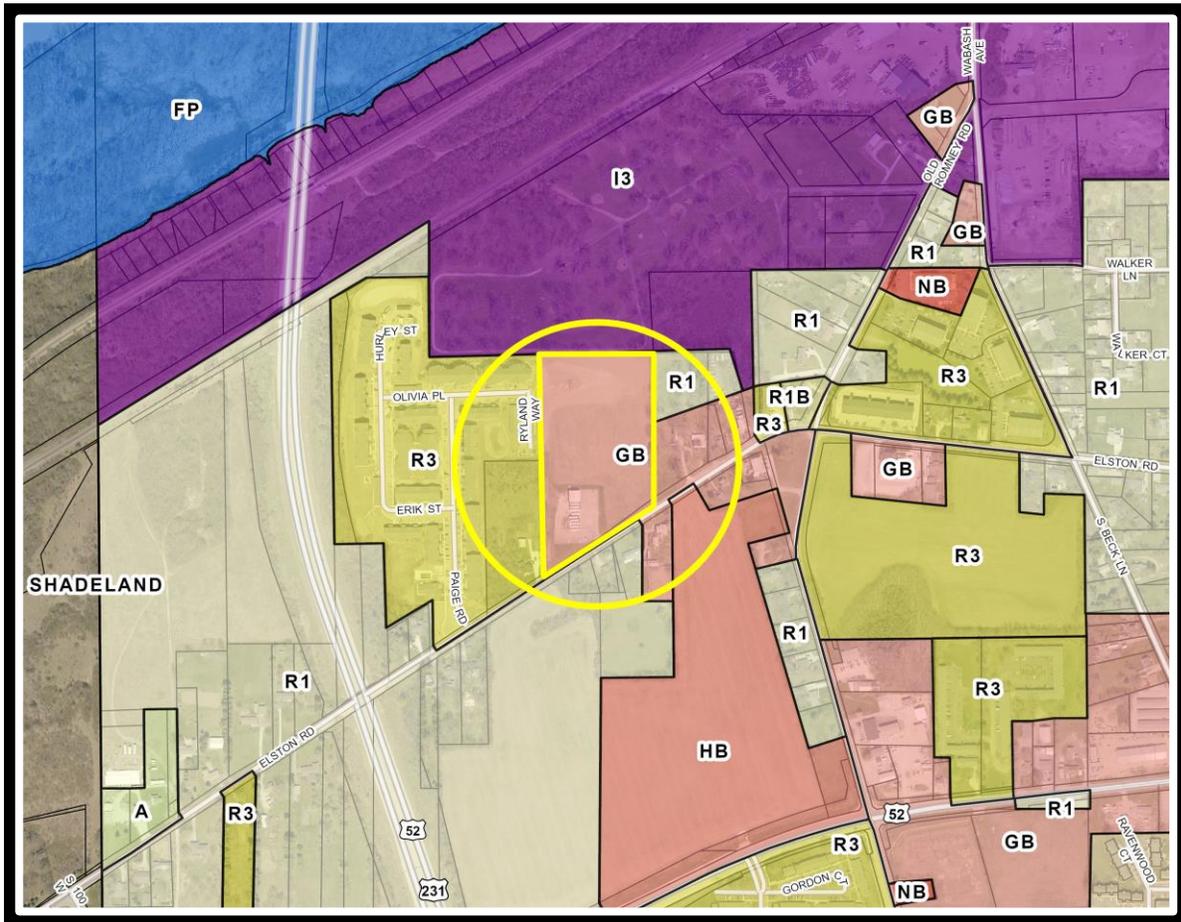
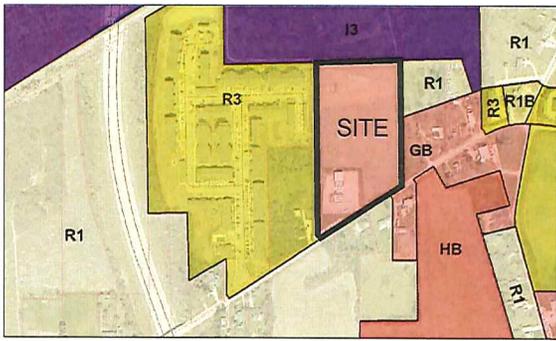

**Z-2807
JETBOY, LLC
(GB to I3)**

**STAFF REPORT
October 15, 2020**



REZONING EXHIBIT



CURRENT SITE AND ADJOINER ZONING
NO SCALE

PROPOSED LAND USE NOTES:

PROPOSED ZONING AND SETBACKS:
I-3 INDUSTRIAL
MINIMUM BUILDING LINES:
FRONT - 40' (ELSTON ROAD IS SECONDARY ARTERIAL)
REAR - 15'
SIDE - NONE (OR 30' WHERE PROPERTY ABUTS R1 SINGLE-FAMILY RESIDENTIAL,
TYPE 'A' BUTTERFIELD (20' WIDTH) WHERE PROPERTY ABUTS GB GENERAL BUSINESS,
TYPE 'C' BUTTERFIELD (30' WIDTH) WHERE PROPERTY ABUTS R1 SINGLE-FAMILY RESIDENTIAL
OR R3 MULTI-FAMILY RESIDENTIAL.

