



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 24

COMMON ADDRESS OF LOTS TO BE REZONED:

812 Oak Street, Terre Haute, IN 47807

Current Zoning: R2 – Two Family Residence District. R3 General Residence District

Requested Zoning: R3 – General Residence District

Proposed Use: Apartment Building

Name of Owner: Ricky D. Ward

Address of Owner: 1843 E. Sierra Drive, Haubstadt, IN 47639

Phone Number of Owner: 812-249-9270

Attorney Representing Owner (if any): N/A

Address of Attorney: N/A

Phone Number of Attorney: N/A

For Information Contact: Ricky Ward

Council Sponsor: *George Azar*

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

DEFEATED

**SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 24, 2017**

FILED

MAY 05 2017

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 ORDAINED 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:

Parcel ID: 84-06-27-104-010.000-002

Tax ID: 118-06-27-104-010

Tract 1 - Lot Number 30 in Fontaine's Addition to Terre Haute, the same being a subdivision of part of Lot 4 in the
Subdivision of the Northwest Quarter of Section 27, Township 12 North, Range 9 West made by Charles Dewey, Executor of
the Last Will and Testament of Davie Raymond, deceased, as shown by the recorded plat thereof recorded in Deed Record 7,
Page 185, records of the Recorder's Office of Vigo County, Indiana.

Commonly known as: 806 Oak Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-008.000-002

Tax ID: 118-06-27-104-008

Tract 2 - Forty-six (46) feet off the middle part of Lot Number Thirty-one (31) in Fontaine's Addition to the City of Terre
Haute, the same being more fully described as follows: Beginning at a point sixty-one (61) feet South of the Northwest corner
of said Lot Number Thirty-one (31) in Fontaine's Addition, thence East fifty (50) feet, thence North Forty-six (46) feet to the
place of beginning.

Commonly known as: 426 South 8th Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-009.000-002

Tax ID: 118-06-27-104-009

Tract 3 - 33 feet off the South end of Lot 31, in Fontaines Addition to the City of Terre Haute, in Vigo County, Indiana.

Commonly known as: 430 South 8th Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-007.000-002

Tax ID: 118-06-27-104-007

Tract 4 - 61 feet off the North end of Lot 31, in Fontaine's Addition to the City of Terre Haute, as per recorded plat in Deed
Record 7, Page 185, of the Recorder's Office of Vigo County, Indiana.

Commonly known as: 418 South 8th Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-011.000-002

Tax ID: 118-06-27-104-011

Fountains ADD 32' W Side Lot 28 (812-814 Oak Street) 2005018931 D-430/289 200316174 27-12-9 Lots 28-31).

Commonly known as: 812 Oak Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-012.000-002

Tax ID: 118-06-27-104-012


Thirty-two (32) feet off the West Side of Lot 28 in Fontaine's Addition to Terre Haute, the same being a subdivision of Lot 4 in
the subdivision of the North West Quarter of Section Twenty-seven Dewey as Executor of David Raymond, deceased.

Commonly known as: 818 Oak Street, Terre Haute, Vigo County Indiana 47807

Be and the same is hereby established as a **R3-General 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,



(George Azar)

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

Karrum Nasser-President

ATTEST: _____

Charles P. Hanley, City Clerk

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

Charles P. Hanley, City Clerk

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

Duke A. Bennett, Mayor

ATTEST: _____

Charles P. Hanley, City Clerk

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 _____


Ricky D Ward

This instrument prepared by: **Ricky D. Ward, 1843 E. Sierra Drive, Haubstadt, IN 47807. Phone: 812-249-9270.**

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, **Ricky D. Ward**, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Parcel ID: 84-06-27-104-010.000-002

Tax ID: 118-06-27-104-010

Tract 1 - Lot Number 30 in Fontaine's Addition to Terre Haute, the same being a subdivision of part of Lot 4 in the Subdivision of the Northwest Quarter of Section 27, Township 12 North, Range 9 West made by Charles Dewey, Executor of the Last Will and Testament of Davie Raymond, deceased, as shown by the recorded plat thereof recorded in Deed Record 7, Page 185, records of the Recorder's Office of Vigo County, Indiana.

