

ORDINANCE NO. 2024-10

AN ORDINANCE of LaPorte County, Indiana, amending portions of Article 10, Section 8-145 thru 8-148 of the LaPorte County Master Plan, entitled "Zoning Ordinance," as amended, of LaPorte County, Indiana.

WHEREAS, Article 10, Section 8-145 thru 8-148 of the LaPorte County Master Plan, entitled "Planned Unit Developments" permits the establishment in LaPorte County of planned unit developments ("PUDS"), in which an area of land is developed as a single scheme which combines a mixture of uses, including residential, business, professional and/or light industrial, and which may not correspond to the development standards otherwise required for such uses by other provisions of the zoning and planning ordinances of LaPorte County; and,

WHEREAS, Article 10, Section 8-145 thru 8-148 of the LaPorte County Master Plan, entitled "Planned Unit Developments," authorizes the Board of County Commissioners of LaPorte County, by ordinance, to establish PUD Districts and to specify the uses and development requirements that apply in such PUD Districts;

NOW THEREFORE, BE IT, AND IT HEREBY IS, ordained by the Board of County Commissioners of LaPorte County, Indiana, under authority granted by Ind. Code § 36-7-4-600 et seq. and Ind. Code § 36-7-4-1500 et seq., and Article 10, Section 8-145 thru 8-148 of the LaPorte County Master Plan, entitled "Planned Unit Development":

SECTION 1. CHANGE OF ZONING CLASSIFICATION TO PUD DISTRICT CLASSIFICATION: The certain parcels of real property in LaPorte County, Indiana, legally described and currently classified on the zoning maps of LaPorte County, Indiana, as follows:

SEE LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

This parcel, currently zoned GB, is hereby rezoned and reclassified as "Ordinance No. _____". (hereinafter referred to as "the Ordinance"). The zoning maps of LaPorte County, Indiana, are hereby amended to incorporate this change.

SECTION 2. DEVELOPMENT STANDARDS. The ordinance shall be developed and shall in all respects comply with all of the following Development Standards:

(a) Except as specifically set forth in Paragraph (b) below, the Ordinance shall comply with the Development Standards set forth in of Article 10, Section 8-145 thru 8-148 of the LaPorte County Master Plan, entitled "Planned Unit Development" and Article 4, Section 8 of the LaPorte County Master Plan.

(b) The following variances from the Development Standards of Article 10, Section 8-145 thru 8-148 of the LaPorte County Master Plan, entitled "Planned Unit Development", shall apply:

1. Lot Area. From Section 8-8, the minimum lot area for single family dwellings shall be 7,700 square feet. The minimum lot area for attached single family dwellings shall be 6,000 square feet per unit. This ordinance shall allow the subdivision of any lot so long the subdivided lot contains the minimum amount of square feet as stated herein.

2. Lot Width. From Section 8-9, the minimum lot width for single family dwellings shall be 70 feet at the building line

3. Setback Requirements. From Section 8-9, the minimum side setback shall be eight (8) feet for detached single family dwellings and zero (0) feet for attached single family dwellings.

4. Ponds. From Section 8-14, ponds shall be constructed with a side slope at a 2:1 ratio. A safety shelf shall be constructed instead of a woven wire fence.

5. Streets. From Section 8:110(13), the property corners at the intersection of streets shall be rounded by arcs with radii of not less than 20 feet or by chords of such arcs.

6. Standard of Improvements. From Section 8-111(B)(3)Plate 1, the width of the curbs shall be 18".

7. Utility and Drainage Easement. From Section 8-110(D), utility and drainage easements need not be located and designated on the Site Improvement Plan until the respective utility companies have advised the owner of the actual access point to the property for the respective services. Upon receiving such information, the owner will amend the drawings to include the locations of utility and drainage easements. The final plat may not be recorded until such amendments are completed.

(c) The Ordinance shall be developed in accordance with the plans and specifications as drawn in the Site Improvement Plan identified as University Village PUD Site Improvement Plan, Chesterton, Indiana, dated May 6, 2004, and drawn by Duneland Group (the "Site Improvement Plan"), which Site Improvement Plan is attached hereto as Exhibit "B", and incorporated herein by this reference.

(d) Other. The utility and drainage easements shall be drawn on the Site Improvement Plan, as set forth in Section 2(b)(7) of the Ordinance.

SECTION 3 COVENANTS. The Ordinance shall be developed in accordance with and shall be subject to the covenants, conditions and restrictions which will be developed between Purdue Research Foundation and South Coast L.L.C.

SECTION 4. PUBLIC STREETS. All streets in the Ordinance shall be dedicated as public streets. The roads shall be laid out as shown in the Site Improvement Plan.

