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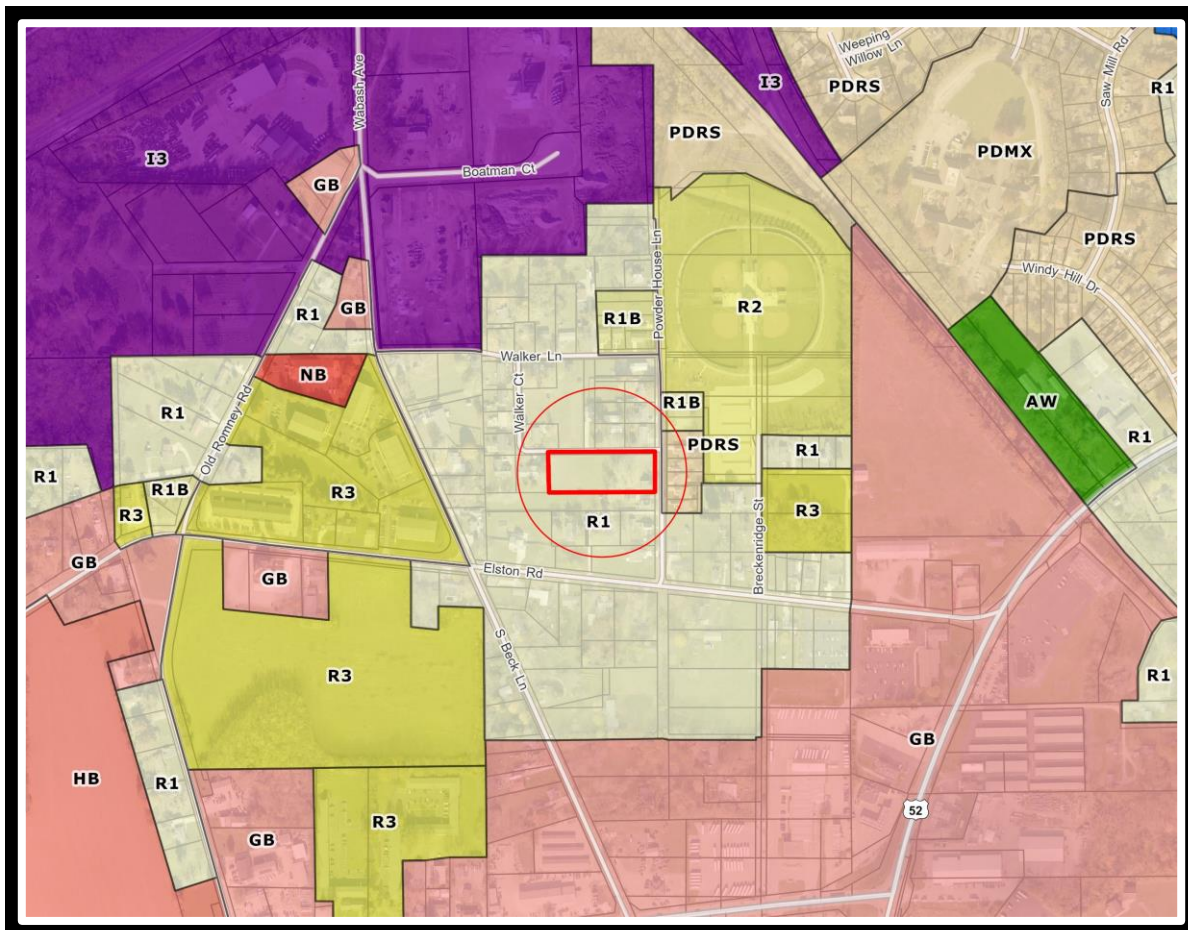
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