Commonly known as: 806 Oak Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-008.000-002

Tax ID: 118-06-27-104-008

Tract 2 - Forty-six (46) feet off the middle part of Lot Number Thirty-one (31) in Fontaine's Addition to the City of Terre Haute, the same being more fully described as follows: Beginning at a point sixty-one (61) feet South of the Northwest corner of said Lot Number Thirty-one (31) in Fontaine's Addition, thence East fifty (50) feet, thence North Forty-six (46) feet to the place of beginning.

Commonly known as: 426 South 8th Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-009.000-002

Tax ID: 118-06-27-104-009

Tract 3 - 33 feet off the South end of Lot 31, in Fontaines Addition to the City of Terre Haute, in Vigo County, Indiana.

Commonly known as: 430 South 8th Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-007.000-002

Tax ID: 118-06-27-104-007

Tract 4 - 61 feet off the North end of Lot 31, in Fontaine's Addition to the City of Terre Haute, as per recorded plat in Deed Record 7, Page 185, of the Recorder's Office of Vigo County, Indiana.

Commonly known as: 418 South 8th Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-011.000-002

Tax ID: 118-06-27-104-011

Fountains ADD 32'W Side Lot 28 (812-814 Oak Street) 2005018931 D-430/289 200316174 27-12-9 Lots 28-31).

Commonly known as: 812 Oak Street, Terre Haute, Vigo County Indiana 47807

Parcel ID: 84-06-27-104-012.000-002

Tax ID: 118-06-27-104-012

Thirty-two (32) feet off the West Side of Lot 28 in Fontaine's Addition to Terre Haute, the same being a subdivision of Lot 4 in the subdivision of the North West Quarter of Section Twenty-seven Dewey as Executor of David Raymond, deceased.

Commonly known as: 818 Oak Street, Terre Haute, Vigo County Indiana 47807

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 **R2 - Two Family Residence District. R3 General Residence District.**

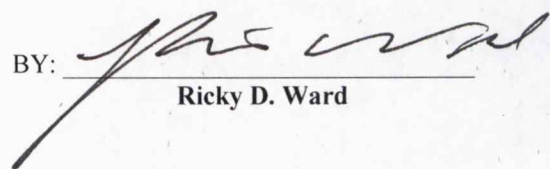
Your petitioner would respectfully state that the real estate is now **apartments**. Your petitioner intends to use the real estate to **continued use as apartments**.

Your petitioner would request that the real estate described herein shall be zoned as a **R3-General Residence District**. Your petitioner would allege that the **R3-General 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 **R3-General 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 WITNESS WHEREOF, This petition has been duly executed this 5th day of May, 2017.

BY: 
Ricky D. Ward

PETITIONER: **Ricky D. Ward**

This instrument was prepared by **Ricky D. Ward, 1843 E. Sierra Drive, Haubstadt, IN 47639.**

AFFIDAVIT OF:

COMES NOW affiant **Ricky D. Ward**

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

at 812 Oak Street, 806 Oak St, 426 S. 8th St, 430 S. 8th St., 418 S. 8th St,
d 818 Oak St.

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.

Ricky D. Ward
Ricky D. Ward

SIGNATURE: n/k

SIGNATURE: n/k

STATE OF INDIANA
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for

said County and State, Vigo, Indiana, Ricky D. Ward

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 5th day of May, ~~200~~ 2017.

Notary Public: *Rhonda Kay Coombs*
Rhonda Kay Coombs
[Typed name]

My Commission Expires: 08/01/2021

My County Of Residence: Vigo





Google Earth

Google Earth



DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2014010835 QD \$18.00
08/21/2014 03:04:46P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented

AUG 21 2014

Timothy M. Segunde
VIGO COUNTY AUDITOR

Space reserved for use by Recorder's Office

Recording requested by: Ricky Dean Ward
When recorded, mail to:
Ricky Dean Ward
11692 E. State Road 445
Bloomfield, IN 47424

Property Tax Parcel/Account Number:
84-06-27-104-010.000-002
84-06-27-104-008.000-002
84-06-27-104-009.000-002
84-06-27-104-007.000-002

Document prepared by:
Ricky Dean Ward
11692 E. State Road 445
Bloomfield, IN 47424

Quitclaim Deed

This Quitclaim Deed is made on August 20, 2014, between Phoenix Investment Corporation (David Axe President) & Janie Shepherd, **Grantor**, of 806 Oak Street, 426 South 8th Street, 430 South 8th Street, & 418 South 8th Street, City of Terre Haute, State of Indiana, and Ricky Dean Ward, **Grantee**, of 806 Oak Street, 426 South 8th Street, 430 South 8th Street, & 418 South 8th Street, City of Terre Haute, State of Indiana.

