

RESOLUTION 2015- 01
A CASS COUNTY COMMISSIONERS AMENDMENT TO
THE CASS COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP
ALONG US HIGHWAY 24, EAST OF LAKE CICOTT

WHEREAS, The General Assembly of the State of Indiana granted powers to the cities and towns to adopt and amend a comprehensive plan in accordance with IC 36-7-4-500 series; and

WHEREAS, The Cass County Commissioners have adopted the Cass County Comprehensive Plan effective July 20, 2009; and

WHEREAS, IC 36-7-4-503 allows plans of this nature to include maps of current and future land use as a part of the comprehensive plan; and

WHEREAS, The Cass County Plan Commission held a public hearing on Tuesday March 3, 2015 and voted to certify with a favorable recommendation to the Cass County Commissioners the amendments to the Cass County Comprehensive Plan Future Land Use Map; and

WHEREAS, The Cass County Commissions believe this to be in the best interest of the residents, property owners and for the County's future growth and development to approve the amendment to the Cass County Comprehensive Plan Future Land Use Map; now, therefore be it

RESOLVED by the Commissioners of Cass County, Indiana as follows:

SECTION 1: That the Cass County Comprehensive Plan (Ordinance 2009-03) is amended to re-classify the Future Land Use Map designation of approximately 232 acres along US Highway 24 West, .36 miles east; 32 miles west and .5 miles north of the US Motor Speedway; and

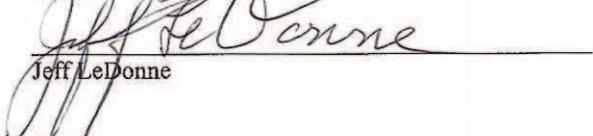
SECTION 2: The amendment of a residential designation will align the highway while the Motor Speedway; a portion of the campground; and the Next Day Container facility will stay commercial; the rest of the area stated above will be shown as agricultural

SECTION 3: That this amendment shall be in full force and effect upon its passage by the Commissioners of Cass County, Indiana.

DULY PASSED AND RESOLVED this 16 day of March 2015, by the Commissioners of Cass County, Indiana by a vote of 3 in favor and 0 opposed.

CASS COUNTY COMMISSIONERS:


James Sailors, President

Ralph Anderson

Jeff LeDonne

ATTEST:


Vaneen Ide, Auditor

PLAN COMMISSION

**LOGANSPORT
CASS COUNTY**

TO: Cass County Commission
FROM: Arin Shaver, AICP, Planning Director
DATE: March 16, 2015
SUBJECT: **Proposed Zoning Map and Future Land Use Map changes by the US 24 Motor Speedway**

The information provided in this staff report has been included for the purpose of reviewing the proposed rezoning. Since the rezoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee/Site Plan Review process to address development regulations.

Resolution: 15-02 Zoning Map Change

Resolution: 15-03 Comprehensive Plan Future Land Use Map Change

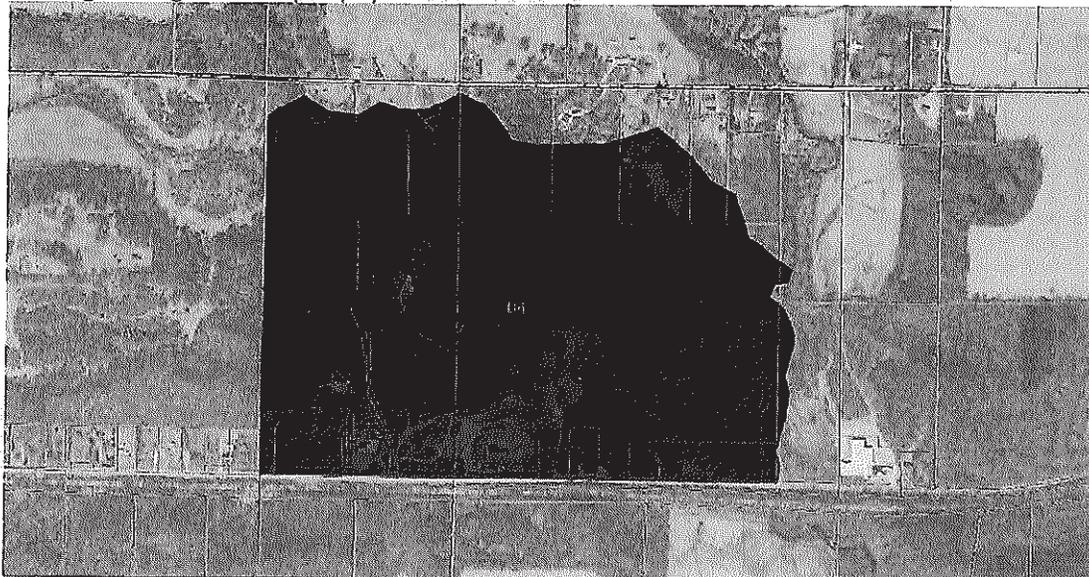
Applicant: Logansport Planning Department

