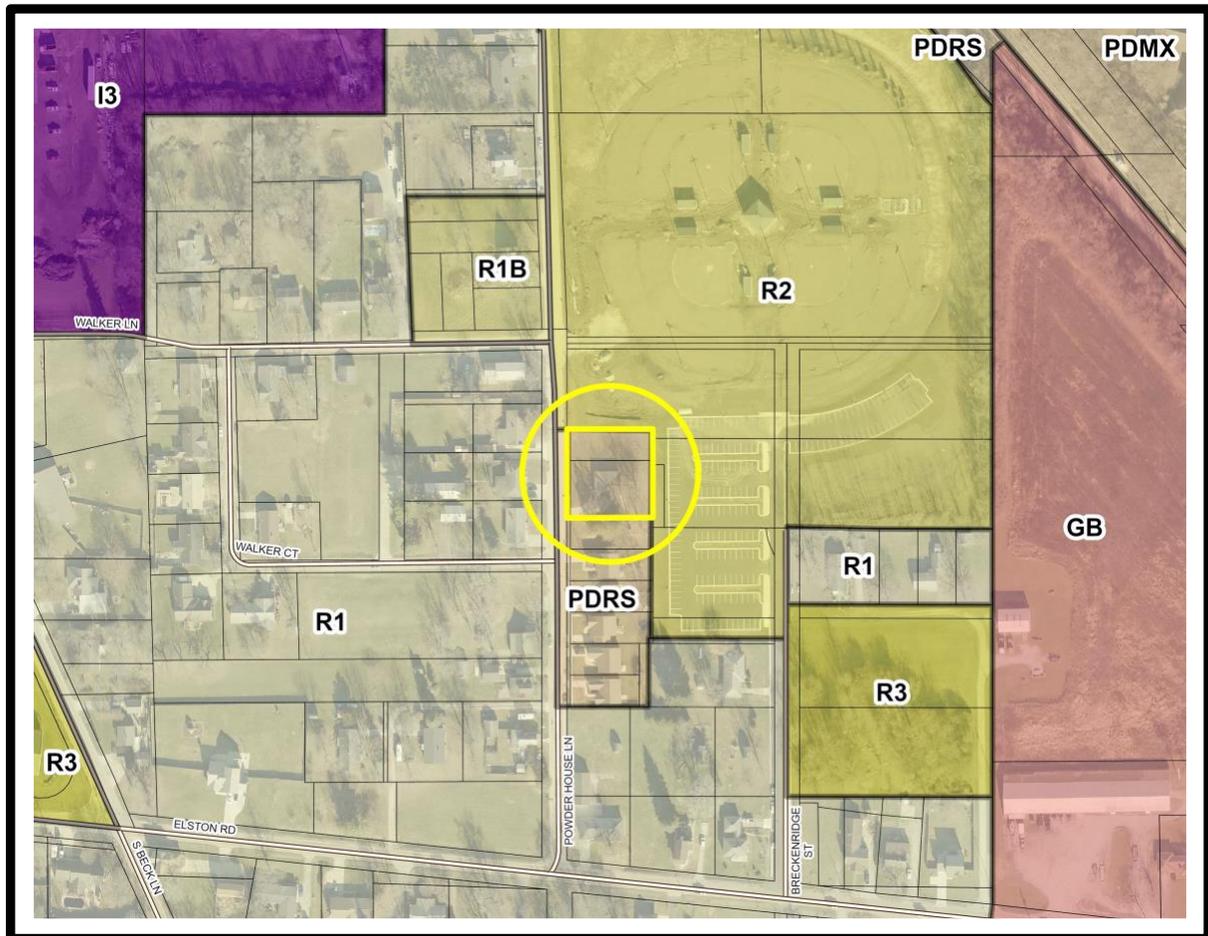

Z-2791
HABITAT FOR HUMANITY OF LAFAYETTE, INC.
(PDRS to R1B)

STAFF REPORT
May 14, 2020



Z-2791
HABITAT FOR HUMANITY OF LAFAYETTE, INC.
PDRS to R1B

Staff Report
April 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owners (City of Lafayette Board of Parks and Recreation and the Lafayette Parks Foundation, Inc.) and represented by attorney Dan Teder, is requesting rezoning of Lots 7 and 8 in Crosser Commons Phase 1 on the east side of Powder House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

These two lots are zoned Planned Development-Residential (PDRS), as are the six lots adjoining to the south. The PDRS zoning was approved in 2004 as Crosser Commons Planned Development (Z-2156). This development originally covered 22 acres and was planned for 82 single-family lots. The only remaining PDRS zoned land from this development is this row of platted lots along the east side of Powder House Lane; the rest of the Crosser Commons land to the east and north was rezoned from PDRS to R2 in 2014 (Z-2568) after the unplatted 14.4 acres of the planned development fell into abandonment. To the west and farther south is a large area of R1 zoning. In 2017, at the northwest corner of Powder House Lane and Walker Lane, Habitat for Humanity rezoned a 1.07 acre site from R1 to R1B (Z-2688) in order to plat a 7-lot subdivision called Koinonia Ridge. Farther to the northwest, I3 (Industrial) zoning has existed since the inception of zoning in the county.

AREA LAND USE PATTERNS:

The larger south lot (2217 Powder House) is occupied by a single-family home. The north lot (2211 Powder House) is vacant. Directly east is the parking lot for the new Lafayette City park - Crosser Sports Complex. To the northeast are four softball fields. To the south, west and northwest are mostly single-family homes. Farther northwest is an asphalt - concrete paving business and a temporary batch plant.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Powder House Lane as an urban local road, which is paved with curb and gutter and is in good condition.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water serves this property.

STAFF COMMENTS:

If this rezone petition is successful, petitioner intends to demolish the existing house and file a subdivision application for two lots, plus one outlot. The two lots will each be the standard R1B width of 50-ft. This will leave approximately 40-ft for the outlot at the north end. Petitioner intends to transfer ownership of the outlot to the adjoining city park. The current PDRS recorded planned development plans do not permit this type of replatting as a minor modification and if revised would require a more complex planned development rezone process. The end result of the proposed R1B rezone and subdivision processes will not add any new building lots, but will allow the lots to be reconfigured and simplify the transfer of surplus land to the adjacent park. Staff feels that the R1B zone standards are compatible with the adjacent PDRS zoned lots to the south.

STAFF RECOMMENDATION:

Approval