



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 10, 2020

COMMON ADDRESS OF LOTS TO BE REZONED:

1322 S 11th St., Terre Haute, IN 47802

Parcel Number: 84-06-27-332-007.000-002

Current Zoning: C-2, Limited Community Commerce

Requested Zoning: R-1, Single Family Residence District

Proposed Use: Single Family Residence

Name of Owner: Jeremy Nelson Hopkins

Address of Owner: 1322 S. 11th St., Terre Haute, IN 47802

Phone Number of Owner: (317)695-9717

Attorney Representing Owner (if any): None

Address of Attorney: _____

Phone Number of Attorney: _____

For Information Contact: Jeremy Nelson Hopkins

Council Sponsor: Martha Crossen, City Council District 6

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

SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 10, 2020

AUG 4 2020

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 ORDIANED 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 Nine (9) in Block Number Seventeen (17) in the Commissioner's
Subdivision of the Cruft Farm, being a subdivision of the South West ¼ of Section
27, Township 12 North of Range 9 West in the City of Terre Haute, Indiana, as
shown on the recorded plat thereof recorded March 8, 1884, in Plat Record 3, Page
140, records of the Recorder's Office of Vigo County, Indiana.**

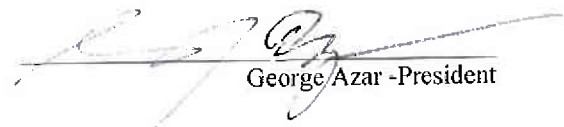
Commonly known as: **1322 S. 11th St., Terre Haute, Vigo County Indiana 47802)**

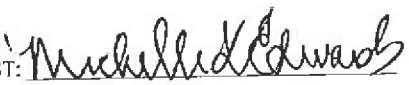
Be and the same is hereby established as a **R-1, Single Family Residence District**, together with all rights
and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases
provided, subject to all limitations and restrictions imposed thereon by deed or 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, 
Martha Crossen, City Council District 6

Passed in Open Council this 3RD day of SEPTEMBER, 2020.

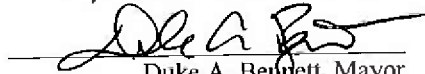

George Azar -President

ATTEST: 
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 4TH day of SEPTEMBER 2020.


Michelle Edwards, City Clerk

Approved by me, the Mayor, this 4TH day of SEPTEMBER, 2020

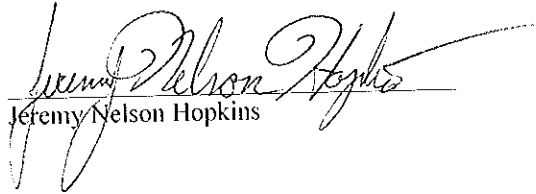

Duke A. Bennett, Mayor

ATTEST: 

Michelle Edwards, City Clerk

This instrument prepared by: **Jeremy Nelson Hopkins, 1322 S. 11th St., Terre Haute, IN 47802, (317)695-9717.**

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.


Jeremy Nelson Hopkins

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, **Jeremy Nelson Hopkins**, 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 Nine (9) in Block Number Seventeen (17) in the Commissioner's Subdivision of the Cruft Farm, being a subdivision of the South West ¼ of Section 27, Township 12 North of Range 9 West in the City of Terre Haute, Indiana, as shown on the recorded plat thereof recorded March 8, 1884, in Plat Record 3, Page 140, records of the Recorder's Office of Vigo County, Indiana.

Commonly known as: **1322 S. 11th St., Terre Haute, Indiana 47802.**

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 **C-2, LIMITED COMMUNITY COMMERCE**.

Your petitioner would respectfully state that the real estate is now **A SINGLE FAMILY RESIDENCE**. Your petitioner intends to use the real estate to **REMAIN A SINGLE FAMILY RESIDENCE**.

Your petitioner would request that the real estate described herein shall be zoned as a **R-1, SINGLE FAMILY RESIDENCE DISTRICT**. Your petitioner would allege that the **SINGLE-FAMILY RESIDENCE 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 **R-1, SINGLE FAMILY RESIDENCE 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 26 day of July, 2020.

