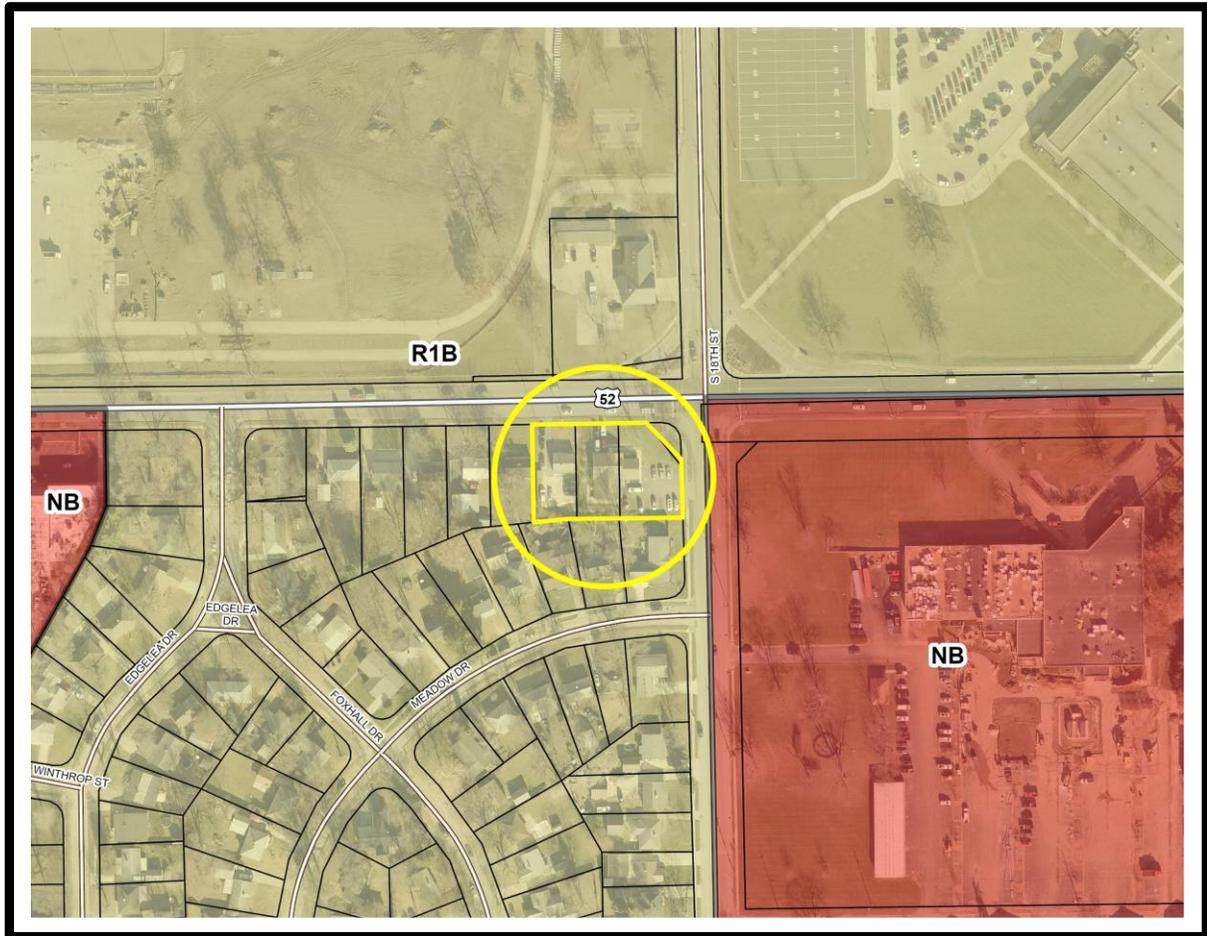

Z-2794
TECUMSEH DENTAL PROPERTIES, LLC
(R1B to NB)

