



# PC Application Packet

## ZONE MAP CHANGE

Contact: David Heinold, City Planner

(219) 362-8260 [dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov)

City Hall, 801 Michigan Avenue, La Porte, IN 46350

*Version: January 2023*

This application packet is for Zone Map Change petitions going before the **City of La Porte Plan Commission**.

- **Zone Map Change** – a change from one zoning district to another.

The applicant must follow the steps listed below for submitting an application to the Office of Community Development & Planning:

### **Step 1: Pre-Application.**

At least one week prior to the intended filing of the petition, the applicant must discuss the potential application with the Administrator for the purpose of becoming familiar with requirements, submittals, procedures, deadlines, and hearings. Contact the Administrator by calling (219) 362-8260 or [dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov).

### **Step 2: Making Application.**

The applicant must make an appointment with the Administrator in order to file an application by calling (219) 362-8260 or emailing [dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov). A complete application and all required attachments are to be submitted by the date shown on the Application Schedule. At this time, the Administrator will review the application to determine whether the application is complete. If the application is not complete, it will be returned to the applicant with the deficiencies identified. Applications submitted or completed after the posted submittal deadline will be placed on the application cycle for the next regular meeting.

### Step 3: Application Submittal Checklist

	Zone Map Change	
1. Application Fee	\$25	
2. Electronic Copy	✓	
3. Application Form	✓	
4. Vicinity Map	✓	
5. Aerial Map	✓	
6. List of Adjacent Property Owners	✓	
7. Basic Site Plan	✓	
8. Written Narrative	✓	
9. Legal Description	✓	
Attachment A: Consent of Property Owner	✓	
Attachment B: Notice for Newspapers	✓	
Attachment C: Notice for Property Owners	✓	
Attachment D: Standards for Evaluating a Zone Map Change	✓	

1. **Application Fee.** Make checks payable to “City of La Porte”.
2. **Electronic Copy.** Submit PDFs with ALL of the items on the submittal checklist, including the application, maps, lists, plans, project summaries, and other required attachments. Each item should be saved as an individual file and may be submitted via email, flash drive, or CD.
3. **Application Form.** All items must be fully completed and either typewritten or printed in ink. The application must be signed by the applicant(s) and notarized.
4. **Vicinity Map.** Submit a vicinity map, 8 1/2”x11” in size, showing where the property is generally located in La Porte, making sure major streets are labeled. Scale should be approximately 1:1,000.
5. **Aerial Map.** Submit an aerial map of the subject parcel, 8 1/2” x 11” in size, showing all properties within the notice requirement zone of subject parcel. The map can be obtained from Google Earth or other similar aerial mapping programs. Be sure to highlight the subject parcel.

6. **Basic Site Plan.** Submit a basic site plan, 8 1/2" x 11" in size, showing the basic layout of the proposed development for duplication purposes.
7. **List of Adjacent Property Owners.** Obtain a list of all abutting properties in all directions from all portions of the subject property and properties across the street and diagonally. The list can be obtained from the County Real Estate Office, 555 Michigan Avenue, Suite 204, 219-326-6808 Ext. 2521.
8. **Written Narrative.** A Project Summary describing the nature of the application, land use, and proposed development including number of lots, hours of operation, number of employees, anticipated traffic generation, and the dates/details of previous construction/permits if applicable. Also include a bulleted statement of the history of the project (annexation, rezoning, platting, amendments, approvals, etc. if necessary)
9. **Legal Description.** A land description of the written words delineating the property and a corresponding drawing with dimensions and bearings.
10. **Attachment A: Consent of Property Owner.** Property owner needs to sign and complete this form only if property owner is different from applicant. This form must be submitted at the time of application.
11. **Attachment B: Notice for Newspapers.** The notice for newspapers must be submitted to appropriate newspaper publications a minimum of ten (10) days in advance of the public hearing as specified in meeting deadlines.
12. **Attachment C: Notice for Property Owners.** The notice for adjacent property owners must be mailed to all adjacent property owners to the subject property a minimum of ten (10) days in advance of the public hearing as specified in the meeting deadlines.
13. **Attachment D: Standards for Evaluating a Zone Map Change.** This form must be submitted with the application for a Zone Map Change. The PC's decision shall be based upon how each of the following statutory requirements is justified in the request.
14. **Form 1: Affidavit of Notification to Adjacent Property Owners.** Submit this Form 1 seven (7) days prior to the public hearing along with proof of publication and proof of mailing.
15. **Form 2: Adjacent Property Owners Notified by Mail.** If property owners are to be notified by mail, either complete this form or provide a list with the same information. Make additional copies if necessary. Submit this Form 2 seven (7) days prior to the public hearing.
16. **Public Notice Sign:** A public notice sign will be posted by City Staff on the subject property visible from the road at least ten (10) days prior to the public hearing.