For valuable consideration, the **Grantor** hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the **Grantee**, and his or her heirs and assigns, to have and hold forever, located at 806 Oak Street, 426 South 8th Street, 430 South 8th Street, & 418 South 8th Street, City of Terre Haute, State of Indiana:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2014 (payable 2015) shall be paid by the Grantee.

Dated: August 20, 2014

Signature of Grantor: *David Axe*
Name of Grantor: Phoenix Investment Corporation

Janie Shepherd
Janie Shepherd

Signature of Witness #1: *Kellee Stevenson*
Printed Name of Witness #1: Kellee Stevenson

Signature of Witness #2: *Tina Gallagher*
Printed Name of Witness #2: Tina Gallagher

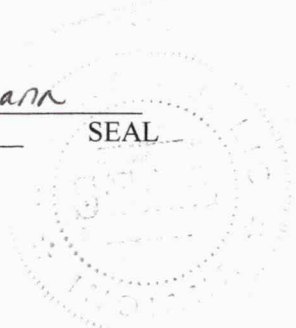
State of Indiana County of Greene, On August 20, 2014, the Grantor, Phoenix Investment Corporation & Janie Shepherd personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Carla Gambill
Notary Signature: Carla Gambill

Notary Public,
In and for the County of Greene State of Indiana
My commission expires: May 30, 2016

SEAL

Send all tax statements to Grantee.
See attachment for additional legal description of parcels.



**Sales Disclosure Additional Information
Four Parcels**

Properties (Land) Legal Description:

806 Oak Street, Terre Haute, Indiana 47807

Parcel ID: 84-06-27-104-010.000-002

Tax ID: 118-06-27-104-010

Tract 1- Lot Number 30 in Fontaine's Addition to Terre Haute, the same being a subdivision of part of Lot 4 in the Subdivision of the Northwest Quarter of Section 27, Township 12 North, Range 9 West made by Charles Dewey, Executor of the Last Will and Testament of Davie Raymond, deceased, as shown by the recorded plat thereof recorded in Deed Record 7, Page 185, records of the Recorder's Office of Vigo County, Indiana.

426 South 8th Street, Terre Haute, Indiana 47807

Parcel ID: 84-06-27-104-008.000-002

Tax ID: 118-06-27-104-008

Tract 2 -Forty-six (46) feet off the middle part of Lot Number Thirty-one (31) in Fontaine's Addition to the City of Terre Haute, the same being more fully described as follows: Beginning at a point sixty-one (61) feet South of the Northwest corner of said Lot Number Thirty-one (31) in Fontaine's Addition, thence East fifty (50) feet, thence North Forty-six (46) feet to the place of beginning.

430 South 8th Street, Terre Haute, Indiana 47807

Parcel ID: 84-06-27-104-009.000-002

Tax ID: 118-06-27-104-009

Tract 3 -33 feet off the South end of Lot 31, in Fontaines Addition to the City of Terre Haute, in Vigo County, Indiana.

418 South 8th Street, Terre Haute, Indiana 47807

Parcel ID: 84-06-27-104-007.000-002

Tax ID: 118-06-27-104-007

Tract 4 -61 feet off the North end of Lot 31, in Fontaine's Addition to the City of Terre Haute, as per recorded plat in Deed Record 7, Page 185, of the Recorder's Office of Vigo County, Indiana.

RECORD OWNER:

Tract 1, 3, and 4- Phoenix Investment Corporation.

Tract 2- Janie Shepherd.



JAN 31 2013

Timothy M. Leggett
VIGO COUNTY AUDITOR

WARRANTY DEED

This Indenture Witnesseth that ROI Development, LLC, a limited liability company, organized and existing under the laws of the State of Indiana, of Vigo County in the State of Indiana, and Michael S. Rowe and Teresa Rowe, husband and wife, Convey and Warrant to Ricky D. Ward, a competent adult, of Vigo County in the State of Indiana, for and in consideration of One Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Vigo County in the State of Indiana, to-wit:

Lot Number 29 in Fontaines Addition to the Town, now City of Terre Haute, Vigo County, Indiana.