BY: 
Jeremy Nelson Hopkins

PETITIONER: **Jeremy Nelson Hopkins, 1322 S. 11th ST., Terre Haute, IN 47802.**

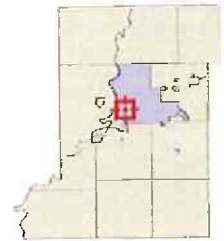
This instrument was prepared by **Jeremy Nelson Hopkins**, 1322 S. 11th St., Terre Haute, IN 47802, (317)695-9717.

EXHIBIT A

 **Beacon**™ Vigo County, IN / City of Terre Haute



Overview



Legend

-  Corporate Limits
-  Political Township
-  Sections
-  Blocks
-  Parcels
-  Road Centerlines
-  2020 Sales

Parcel ID	84-06-27-332-007.000-002	Alternate ID	118-06-27-332-007	Owner Address	HOPKINS JEREMY NELSON
Sec/Twp/Rng	27	Class	Res 1 fam dwelling platted lot		1322 S 11TH ST
Property Address	1322 S 11TH ST	Acreage	n/a		TERRE HAUTE, IN 47802
	TERRE HAUTE				
Neighborhood	118546 - HARRISON				
District	002 HARRISON				
Brief Tax Description	CRUFT FARM SUB				
	D-421/486 27-12-9 LOT 9-10 BK-17				
	(Note: Not to be used on legal documents)				

Date created: 7/24/2020
Last Data Uploaded: 7/23/2020 9:38:13 PM

Developed by  **Schneider**
GEOSPATIAL

AFFIDAVIT OF:

COMES NOW affiant Jeremy Nelson Hopkins

and affirms under penalty of law that affiant is the owner of record of the property located at 1322 S. 11th ST., Terre Haute, IN 47802 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.

Jeremy Nelson Hopkins
[Typed name of owner(s) on deed]

SIGNATURE: *Jeremy Nelson Hopkins*
SIGNATURE: _____

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

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

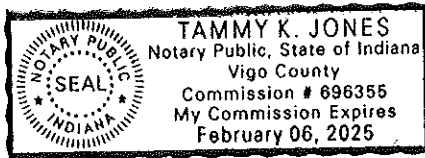
who acknowledges the execution of the above and foregoing, after being duly sworn upon his
oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 26th day of July, 2020.

Notary Public:
Tammy K. Jones
Tammy K. Jones

My Commission Expires: 2/6/25


My County Of Residence: Vigo



DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

OCT 13 2010

Timothy M. Allsup
VIGO COUNTY AUDITOR

2010013638 WD \$18.00
10/13/2010 11:55:06A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented


Parcel No.: 84-06-27-332-007.000-002

WARRANTY DEED

The Grantor, ELAINE N. MILLER, OF VIGO COUNTY, INDIANA, for the sum of One Dollar (\$1.00) and other valuable consideration the receipt of which is hereby acknowledged, conveys and warrants to Grantee, JEREMY NELSON HOPKINS, OF VIGO COUNTY, INDIANA, the following described real estate situated in Vigo County, Indiana, in fee simple absolute:

Lot Number Nine (9) in Block Number Seventeen (17) in the Commissioner's Subdivision of the Cruft Farm, being a subdivision of the South West 1/4 of Section 27, Township 12 North of Range 9 West in the City of Terre Haute, Indiana, as shown on the recorded plat thereof recorded March 8, 1884, in Plat Record 3, Page 140, records of the Recorder's Office of Vigo County, Indiana.

Also, Lot Number Ten (10) in Block Number Seventeen (17) in the Commissioner's Subdivision of the Cruft Farm, being a subdivision of the South West 1/4 of Section 27, Township 12 North of Range 9 West in the City of Terre Haute, as shown on the recorded plat thereof recorded March 8, 1884, in Plat Record 3, Page 140, records of the Recorder's Office of Vigo County, Indiana.

More commonly known as 1322 South 11th Street, Terre Haute, IN 47802.

SUBJECT TO ANY CONDITIONS, RESTRICTIONS COVENANTS OR EASEMENTS OF RECORD.

The undersigned grantor warrants and represents that he acquired title with Virgil J. Miller, as tenants by the entirety. That their marriage remained unbroken until the death of Virgil J. Miller on or about November 17, 1999, whereupon Grantor, Elaine N. Miller, acquired fee simple title to the above described real estate as the surviving tenant by the entirety.