## 2023 Application Schedule

The following table depicts the deadlines for petitions before the City of La Porte Plan Commission. Deviations from this schedule are not permitted without requesting approval from the Rules and Procedures.

Application Submittal Deadline	Site Review	Deadline for Submitting Info/Revisions to the File	Public Notice Deadline	Agenda & Staff Report Published	Submit Proof of Public Notice	PC Hearing Date
12/20/2022	1/4/2023	1/3/2023	12/31/2022	1/5/2023	1/3/2023	1/10/2023
1/24/2023	2/8/2023	2/7/2023	2/4/2023	2/9/2023	2/7/2023	2/14/2023
2/21/2023	3/8/2023	3/7/2023	3/4/2023	3/9/2023	3/7/2023	3/14/2023
3/21/2023	4/5/2023	4/4/2023	4/1/2023	4/6/2023	4/4/2023	4/11/2023
4/18/2023	5/3/2023	5/2/2023	4/29/2023	5/4/2023	5/2/2023	5/9/2023
5/23/2023	6/7/2023	6/6/2023	6/3/2023	6/8/2023	6/6/2023	6/13/2023
6/20/2023	7/5/2023	7/4/2023	7/1/2023	7/6/2023	7/4/2023	7/11/2023
7/18/2023	8/2/2023	8/1/2023	7/29/2023	8/3/2023	8/1/2023	8/8/2023
8/22/2023	9/6/2023	9/5/2023	9/2/2023	9/7/2023	9/5/2023	9/12/2023
9/19/2023	10/4/2023	10/3/2023	9/30/2023	10/5/2023	10/3/2023	10/11/2023
10/24/2023	11/8/2023	11/7/2023	11/4/2023	11/9/2023	11/7/2023	11/14/2023
11/21/2023	12/6/2023	12/5/2023	12/2/2023	12/7/2023	12/5/2023	12/12/2023

- **Application Submittal:** The filing deadline is 3:00 pm on the date indicated. Call (219) 362-8260 or email [dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov) to make an appointment to file your application. Application meetings are held at La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350.
- **Site Review Meeting:** Upon Application submittal, Administrator will determine if project needs site review. Meetings are held at 9:00 am on Wednesday as scheduled. Please fill out [site review application](#) and call or email the Administrator at 219-362-8260 *More complex projects require attendance at site review.*
- **Deadline for Submitting Info/Revisions to the File:** Revisions or additions to the plans and/or file must be submitted by 3:00 pm on the date indicated in order to remain on the current application schedule. Plans shall be submitted to the Department of Community Development & Planning at La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350, or by email to [dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov).
- **Public Notice Deadline:** Deadline to publish public notice in the newspaper and postmark mailings to surrounding property owners a minimum of ten (10) days prior to the public hearing.
- **Public Notice Sign:** A public notice sign will be posted by City Staff on the subject property visible from the road at least ten (10) days prior to the public hearing.
- **Submit Proof of Public Notice:** Submit Forms 1 and 2 as proof of adequate public notice of the hearing at least seven (7) days prior to the public hearing. Forms shall be submitted to the Department of Community Development & Planning at La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350.
- **Agenda & Staff Report:** On the date indicated, Agendas & Staff Reports will be mailed to the PC, Applicant/Owner, and emailed to the required media for public notice requirements.
- **PC Public Hearing:** Unless otherwise noticed, PC Meetings are held at 6:00 pm at the La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350, (219) 362-8260.