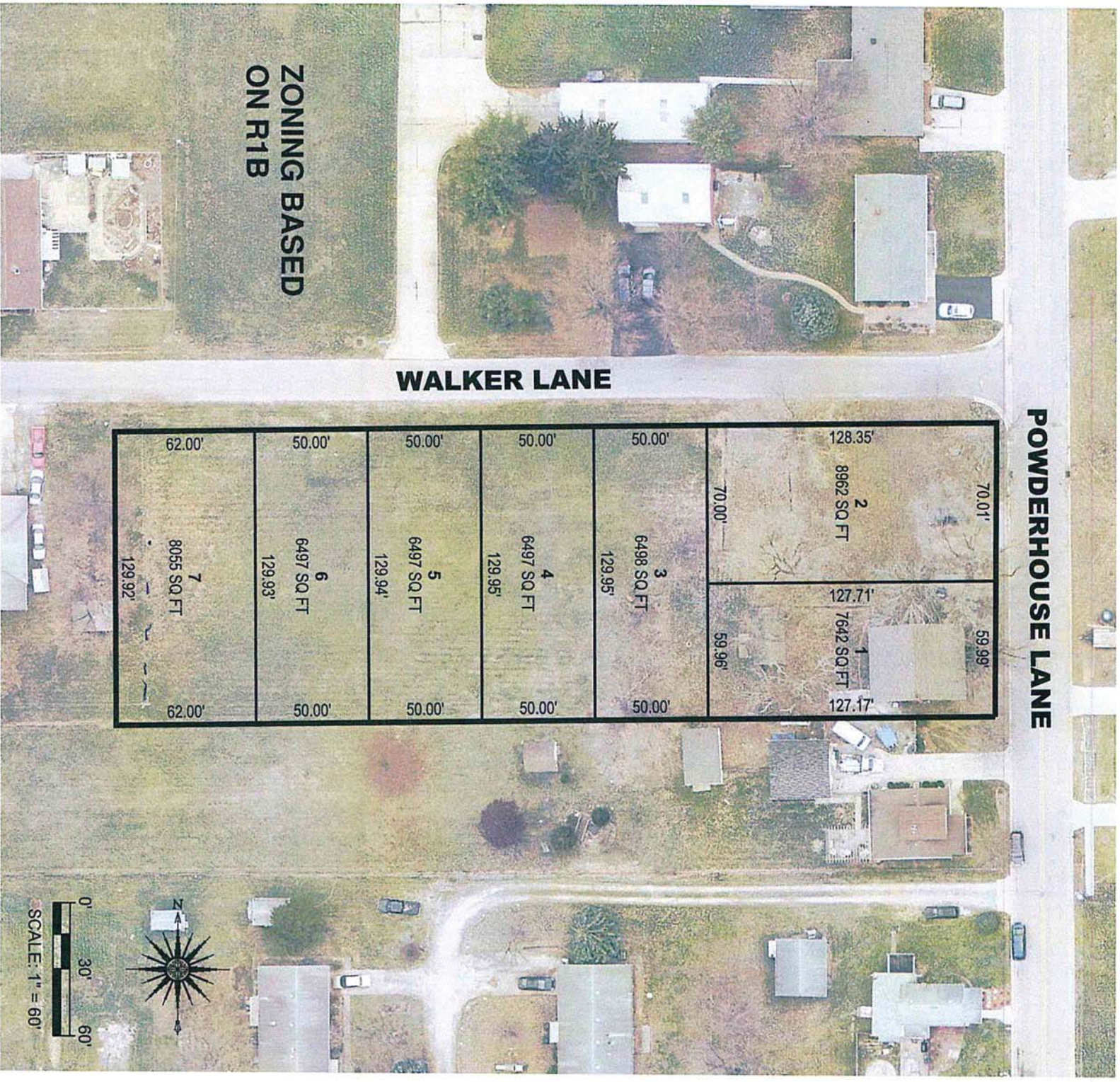
**Z-2853**  
**TIPPECANOE LAND HOLDING, INC. C/O Habitat**  
**for Humanity of Lafayette**  
**(R1 to R1B)**