Dated: 10-6-10

X Elaine N. Miller
Elaine N. Miller, Grantor

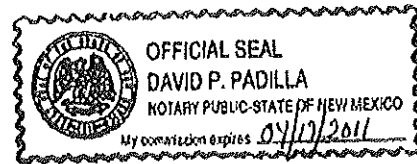
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STATE OF ~~INDIANA~~ ^{New Mexico})
COUNTY OF ~~WIGO~~ ^{SANTA FE}) : SS

On this 6TH day of October, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elaine N. Miller, and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal.

David P. Padilla



My commission expires:
Resident of :

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. Attorney Todd A. Berry, #24797-84

Send Tax Statements to Grantee at Grantee's address of:

1322 S 11th St.
Terre Haute, IN 47802

Return Deed to HONEY CREEK TITLE SERVICES, INC.

This instrument was prepared by Attorney Todd A. Berry, #24797-84, P.O. Box 10548, Terre Haute, Indiana, 47801-0548; (812) 299-9028.

SITE PLAN

1322 S. 11th St., Terre Haute, IN 47802

BACKGROUND:

Jeremy Nelson Hopkins purchased the home and property at 1322 S. 11th St., Terre Haute, IN 47802 on October 6, 2010. As with the previous owners, Jeremy Hopkins and his family have resided in this two bedroom, two bathroom, single family residence. For the past 19 months, the Hopkins's have had their home listed For Sale with RE/MAX Real Estate Associates. Recently, they have accepted an offer on their property. Through the Appraisal process, it was discovered that the home Lot #9 had been rezoned as C-2, Limited Community Commerce in July of 1999. The adjacent Lot #10, on the same Parcel, is currently zoned R-1, Single Family Residence District. Unfortunately for the Hopkins, the Sale of their home is on hold, until Lot #9 is Rezoned R-1, Single Family Residence District.

PLAN:

The home is surrounded by Single Family Residences on all four sides. Please see attached Exhibit A – Beacon aerial view of neighborhood.

For the past 10 years, Jeremy Hopkins and his family have used the home as a Single Family Residence. The Hopkins's have Listed the home For Sale as a Single Family Residence and have a Buyer that intends to use the home as a Single Family Residence. See Exhibit B – Multiple Listing Service listing from the Terre Haute Area Association of Realtors.

EXHIBIT B

ALL FIELDS DETAIL



MLS # 91170
Class RESIDENTIAL
Type Single Family
Area Vigo County
Asking Price \$75,000
Address 1322 S 11th Street
City Terre Haute
State IN
Zip 47802
Status Pending (Under Contract)
Sale/Rent For Sale
IDX Include Y



GENERAL

Client Hit Count 17
Agent Philip Boor, Jr. - CELL: 812-239-6568
Commission-BBC 3
Foreclosure (Y/N) No
Prospect Reservations No
Key Box Number 1407534
Owners Name Hopkins
Expiration Date 7/3/2020
Total # of Bedrooms 2
of Half Baths 0
of Stories 1.50
Basement Partial
Above Grade Fin Sqft 1,710
Total Finished Sqft 1,710
Lot Size 84 x 151
Zoning R-1
Parcel # 84-06-27-332-007.000-002
Year Built 1914
Exemptions H,M
Elementary School Farrington Grov
High School Terre Haute South

Agent Hit Count 92
Listing Office 1 REMAX R.E.A. - Main: 812-235-4433
Contingency (Y/N) No
Listing Type Exclusive Right
Key Box (Y/N) Yes
Key Box Location Back Door
Listing Date 1/3/2020
Owner/Agent (Y/N) No
of Full Baths 2
Total Baths 2
Garage Capacity 2.00
Price per AbvGrdFin SQFT \$43.86
Below Grade Fin Sqft 0
Price per Total Fin Sqft \$43.859649
of Acres 0.30
County Vigo
Township Harrison
A.V. 71,500
Subdivision None
Middle School Sarah Scott
Property Includes Washer, Dryer, Range, Microwave, Refrigerator, Dishwasher

Living Room Level 1
Living Room Comments Hardwoods
Kitchen Size 14.7 x 8.9
Dining Room Level 1
Dining Room Comments Hardwoods
Master Bedroom Size 17.2 x 14.7
Bedroom 2 Level 2
Bedroom 2 Comments Carpet
Bedroom 4 Level 0
Laundry Comments Closets
Foyer Size 7.2 x 6.8
Other Room 1 Level 1
Other Room 1 Comments Den, Hardwoods
Other Room 2 Size 11.1 x 6
Directions Northeast corner of S. 11th St. and Washington St.