SECTION 5. CONDITIONS PRECEDENT TO COMMENCEMENT OF INFRASTRUCTURE CONSTRUCTION. Before secondary approval of any plat of subdivision in can be granted, before any improvement location permit can be issued for any improvement to be located in the Ordinance, and/or before any construction or development of any kind can be commenced in the Ordinance, all construction drawings, plans, and specifications for infrastructure installations shall be finally approved by the Technical Advisory Committee ("TAC") to the Plan Commission. Infrastructure may include, without limitation the following: sanitary sewers, storm sewers, water mains, drain tiles, street grading, street construction, curb construction, fine grading, sidewalks, lot grading, swale construction, pond construction, pond outlet construction, lot stakes, center line staking and concrete monuments, street name signs, traffic control signs, and all other infrastructure improvements as set forth in this Ordinance.

SECTION 6. RECORDATION. Before any improvement location permit can be issued for any improvement to be located in the Ordinance, and/or before any construction or development of any kind can be commenced in the Ordinance, the owner shall first record in the Office of the Recorder of LaPorte County the final Site Improvement Plan or plat of subdivision, the written commitment referred to in Section 8 herein, and this Ordinance.

SECTION 7. OTHER ORDINANCES. Any Ordinance or provision of any Ordinance of LaPorte County in conflict with the provision of any Ordinance is hereby superseded by this Ordinance. Subject to the foregoing, the passage and approval of this Ordinance shall not in any way except the owner of any land in from compliance with the provisions of any and all other applicable ordinances of LaPorte County, including without limitation the Subdivision Control Ordinance and the Improvement Location Permit Ordinance.

SECTION 8. SEVERABILITY. The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given effect without such invalid part or parts.

SECTION 9. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage and approval by the Board of County Commissioners of LaPorte County, Indiana, and publication as may be required by law.

PASSED AND ADOPTED by the Board of County Commissioners of LaPorte County,
Indiana, on the 22nd day of June, 2004.

BOARD OF COUNTY COMMISSIONERS
LaPorte COUNTY, INDIANA

s/ *William Fisher*

s/ *Michael Herman*

s/ *Ray Turner*

Attest: *Deeasa M. Shuter*
Chief Deputy Auditor

INDIAN TITLE CORP
158103

75 10/21/02
LAPORTE COUNTY RECORDER
FRAN BARRA DEAN
22 10 10 22 10 10 10 10 10 10
05/08/2002 02:12:42pm
ELECTRONIC FEE \$15.00
PROCESS 2

RETURN TO:

Property Address,
vacant land - LaPorte County IN

Mail Tax Statements to
3000 KENT AVENUE
WEST LA FAYETTE, IN 47906

AUDITOR'S RECORD

Transfer No. _____

Taxing Unit _____

Date _____

Fire-Tax ID No. 48-00-06-400-012/004

WARRANTY DEED

THIS INDENTURE WITNESSETH

Eugene Hughart and Gloria A. Hughart, Husband and Wife
CONVEY(S) AND WARRANT(S) TO

Purdue Research Foundation, for Ten Dollars and other valuable consideration the receipt whereof is hereby
acknowledged, the following described REAL ESTATE in LaPorte County, in the State of Indiana, to wit:

A parcel of land located in the South Half of the Southeast Quarter of Section 8, Township 38 North, Range 4 West, New
Dumern Township, LaPorte County, Indiana, more particularly described as follows:
Beginning at the Southeast corner of the Southeast Quarter of Section 8, Township 38 North, Range 4 West; thence South
89°00'28" West along the South line of said Southeast Quarter, 1180.28 feet; thence North 02°25'28" West, 1343.60 feet
to the North line of the South Half of the Southeast Quarter of said Section 8; thence North 85°51'18" East along said
North line, 1206.88 feet to the Northeast corner of the South Half of the Southeast Quarter of said Section 8; thence South
01°13'03" East along the East line of the Southeast Quarter, 857.10 feet to the Northeast corner of Section 18, Township
38 North, Range 4 West, thence continuing South 01°13'03" East along the East line of said Southeast Quarter, 489.60
feet to the point of beginning, containing 38.88 acres.

Subject to taxes for the year 2002, due and payable in 2003, and taxes for all subsequent years.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 3rd day of May, 2002.

Eugene Hughart
Eugene Hughart

Gloria A. Hughart
Gloria A. Hughart

State of Indiana, LaPorte County ss

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named
Eugene Hughart and Gloria A. Hughart who acknowledged the execution of the foregoing Deed and who, having been
duly sworn, stated that the representations therein contained are true.

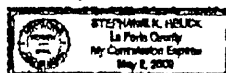
WITNESS, my hand and Seal this 3rd day of May, 2002

My Commission Expires _____

Printed Name of Notary Public _____

Notary Public County and State of Residence _____

Stephen K. Helock
Signature of Notary Public



NOTY LETTER FOR CLERK
SUBJECT TO JUDICIAL ACCEPTANCE FOR RECORD

MAY - 8 2002

Stephen K. Helock
LAPORTE COUNTY, INDIANA

