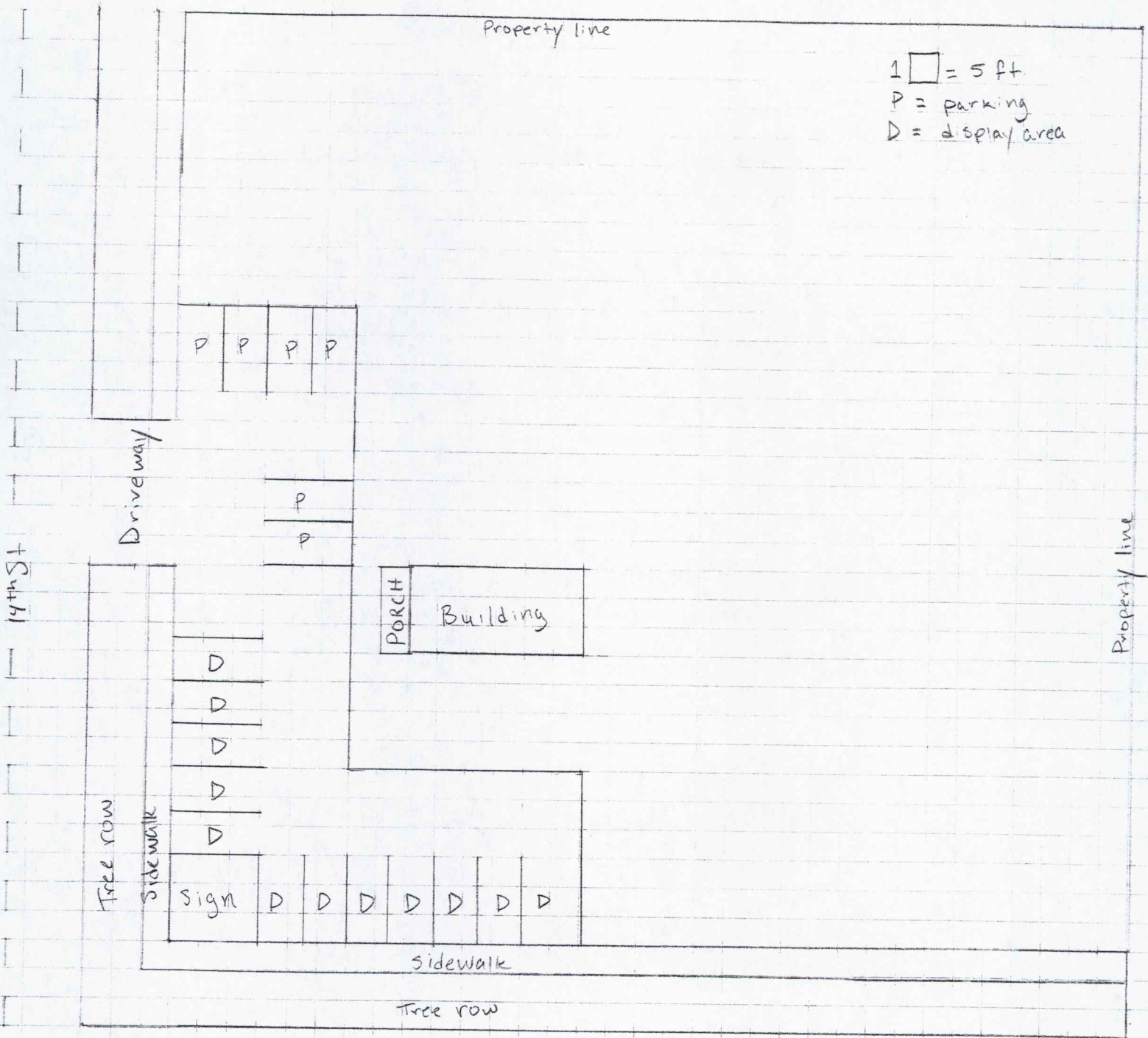
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Last Data Uploaded: 5/2/2022 5:31:50 AM

Developed by  Schneider
GEOSPATIAL

Alley

Property line

1 □ = 5 ft.
P = parking
D = display area



14th St

Tree row

Sidewalk

sign

PORCH

Building

Sidewalk

Tree row

Plum St

Property line

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

APR 19 2022

James W Bramble
VIGO COUNTY AUDITOR

2022004883 QD \$25.00
04/19/2022 12:17:48P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



NO SALES DISCLOSURE REQUIRED

WHEN RECORDED RETURN TO:
Corine Terrell
1463 Plum St
Terre Haute, Indiana, 47804

QUIT CLAIM DEED

THE GRANTOR(S),

- Sherry Forrester, a single person,
for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration
conveys, releases and quit claims to the GRANTEE(S):
- Corine Terrell, 1463 Plum St., Terre Haute, Vigo County, Indiana, 47804,
the following described real estate, situated in Terre Haute, in the County of Vigo, State of
Indiana:

