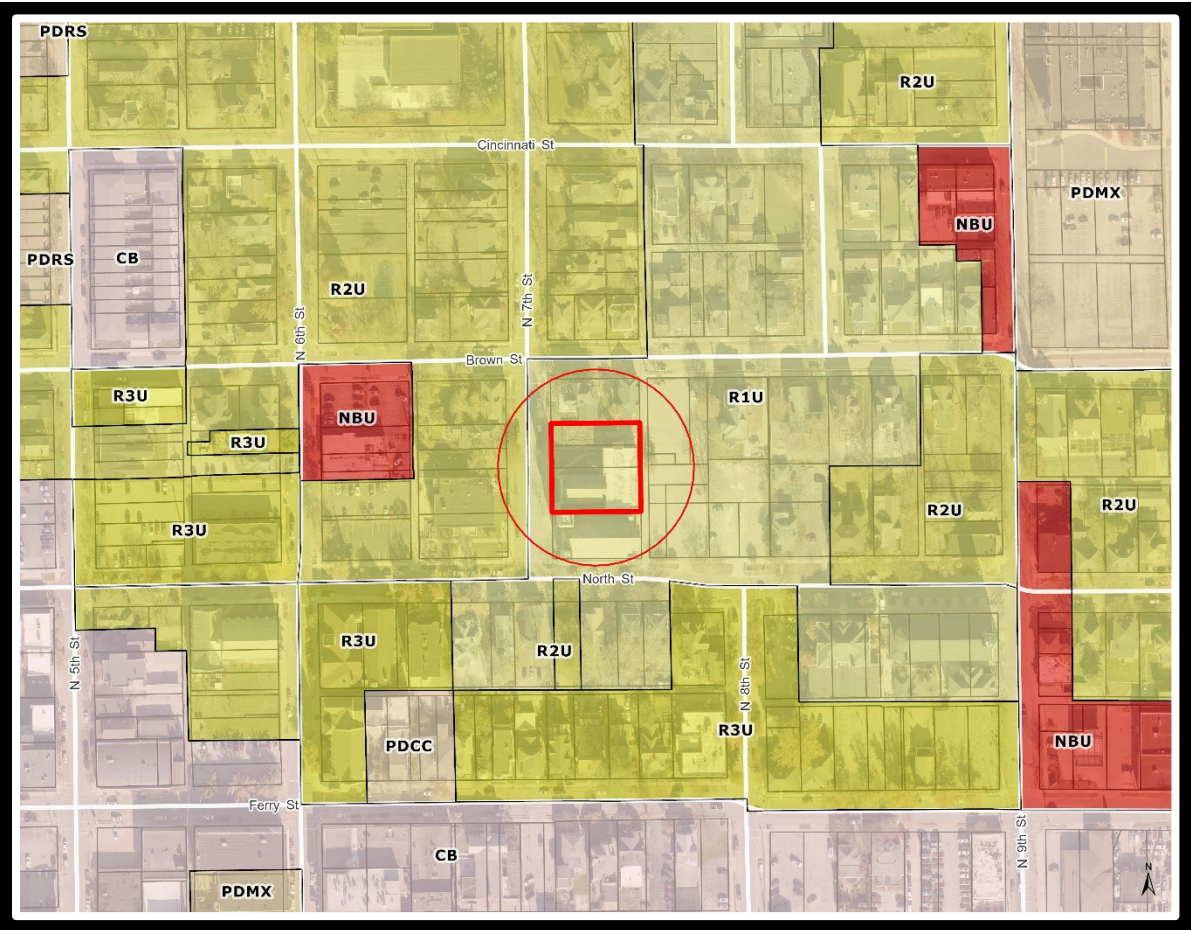

Z-2872
THE FRIENDS OF THE EDUCATION BUILDING, INC.
(R1U to R3U)

STAFF REPORT
February 9, 2023



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owner First Baptist Church Trustees and represented by Harry Mohler, is requesting a rezoning of lots 102 and 103 from R1U to R3U, for property in the Bartholomew and Davis Addition to Lafayette located in the Historic Centennial Neighborhood. Petitioner plans to convert the second and third stories of the fellowship hall into apartment rentals. Multi-family dwellings are only permitted in the R3U zone. The First Baptist Church sanctuary, located just south of the fellowship hall, is not part of this request. The site is commonly known as 411 N. 7th Street, Lafayette, Fairfield 20 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property was rezoned from R3U in a neighborhood-wide rezone in 2014 to R1U, based on the adopted preferred land use plan of the *Historic Centennial Neighborhood Plan (Z-2591)*. R1U zoning can also be found to the east, northeast and south. R2U zoning is located to the north and west. R3U zoning is located farther to the west and south of the site.

AREA LAND USE PATTERNS:

The site holds the supporting buildings for the First Baptist Church: the fellowship hall with classroom facilities. To the north, east and south are a mix of single and two-family dwellings. To the west is the Tippecanoe Arts Federation building. Several other religious institutions are within a two-block radius of this property.

TRAFFIC AND TRANSPORTATION:

N 7th Street is an urban local road which comes to a “T” intersection at North Street to the south of this site. To the east of the property is an alley that serves the parking lot for the church. Parking for a multi-family dwelling depends on the number and type of dwelling units in the building; this will need to be reviewed by the city during the permitting process.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. No buffering is required.

STAFF COMMENTS:

Plans for the site include converting both the second and third floors of the fellowship hall, previously used as classroom space, into several apartments for lease. Non-

binding plans sent to APC staff show up to 7 studio units per floor, ranging from 350 to 400 square feet per unit. According to the petitioner's representative, the exterior of the building will not be changed or modified in any way. The apartments are intended to be used as housing for travelling nurses, and multi-family dwellings are only permitted in the R3U zone.

The *Historic Centennial Neighborhood Plan* designates this city block bound by 9th on the east and 7th on the west (Block 20) as a transition from medium to lower densities moving west to east. The *Plan* declares that more intense uses are planned for the 9th Street frontage in the form of medium-density residential urban while the density decreases moving west from 9th Street. Quasi-public uses are planned for the western third of the block for the existing church and low-density residential urban is planned for the middle of the block. Additionally, if the existing church-related quasi-public uses were to vacate, an extension of the low-density residential urban uses would be appropriate.

"Medium-density residential urban" is defined in the *Plan* as a mix of duplexes, triplexes, cottage homes and townhouses with minimal setbacks and parking to the side or rear. The units are located on single lots and generally do not exceed two or three stories and support eight to thirty-two dwelling units per acre.

"Low-density residential urban" is defined in the *Plan* as a mix of single and two-family homes located close to the street on individual lots with rear-loaded garages on alleys, on streets with low traffic volumes. Density is generally between 6.0 and 8.0 dwelling units per acre.

Staff appreciates and understands the desire for additional housing resources in the City of Lafayette, especially for a cause such as a travelling nurse organization. However, it is the responsibility of APC staff to utilize and defend an adopted land use plan when it exists; therefore, the existence of the *Plan* and its' recommendations lead us to our recommendation of denial.

STAFF RECOMMENDATION:

Denial