PARKING:
PARKING REQUIREMENTS BASED ON UTD PARKING GROUP 1.3: 3 SPACES PER 200 STORAGE UNITS (SPACES);
NOTE: NO LEASING OFFICE OR LIVE-IN MANAGER APPLICABLE
REQUIRED: 0 SPACES (LESS THAN 200 STORAGE UNITS/SPACES)

I3 LAND COVERAGE:
TOTAL SUBJECT PROPERTY = 7.99 ACRES (NOTE: BOUNDARY SURVEY HAS NOT BEEN PERFORMED AT THIS TIME)
MAXIMUM BUILDING COVERAGE: 45% (NOT APPLICABLE)
MINIMUM VEGETATIVE COVER: 50%
MAXIMUM BUILDING HEIGHT: 100' (NOT APPLICABLE)

SITE PROVIDES 34 10'X20' STORAGE SPACES AND 74 10'X50' STORAGE SPACES = 108 STORAGE SPACES TOTAL.



PROPOSED I-3 ZONING AND SITE IMPROVEMENTS

BZA SITE REZONING EXHIBIT

JETBOY, LLC
600 ELSTON ROAD, LAFAYETTE, INDIANA

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SCALE: 1"=60'
0' 30' 60'
NO SCALE

DRAWN BY: GCF
CHECKED BY: SWS
APPROVED BY: SWS
DRAWN NO.: 20200544
DWG. DATE: 09/02/2020
REVISED:

STARR ASSOCIATES
LAND SURVEYORS & ENGINEERS



SHEET:
1 OF 1

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, Jetboy LLC (represented by Tyler Ochs of Ball Eggleston), is requesting the rezoning of a 7.8-acre tract. The site is located on the north side of Elston Road, just east of US 231, in Lafayette, Fairfield 31 (SW) 23-4.

An airport shuttle service called Express Air Coach, Inc. (EAC) operates and stores its vehicles in the tract's front quarter. A non-binding site plan indicates the proposed use of the remaining area is the outdoor storage of boats and recreational vehicles.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is zoned GB (General Business), as is a portion of the lot adjoining to the east. The remaining adjoining property to the east is zoned R1. To the west is an R3-zoned area. A large area of R1 exists to the south across Elston Road and a mix of HB, GB, and R3 zones at the intersection of Elston and Old Romney Roads can be found. To the north is I3 (Industrial) zoning.

AREA LAND USE PATTERNS:

1.5-acres of the site currently supports Express Air Coach, Inc., whereas the remaining area is undeveloped. To the west are buildings in the Overlook Pointe Apartments subdivision. The site borders the I3-zoned St. Mary's Cemetery along the north boundary. Single-family homes exist on both sides of this stretch of Elston Road.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Elston Road as an urban secondary arterial. The necessary review and approval from the City Engineer will be required to install a new entrance as proposed in the non-binding plan.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water serve the site. If the rezoning request is approved, a 30-foot wide type C bufferyard along the western property line (where it abuts an R3 zone) and a portion of the eastern property line (where it abuts an R1 zone) are required. A 20-foot wide type A bufferyard is needed along the east property line where it abuts GB zoning.

STAFF COMMENTS:

This rezone request has been submitted with an intent to house a new business along with the existing use. The current use on 1.5 acres, leased by EAC is classified as local and suburban transit and interurban highway passenger transportation (SCI 41). The

remaining area's proposed use would be motor freight transportation and warehousing (SIC 42). Both uses are permitted in GB zones only on lots up to 2 acres in area. Because the new use would be on a tract of land larger than 2 acres and have outdoor storage, the rezone to I3 is required. However, the proposed use would require its own lot if under a different ownership or operation (not leased or owned or operated by the current leaseholder, EAC).

According to the petitioner's attorney and the submitted non-binding plan, no buildings are proposed for this use. The site will be gravel with a fence around it. The petitioner indicated that this use allows the property to be potentially developed in the future for a different use but would maximize the value now for an otherwise vacant majority lot.

The proposed plan is non-binding, hence not enforceable. While the location is ideal and the proposed use is not intrusive, staff is concerned about other heavy industrial uses allowed in an I3 zone by right. The petitioner could have proposed limiting intrusive uses (allowed in I3 zoning), which would have provided some insurance for a commercial or mixed-use future for the subject property to support the growing residential community in the area. The possibility of incompatible industrial uses locating here in the future is too great.

STAFF RECOMMENDATION:

Denial