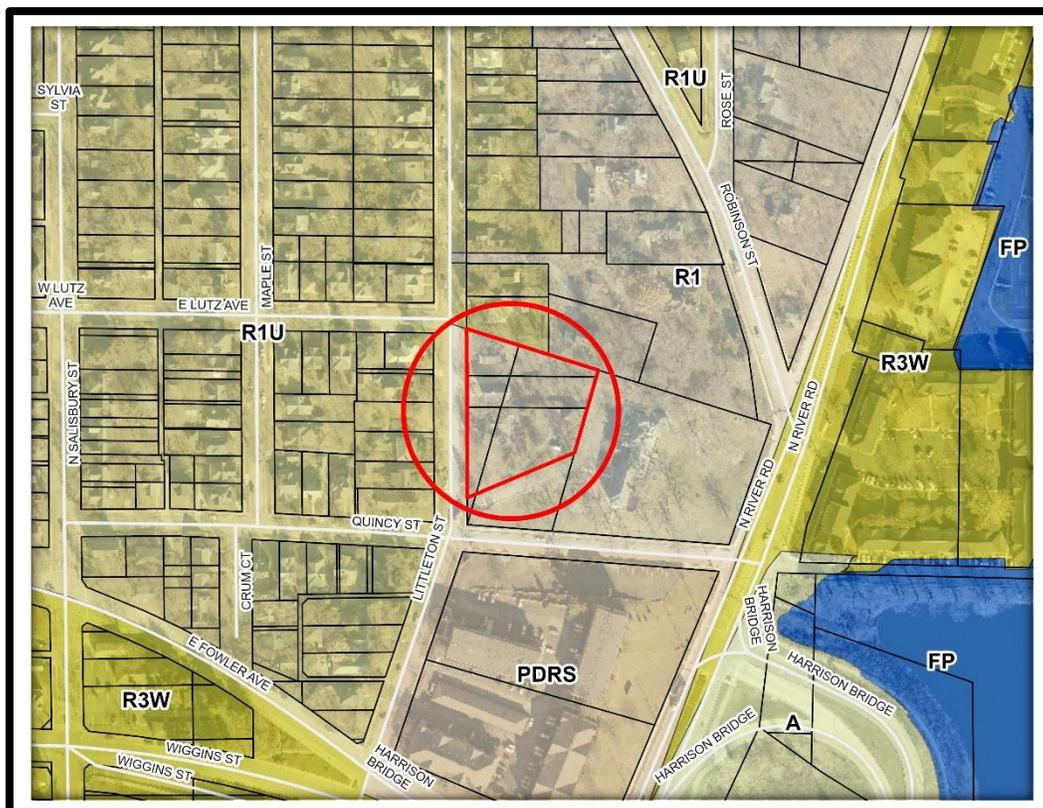

Z-2779
INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP.
(R1 to R1U)

STAFF REPORT
December 12, 2019



Z-2779

INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORPORATION
R1 to R1U

Staff Report
December 11, 2019

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owners and represented by attorney Joseph Bumbleburg of Ball Law, is requesting the rezoning of three properties on Littleton Street (with three separate owners; one being the fraternity) from R1 to R1U. No new development is planned. If approved, a portion of the rear yard from the three properties will be transferred to the adjacent fraternity property to the east. The R1U zoning is needed because the land area for these three properties will fall below the minimum lot size for R1, which is 10,000 square feet. The minimum lot size in R1U is 4,000 square feet. The three properties in the request are commonly known as 424, 426 and 430 Littleton Street, West Lafayette, Wabash 20 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The earliest zoning maps available show this property with R1 zoning. A large expanse of R1U zoning is adjacent to the north and west across Littleton. R1 zoning is adjacent to the east and occupies much of the area on the west side of North River Road (the fraternity is a long-standing nonconforming use in the R1 zone). PDRS zoning is south across Quincy Street.

Three variances were granted to the fraternity adjacent to the east in 2016 to reduce the no-parking setback, reduce the number of parking spaces and to reduce the size of some parking spaces (BZA-1945).

AREA LAND USE PATTERNS:

The lots in this request, located in the New Chauncey Local Historic District, contain three historic homes as identified in the "Tippecanoe County Interim Report" built between 1905 and 1920. The homes appear to be single-family and two-family rentals. Land to the north and west also contains single-family homes but most are owner-occupied. Land adjacent to the east contains the Sigma Alpha Epsilon fraternity house and the Crestview North apartments are located south across Quincy.

TRAFFIC AND TRANSPORTATION:

Land in this request has frontage on Littleton Street, which is classified as an urban local road.

Parking for the adjacent fraternity has historically been underserved with only 29 spaces located on-site (by a parking variance, BZA-1945). If this rezone is approved and the lots

are reconfigured, additional land will exist for the fraternity to provide much needed parking on-site and reduce the need for on-street parking in the area. According to petitioner's representative, the reconfigured lots will also improve access to the fraternity for police and fire responders.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the area. No buffering is required between these two residential zones.

STAFF COMMENTS:

This request is somewhat of a lateral change from one-single family zone to another single-family zone, with the main difference being the minimum lot size required. The zoning change would not result in any additional homesites being created. Instead, it would allow the three lots in this request to be reduced in size. The excess land would then be sold and attached (by deed with Exemption E language) to the adjoining fraternity property creating area for an expanded parking lot.

Allowing these 3 lots along Littleton to be reduced in size would afford the fraternity additional land for badly needed parking. Access for emergency responders to the fraternity will also be improved. This property is on the eastern edge of a large expanse of R1U zoning and staff can support this 3-lot expansion of the adjacent R1U zone.

STAFF RECOMMENDATION:

Approval