**STAFF REPORT**  
**April 14, 2022**

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## CONCEPTUAL LOT LAYOUT

PART OF THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 23 NORTH, RANGE 4 WEST, FAIRFIELD  
TOWNSHIP, TIPPECANOE COUNTY, INDIANA



**IBIRD**  
Design Services Corporation

Engineering • Surveying • Environmental  
Construction Management

105 NORTH 10TH STREET • LAFAYETTE, INDIANA  
phone: (765) 742-1900 • fax: (765) 742-1905  
www.ibirdesign.com

PROJECT: \_\_\_\_\_

DATE: 11/28/2016

CHECKED BY: \_\_\_\_\_

DRAWN BY: CDB

DRAWING FILE: SCHROEDER POWDERHOUSE LAYOUT1.DWG

SHEET: 1 of 1

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**Z-2853**

**TIPPECANOE LAND HOLDING, INC. C/O HABITAT FOR HUMANITY OF  
LAFAYETTE, INC.  
R1 to R1B**

**Staff Report  
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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner and owner Tippecanoe Land Holding, Inc. c/o Habitat for Humanity of Lafayette, Inc., by Reyna Arteaga, Director of Operations, is requesting rezoning of part of Lot 10 in William K. Rochester's Addition of Outlots to the City of Lafayette, Indiana, on the west side of Powder House Lane. Petitioner has submitted a Conceptual Lot Layout showing seven building sites, which would require a Major Subdivision (nothing has been filed yet). The address for the existing house is 2334 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

This lot is zoned R1, low density single-family residential, as are the rest of the lots in this block and further south. Property directly to the east is zoned PDRS (Crosser Commons PD). Several rezones have been approved in this area in the last few years, creating a mix of residential zones: from PDRS to R1B in 2020 (Z-2791), from R1 to R1B in 2017 (Z-2688), and from PDRS to R2 in 2014 (Z-2568). Farther to the northwest, I3 (Industrial) zoning has existed since the inception of zoning in the county. To the west is R1 zoning and a rezone case from 2015 (Z-2633), withdrawn, which would have rezoned that lot to R3, multi-family residential.

**AREA LAND USE PATTERNS:**

The lot is currently occupied by a single-family home. Immediately adjacent in all directions are also single-family homes. Farther out is a mix of uses, including a sports complex to the northeast, apartment buildings to the west, Tippecanoe School Corporation offices to the southeast, and an asphalt – concrete paving business to the northwest.

**TRAFFIC AND TRANSPORTATION:**

The adopted *Thoroughfare Plan* classifies both Powder House Lane and Walker Court as urban local roads. Powder House Lane is paved with gutters and is in good condition.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

According to the Board of Public Works of Lafayette, sanitary sewer and water services are available at this location.

**STAFF COMMENTS:**

If this rezone is successful, petitioner intends to demolish the existing single-family home and create six additional buildable lots through the major subdivision process, for a total of seven lots. The Conceptual Lot Layout shows two proposed lots with frontage on Powder House and five lots to the west with frontage on Walker Lane. The lot widths and areas as shown meet the requirements of the R1B district. Staff feels that the R1B zone standards are compatible with the adjacent PDRS zoned lots to the east, as well as the R1B zoned lots further to the north and east.

For many years this area was on the outskirts of Lafayette and had no access to sewer or water. Because the older houses in this area were constructed when service by septic and well was the only option, the lots needed to be bigger. Now with access to public utilities, this area can handle more dense residential subdivisions with smaller lots.

Petitioner has built numerous homes in this area. The infill of vacant lots, or in this case, the subdividing of much larger lots, should help stabilize this area and bring new residents to an older neighborhood which for several years now has been part of the City of Lafayette. Densifying existing development creates a more efficient investment in infrastructure because it encourages growth in areas where there is existing infrastructure already in place.

**STAFF RECOMMENDATION:**

Approval