

PETITION FOR REZONE
THE MONTGOMERY COUNTY ZONING ORDINANCE

CASE# RZ 2020-3
DATE FILED 5/21/20

REZONE FEE \$300.00 FOR 2 ACRES;
\$300.00 PLUS \$25.00 FOR EACH ADDITIONAL ACRE IN EXCESS OF 2 ACRES (17.00 acres addn'l)
PAID \$725.00 DATE 5/21/20

PETITIONER JIM RATCLIFF
PHONE# 765-918-1702
ADDRESS 1400 S LADOGA ROAD, CRAWFORDSVILLE, IN 47933

REPRESENTATIVE FOR PETITIONER: Roger A. Azar, PE / Deckard Engineering/Surveying, PC

DESCRIBE THE REZONE REQUEST

A request to re-zone from Agricultural to Residential. A new residential development, encompassing 19.00 acres is being designed on what currently is zoned as Agricultural. A re-zoning of these 19.00 acres is requested. The acreage is to be re-zoned as Residential.

PURPOSE OF REQUEST

New residential development .

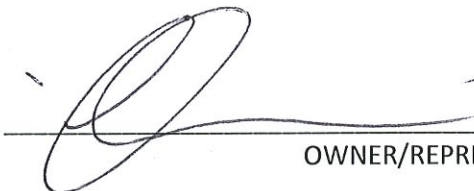
COMPREHENSIVE PLAN RECOMMENDATION _____

PARCEL # 54-10-20-600-014.010-025 SECTION 20 TOWNSHIP 18 RANGE 4W
PARCEL # 54-10-20-600-014.007-025 SECTION 20 TOWNSHIP 18 RANGE 4W

NAMES AND ADDRESSES OF ALL LANDOWNERS ADJACENT OR WITHIN 100 FEET OF PROPERTY

DIRECTION FROM PROPERTY	PARCEL ID	NAME & ADDRESS
NORTH	54-10-20-600-014.025-025	ENDICOTT TIMOTHY O & ROCHELLA 3544 S US HWY 231 CRAWFORDSVILLE, IN 47933
NORTH	54-10-20-600-014.009-025	THOMASON RONALD B & KAREN L 3522 S US HWY 231 CRAWFORDSVILLE, IN 47933
NORTH	54-10-20-600-014.023-025	TUROCI GEORGE S & MARIE S 3506 S US HWY 231 CRAWFORDSVILLE, IN 47933
EAST	54-10-20-700-016.000-025	WHITED HELEN JO UNDIV 1/2 INT & RICHARD L DOUGLAS UNDIV 1/2 INT PO BOX 376 CAYUGA, IN 47928
SOUTH	54-10-20-600-014.021-025	HARTMAN RICHARD A & SZEWC HARTMAN BRITTANI D 3658 S US HIGHWAY 231 CRAWFORDSVILLE, IN 47933
SOUTH	54-10-20-600-014.022-025	WILHELM TIMOTHY R & SYDNEY 3626 S US HIGHWAY 231 CRAWFORDSVILLE, IN 47933
SOUTH	54-10-20-600-014.012-025	EVERGREEN NURSERY & LANDSCAPE 3754 S US HIGHWAY 231 CRAWFORDSVILLE, IN 47933
WEST	54-10-19-800-006.001-025	GILLILAND JOYCE ANN 124 W 400 S CRAWFORDSVILLE, IN 47933

I AFFIRM UNDER PENALTIES OF PERJURY THIS 21st DAY OF May, 2020; THAT THE INFORMATION CONTAINED IN PETITION IS TRUE.


OWNER/REPRESENTATIVE SIGNATURE

**MONTGOMERY COUNTY PLAN COMMISSION
CASE REPORT**

Case Number: RZ2020-3

Date: 6/12/20

Petitioner- RATCLIFF INC

Location – 3600 S block of US Highway 231 in southern Montgomery County

Type of Case: Re zone of agricultural zoned property to Residential

Standard: Discretionary

Introduction

At the June 24th 2020 meeting you will conduct a public hearing to consider Re- zoning a 19 acre parcel owned by for the purpose of residential development. Specifically, the petitioner requests an amendment to the zoning classification from Agriculture to Residential for the purpose of a residential subdivision. The proposed development on the property is an 11 lot subdivision of 1500-2500 sqft Single Family Dwellings. The existing characteristics are wooded and row crop with contour grade changes to the south of the property. The property is accessed from US Highway 231 at an existing entrance that serves three Single Family Dwellings at present. The proposed parcel of RZ 2020-3 is .32 of a mile north of county road 400 S on the eastside of US Highway 231. Characteristics of the area include parcelization for Single Family Dwellings and multiple subdivisions within 2600 feet of the proposed development. All lots will be on-site septic and well. This parcel was previously split three times for Single Family Dwellings which is allowed per the definition of a subdivision in the Montgomery County Subdivision Ordinance.

Parcel number - 54-10-20-600-014.007-025

Procedural Status of Case

Notice of the public hearing was published on June 13th, 2020. Notice to adjoining landowners and landowners within 100 feet of property were sent on June 10th, 2020. The general use of the area is agricultural and residential. If the Re-zone is approved the Subdivision process will begin with the Conceptual approval. This Conceptual Subdivision is on the June agenda for concept approval.

Factors to be considered

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses in area.
3. The most desirable use for which the land in each area is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Is the proposed development responsible development.

Staff Recommendation

Staff recommends approval of Re zone requested based on the criteria above. The area is comprised of residential dwellings and agriculture and is consistent with the Montgomery County Comprehensive Plan.