## Step 4: Notifying the Public

State Law and the Rules and Procedures for La Porte's PC require you to notify the public of the hearing in two different ways: by newspaper and by notifying property owners that surround the subject property. Signing and submitting *Form 1: Affidavit of Notification* verifies this notification. *Form 2: Adjacent Property Owners Notified by Mail* must be submitted if property owners are to be notified by certified mail.

### Notification by Newspaper

Complete Attachment B: Notice for Newspapers. At the application meeting, the Administrator will review and approve the completed attachment.

Publish the approved attachment and legal description one time in the newspapers listed below at least 10 days prior to the Hearing\* (see Application Schedule). Failure to meet the publishing deadlines will delay the hearing of your petition. Be certain to obtain a "Proof-of-Publication" affidavit from the newspaper for your advertisement. *Form 1: Affidavit of Notification* and proof of each newspaper publication must be turned in to the administrator at least seven days prior to the hearing (see Application Schedule).

- **La Porte Herald Dispatch.** Isis Cains (219) 214-4210 [icains@lpcohd.com](mailto:icains@lpcohd.com)
- **Westville Indicator, Kiel Media.** (219) 544-2060 [news@kielmedia.com](mailto:news@kielmedia.com)

\*NOTE: Information must be submitted at least 4-5 business days prior to the date you want your ad to be published.

### Surrounding Property Owner Notification

Complete Attachment C: Notice for Property Owners. At the application meeting, the Administrator will review and approve the completed attachment.

The Petitioner must notify all surrounding property owners of all abutting properties in all directions from all portions of the subject property and properties across the street and diagonally.

Notification must be mailed by Certified Mail and Return Receipt.

- **Certified Mail** or "green cards" provides the sender with a mailing receipt and proof of delivery. Visit the Post Office for special cards and stickers for addressing letters sent by Certified Mail. Proof of Mailing is a combination of the "green cards" that have been sent back to you and your Certified Mail Receipt for letters that were not claimed.

All letters must be postmarked at least 10 days prior to the hearing (see Application Schedule). Include the following information to each person notified:

- A copy of the approved Attachment C: Notice to Property Owners
- Written Narrative
- Basic Site Plan

Proof of mailing must be submitted to the Administrator at least seven days prior to the hearing (see Application Schedule).



## Plan Commission Application ZONE MAP CHANGE

City Planner  
David Heinold, AICP  
[dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov)  
[www.cityoflaporte.com](http://www.cityoflaporte.com)

City Hall  
801 Michigan Ave.  
La Porte, IN 46350  
**(219) 362-8260**

**For Office Use Only**

Fee: \_\_\_\_\_ Receipt: \_\_\_\_\_

File  
Date: \_\_\_\_\_ File #: \_\_\_\_\_

Site Review: \_\_\_\_\_

Date of PC mtg: \_\_\_\_\_

Decision: \_\_\_\_\_

Date of CC mtg: \_\_\_\_\_

Decision: \_\_\_\_\_

This application is being submitted for a Zone Map Change

### Applicant

Name	
Street Address	
City, State, Zip	
Primary Contact regarding this petition	
Phone	Email
Engineer Preparing Plans	Email
Others to be Notified	Email
Applicant is (check one): <input type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	

### Property Owner (if different than above)

Name	
Street Address	Phone
City, State, Zip	Email

### Premises Affected

Parcel ID Number				
Address or General Location				
Total Acreage			Flood Zone?	
Current Zoning			Land Use	
Proposed Zoning				
Zoning of Adjacent Properties	North:	South:	East:	West:
Land Use of Adjacent Properties	North:	South:	East:	West:

The above information and attached exhibits, to my knowledge and belief, are true and correct.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Notary Public's Name (printed)

Subscribed and sworn to before me this \_\_\_\_\_ day of 20 \_\_\_\_

# Attachment A: Consent of Property Owner

*Property owner needs to sign and complete this form only if different from applicant*

I (we) \_\_\_\_\_  
Name(s)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at:

\_\_\_\_\_  
(Address)

- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant ( \_\_\_\_\_ is) ( \_\_\_\_ is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)

