

Commissioners Conference Room
Vigo County Annex
Terre Haute, Indiana

Present: Mike Morris and Brendan Kearns

Others Present: James Bramble

9:30 AM the Board held a rezoning hearing.

UZO #10-21: Parcel Nos. 84-10-07-301-023.000-019; 84-10-07-328-004.000-019; 84-10-07-328-003.000-017; 84-10-07-326-027.000-019; 84-10-07-326-028.000-019; 84-10-326-008.000-019; 84-10-07-326-010.000-019; 84-10-07-326-012.000-019; 84-10-07-327-006.000-019; 84-10-07-326-015.000-019; and 84-10-07-326-014.000-019. This property is land and lots along Norrah Way, Harrison Denham Way, Jennah Way and Caroline Grace in Idle Creek, Terre Haute, Indiana. Property starts at the corner of Caroline Grace and Harrison Denham Way and extends north and abuts to the 641 bypass. Rezone from R-1 & R-2 to Planned Unit Development. Proposed use is for condominiums. Property owner and Petitioner is Richard K. Jenkins and Idle Creek Development, Inc.

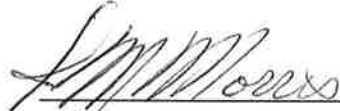
All surrounding uses are residential. Petitioner has requested a zoning map change to a Planned Unit Development for expansion of condominiums and villas with common grounds. This is to be developed in phases. Phase I contains only the portion of the development having already received secondary plat approval plus the final detail plan for Phase I has no changes relative to the plan already submitted. Phase II is indicated as mirroring existing development standards, including densities and setbacks. They have requested as part of the Planned Unit Development that setbacks be in uniformity with the previous Idle Creek Subdivision Development phases. The preliminary plan, as submitted for the second phase, is in compliance with and does meet Section 13(c)(1)(A) of the UZO. This request was adopted at the October 6, 2021 Area Plan Commission Meeting with a favorable recommendation on the preliminary plan and the zone map change for Phase I and a favorable recommendation on the preliminary plan for Phase II. There were no remonstrators at the Area Plan Commission meeting. After a short discussion, Brendan Kearns made a motion to approve the zoning for the property, changing it to a Planned Unit Development. Mike Morris seconded the motion. Upon a voice vote of 2-0, the motion was unanimously passed.

UZO #12-21: Parcel No. 84-07-08-401-004.000-007/25.39 acres. This property is located at 6260 East Old Maple Avenue, Terre Haute, Indiana. Property is located on the north end of Hawthorne Woods. Rezone from R-S, Single Family Residential Suburban District to R-1, Single Family Residential District. Surrounding uses to the north, west and east are agricultural and to the south is residential. This area around Hawthorne Woods is agricultural and single family homes. Property owner and petitioner is Knoefler Development, Inc.

Property was rezoned in 2001 as part of the Hawthorne Woods development. This petition is for Phase III only. Phase III was given primary plat approval in April of this year. The zoning at the time of approval was R-S to match the existing development pattern. The R-1 zoning would allow to decrease lot sizes and increase the number of lots and density of the development. The development pattern of smaller and more numerous lots does not match the existing development pattern as was proposed in the Hawthorne Woods Phase III primary plat. Staff would request a new primary plat be submitted and approved as a part of the site plan for the approval of this rezoning request or alternatively, secondary

approval of the existing plat could be submitted and approved as all standards for R-S development are more restrictive than that of R-1 zoning classification. Area Plan did forward a favorable recommendation with the condition of submittal and approval of the new primary plat meeting all new development standards or alternatively, a secondary plat be filed with the existing development standards. There were no remonstrators present. Brendan Kearns made a motion to approve changing the zoning to a R-1, Single Family Residential District. Mike Morris seconded the motion. Upon a voice vote of 2-0, the motion was unanimously passed.

There being no further business, it is now ordered the Board be recessed.


Mike Morris, President


Chris Switzer, Vice President


Brendan Kearns, Secretary

Attest:


James W. Bramble, Auditor