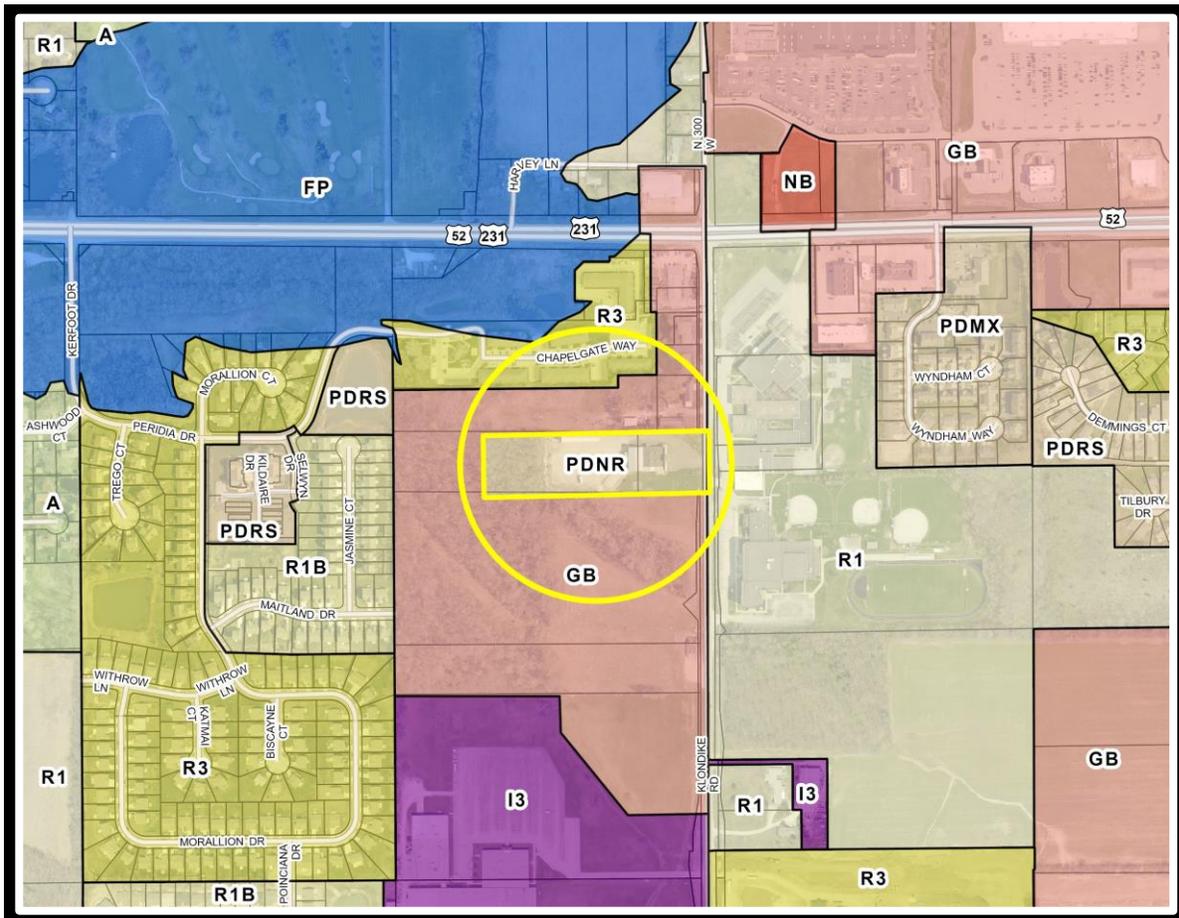

Z-2805
MIDWEST RENTALS, INC. C/O NANCY FASSNACHT
(PDNR to GB)

STAFF REPORT
September 10, 2020



Z-2805
MIDWEST RENTALS, INC.
PDNR to GB

Staff Report
September 10, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner, represented by attorney Dan Teder, is requesting rezoning from PDNR to GB for 5.23 acres located on the west side of Klondike Road, south of US 52, more specifically 3312 Klondike Road, Wabash 3 (SE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property was rezoned in 2010 from GB to PDNR for the Midwest Rentals Planned Development (Z-2420). GB zoning surrounds the site on the north and south with R1 (Residential) zoning located to the east across Klondike Road and R1B to the west. Further south along Klondike there is I3 (Industrial) while north on Klondike there is R3 (Residential).

AREA LAND USE PATTERNS:

The site is currently improved with the remnants of the Midwest Rentals business, which has now consolidated its operations in Lafayette. Prior to Midwest Rentals, the Henry Poor Lumber Company occupied the site from 2002 to 2006. Immediately south and west of the site, properties are undeveloped and partially wooded while further south on Klondike Road is the Lafayette Venetian Blind manufacturing facility. North of the site is commercially developed and to the east, across Klondike Road, are Klondike Elementary and Middle Schools.

TRAFFIC AND TRANSPORTATION:

Klondike Road is classified in the County *Thoroughfare Plan* as a secondary arterial requiring 40' building setbacks. The Klondike Road improvement project, undertaken by the Tippecanoe County Highway Department in recent years, is now completed and has vastly improved road and sidewalk conditions.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are now fully available to serve the site. A 30' wide type C bufferyard is required when GB zoning is developed/rezoned adjacent to R1B.

STAFF COMMENTS:

A unique set of circumstances led to the creation of the Midwest Rentals Planned Development. At the time of its approval, sanitary sewer was unavailable to the site. Given the uses proposed with the Midwest Rentals project (the principle use being the cleaning and storage of portable rental toilets), an elaborate set of precautions was put in place and incorporated into the planned development zone to ensure environmental best

practices were followed; something that could only be achieved using planned development zoning.

With Midwest Rentals ceasing its operations at the subject property and sanitary sewer being made available to the site with the completion of the Klondike Road reconstruction project, the continued need for this planned development zone has ended. Returning it to its former zoning designation, General Business, is the best option to ensure the property's commercial redevelopment potential.

STAFF RECOMMENDATION:

Approval