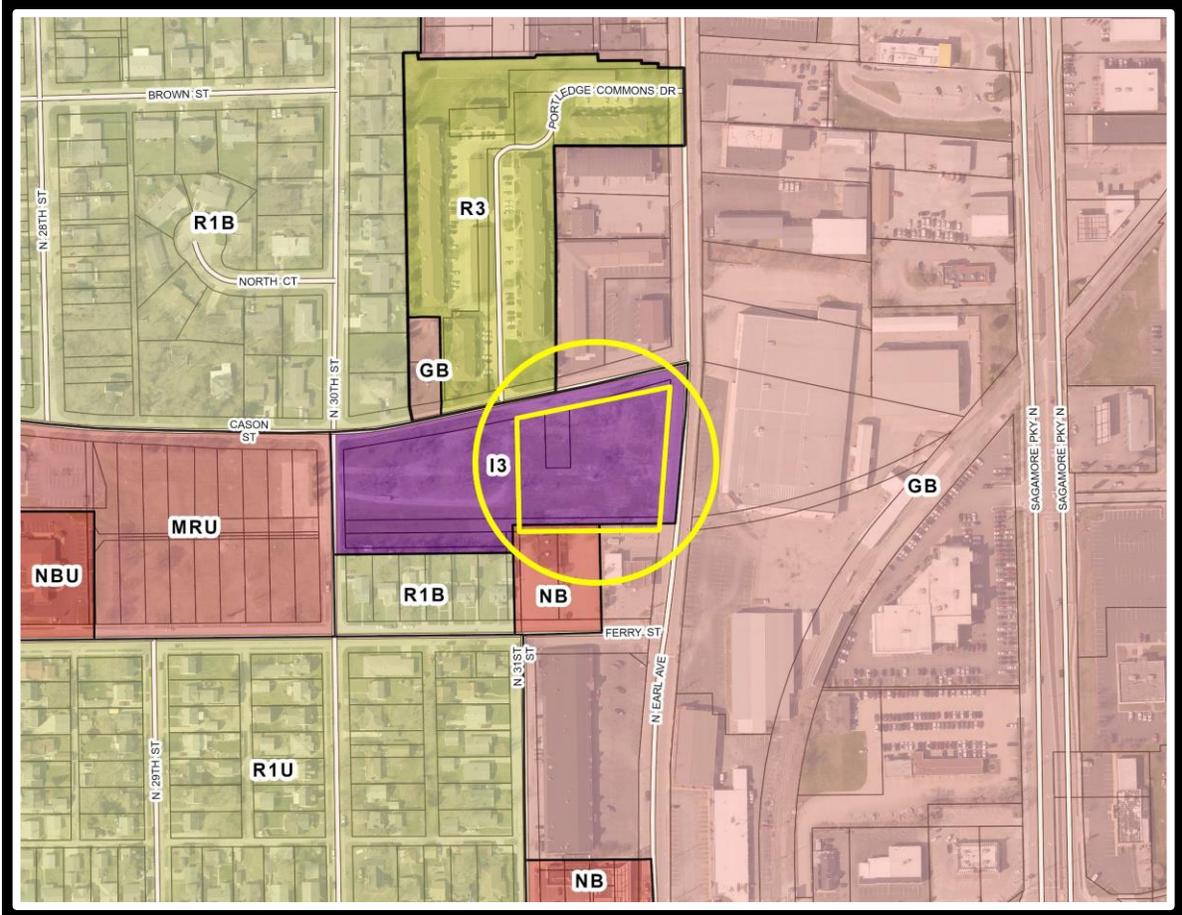

Z-2803
CASON & EARL, LLC
(I3, NB, & GB to NB)

STAFF REPORT
September 10, 2020



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CASON AND EARL, LLC
I3, NB, & GB to NB

Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting rezoning of 1.54 acres located at the southwest corner of Cason Street and North Earl Avenue, specifically 310 N. Earl Avenue in Lafayette, Fairfield 22 (SW) 23-4. Petitioner plans to construct a building to relocate an existing real estate office to this location from downtown.

ZONING HISTORY AND AREA ZONING PATTERNS:

Most of this property is zoned I3. The 1965 zoning map for Lafayette shows this property was zoned Industrial and it has remained that way since. The map also indicates an old railroad spur line along the southern border of the rezone site. The centerline of this spur is the zone boundary between I3 to the north and NB and GB to the south. This narrow sliver of NB and GB zoning within this old railroad spur is included in this request.

Land adjacent to the west is zoned I3. Property to the southwest is zoned NB; GB zoning wraps around this site from the southeast, east and to the north. The entire Earl Street corridor is zoned commercially north of Kossuth Street other than this property and the entrance to Portledge Commons Subdivision farther to the north. This entrance, like the rest of this apartment complex, is zoned R3.

AREA LAND USE PATTERNS:

This lot is currently unimproved. The old structures on site were removed in 2016 according to our historical aerials. A gas station is on land to the south. To the north across Cason Street is a small integrated center. East across Earl Avenue is Von Tobel Lumber. Land to the west is unimproved but is currently being used as a staging area for the construction of the multi-family apartments under construction west of 30th Street.

TRAFFIC AND TRANSPORTATION:

The site has frontage on Cason Street, classified as an urban local and Earl Avenue, classified as an urban secondary by the adopted *Thoroughfare Plan*. The setback along Cason is 25' and 40' along Earl. Driveway access will be handled at the permit stage by the City Engineer's office.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city sewer and water. Drainage will be reviewed by the City Engineer's office at the permit stage. A 20' wide "type A" bufferyard is required where NB zoning meets I3 zoning; although the need for this buffer will be determined by the City

Engineer's Office since both sides of the potential zone boundary are owned by the same entity.

STAFF COMMENTS:

Petitioner is proposing to build a 10,000-square foot building to be used for a real estate office. The petitioner is relocating from downtown. The site will develop in compliance with the zoning standards in place today. The majority of Earl Avenue north of Kossuth has been zoned commercially for over 50 years. Staff can support this change from industrial zoning to a zone that matches the rest of this established commercial corridor.

STAFF RECOMMENDATION:

Approval