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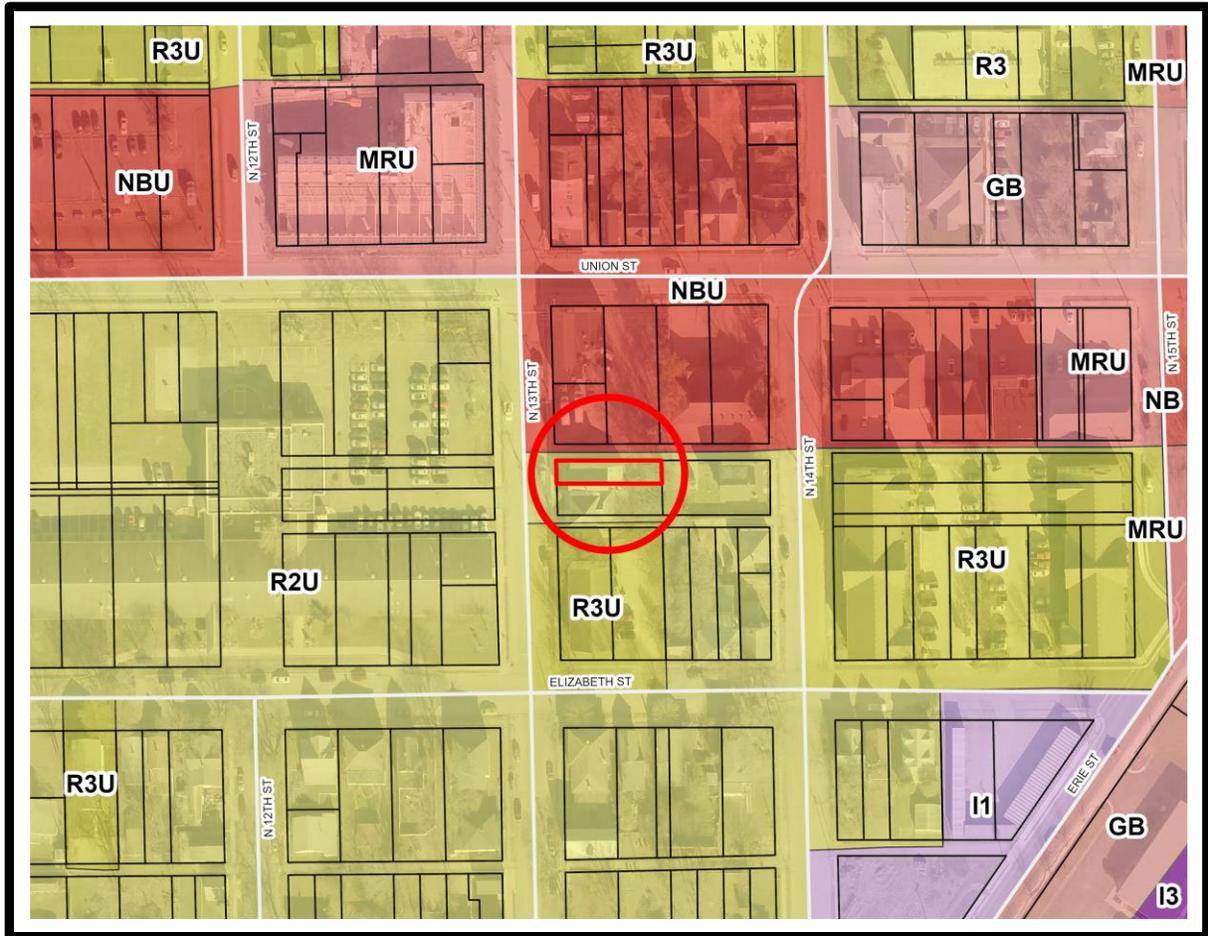
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**Z-2784**  
**THOMAS C. AND SUSAN L. RIEHLE**  
**(R2U to NBU)**

**STAFF REPORT**  
**February 13, 2020**

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

Petitioners, who own the property and are represented by attorney Tyler Ochs of Ball Law, are requesting a rezoning from R2U to NBU. If rezoned, petitioners plan to add a commercial kitchen to the first floor of the single-family home on site and retain an apartment on the second floor. The kitchen would be used to prepare food that is catered off-site on food trucks. This site is commonly known as 723 North 13<sup>th</sup> Street, Lafayette, Fairfield 21(SW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property is zoned R2U; the earliest zoning maps show this property with R3 zoning, which was changed to R2U with the adoption of an overall neighborhood rezone for Historic Jeff in 2000 (Z-2046).

Property adjacent to the south and west across 13<sup>th</sup> is also zoned R2U. A few areas of R3U can be found in the neighborhood, with the closest being south at the northeast corner of Elizabeth and 13<sup>th</sup> Streets. NBU zoning can be found adjacent to the north of the property in question across the alley on lots fronting Union Street.

**AREA LAND USE PATTERNS:**

The site in question (only 22' wide) contains a single-family home and a small backyard. Land to the north is used commercially and land to the south is used residentially. West across 13<sup>th</sup> is the former Washington Elementary school, now utilized by LARA (Lafayette Adult Resource Academy).

**TRAFFIC AND TRANSPORTATION:**

The site is located on North 13<sup>th</sup> Street, classified as an urban local road in *The Thoroughfare Plan*. Parking required for the proposed use will be accommodated off-site by way of a recorded off-site parking agreement as approved by the Administrative Officer for Lafayette.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve the site. No buffer yard is required if rezoned.

The County Health Department will need to inspect any new commercial kitchen. Compliance with The Indiana State Health Department's "Retail Food Establishment Sanitation Requirements" will need to be met as well as all state and local building codes.

**STAFF COMMENTS:**

Petitioners plan to convert the first floor of this older home into a commissary for their mobile food truck business while retaining an apartment on the second floor. Currently, the tavern just north of the subject property contains a small kitchen that is used for the food trucks, but the business has outgrown this space.

The alley that borders the northern lot line of the property in this request serves as the boundary between residential and commercial zoning. To the north is property in the *Union/Salem Corridor* plan and to the south is land in the *Historic Jeff Neighborhood Plan*, both adopted as part of *The Comprehensive Plan*. The neighborhood plan recommends commercial areas to remain along the periphery of the neighborhood as they have historically. Based on staff experience, allowing this one small lot to be rezoned commercially will likely lead to a series of other commercial rezones into the interior and can drastically alter the character of the neighborhood. Additionally, staff has concerns about the small size of the lot, 22' wide and 100' deep, and its proximity to adjacent residences if rezoned.

**STAFF RECOMMENDATION:**

Denial