Living Room Size 25.2 x 17.5
Kitchen Level 1
Kitchen Comments Hardwoods
Dining Room Size 16.2 x 15.4
Master Bedroom Level 2
Master Bedroom Comments Carpet
Bedroom 2 Size 17.2 x 10.3
Bedroom 3 Level 0
Laundry Level 1
Foyer Level 1
Foyer Comments Ceramic Tile
Other Room 1 Size 8.6 x 6.5
Other Room 2 Level 1
Other Room 2 Comments Nook, Hardwood
Off Market Date 6/22/2020

Virtual Tour Virtual Tour
Status Date 6/22/2020
Price Date 1/4/2020
Associated Document Count 2
Days On Market 171
Key Box Type MLS keybox
Bathroom 2 Level 1
Listing Contract Signed Date 1/3/2020
RELO (Y/N) No
FIPS Code 18167
Picture Count 20
Update Date 6/22/2020 10:33 AM

Update Date 6/22/2020
HotSheet Date 6/22/2020
Input Date 1/4/2020 10:05 AM
Original Price \$75,000
HOA Y/N No
Bathroom 1 Level 1
Bathroom 3 Level 0
Short Sale (Y/N) No
Year Remodeled 2012
Geocode Quality Exact Match
Input Date 1/4/2020 10:05 AM

FEATURES

EXTERIOR

Frame

ROOF

Shingle

EXTERIOR AMENITIES

Rock Driveway

Paved Street

PORCH/PATIO

Open Deck

Open Sloop

LANDSCAPING

Fence-Wood

Trees

Garden Area

Outdoor Lighting

INTERIOR AMENITIES

New Floor Covering

Hardwood Floors

Ceramic Tile

Window Coverings

Ceiling Fan(s)

Smoke Detector

Garage Door Opener

Cathedral Ceiling

APPLIANCES

Dishwasher

Garbage Disposal

Refrigerator

Gas Range/Oven

Microwave

Washer

Dryer

HEATING

Natural Gas

Forced Air

COOLING

Central Air

WINDOWS

Double Pane

WINDOW TREATMENT

All

BASEMENT/FOUNDATION

Partial Basement

Crawl Space

WATER HEATER

Electric

WATER SUPPLY

City Water

SEWER

City Sewer

GAS

Installed

LAUNDRY

Main Level

Closet

LOT DESCRIPTION

Corner Lot

Level

FLOOD PLAIN

Out of Flood

POSSESSION

Negotiable

WARRANTY PROGRAM

Seller Purchased

SHOWING INSTRUCTIONS

Call Listing Agent

Appointment Only

Lock Box Occupied

DOCUMENTS ON FILE

Lead Based Paint

Property Disclosure

Aerial

DOCUMENTS ONLINE

Property Disclosure

Aerial

Lead Based Paint

STYLE

Church

GARAGE TYPE

Detached

DINING AREA

Formal Dining

LOCATION

City/Town/Suburbs

SQUARE FOOTAGE SOURCE

Agent

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FINANCIAL

Taxes 614
 VOW Address Yes
 VOW Comment Yes
 Financing Terms Conv,Ins.Conv

VOW Include Yes
 VOW AVM Yes
 Tax Year 2018

SOLD STATUS

Sold Contract Date 6/22/2020

Closing Date 7/22/2020

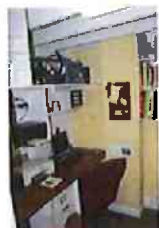
AGENT REMARKS

Agent Remarks Park in the back off of the alley; enter through gate in fence. Use same key for the garage door, please make sure to deadbolt only; light switch on the right. Basement access is in the SE corner floor of the LR; light switch on the left. Butcher block countertop & tile flooring being left for buyer.