Subject to any and all easements, rights-of-way and other observable or recorded covenants, restrictions, conditions and limitations.

IN WITNESS WHEREOF the above referred to ROI Development, LLC, an Indiana Limited Liability Company, has caused this deed to be executed in its name and on its behalf by its duly authorized sole member, and Michael S. Rowe and Teresa Rowe, husband and wife, have hereunto set their hands and seals this 30th day of JANUARY, 2013.

[Signature]

Michael S. Rowe

[Signature]

Teresa Rowe

ROI DEVELOPMENT, LLC

By *[Signature]*

Michael S. Rowe, its sole member

STATE OF INDIANA, COUNTY OF VIGO) SS:

Before me, the undersigned, a Notary Public in and for said county and state, this 30th day of JANUARY, 2013, personally appeared Michael S. Rowe, being the sole member of ROI Development, LLC, an Indiana Limited Liability Company, who stated that all of the facts and figures above set forth were true and thereupon executed and acknowledged execution of the foregoing instrument on behalf of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

09-06-2015

DARYL L. MCGLEARY
Notary Public - State of Indiana
Vigo County
My Commission Expires
September 06 2015

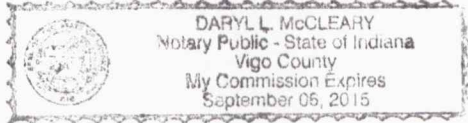
[Signature]

Daryl L. McGleary Notary Public
A resident of VIGO County, Indiana

STATE OF INDIANA, COUNTY OF VIGO) SS:

Before me, a Notary Public in and for said county and state, this 30th day of JANUARY, 2013, personally appeared Michael S. Rowe and Teresa Rowe, husband and wife, who acknowledged the execution of the foregoing Warranty Deed to be their voluntary act and deed and stated that the representations therein contained are true as they verily believe.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Daryl L. McCleary
Daryl L. McCleary, Notary Public
A resident of VIGO County, Indiana

My Commission Expires:

09-06-2015

Mail tax duplicates to: 11692 E. STATE ROAD 445 Bloomfield IN 47424

Mailing addresses of the real estate is 812-814 Oak Street, Terre Haute, Indiana 47807.

Mailing address of the Grantee is 11692 E. STATE ROAD 445 Bloomfield, IN 47424

This instrument prepared by: C. Don Nattkemper, Attorney at Law, 2901 Ohio Boulevard, Suite 160, Terre Haute, Indiana 47803.

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.

[Signature]

2014010542 QD \$20.00
08/13/2014 11:26:10A 3 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



Recording requested by: Ricky Ward
When recorded, mail to:

Name: Ricky Ward
Address: 11692 E. State Rd 445
City: Bloomfield
State/Zip: IN, 47424

Space above reserved for use by Recorder's Office

Document prepared by:
Name: Michael S Row
Address: 11213 S 52nd
City/State/Zip: Terre Haute IN 47702

Property Tax Parcel/Account Number:

84-06-27-104-012.000-002

Quitclaim Deed

This Quitclaim Deed is made on August 13, 2014, between
ROI Development LLC Michael S Row Grantor, of 818 OAK ST.
City of Terre Haute, State of Indiana,
and Ricky Dean Ward, Grantee, of 818 OAK ST.
City of Terre Haute, State of Indiana.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 818 OAK ST.
City of Terre Haute, State of Indiana:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 8-13-14

Michael Rowa
Signature of Grantor

ROI Dr. LLC
Name of Grantor

[Signature]
Signature of Witness #1

Ryan Wickens
Printed Name of Witness #1

Jared Bayler
Signature of Witness #2

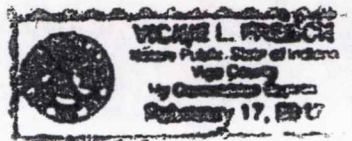
Jared Bayler
Printed Name of Witness #2

State of Indiana County of Vigo

On 8-13-14, the Grantor, ROI Dr. LLC Michael Rowa

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Vickie L. French
Notary Signature Vickie L. French



Notary Public,
In and for the County of Vigo State of IN
My commission expires: 2-17-2017 Seal

Send all tax statements to Grantee.

