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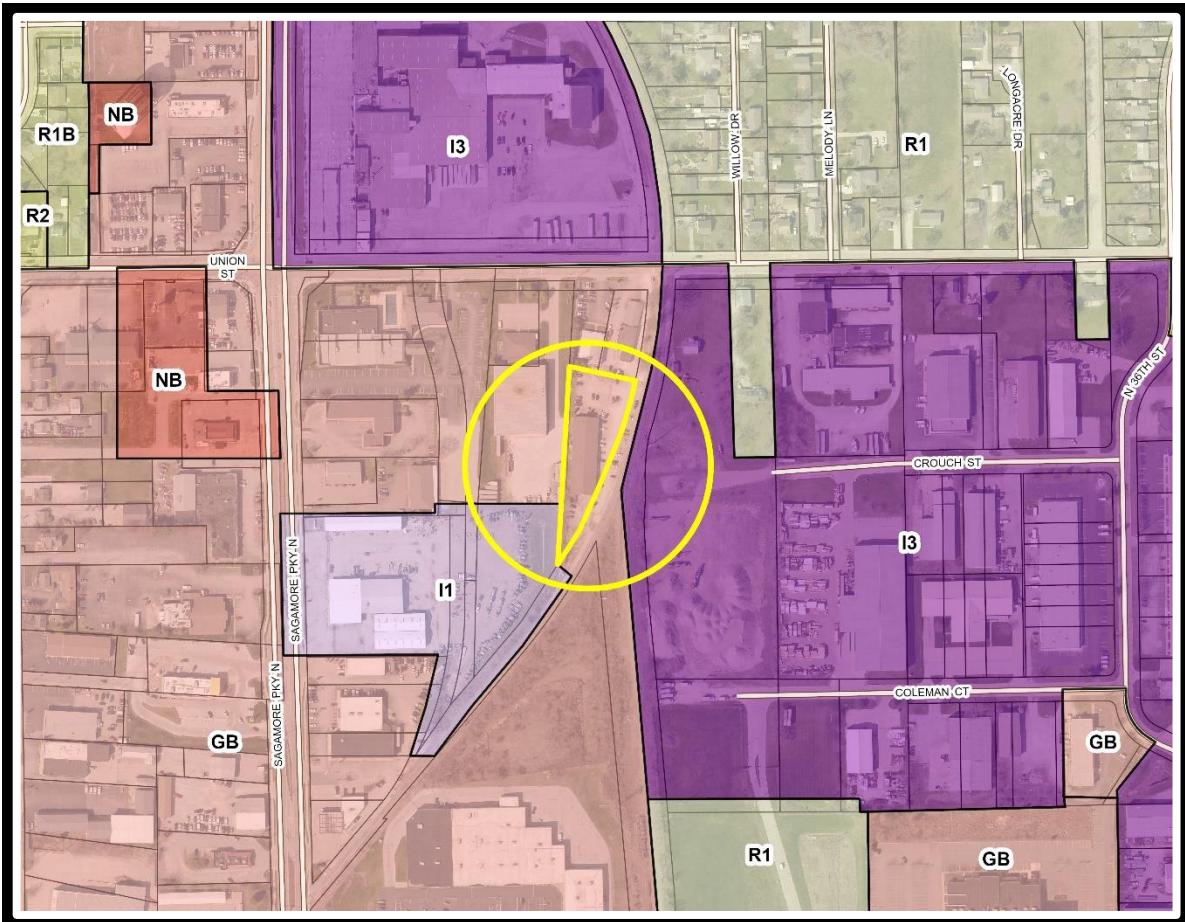
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**Z-2802**  
**JOSÉ E. GAETA**  
**(GB to I3)**

**STAFF REPORT**  
**September 10, 2020**

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

Petitioner, who is also the owner, is requesting the rezoning of 1.19 acres from GB to I3 for an auto salvage operation. The tract is located about 200 feet south of 3465 Union Street (which is also owned by petitioner) along the western edge of the Lafayette Union Belt Railway. The property, commonly known as 3445 Union Street, is located in the City of Lafayette, Fairfield 22 (SE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property and land to the north and west is zoned GB. I3 zoning is located east across the railroad and I1 zoning is adjoining on the southwest. Additional I3 is further north of Union and R1 zoning is further beyond the rail line to the northeast.

The most recent change in zoning in the immediate area occurred in 2008 when land adjacent to the southwest along Sagamore was rezoned from GB to I1 (Z-2376).

**AREA LAND USE PATTERNS:**

The area is typified by a mix of commercial, light industrial and heavy industrial users. An automotive sales business, also owned by petitioner, is adjacent to the north along Union Street. A sheet metal operation is located to the west and a heavy equipment rental business is located to the southwest. Land east across the railroad tracks contains a single-family home which appears to be vacant.

**TRAFFIC AND TRANSPORTATION:**

Union Street is classified as an urban secondary arterial by the adopted *Thoroughfare Plan*. The site is landlocked; access to the site is through petitioner's adjacent property to the north which connects to Union.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve the site. A "type A" bufferyard (20 feet in width) is required where the proposed I3 zoning abuts GB and I1 zoning to the west and southwest, respectively.

**STAFF COMMENTS:**

This area along the Lafayette Union Belt Railway has historically been used industrially. The formation of this spur line more than 100 years ago was done to help facilitate industrial growth in this part of the city. As a result, the area now consists almost exclusively of commercial and industrial zoning.

Petitioner is proposing to add automotive salvage to their existing business which sells and repairs vehicles. This location, with no road frontage and an active rail line bordering the property, is well suited for I3 zoning and staff can support this request.

**STAFF RECOMMENDATION:**

Approval