PUBLIC REMARKS

Public Remarks Come check out this unique home opportunity. As a former church, this building has been transformed into a spacious home with approximately 1,700 sq. ft. of living space. The wide open main level features a large living room, dining room, kitchen, and elevated nook. A small den, full bathroom, and laundry closet complete the main level. The upper level consists of two bedrooms, a master bathroom, and a full width loft overlooking the living room. This home sits on a large corner lot, and includes a fenced in back yard and a oversized 22'x32' detached garage with a full loft. Let's see how we can make this house your home. Call today!

ADDITIONAL PICTURES





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DISCLAIMER

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

SO 10, 2020



TERRE HAUTE, INC
PAID

Receipt

The following was paid to the City of Terre Haute, Controller's Office AUG 04 2020

Date: 08-04-2020

Name: Jeremy Nelson Hopkins

Reason:	<u>Rezoning - Notice of Filing</u>	<u>\$25.00</u>
	<u>Rezoning - Petition</u>	<u>\$20.00</u>
		<u>\$45.00</u>

Cash: \$45.00

Check: _____

Credit: _____

Total: \$45.00

Received By: *Rellus*

CONTROLLER



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: September 3, 2020

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 10-20

CERTIFICATION DATE: September 2, 2020

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. 10-20. This Ordinance is a rezoning of the property located at 1322 South 11th. The Petitioner, Jeremy Nelson Hopkins, petitions the Plan Commission to rezone said real estate from zoning classification C-2 to R-1, Two-Family Residence District in order to have the entire property zoned the same so he can sell his home.

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. 10-20 at a public meeting and hearing held Wednesday, September 2, 2020. 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. 10-20 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 10-20 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. 10-20 was FAVORABLE WITH THE FOLLOWING CONDITION: None.



Handwritten signature of Fred L. Wilson.

Fred L. Wilson, President

Handwritten signature of Jared Baylor.

Jared Baylor, Executive Director

Received this 3rd day of September, 2020

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #10-20
Date: September 2020

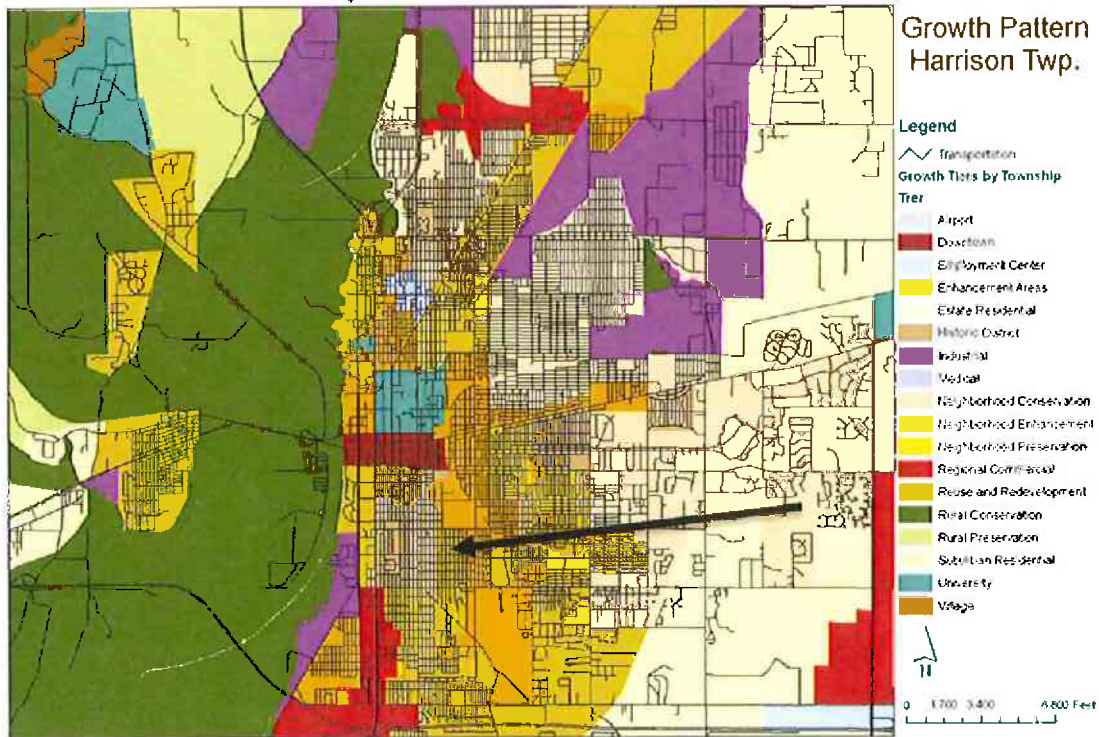
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Page 1 of 3