(legal description): Lot Number One Hundred Eleven (111) in the Replat of Belleview Place a
Subdivision of S.S. Early's 56 ¼ Acres in the Northeast quarter of Section 15, Township 12
North of Range 9 West of the 2nd Principal Meridian

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described
property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that
neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or
demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 84-06-15-261-011.000-002

Grantor Signatures:

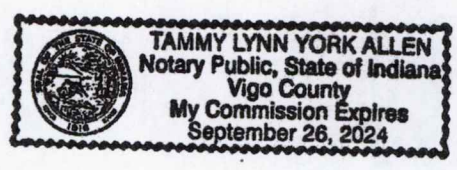
DATED: 04/19/2022

Sherry Forrester
Sherry Forrester
1463 Plum St
Terre Haute, Indiana, 47804

STATE OF INDIANA, COUNTY OF VIGO, ss:

This instrument was acknowledged before me on this 19th day of April, 2022 by Sherry Forrester.

Tammy Lynn York Allen
Notary Public
Admin. Asst
Title (and Rank)



My commission expires 09/26/2024

APR 19 2022

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

James W Bramble
VIGO COUNTY AUDITOR

2022004884 QD \$25.00
04/19/2022 12:17:48P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



NO SALES DISCLOSURE REQUIRED

WHEN RECORDED RETURN TO:

Corine Terrell
1463 Plum St
Terre Haute, Indiana, 47804

QUIT CLAIM DEED

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Tax Parcel Number: 84-06-15-261-012.000-002

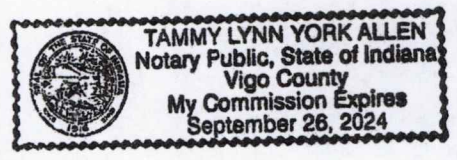
Grantor Signatures:

DATED: 04/19/2022

Sherry Forrester
Sherry Forrester
1463 Plum St
Terre Haute, Indiana, 47804

STATE OF INDIANA, COUNTY OF VIGO, ss:

This instrument was acknowledged before me on this 19th day of April,
2022 by Sherry Forrester.



Tammy Lynn York - Allen
Notary Public
Admin. ASST
Title (and Rank)

My commission expires 09/26/2024

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

APR 19 2022

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

James W Brantle
VIGO COUNTY AUDITOR

2022004882 00 \$25.00
04/19/2022 12:17:48P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



NO SALES DISCLOSURE REQUIRED

WHEN RECORDED RETURN TO:

Corine Terrell
1463 Plum St
Terre Haute, Indiana, 47804

QUIT CLAIM DEED

THE GRANTOR(S),

- Sherry Forrester, a single person,

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Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 84-06-15-261-014.000-002

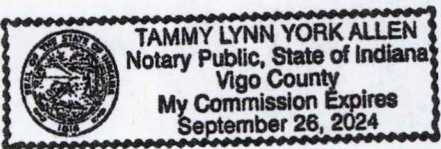
Grantor Signatures:

DATED: 04/19/2022

Sherry Forrester
Sherry Forrester
1463 Plum St
Terre Haute, Indiana, 47804

STATE OF INDIANA, COUNTY OF VIGO, ss:

This instrument was acknowledged before me on this 19th day of April, 2022 by Sherry Forrester.



Tammy Lynn York Allen
Notary Public
Admin. Asst
Title (and Rank)

My commission expires 09/26/2024

ENICED FOR TAXATION
Subject to final acceptance for Transfer

APR 19 2022

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

James W Bramble
VIGO COUNTY AUDITOR

2022004881 00 \$25.00
04/19/2022 12:17:48P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



NO SALES DISCLOSURE REQUIRED

WHEN RECORDED RETURN TO:

Corine Terrell
1463 Plum St
Terre Haute, Indiana, 47804

QUIT CLAIM DEED

THE GRANTOR(S),

- Sherry Forrester, a single person,

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Tax Parcel Number: 84-06-15-261-015.000-002

Grantor Signatures:

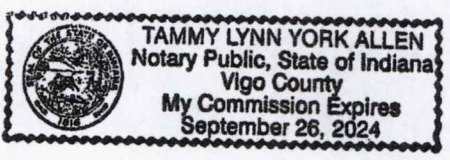
DATED: 04/19/2022

Sherry Forrester
Sherry Forrester
1463 Plum St
Terre Haute, Indiana, 47804

STATE OF INDIANA, COUNTY OF VIGO, ss:

This instrument was acknowledged before me on this 19th day of April, 2022 by Sherry Forrester.

Tammy Lynn York-Allen
Notary Public
Admin. Asst
Title (and Rank)



My commission expires 09/26/2024