Thirty-two (32) feet off the West side of Lot 28 in Fontaine's Addition to Terre Haute, the same being a subdivision of Lot 4 in the subdivision of the North West Quarter of Section Twenty-seven (27) Township Twelve (12), Range Nine (9) made by Charles Dewey as Executor of David Raymond, deceased.

commonly known as 818 Oak Street, Terre Haute, Indiana.

Receipt

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

Date: 5/5/17

Name: Ricky Ward

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

TERRE HAUTE, IN
PAID
MAY 05 2017
CONTROLLER

Cash: 45.00

Check: _____

Credit: _____

Total: \$45.00

Received By: L Ellis (gn)



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 8, 2017

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

**THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER #24-17**

CERTIFICATION DATE: June 7, 2017

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. 24-17. This Ordinance is a rezoning of the property located at 812 Oak Street. The Petitioner, Ricky D. Ward, petitions the Plan Commission to rezone said real estate from zoning classification R-2 and R-3 to R-3, General Residence District, for an apartment building. 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. 24-17 at a public meeting and hearing held Wednesday, June 7, 2017. 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. 24-17 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 24-17 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. 24-17 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 1) A detailed Site Plan be approved by City Engineering; 2) Design esthetics be in keeping with the historic nature of the neighborhood for any new building.

Handwritten signature of Fred L. Wilson.

Fred L. Wilson, President

Handwritten signature of Jared Bayler.

Jared Bayler, Executive Director

Received this 8th day of June, 2017

APPLICATION INFORMATION

Petitioner: Ricky D. Ward

Owner: 7th St. LLC.

Representative: Same as Above

Proposed Use: Apartment building

Proposed Zoning: R-3, General Residence District

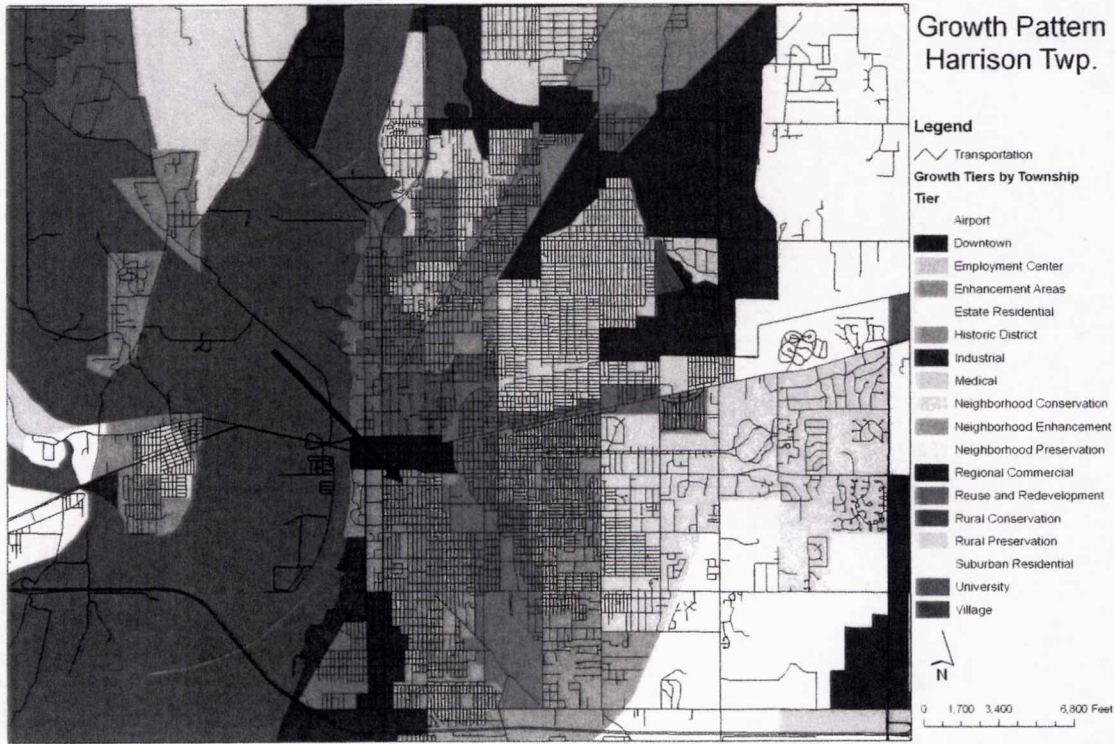
Current Zoning: R-2, Two-Family Residence District

Location: The property is located on the north east corner of Oak and 8th Streets.