APPLICATION INFORMATION

Property Owner: Jeremy Nelson Hopkins
Proposed Use: Single Family Residence
Proposed Zoning: R-2, Two-Family Residence District
Current Zoning: C-2, Limited Community Commerce
Location: The property is on the corner of Washington Avenue and S. 11th St.
Common Address: 1322 S 11th Street, Terre Haute, IN 47802

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



Guiding Policies:

Neighborhood Enhancement Areas

Areas that qualify as Neighborhood Enhancement, represent residential areas with aging housing stock, older industrial areas that are in need of reinvestment, and neighborhood commercial nodes that need assistance in meeting modern development standards. These areas are primarily located within the Terre Haute, West Terre Haute, Seelyville, and Riley.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #10-20

Doc: # 40

Date: September 2020

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In regards to residential neighborhoods that are in need of rehabilitation, they should receive priority efforts with respect to public improvements such as drainage, sidewalks, street, curb and gutter repair and replacement, and landscaping in the public rights-of-way. Where appropriate, new residential infill projects should be considered a high priority for undeveloped parcels. Over time incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated.

Over time, it is reasonable to expect some displacement of existing industrial facilities, either because of functional and competitive obsolescence of facilities themselves or because corporate restructuring. As facilities are displaced, facility reuse plans or site redevelopment plans should be prepared. In some cases, industrial reuse or redevelopment may not be appropriate, for example in older core of the City of Terre Haute.

Neighborhood commercial areas are small scale, retail activity clusters or planned centers that serve limited market areas – typically 4,000 to 10,000 people. They provide shopping opportunities for those most frequently purchased goods and services. Neighborhood commercial areas should be distributed throughout the community in relationship to the distribution of households. Each neighborhood commercial center should be a master planned commercial development that is contained within a defined tract or land area. Auto ingress and egress must be controlled. Most importantly, these areas should relate to surrounding residential neighborhoods but not adversely impact the livability of those neighborhoods through traffic, lighting, noise, litter, or other impacts. They will require strong buffering and landscape regulations, as well as being architecturally harmonized and able to blend with their neighborhood context.

Additional policies for Neighborhood Enhancement Areas should include:

- Encourage infill development that is compatible with the land use mix and intensity of existing development.
- Support preservation and rehabilitation of historic properties.
- Incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated.
- Identify areas that need sub-area plans and prioritize the development of those plans by area.
- Allow for a range of housing densities based on the zoning ordinance.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.

Dev. Priority: There is a low development priority in this area. Focus should remain on stability and reinvestment in the neighborhood.

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-2, Two-Family Residence District
East – R-2, Two-Family Residence District
South – R-2, Two-Family Residence District
West – R-2, Two-Family Residence District

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #10-20

Doc: # 40

Date: September 2020

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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: 7,200 Sq. Ft. FAR 0.5 %

Street Setback: 55 feet from centerline on Plum St.;

55 feet on 31st St.

Rear setback: 11 feet (no alley)

Interior setback: 5 feet from the interior lot line;

FINDINGS and RECOMMENDATION

Staff Findings: A portion of the property is currently zoned C-2. The petitioner is selling the home and would like to rezone the entire property to R-1 to match the surrounding zoning.

If we look at the district in which it is located, the four blocks immediately to the west, south and east, and two blocks immediately to the north, are all solidly zoned R-2. A single-family attached and detached home is permitted by right in an R-2 (Sec. 10-180, c.(1&2)), it would seem to be in keeping with the district and would provide a continuity of use with adjoining properties if the petition were R-2.

Recommendation: Staff offers a Favorable Recommendation for this petition but would favor the R-2 zoning over the R-1 zoning: