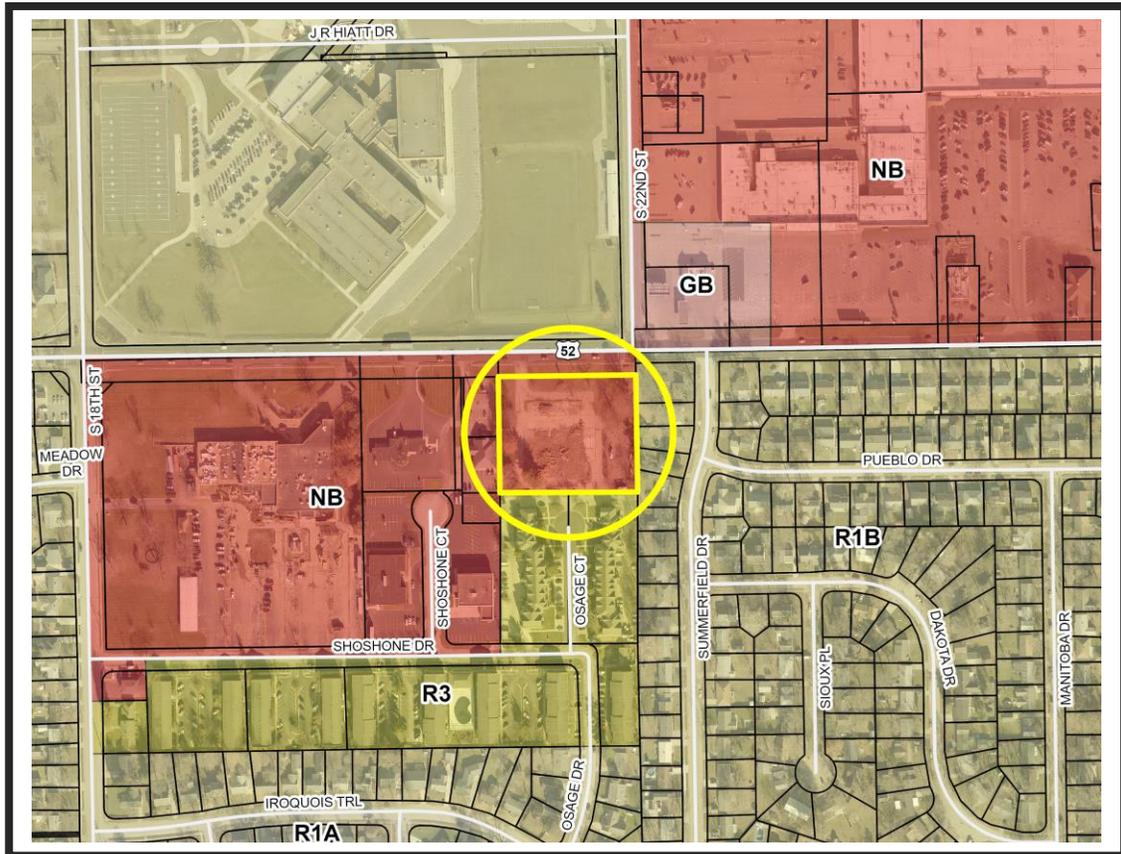

Z-2781
VALLEY OAKS HEALTH, INC.
(NB to MR)

STAFF REPORT
January 9, 2020



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner TMS Investments, LLC, and represented by attorney Kevin Riley of Reiling, Teder and Schrier, is requesting rezoning of a lot located on the southwest corner of the T-intersection of Teal Road and S. 22nd Street, specifically, Lot 3 of Shoshone Subdivision, 2111 Teal Road, Lafayette, Fairfield 33 (SE) 23-4. Petitioner, a “non-profit community mental health agency,” would like to build a group home for adults (SIC 836 Residential Care) which would serve up to 15 clients and would be staffed by approximately 7 employees.

ZONING HISTORY AND AREA ZONING PATTERNS:

The lot in question is currently zoned NB, Neighborhood Business. The 1968 city zoning map shows the property zoned LB, Local Business which was the precursor to the NB zone. This 1968 map also showed R1B zoning to the north and east, R3 zoning to the south and LB (now NB) to the west; this is the same zoning pattern in place today. The only differences to the zoning pattern of today are the GB zoning on the northeast corner of Teal and 22nd, and the NB zone to the west which has expanded to the south over the years.

AREA LAND USE PATTERNS:

The site at one time held a banking institution, which was razed a little over a year ago. The property is currently unimproved. The backyards of the single-family homes in the Tecumseh Addition are located adjacent to the east; adjacent to the south are the two other lots within the Shoshone Subdivision both with large apartment buildings. Huntington Bank and Regions Bank are adjacent to the west with the Greater Lafayette Career Academy (the former Lafayette Life Insurance building) beyond them. Just to the south of the banks are a church and a thrift store. Lafayette Tecumseh Junior High School and its grounds are across Teal Road to the north; a BP gas station is located on the northeast corner with the stores in Lafayette Station shopping center beyond that.

TRAFFIC AND TRANSPORTATION:

Teal Road (US 52) is classified as an urban primary arterial by the adopted *Thoroughfare Plan*. Reconstruction of Teal will begin in the spring. No site plan or construction plans for the group home have been submitted (nor are they required at this stage); however, required parking would be “1 space per each employee on the largest shift, plus 1 per each 5 clients; except 1 per 600 sq. ft. of gross floor area if clients are not permitted their

own vehicles.” Required bicycle parking would be “5% of required auto parking spaces but not less than 2.”

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The lot is served by city utilities. If the rezone is approved, a 30’ wide, type C bufferyard may be required by the city but only along the east and south lot lines.

STAFF COMMENTS:

According to petitioner’s representative, “Valley Oaks Health (formerly known as Wabash Valley Alliance) is a non-profit community mental health agency that serves Tippecanoe county and eight other counties. Valley Oaks plans to build a group home approximately 7,000 square feet in size on the subject property to serve up to 15 clients. The facility will be open 24 hours a day, 7 days a week, 365 days a year. Clients will receive skills training in areas needed to improve their daily functioning including mood management, interpersonal (social) functioning, and independent living/self-care. Clients receive individual and group-based services, as well as medication support. The facility will be staffed full-time by approximately 7 Valley Oaks employees. It is intended that clients will move out of the facility once they have received the necessary treatment and/or training. This would be the second Valley Oaks’ group home in Tippecanoe County.”

The change from NB to MR is a lateral move as far as intensity of uses allowed in the two zones is concerned. Generally, MR is more limiting than NB; there are fewer uses permitted by right in the MR zone than the NB zone. Many “public administration” offices and most retail uses are not permitted in MR; however multi-family residential uses are permitted in MR but not NB. While there is no other Medical Related zoning nearby, staff believes this zone is a good fit for this property located on a busy arterial, yet adjacent to residential uses on two sides.

STAFF RECOMMENDATION:

Approval