STAFF REPORT
May 14, 2020

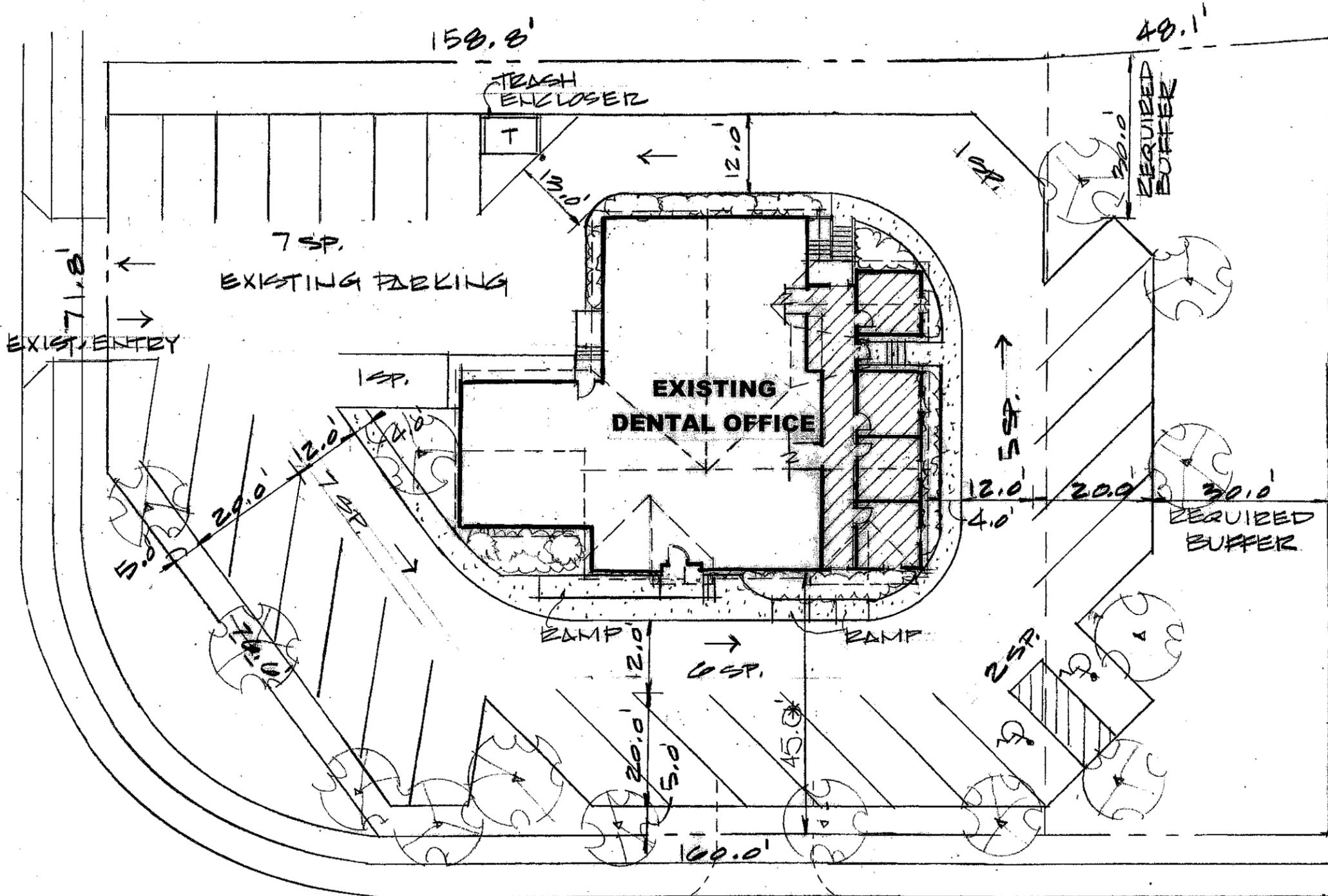


**PROPOSED ADDITION FOR:
TECUMSEH DENTAL CENTER**

**1709 TEAL ROAD
LAFAYETTE, INDIANA**

**REVISED
SITE PLAN
9/21/18**

18TH STREET



**TEAL ROAD
SITE PLAN & FLOOR PLAN**

1"=20'-0"

*** VARIANCE REQUIRED**



TECUMSEH DENTAL CENTER:

EXISTING BUILDING (MAIN FLOOR)	2,694 SF GROSS
PROPOSED ADDITION (MAIN FLOOR)	834 SF GROSS
TOTAL	3,528 SF GROSS

BUILDING COVERAGE 14% (50% MAX. ALLOWED NB)

GREEN SPACE 32% (20% MIN. REQUIRED NB)

REQUIRED PARKING 29 MIN. SPACES REQUIRED

PARKING SHOWN: 29 SPACES SHOWN

Z-2794
TECUMSEH DENTAL PROPERTIES, LLC
R1B to NB

Staff Report
May 14, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Sarah Wyatt, is requesting rezoning of three lots at the southwest corner of Teal Road and South 18th Street to expand an existing dentists' office. The site's address is 1709 Teal Road, Lafayette, Fairfield 33 (SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is currently zoned R1B and is shown as R1B on the 1965 Lafayette City zoning maps. There have been no rezone requests in the area for the last 30 years. Property to the north, south and west is also zoned R1B. Land to the east across 18th Street is zoned NB, Neighborhood Business.

AREA LAND USE PATTERNS:

The existing structure was granted a special exception for a chiropractor's office in 1973, (BZA-0215). This site has been in use as a medical professional office since this approval. The dental business was opened in 1984 and currently covers the eastern two lots. The third lot in this request on the west side was purchased by petitioner in 2016. Although it has a single-family house, petitioner has been using this lot, to the rear and on the west side of the house for paved employee parking.

Single-family homes are located adjacent to the west and south. North across Teal is a city fire station, the county fair grounds and Tecumseh Middle and Lafayette Jefferson High Schools. East across 18th Street is the former Lafayette Life building that has since been purchased by the Lafayette School Corporation and converted to a career center.

A nonbinding site plan was submitted with the filing (see attachment) that shows the existing house would be razed and an 834-square foot addition would be constructed on the west side of the existing building.

TRAFFIC AND TRANSPORTATION:

Both Teal Road and South 18th Street are classified as primary arterials requiring 60' setbacks. The existing structure is 45' from the right-of-way line of Teal and 40' from the right-of-way at the intersection. The parking for this use is 1 space per treatment room or dentist chair, plus 1 space per each employee, or dentist.

The western lot that is currently a single-family home has driveway access onto Teal Road. Based on the submitted site plan, petitioner proposes to close this driveway and that all the parking spaces on site will gain access from the existing 18th Street entrance.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A 30' type C bufferyard is required when NB land is redeveloped adjacent to R1B.

STAFF COMMENTS:

Based on the current use and zone this site is considered a nonconforming use. According to the ordinance, the dental center can continue to operate if it's not abandoned or the building expanded. The petitioner is proposing to increase the size of the building to provide additional treatment rooms. If the rezone is approved the structure would still be considered a nonconforming structure because it does not meet the setbacks along the frontage. The use could be expanded but the addition would need to meet the current standards; the proposed expansion based on the site plan would need at least one setback variance.

Staff would normally make an argument that rezoning this site could lead to additional unwanted expansion of the business zone along Teal Road to the west. But because this has been a medical establishment for over 40 years and no "commercial creep" has happened, staff feels the residences to the west are safe and this request can be supported. Additionally, rezoning this site would allow for an expansion of an established and low intensity use.

STAFF RECOMMENDATION:

Approval