BACKGROUND:

Property Location	Along US Highway 24 West .36 miles east, .32 miles west and .5 miles north of the US 24 Motor Speedway
Total Property Size	≈232 acres
Current Future Land Use Map	See Map 3
Proposed Future Land Use Map	See Map 4
Current Zoning District	See Map 1
Proposed Zoning District	See Map 2

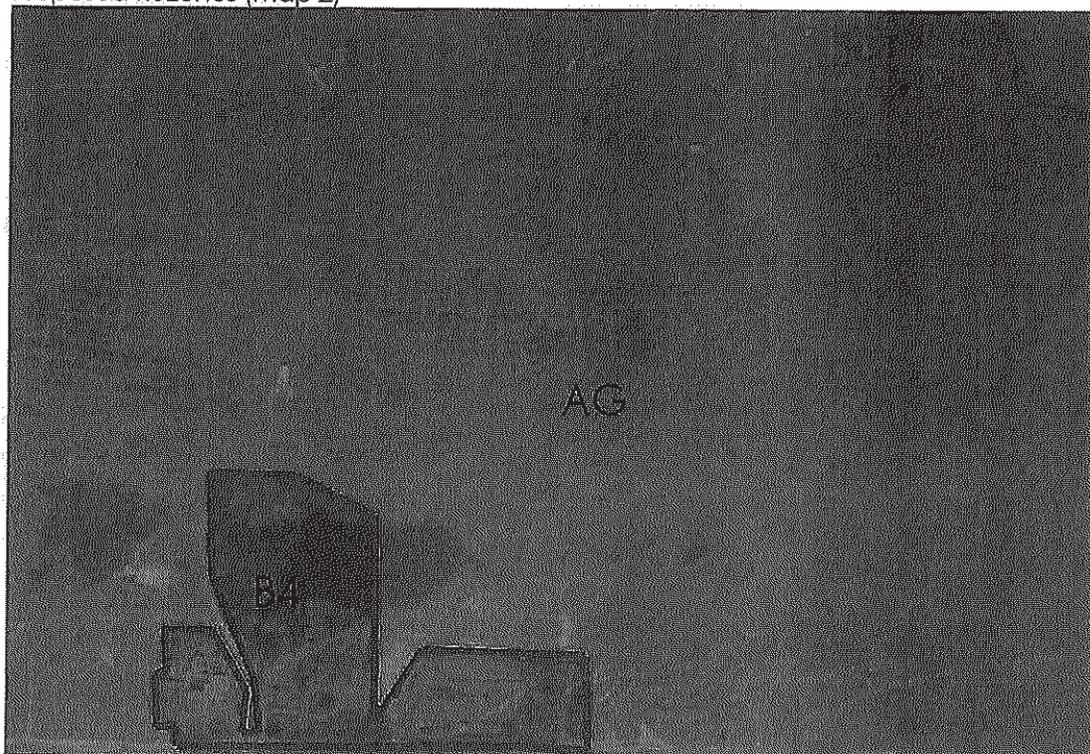
ANALYSIS:

Existing Zoning Districts (Map 1)



Ag: Agricultural and B4: General Business

Proposed Rezones (Map 2)



