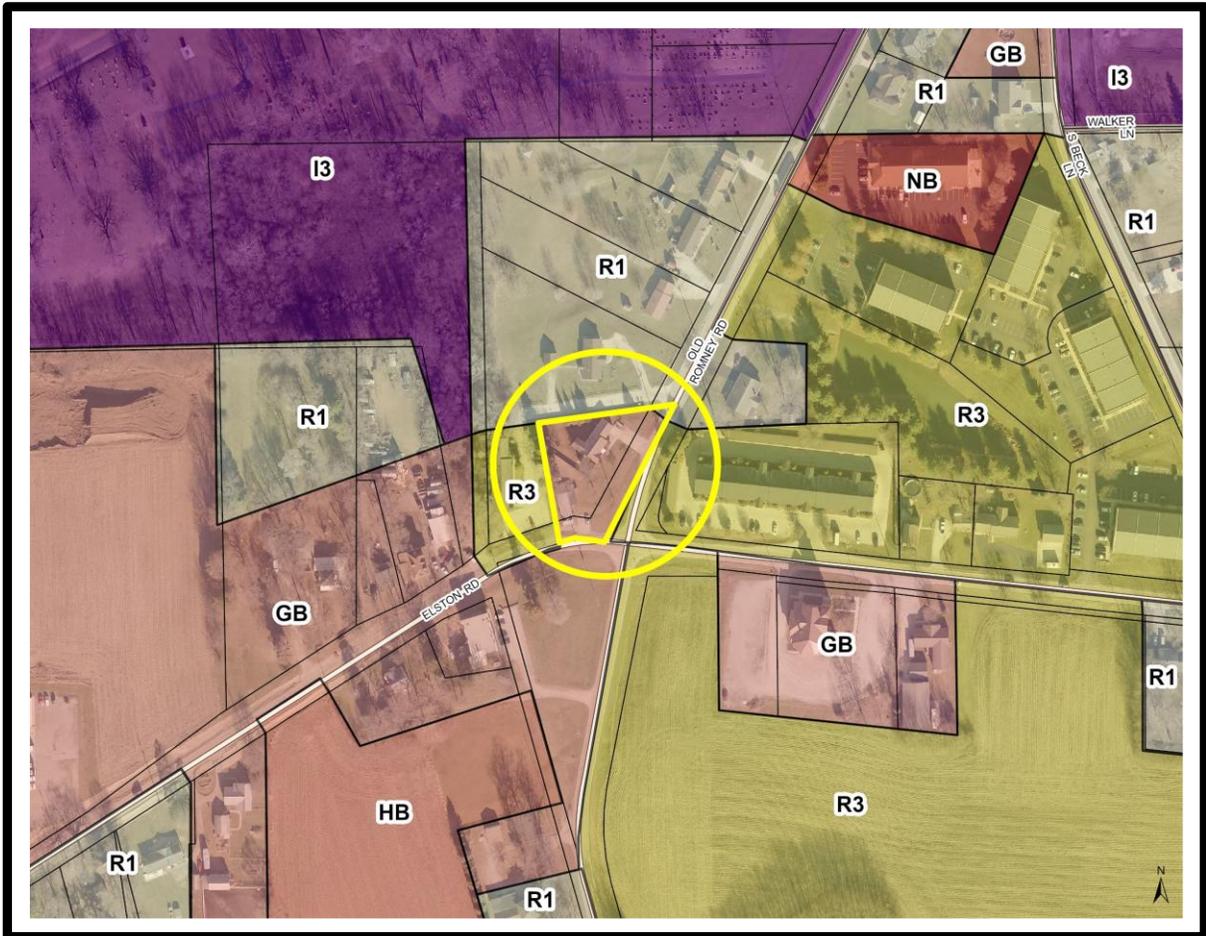

Z-2796
STEVEN D. HABY
(GB to R1B)

STAFF REPORT
July 9, 2020



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner is requesting rezoning of the northwest corner of Elston Road and Old Romney Road, specifically, 2360 Old Romney Road and 410 Elston Road, (there are two houses on one lot), Lafayette, Fairfield 31 (SE) 23-4. Petitioner plans to file for a minor subdivision once the rezone is complete, so each home will be on a single lot.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is currently zoned GB. Property to the north of this tract is zoned R1; the site to the west is zoned R3. Property to the east and southeast across Old Romney is likewise zoned R3. The triangular-shaped lot to the south of Elston is zoned GB as are a couple of lots farther to the southeast. This area of town is a hodgepodge of zoning with I3, HB and NB zones nearby, but most of the properties in the vicinity are zoned R3, GB or R1.

Prior to the zoning ordinance update in 1998, residential uses were permitted on GB zoned properties. That makes the two single-family residences legally nonconforming by zone.

AREA LAND USE PATTERNS:

There are numerous multi-family developments in the area, single-family homes, a church, a coach service, cemetery, and additional businesses in the area.

TRAFFIC AND TRANSPORTATION:

Both Elston and Old Romney Road are classified as secondary arterials by the adopted *Thoroughfare Plan*. The front setback along these roads is 40' in the R1B zone. Neither house meets this setback.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The two homes are currently connected to sewer by one tap and share a well. Through the process of separating the homes, they will be hooked up to sewer and water individually.

STAFF COMMENTS:

This rezone request is the first step for the petitioner to create separate lots for the two existing single-family homes. According to data from the County Assessor, both structures were built in 1954.

Staff worked with the City of Lafayette (Z-2546), and Tippecanoe County (Z-2545), to rezone apartment complexes that were nonconforming in 2013. This has not been discussed for other types of residential use. Staff can support this request as the first step toward making this site and use conforming.

STAFF RECOMMENDATION:

Approval