\_\_\_\_\_

STATE OF INDIANA)

) SS:

COUNTY OF \_\_\_\_\_ )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_, Notary Public

My Commission expires: \_\_\_\_\_ County of Residence: \_\_\_\_\_

# Attachment B: Notice for Newspapers

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Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of \_\_\_\_\_ with the brief legal description of \_\_\_\_\_,

have filed a petition before the City of La Porte Plan Commission requesting a:

Zone Map Change

for the said property in order to:

\_\_\_\_\_

\_\_\_\_\_

This petition will come for hearing at or after 6:00 pm in the La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350, on \_\_\_\_\_, 20\_\_\_\_\_.

In accordance with the Americans With Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Administrator at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements. The petition and file on this matter is available for examination by contacting the Administrator at (219) 362-8260 or email [dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov). Comments regarding this petition may be submitted at any time. Information to be considered in the Staff Report and distributed to the Plan Commission members in advance of the meeting must be received seven (7) days prior to the hearing and must be sent to the City Planner, David Heinold at ([dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov)), La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350.

Petitioner: \_\_\_\_\_



# Attachment C: Notice for Property Owners

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***Include with the mailing: 1) Basic Site Plan, 2) Written Narrative, and 3) Attachment D***

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of \_\_\_\_\_ with the brief legal description of \_\_\_\_\_, have filed a petition before the City of La Porte Plan Commission requesting a:

Zone Map Change

for the said property in order to:

\_\_\_\_\_

\_\_\_\_\_

This petition will come for hearing at or after 6:00pm in the La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350, on \_\_\_\_\_, 20\_\_\_\_\_.

In accordance with the Americans With Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Administrator at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements. The petition and file on this matter is available for examination by contacting the Administrator at (219) 362-8260 or email at [dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov). Comments regarding this petition may be submitted at any time. Information to be considered in the Staff Report and distributed to the Plan Commission members in advance of the meeting must be received seven (7) days prior to the hearing and must be sent to the City Planner, David Heinold at ([dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov)), La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350.

Petitioner: \_\_\_\_\_

## **Attachment D: Standards for Evaluating a Zone Map Change**

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The PC's recommendation and the City Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

***1. The requested zoning change is consistent with the Comprehensive Plan because...***

***2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district because...***

***3. The requested zoning change will result in the most desirable use for which the land in each district is adapted because...***

***4. The requested zoning change will not negatively affect the property values throughout the City of La Porte because...***

***5. The requested zoning change promotes responsible development and growth because...***

# Form 1: Affidavit of Notification

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**Submit this Form seven (7) days prior to the hearing along with proof of publication.**

I (we) \_\_\_\_\_

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After being first duly sworn, depose and say:

- That I have sent advertisement for such petition to the legal newspapers for the City of La Porte as required by Indiana Code 36-7-4-608 and 5-14-1.5;
- That I have notified all owners of property as required by the Zoning Ordinance at taxpayer address of the filing of the petition and of the nature of said application, as directed in the application packet "Notifying the Public" which is part of the Rules and Procedures of the Plan Commission as described;
- That the said property owners were notified that the Plan Commission will hold a public hearing regarding this application on the date of \_\_\_\_\_, at or after 6:00 PM; and
- That the proof of publication for each legal newspaper and list of adjacent property owners are included as a part of this Affidavit.

And further the Affiant sayeth not.

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STATE OF INDIANA)

) SS:

COUNTY OF \_\_\_\_\_ )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_, Notary Public

My Commission expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

# Form 2: Adjacent Property Owners Notified by Mail

*If property owners are to be notified by mail, either complete this form or provide a list with the same information. Submit this Form 2 at least seven (7) days prior to the public hearing.*

Name and Address of Sender		Type of Mail: <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certificate of Mailing ONLY		
	<b>Name &amp; Address</b>	<b>Postage</b>		<b>Remarks</b>
Total number of pieces listed by sender:		Total number of pieces received at Post Office:		POSTMASTER, per <i>(Name of receiving employee)</i>
Affix stamp here if issued as certificate of mailing or for additional copies of this bill. POSTMARK AND DATE OF RECEIPT:				of