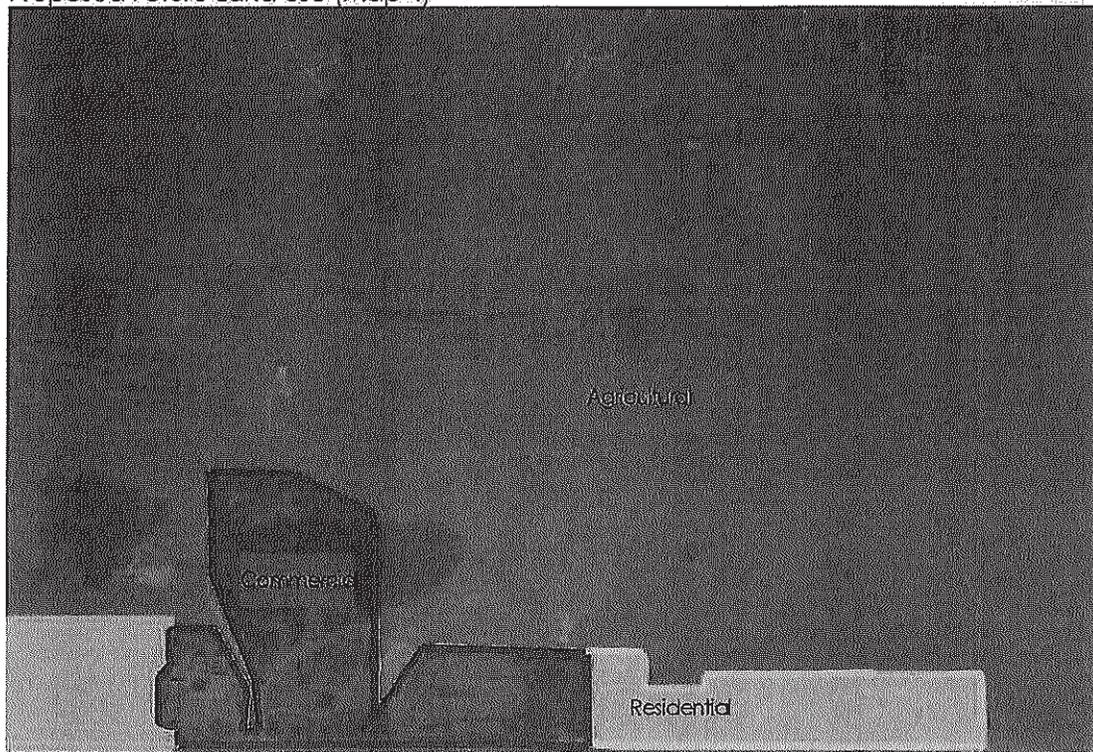
Ag: Agricultural and B4: General Business

Current Future Land Use (Map 3)



Green: Agricultural, Red: Commercial and Yellow: Residential

Proposed Future Land Use (Map 4)



Green: Agricultural, Red: Commercial and Yellow: Low Density Residential

AB, Agribusiness to CG, Cass County Gateway

	Surrounding Land Use	Zoning
North	Residential and Open Land	Agricultural (AG)
South	Residential and Open Land	Agricultural (AG)
East	3H, LLC, Residential and Open Land	Agricultural (AG)
West	Residence and Open Land	Agricultural (AG)

Differences between B4 (Existing) and AG (Proposed) Zoning Districts

B-4, General Business District: The purpose of the General Business District is to provide areas for general business uses to meet the needs of a regional market and the traveling public. General Business Districts should be located on collectors or arterials highways as specified by the Comprehensive Plan.

AG, Agricultural District: The purpose of the Agricultural District is to recognize agriculture as the predominant use of land in portions of the Fringe Area and to ensure the continued viability of this resource. Adverse effects and incompatibilities between agricultural and non-farm uses will be discouraged and public sewage and water facilities will not be provided. Density should not exceed one dwelling unit per acre. Higher density development will be considered only as a planned development and/or as per the modification procedure of the Logansport Subdivision Control Ordinance.

(1) THE COMPREHENSIVE PLAN

The subject site has a Future Land Use Map (FLUM) designation of Industrial.

Agricultural

The agricultural designation promotes continued use of these lands in active agriculture. The intent is to protect large tracts of land for modern farming operations. To that end, subdivision of land should be limited to one split per 20 acres of the parent tract. Residential uses in this area should be farm-related to the extent possible and not conflict with the practice of agriculture. Accessory buildings would typically be larger than main buildings and may be numerous and include barns, silos, garages, and similar facilities.

For new residential development, property owners should be required to sign a "Right to Farm" declaration stating that they understand they will be in an agricultural area and may be impacted by the effects of normal agricultural operations — noise, odor, dust, late hours, etc.. Residential subdivisions are strongly discouraged in these areas.

Residential

The residential land uses are primarily intended to be extensions of

existing residential growth patterns in the towns with sanitary sewer facilities. Some new residential development is also planned for the area surrounding France Park. To the extent possible new residential development should be served by public sewer systems or cluster/alternative systems that could be converted to public sanitary sewer systems as service becomes available.