Common Address: 812 Oak St., Terre Haute, IN 47807

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



Guiding Policies: Historic District

Historic Districts

Historic Districts are locations within the community that are important because of historic events, their architectural or cultural significance, or a connection to the lives of the people who lived there that should be protected and enhanced as an amenity to region. There are two types of historic districts:

- National Register Historic Districts. The National Register is a nation-wide list of buildings or areas certified by the Secretary of Interior as important architecturally, historically or culturally. Individual buildings and those in a district are eligible for Federal and Indiana tax credits for rehabilitation and tax reductions for easement donation. Listing a building on the National Register does not trigger local review of changes to the building unless the project is federally funded.
- Local Historic Districts. Local Historic Districts can be created by local ordinance, and are regulated by a historic district design standards in that ordinance. These standards vary from district to district and are developed by the neighborhood. “Certified” local historic districts have been determined to qualify for the National Register. These districts enjoy the same tax credit benefits as National Register districts.

Specific items to be utilized in identifying historic districts include:

- Buildings and structures within the district generally must be 50 years old.
- Many demolitions or new buildings have not altered it historic appearance.
- District resources should be similar in style, massing, detailing and/or date of construction.
- The buildings in the district must retain their original architectural character.
- The area must have clear and precise defined boundaries.

Street Access: 8th or Oak St. and an Alley off 8th St.

Dev. Priority: Reinvestment and rehabilitation are a high priority.

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-2, C-5
East – R-2
South – R-2, C-5
West – C-2

ZONING REGULATIONS

R-3 Purpose: The General Residence District

R-3 Uses: Any use permitted in the R-1 and R-2 Districts, Apartment Hotels. Colleges and universities, but not business colleges or trade schools, Fraternal, philanthropic and charitable use or institutions, provided that not more than twenty-five percent (25%) of the gross floor area or four thousand (4,000) square feet shall be used as office space. Hospitals, sanitariums, and convalescent homes, Institutions for the aged and for children, Lodging Houses and Tourist Homes, Nursery Schools, Boarding, Private Clubs or Lodges - not operated for profit, provided that not more than twenty percent (20%) of the gross floor area or two thousand (2,000) square feet, whichever is greater, shall be used as office space, Apartment House.

R-3 Standards: Minimum Lot Size: N/A;
FAR 0.50 % or 384 Square Feet per bed
Street Setback: 55 feet from centerline;
Rear setback 11';
Interior setback of 5' from the interior lot line;
A parking plan must be approved by the Engineering and Planning Departments.

FINDINGS and RECOMMENDATION

Staff Findings:

The properties to be rezoned are Lots 31, 30 and the west portion of lot 28 (see legal description for more detail) of Fountaine's Addition. Lot 29 is already R-3. The petitioner in the future may desire to increase the number of available units at that location. The addition may mean additional buildings are required. The site plan submitted does not show any additional buildings to be

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #24-17

Doc: # 38

Date: June 2017

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constructed. Careful planning will need to occur to assure compliance with all City Ordinances.

A site plan review will need to occur and be approved by City Engineering. The detailed plan must assure the FAR (floor area ratios) are permissible for this location. Also, Table 4 Schedule of Minimum Off-Street Parking Requirements (Gen. Ord. No. 18, 2004, As Amended, 11-9-04) must be followed.

This location is in the Historic Farrington's Grove Neighborhood which extends as far east as 10th St. Design esthetics must be in keeping with the neighborhood.

Recommendation: Staff offers a Favorable Recommendation with the following condition.

1. A detailed site plan be approved by City Engineering
2. Design esthetics be in keeping with the historic nature of the neighborhood for any new building