Commercial

A limited amount of new commercial area is planned outside the Logansport extra-territorial jurisdiction. Planned commercial development is located adjacent to existing towns and would be expected to be served by public sewer systems to the extent possible.

(2) CURRENT CONDITIONS AND THE CHARACTER OF CURRENT STRUCTURES AND USES IN EACH DISTRICTS

The existing pattern of development in the area is mostly residential, except for the Next Day Container building, which is vacant, US 24 Motor Speedway, and the Campground. These properties would stay B4, General Business, except a portion of the Campground, which is directly behind and beside residential property and has no frontage onto the highway. The Commission should note that a campground must go through a special exception whether in a B4, General Business or AG, Agricultural districts. So even with two different zones the process would be the same. With the rezone the properties will continue to be used and developed the way they are today.

(3) THE MOST DESIRABLE USE FOR WHICH THE LAND IN EACH DISTRICT IS ADAPTED

In the past this area was zoned/rezoned or gone through a process to establish these types of uses along US 24. As stated before the properties surrounding the US 24 Motor Speedway and the Next Day Container facilities have been mostly residential with the addition of the campground. Currently many of these residences are zoned B4, General Business, which means they cannot build new, rebuild, or add on to their residences. So to maintain the existing uses/desired uses for the area the rezone is needed.

(4) THE CONSERVATION OF PROPERTY VALUES THROUGHOUT THE JURISDICTION

By rezoning the property to Ag, Agricultural again we will be keeping with the same uses that are currently in that area. Thus there should be no changes to the property values.

(5) RESPONSIBLE DEVELOPMENT AND GROWTH.

The current Future Land Use map shows this area as Agricultural, Residential, and Commercial. Although this is true for the area the lines of these types of uses are being changed to better coincide with the zoning and uses of the properties. Map 3 and 4 show that residential will align the highway while the Motor Speed Way, a portion of the campground, and the Next Day Container facility will stay commercial. The rest of the surrounding area will reflect the surrounding area and be shown as agricultural.

RECOMMENDED COMMITMENTS:

Based on the information contained in this report, the Planning Department recommends approval, and no commitments are recommended by Staff at this time.

RESOLUTION 15-02
CASS COUNTY PLAN COMMISSION CERTIFIES A ZONE MAP AMENDMENT
ALONG US HIGHWAY 24, EAST OF LAKE CICOTT
TO THE BOARD OF COMMISSIONERS OF CASS COUNTY, INDIANA

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt zoning ordinances and zone maps for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, Cass County adopted the Cass County Zoning Ordinance which became effective on October 3, 1986, and has had subsequent amendments as listed on the title page of the Cass County Zoning Ordinance; and

WHEREAS, the General Assembly on the State of Indiana granted powers to counties to amend the adopted zoning ordinance maps according to IC-36-7-4-608, and Section 905 of the Cass County Zoning Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The Cass County Plan Commission held a public hearing, March 3, 2015, to amend the zoning map of the Cass County Zoning Ordinance for property currently classified B-4, General Business to AG, Agricultural; and

WHEREAS, The property may be described as:

The area of approximately 232 acres along US Highway 24 West .36 miles east, .32 miles west and .5 miles north of the US 24 Motor Speedway and including the following parcels:

011-07-074-010, 011-07-074-017, 011-07-074-048, 011-07-074-058, 011-07-073-016, 011-07-073-019, 011-07-078-010, 011-07-078-019, 011-07-078-018, 011-07-077-026, 011-07-074-061, 011-07-077-027, 011-07-074-008, 011-07-073-004, 011-07-073-013, 011-07-073-017, 011-07-073-020, 011-07-073-021, 011-07-074-031, 011-07-073-028, 011-07-073-027, 011-07-074-032, 011-07-074-042, 011-07-074-043, 011-07-074-033, 011-07-074-019, 011-07-074-024, 011-07-073-022, 011-07-074-067, 011-07-073-054

RESOLVED, in accordance with IC 36-7-4-605, the Cass County Plan Commission certifies with a X favorable, _____ unfavorable, _____ no recommendation the attached map amendment to the Cass County Board of Commissioners, Cass County, Indiana.

Adopted this 3rd day of March 2015.

CASS COUNTY PLAN COMMISSION

Jenny Clark
CCPC Officer

ATTEST:

George L. Stebbins
CCPC Officer